

CITY OF WAUPUN
PLAN COMMISSION
MINUTES OF THE JULY 19, 2017 MEETING
(Approved 8/16/17)

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, Fred Lueck, Jeff Daane, Elton TerBeest, Jerry Medema, and Derek Drews
Member Excused: Nancy Vanderkin
Staff Present: Kathy Schlieve
Other City Officials Present: Fire Chief BJ DeMaa
3. Chairman Nickel called for the approval of the June 21, 2017 meeting. Motion by Medema, seconded by TerBeest to approve the minutes of the June 21, 2017 meeting as presented. Motion carried, minutes approved, unanimously.
4. Discuss and act on annexation request of the Christian Home. Chairman Nickel noted that the Christian Home has requested that their direct annexation request be laid over until next month's meeting as they are waiting for a legal opinion and that no action be taken on said request this evening. The committee respected their request.
5. Discuss and act on site plan for the Christian Home. Chairman Nickel again noted that the Christian Home has requested the site plan review also be deferred until next month's meeting. The committee agreed with their request and no action was taken on this site plan.
6. Chairman Nickel requested Kathleen Thunes of ECWRPC to chair the remainder of the meeting to discuss the plan update to the City Comprehensive Plans. Kathy wanted to know if the committee had any further questions on Chapter 2 "HOUSING". She again reiterated that housing is an important element in the plan and the physical location of housing often determines where municipal services need to be concentrated. In addition, housing stock is a good indication of sound economic conditions of the Community and they indicate where future housing is likely to locate and where capital improvements might be necessary to accommodate new citizens. BJ questioned how the City can solve the housing shortage in the City. Derek noted that he is seeing several people coming to his office and taking out a home loan and asking for a 100% loan instead of putting a 10 or 20% down payment. He feels that is not a good sign for the future. Kathy also mentioned the possible development of a housing plan for the City that would include a housing market analysis.

We then moved onto Element 3 "TRANSPORTATION". Julie indicated she has been in contact with someone from Waupun who is requesting a bus system, such as the one in Milton. He feels the City lacks the essentials for its lower income citizens. The committee questioned whether there are subsidies from the state for such a bus like the state owned vans in Madison. Kathy questioned if a Park & Ride car lot is needed in the City. Jeff suggests a site across from the Community Center.

A signage inventory, crosswalks, pedestrian signage, cameras at intersections for pedestrian counts and usage, facilities growth and orderly development, sanitary water and electrical plans for the future, and how future areas will be served by these facilities, a plan for future substations, schools and library were also discussed. It was suggested there be a City representative on the School Board. There should be support for apprentice programs at the local and technical schools in the area. Fire and emergency issues were also discussed. Should Waupun have a fire truck stationed on the West side of the railroad tracks in case of an emergency and a long train is going thru at the same time?

The committee reviewed the Comprehensive Plan functional classification street and road map, the annual average daily traffic map for the City, the freight terminals and trucking routes map through the City, the bicycle and pedestrian facilities map, and the passer rating (road conditions) map for the City.

Recreational issues raised in the new Park and Recreation plan were noted such as a bike trail expansion out to the Hwy 49 & 151 intersection. Lueck questioned whether the new truck stop at Hwy 151 & 26 will result in more truck traffic on Watertown St. (Hwy 26) resulting in more noise, congestion and street damage in the future.

Chapter 5, the Agricultural, Natural and Cultural Resources Element was passed out for the committee to review for next month's meeting.

7. Motion by Lueck, seconded by Drews to adjourn the meeting. Motion carried, meeting adjourned at 6:21 pm.

Fred Lueck
Secretary