



City of Waupun

201 E. Main Street

Phone: 920-324-7917

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"Wild Goose Center of Wisconsin"

November 10, 2016

TO: Plan Commission Members
FROM: Mayor, Julie Nickel
SUBJECT: Plan Commission meeting scheduled for **Wednesday, November 16, 2016, at 4:45 p.m.** in the Council Chambers, City Hall, Waupun.

AGENDA

1. Call to Order
2. Roll Call
3. Approve minutes of the October 19, 2016 meeting.
4. Public Hearing – Conditional Use Permit for Homan Auto Sales at 901 W Main St. for a display area for new and used vehicles.
5. Adjournment

Cc: Mayor & Common Council
City Attorney
Department Managers
Media
Homan Auto Sales

It is possible that members of and possibly a quorum of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information. No action will be taken by any other governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice.

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service contact Angie Hull, City Clerk at 920-324-7900.

CITY OF WAUPUN
PLAN COMMISSION
MINUTES OF THE OCTOBER 19, 2016 MEETING
(**DRAFT**)

1. Call to Order:
The Plan Commission met at 4:45 p.m. in the Council Chambers, City Hall, Waupun.
2. Roll Call:
Members Present: Julie Nickel, Elton TerBeest, Jerry Medema, Fred Lueck, Nancy Vanderkin, Derek Drews
Member Excused: Richard Flynn
No staff members were present
3. Chairman Nickel called for the approval of the minutes of the September 21, 2016 meeting. Motion by Vanderkin and seconded by Medema to approve the minutes of the September 21, 2016 meeting. Motion carried, minutes approved as presented.
4. Public Hearing – Conditional Use Permit for Gysbers Jewelry at 305 E Main St. to install a projecting sign on the front (north dimension) of the business. Chairman Nickel read the call of the hearing and its purpose. She also noted that the City Zoning Administrator left her a note saying that the size of the sign is slightly under the maximum 24 sq. ft. size limit for a projecting sign and it should be of sufficient height above the sidewalk so as to have clearance for traffic beneath it. The committee didn't think there would be any cars driving down the sidewalk.

Kate Bresser, owner of Gysbers Jewelry appeared and discussed her plans for the new projecting sign. She said they would be removing the existing façade and installing the sign. It would not have any animated or moving parts, no flashing lights, and it would not prevent free ingress or egress from any windows above the sign in case of a fire. She said they would have spot light on the sign.

Lueck indicated he is generally opposed to projecting signs depending on their size as they have been known to blow off in high winds, injuring people, vehicles or other property and depending on the signs size they can accumulate snow and ice which can fall off and also injure unsuspecting individuals below. He also noted there doesn't appear to be any plan as to how the sign will be attached to the building or where the spot light(s) would be located. The lights should be adjusted so as to not interfere with traffic along the street. Lueck also noted that the sign appears to exceed the maximum size for a projecting sign according to Section 16.11 signs (4), Type 11 which states "projecting signs advertising business or institutions not exceeding ten (10) sq. ft. in area located on premises". This particular sign has the dimension of 4' x 5' 9 3/4" or just under 24 sq. ft. or nearly 48 sq. ft. for both sides. He feels they will need a variance from the Board of Appeals as the sign will be nearly 14 sq. ft. over the maximum 10 sq. ft. allowed by the ordinance. Chairman Nickel said we should go with the maximum 24 sq. ft. as indicated by the Zoning Administrator and not what the Zoning Ordinance says.

No further facts were presented for or against the Conditional use Permit so Chairman Nickel declared the hearing closed and called for a motion on the permit. Motion by Vanderkin, seconded by Medema to approve the application for a Conditional Use Permit for Gysbers

Jewelry for a projecting sign at 305 E. Main St. with no conditions.

Vote: Drews, Medema, TerBeest, Vanderkin, and Nickel – “AYE”

Lueck – Abstain

Motion carried, 5-0-1.

5. Discuss / Approve CSM for Stanton & Son LLC for property on Dogleg Ln., City of Waupun.

A letter from Mr. Stanton’s surveyor was placed into the record describing Mr. Stanton’s plan for his newly constructed duplex. Mr. Stanton has purchased Lot 1 of Fairway Estates with the address of 11 – 15 Dogleg Ln.

His intent now is to split the lot and the duplex with a Zero Lot Line Certified Survey Map. This will provide for a recordable Certified Survey Map at Fond du Lac County and create two newly described lots. His intent is to sell the two units and lots to separate parties. One may be sold to his parents. Chairman Nickel noted the property is located in an R-2 Zoning district and it was constructed in compliance with all applicable codes. The Zero Lot Line between the units will either be the center of the 2” x 4” wall of the firewall. This line will also be indicated by a concrete seam in the shared concrete driveway. Lot 1 will contain 11,751 sq. ft. and Lot 2 will contain 9,237 sq. ft. and meet all applicable setback requirements of the Code. Mr. Stanton briefly discussed his plan for the Zero Lot Line homes.

Lueck indicated he is generally opposed to Zero Lot Line homes as there appears to be more disadvantages than advantages for Zero Lot Line homes. Zero Lot Line communities are more common than an occasional duplex being divided like in this situation. Have a lot line running down the middle of a home is like having a wall in your yard and you have little control over the wall and all the responsibility. Any future additions or remodeling to your home may require approval of your neighbor, cranky neighbors, trees, gutters and cleaning gutters, roofing, insurance issues, parking difficulties, neighbor problems, family entertaining, property line dispute, drainage, and other water problems, fire safety issues, ventilation, and sunlight issues, trespassing, and other maintenance issues to name a few. Chairman Nickel called for a motion.

Motion by Medema, seconded by Drews to send a recommendation to the Council to approve a two lot CSM for the creation of a Zero Lot Line structure being the re-division of Lot 1, of Fairway Estates in the NE ¼, SW ¼, Sec. 31, T14N, R15E, City of Waupun, Fond du Lac County, WI.

Vote: Drews, Medema, TerBeest, Vanderkin, and Nickel – “AYE”

Lueck – “NAY”

Motion carried, 5-1

6. There were no further items on the agenda, so Chairman Nickel called for a motion to adjourn. Motion by Vanderkin, seconded by Lueck to adjourn the meeting. Motion carried, meeting adjourned at 5:00 pm

Fred Lueck,
Secretary



City of Waupun

201 E. Main Street
WAUPUN, WISCONSIN 53963
Phone: 920-324-7900
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NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that at a meeting of the Plan Commission of the City of Waupun, to be held in the Council chambers in the City Hall of the City of Waupun on Wednesday the 16th day of November, 2016 at 4:45 O'clock in the P.M., there will be considered the application for a Conditional Use Permit of:

1. Homan Auto Sales Inc., at 901 W Main St. for a display area for new and used vehicles for Homan Chrysler, per section 16.04(6)(d).

PLEASE TAKE FURTHER NOTICE that all persons desiring to be heard on the proposed Conditional Use in support thereof or in opposition thereto, must appear at the said meeting of the Plan Commission of the City of Waupun.

Dated this 4th day of November, 2016

Susan Leahy
Zoning Administrator
City of Waupun

(PUBLISH November 9, 2016)

Fee: \$150.00

Paid: ✓ # 002686

Date: 10/21/16



CITY OF WAUPUN
201 E. Main Street
WAUPUN, WISCONSIN 53963

Conditional Use Permit Application

From: Homan Auto Sales, Inc.

(business name or individual)

Property Description and address:

Corner lot (former DJ's Building) 901 West Main St. Waupun,

Conditional Use Requested:

Display for New and Used Vehicles for Homan Chrysler.

Zoning Ordinance Section Involved:

B-6 - Neighborhood Commercial - Automobile Dealership is a permitted Conditional Use.

Date Presented to Plan Commission: _____

CONDITIONAL USE: Granted Denied

Comments:

Signature of Applicant (s)

VEHICLE DISPLAY WILL BE UP TO SIDEWALKS ON LOT - MOST LIKELY A FEW INCHES BACK TO AVOID DAMAGE FROM BICYCLES, ETC.

LIGHT POLES, ASPHALT TO BE ADDED IN SPRING

NO BUILDINGS WILL BE ADDED ON PROPERTY IN THE NEAR FUTURE OR ARE CURRENTLY PLANNED

