

CITY OF WAUPUN
PLAN COMMISSION
MINUTES OF THE FEBRUARY 19, 2014 MEETING
(Approved 4/16/14)

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: Jodi Steger, Richard Flynn, Fred Lueck and Derek Drews
Members Absent: Nancy Vanderkin, Scott Aylesworth, and Elton TerBeest
Staff Present: Mary Kay Vogel and Kyle Clark
3. Chairman Steger called for the approval of the minutes of the January 19, 2014 meeting. Motion by Drews, seconded by Flynn to approve the minutes of the January 19, 2014 meeting. Motion carried, unanimously.
4. Discuss / Approve site plan for Silgan Containers at 505 Libby St. The City Zoning Administrator submitted a memo outlining Silgan's proposed construction. She noted the property is zoned in an M-2 Open Storage / Heavy Manufacturing Zoning District. The existing manufacturing use is a permitted use in this District. Silgan is proposing an 18' high single story 3,020 sq. ft. steel framed canopy type structure over an existing hopper.

The property exceeds the dimensional requirement of 1 acre and 100' street frontage. The proposed canopy will exceed the required 15' minimum setback. An existing drive will access the canopy. No additional lighting, screening, landscaping or signage is proposed on their plan.

Bob Poch with Keller Builders, along with a representative from Silgan appeared to discuss their plan. They intend to construct a 40' x 132' x 26' canopy over an existing scrap dock which contains an automatic scrap collector and trash bins. The construction was recommended by the DNR so they can qualify for a "Green Masters in WI". It was also noted that they are considering a new chain link fence to replace an existing fence. Erosion control and impervious surface issues were also discussed.

Motion by Lueck, seconded by Flynn to approve the site plan for Silgan Containers as proposed subject to the following conditions: 1. Proof shall be provided to the City Zoning Administrator that the impervious surface will not be increasing; 2. An erosion control plan shall be approved by City Staff if required; 3. Approval for a new fence shall be obtained from the City Zoning Administrator; 4. All conditions shall be satisfied prior to beginning construction.

Vote: Drews, Flynn, Lueck, Steger – "AYE"
Motion carried, 4/0.

5. Motion by Lueck, seconded by Drews, to adjourn the meeting, motion carried, meeting adjourned at 4:57p.m.

Fred Lueck,
Secretary