



City of Waupun

201 E. Main Street

Phone: 920-324-7917

Fax: 920-324-7939

"Wild Goose Center of Wisconsin"

May 12, 2017

TO: Plan Commission Members
FROM: Mayor, Julie Nickel
SUBJECT: Plan Commission meeting scheduled for Wednesday, May 17, 2017, at 4:45 p.m. in the Council Chambers, City Hall, Waupun.

AMENDED AGENDA

1. Call to Order
2. Recognize the 2017-2018 Mayoral appointments to the Plan Commission
3. Roll Call
4. Approve minutes of the April 19, 2017 meeting.
5. Annexation Petition – Christian Home and Rehabilitation Center Inc.
6. Public Hearing – Conditional Use Permit - Hoffman Planning, Design & Construction to operate a nursing care facility in an R-3 Residential Zoning District.
7. Public Hearing – Waupun Area School District to rezone property on Shaler Drive between Lincoln St. and Mayfair St.
8. Public Hearing – Ordinance Amendment – Rezoning petition for the Waupun Area School District.
9. Public Hearing – Conditional Use Permit – Waupun Area School District to build a high school athletic complex.
10. Discuss / Approve Site Plan for the Central Wisconsin Christian School to erect a 12 x 20 storage building at 301 Fox Lake Rd.
11. Discuss / Approve Preliminary Site Plan for Heritage Ridge Travel Plaza and Wild Goose Café
12. Discuss / Approve Site Plan for Badger Mini Storage at 1348 W Brown St.
13. Comprehensive Plan Inventory / Analysis & Issue Identification/Vision/Goal/Strategies & Recommendations Development.
 - a. Review and discussion of March visioning exercise.
 - b. Review and discussion of Issues & Opportunities Element.
 - c. Review and discussion of preliminary issues and opportunities
 - d. Review Portal information.
 - e. Review and discussion of preliminary issues and opportunities for housing and transportation
14. Discuss / Approve day of month and time of Plan Commission Monthly meeting.
15. Adjournment

Cc: Mayor & Common Council
City Attorney
Department Managers
Media
Christian Home & Rehabilitation Center Inc.
Hoffman Planning, Design & Construction
Waupun Area School District
Central Wisconsin Christian School
Kathleen Thunes
Kyle & Ann Clark
Nate Olson, Dodge County
Eden Meats

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.

**NEW BUILDING FOR:
BADGER MINI STORAGE**
CITY OF WAUPUN, WISCONSIN

PROPERTY OWNER:
BADGER MINI STORAGE, LLC
ALLIANCE MINI STORAGE, LLC
ATTN: DENNIS MOE
41 HORSESHOE ROAD
OSHKOSH, WI 54904

DESIGN PROFESSIONAL:
HALBERG ENGINEERING LLC
10335 N DUFFY ROAD
HAYWARD, WI 54843
ATTN: AARON HALBERG, PE
EMAIL: aaron@halbergengineering.com

QUALITY CONSTRUCTION BY:
M.P.B. BUILDERS, INC.
654 EAST OSHKOSH STREET
RIPON, WISCONSIN 54971
(920) 748 - 2601 (800) 782 - 9632
ATTN: DOYLE POKORNY
EMAIL: doyle@mpbuilders.com

DESIGN LOADS	
ROOF LOAD	GROUND SNOW LOAD (Pg) = 30 PSF SNOW EXPOSURE FACTOR (Ce) = 1.0 SNOW LOAD IMPORTANCE FACTOR (Is) = 0.8 ROOF THERMAL FACTOR (Ct) = 1.2 FLAT ROOF SNOW LOAD = 20.2 PSF SLOPED ROOF / FLAT ROOF FACTOR (Ps) = 1.00 BALANCED SNOW LOAD = 30.0 PSF UNBALANCED SNOW LOAD = NOT REQ'D (LOW SLOPE) NOTE: DESPITE A LESSER REQUIREMENT, THE DESIGNER'S MIN. LOAD FOR THIS BUILDING IS 25 PSF
WIND LOAD	90 MPH WIND, WIND EXPOSURE 'C' WIND IMPORTANCE FACTOR (I) = 0.87 BUILDING ENCLOSURE TYPE - ENCLOSED INTERNAL PRESSURE COEFFICIENT = +/- 0.18 COMPONENT & CLADDING DESIGN PRESSURE = +15.4, -16.7 PSF
SEISMIC LOAD	SEISMIC IMPORTANCE FACTOR (I _e) = 1 SITE CLASS = "D" SEISMIC DESIGN CATEGORY = "A" SPECTRAL RESPONSE COEFFICIENTS: S _{ds} = 11.1%, S _{d1} = 6.6%
SOILS INFO.	CLASS OF SOIL MATERIAL: 4 ALLOWABLE SOIL PRESSURE: 2000 PSF

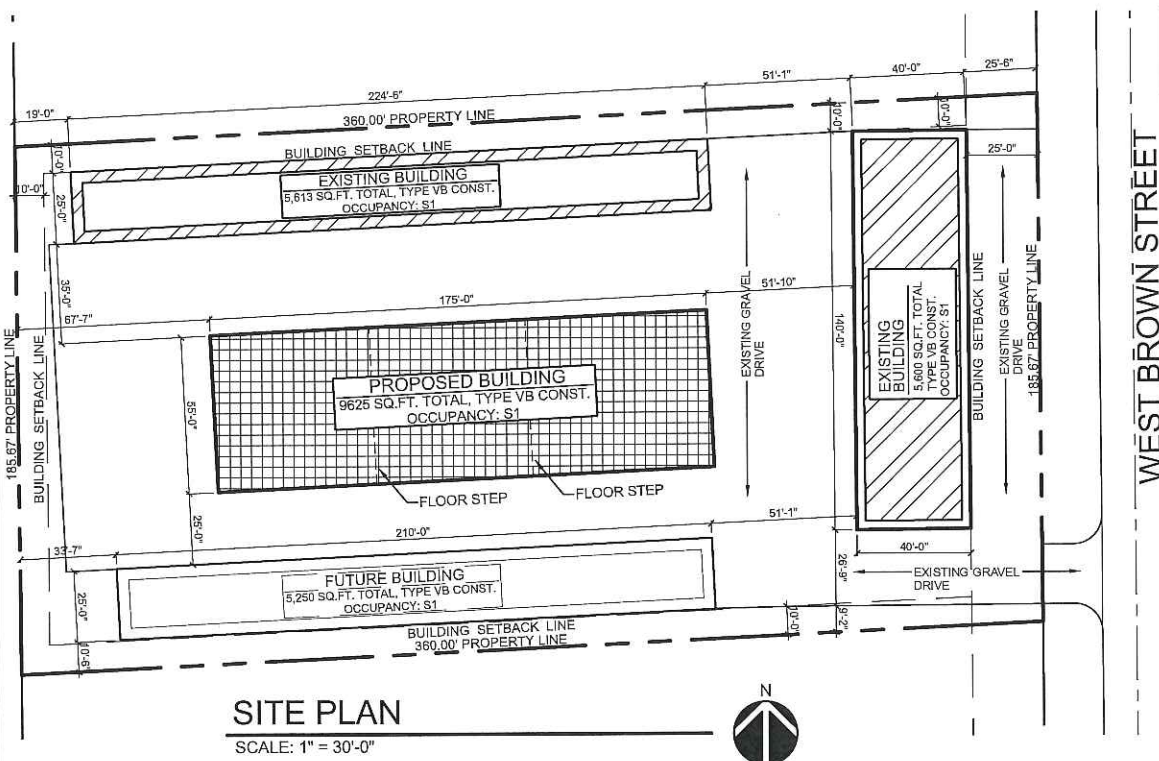
GENERAL BUILDING SPECIFICATIONS	
ALL WORK GOVERNED BY STATE AND LOCAL CODES, ORDINANCES, AND REGULATIONS WHEREVER THEY MAY APPLY. DESIGNER'S LIABILITY TO THE PREPARATION OF THE DRAWINGS, WITH THE PARAMETERS CONTRACTED, AND ASCERTAINING CODE COMPLIANCE.	
BUILDING OCCUPANCY:	*S-1* STORAGE MODERATE HAZARD
SQUARE FOOTAGE:	9625 SQUARE FEET
OWNER:	ALLIANCE MINI STORAGE, LLC BADGER MINI STORAGE ATTN: DENNIS MOE
SITE ADDRESS:	1350 W. BROWN ST. CITY OF WAUPUN DODGE COUNTY, WISCONSIN

SHEET INDEX		
SHEET NO.	DATE	CONTENTS
SHEET 1 OF 4	5/8/17	- GENERAL BUILDING SPECS, BUILDING ELEVATIONS - SITE LAYOUT, CONTACT INFORMATION
SHEET 2 OF 4	5/8/17	- FLOOR PLAN - CONCRETE PLAN
SHEET 3 OF 4	5/8/17	- BUILDING SECTIONS - CONSTRUCTION DETAILS
SHEET 4 OF 4	5/8/17	- BUILDING SECTIONS - CONSTRUCTION DETAILS

GENERAL REQUIREMENTS:
MAY 08 2017
NOTES & DETAILS ON THE DRAWINGS WILL TAKE PRECEDENCE OVER THESE GENERAL NOTES. IF THERE IS UNCERTAINTY ABOUT THE INTENT OF THE DRAWINGS OR IF A MISFEASER IS SUSPECTED, PLEASE CONTACT THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
ALL MATERIALS AND WORK PERFORMED SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE WISCONSIN ADMINISTRATIVE CODE INCLUDING ALL LOCAL ORDINANCES AND AMENDMENTS.
ALL MATERIALS SHALL BE FURNISHED AS SHOWN HEREIN UNLESS THE OWNER OR ENGINEER APPROVES EQUAL OR BETTER ALTERNATIVES.
NO CHANGES ARE TO BE MADE TO THESE PLANS WITHOUT THE KNOWLEDGE AND WRITTEN CONSENT OF THE ENGINEER OF RECORD.
THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES, INCLUDING BUT NOT LIMITED TO BRACING AND SHORING. OBSERVATION VISITS TO THE SITE BY THE ENGINEER AND/OR THE ENGINEER'S REPRESENTATIVES SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURE OR THE CONSTRUCTION PROCEDURES.

M.P.B. BUILDERS, INC.
654 EAST OSHKOSH STREET
RIPON, WISCONSIN 54971
(920) 748 - 2601 (800) 782 - 9632

PROJECT: NEW BUILDING
OWNER: BADGER MINI STORAGE

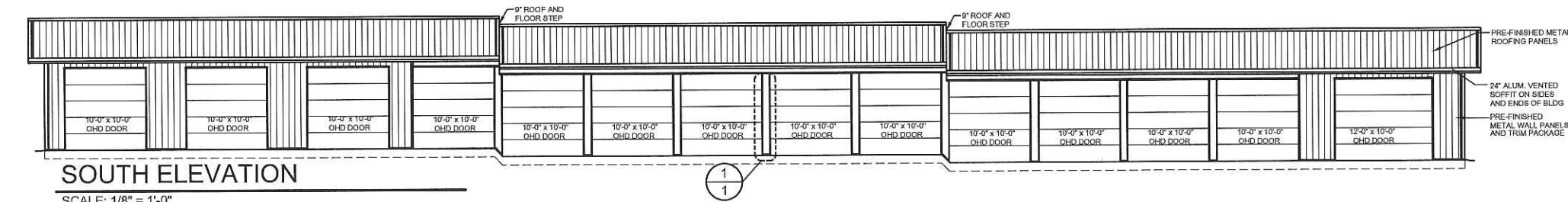
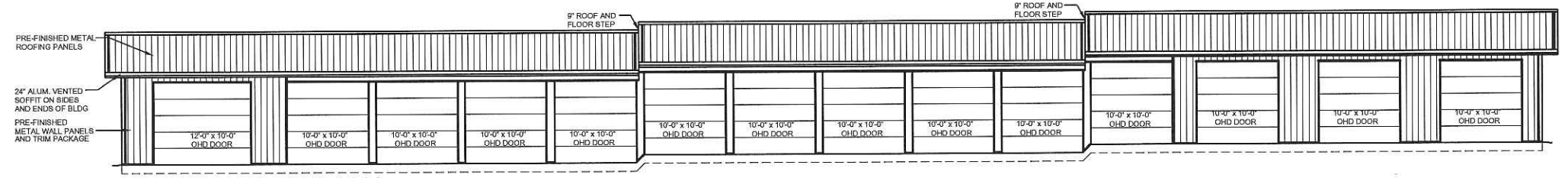
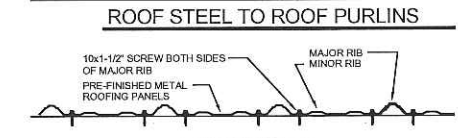
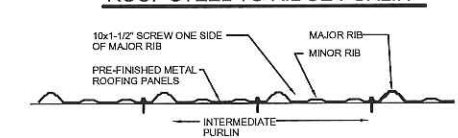
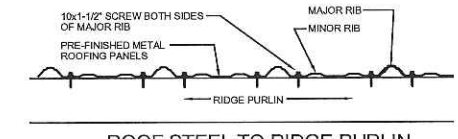
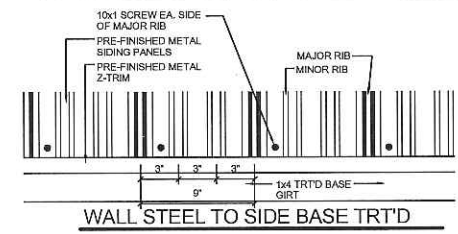
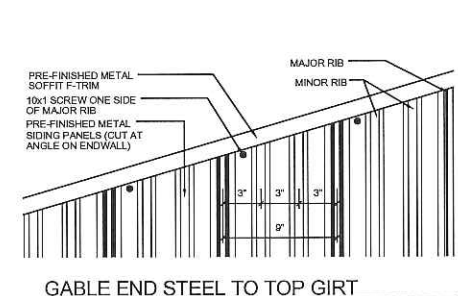
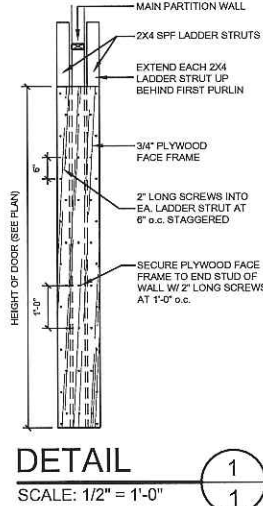
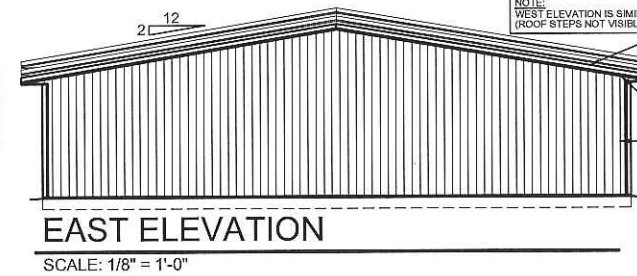


LOCATION MAP
THIS STRUCTURE IS LOCATED IN THE CITY OF WAUPUN, DODGE COUNTY, WISCONSIN

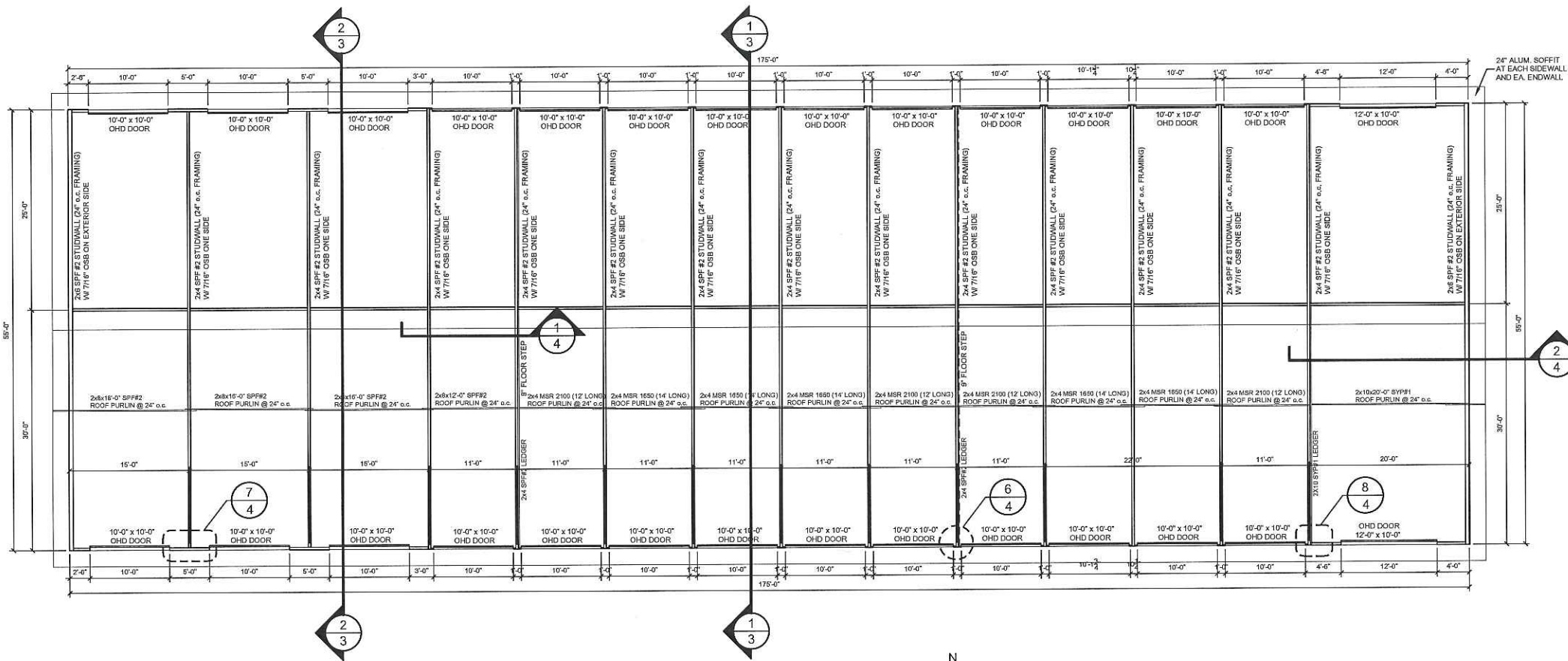
Conditionally APPROVED
DEPT. OF SAFETY AND PROFESSIONAL SERVICES
DIVISION OF INDUSTRY SERVICES

SEE CORRESPONDENCE

Unheated Storage
Unoccupied Storage w/o toilets
2919770
5/10/17

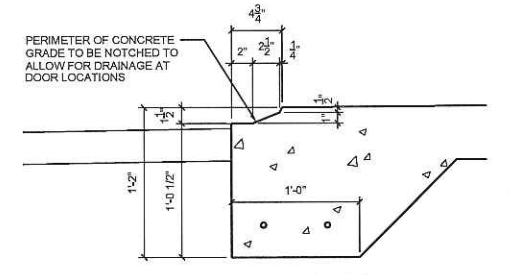


APPROVED PLANS	
BY: BUILDING OWNER	DATE:
BVL	
PROJECT MANAGER	DATE:
AJP	
LEG. SQA/JER. PRESIDENT	DATE:
DATE	DESCRIPTION
4/17/17	PRELIMINARY DRAWINGS
5/8/17	ISSUED FOR STATE PLAN APPROVAL
DRAWN BY: BVL	
DATE DRAWN: MAY 8, 2017	
PROJECT MANAGER: DOYLE POKORNY	
MPB JOB# H.E. JOB#	
17018 17A12	

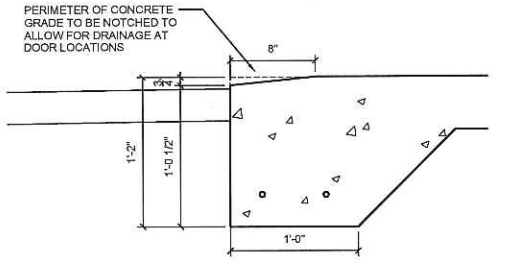


FLOOR PLAN
SCALE: 1/8" = 1'-0"

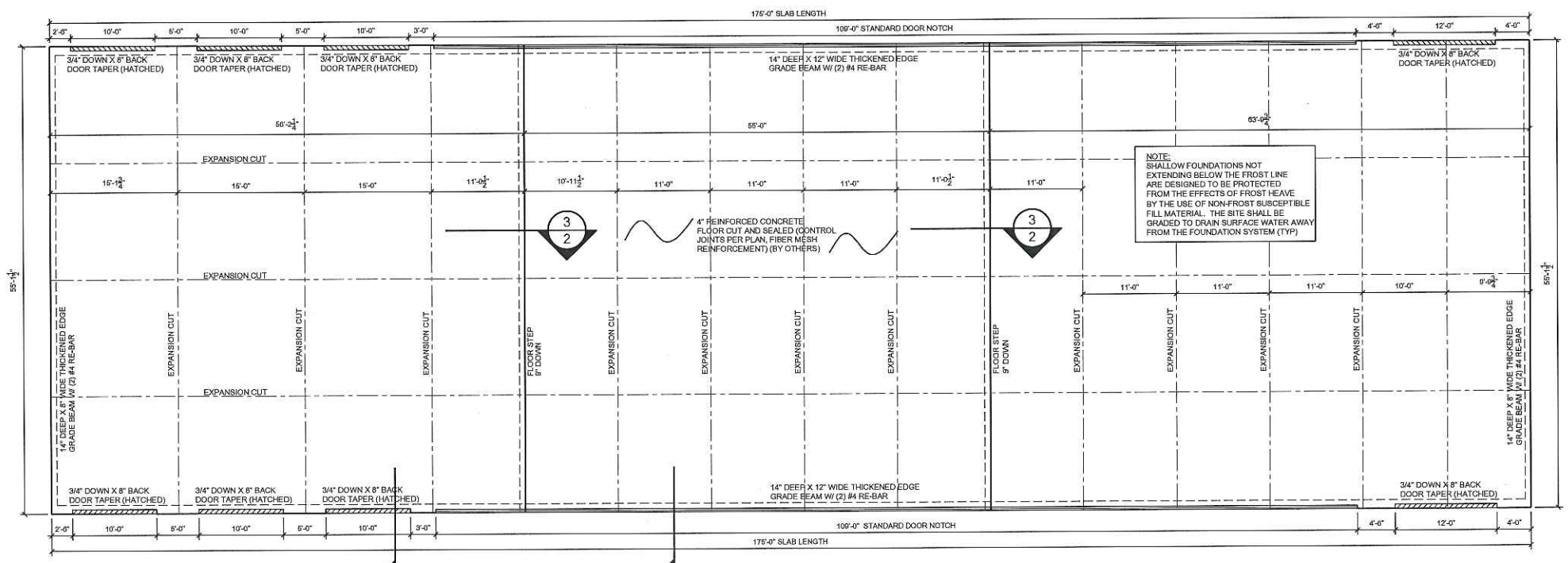
WISCONSIN PROFESSIONAL SEAL
AARON HALBERD
3488 HAYWARD
WISCONSIN
May 08 2017
May 08 2017



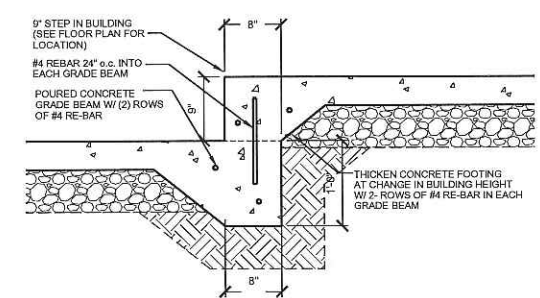
STANDARD DOOR NOTCH DETAIL
SCALE: 1-1/2" = 1'-0"



DOOR TAPER DETAIL
SCALE: 1-1/2" = 1'-0"



CONCRETE PLAN
SCALE: 1/8" = 1'-0"



FLOOR STEP DETAIL
SCALE: 1" = 1'-0"

M.P.B. BUILDERS, INC.
654 EAST OSHKOSH STREET
RIPON, WISCONSIN 54771
(920) 748 - 2601 (800) 762 - 9832 SINCE 1981

PROJECT: NEW BUILDING
OWNER: BADGER MINI STORAGE

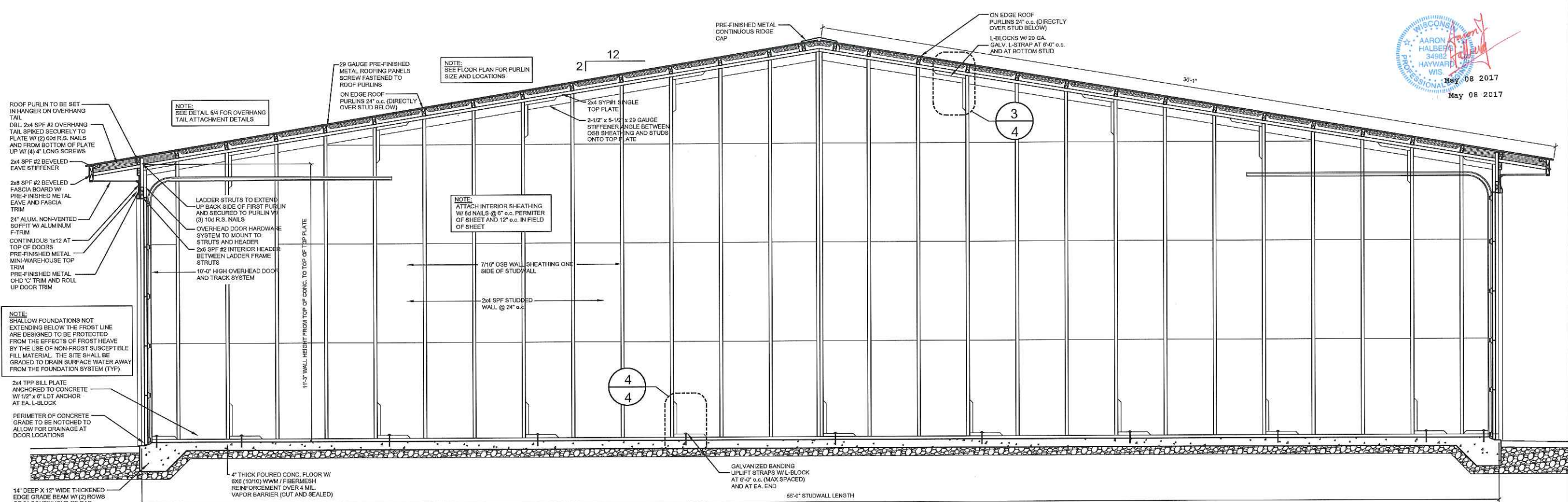
APPROVED PLANS		DATE	
BUILDING OWNER	DATE	BY	DATE
PROJECT MANAGER	DATE	BY	DATE
LEGISLATOR	DATE	BY	DATE

REVISIONS	
DATE	DESCRIPTION
5/17/17	PRELIMINARY DRAWINGS
5/17/17	ISSUED FOR STATE PLAN APPROVAL

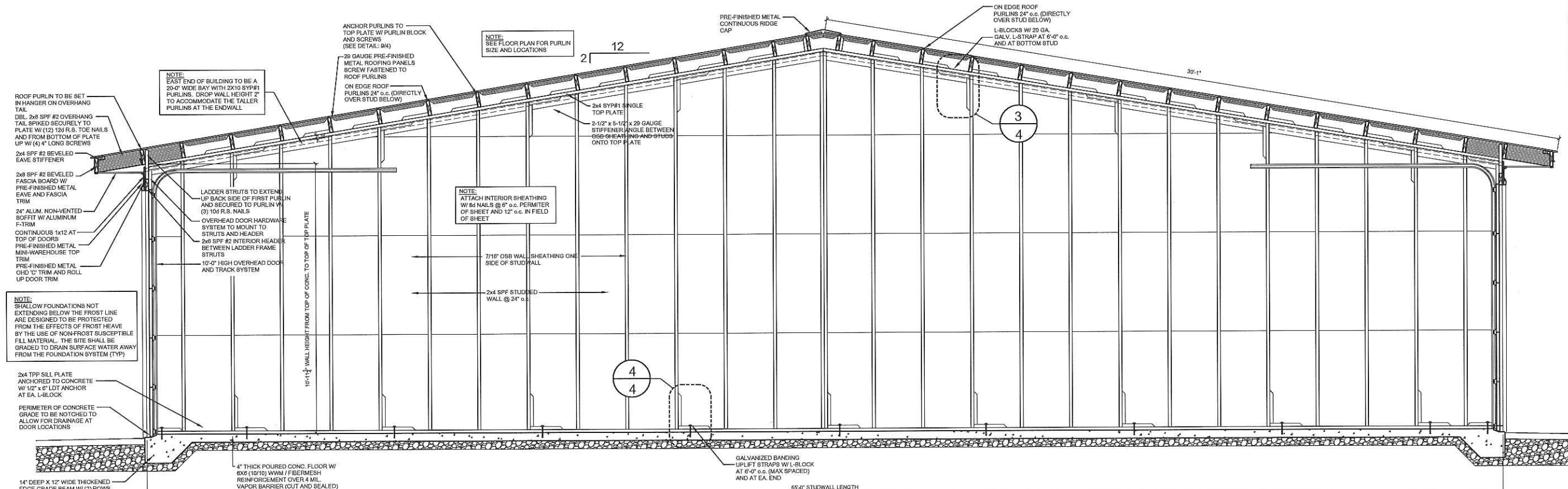
DRAWN BY: BVL
DATE DRAWN: MAY 8, 2017
PROJECT MANAGER: DOYLE POKORNY
MPB JOB# 17018 H.E. JOB# 17A12

2
SHEET OF 4

Aaron Halberstam
 34982
 May 08 2017



SECTION
 SCALE: 1/2" = 1'-0"



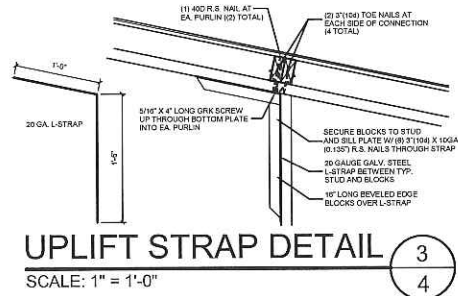
SECTION
 SCALE: 1/2" = 1'-0"

PROJECT: **NEW BUILDING**
 OWNER: **BADGER MINI STORAGE**

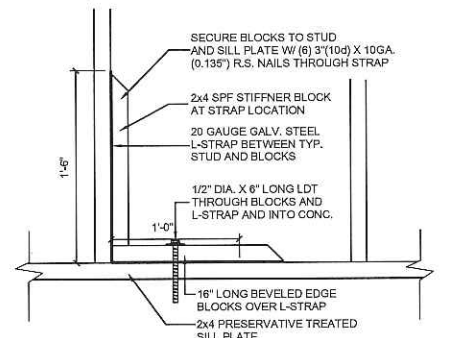
DATE	DESCRIPTION	BY	DATE
4/17/17	PRELIMINARY DRAWINGS	BVL	
5/6/17	ISSUED FOR STATE PLAN APPROVAL	BVL	

DRAWN BY: **BVL**
 DATE DRAWN: **MAY 8, 2017**
 PROJECT MANAGER: **DOYLE POKORNY**
 MPB JOB# **17018** H.E. JOB# **17A12**

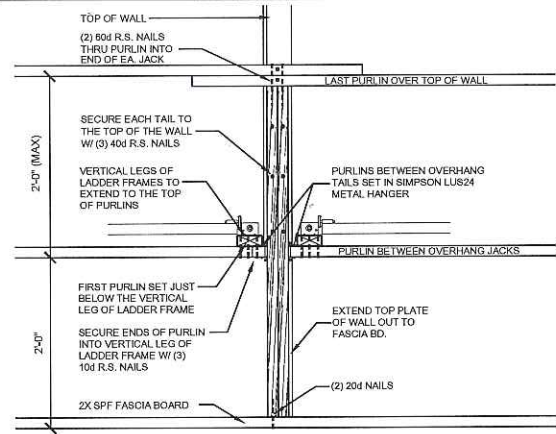
3
 SHEET OF **4**



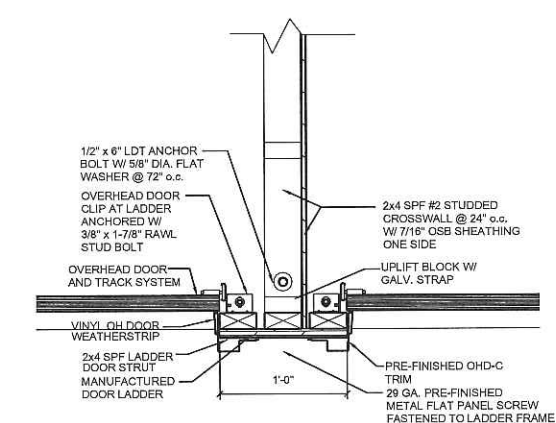
UPLIFT STRAP DETAIL 3
SCALE: 1" = 1'-0"



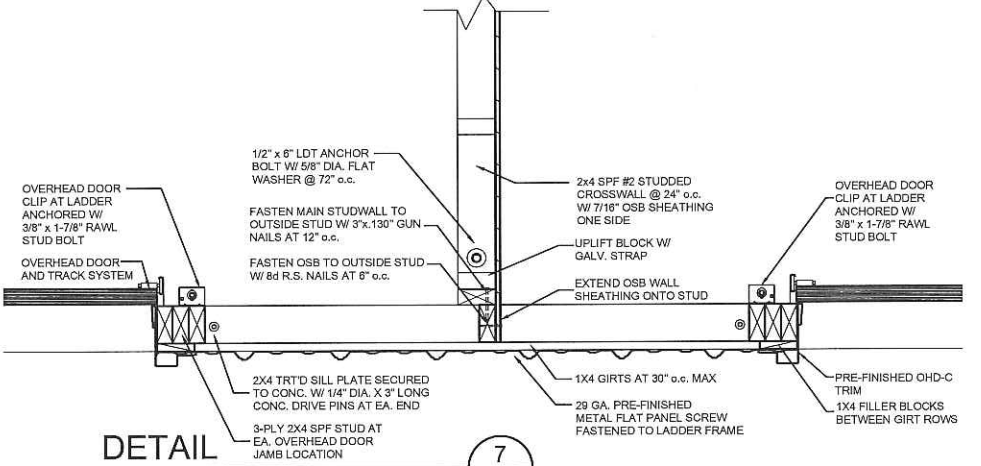
UPLIFT STRAP DETAIL 4
SCALE: 1" = 1'-0"



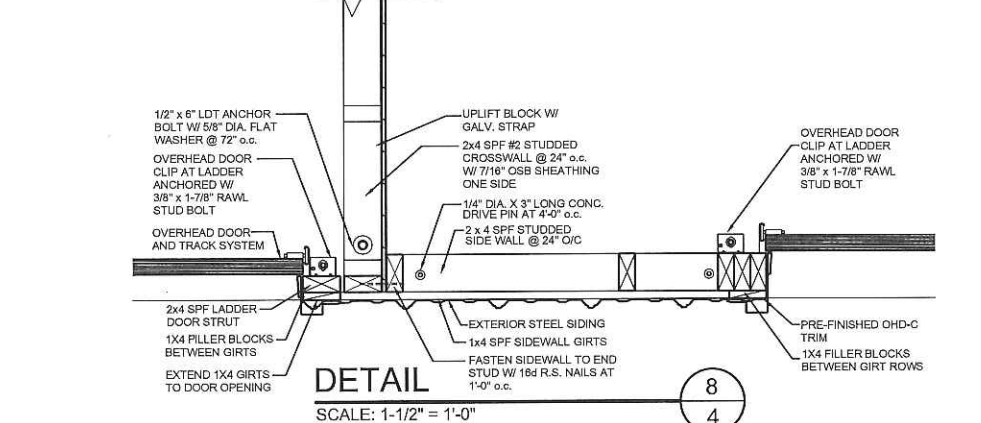
OVERHANG TAIL ATTACHMENT 5
SCALE: 1" = 1'-0"



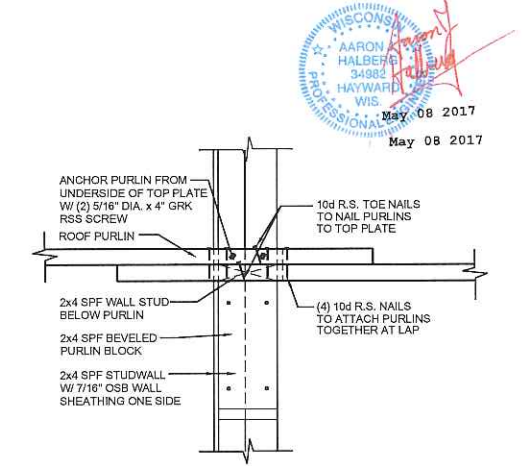
DETAIL 6
SCALE: 1-1/2" = 1'-0"



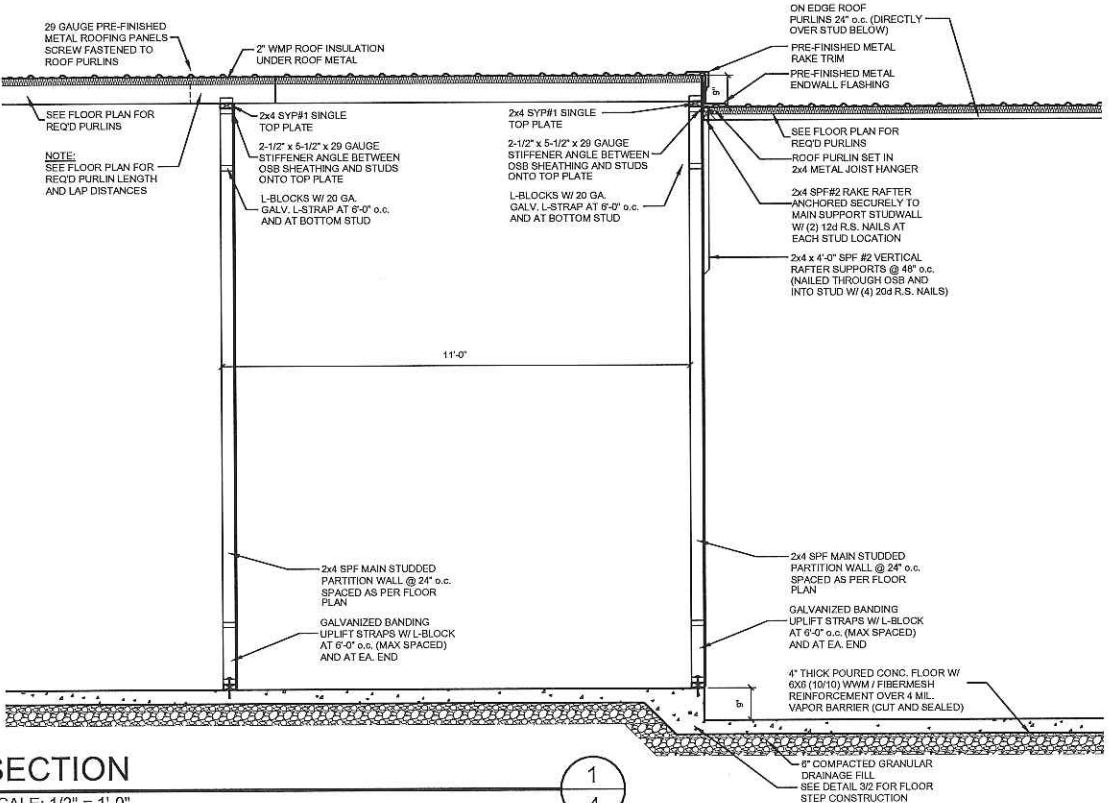
DETAIL 7
SCALE: 1-1/2" = 1'-0"



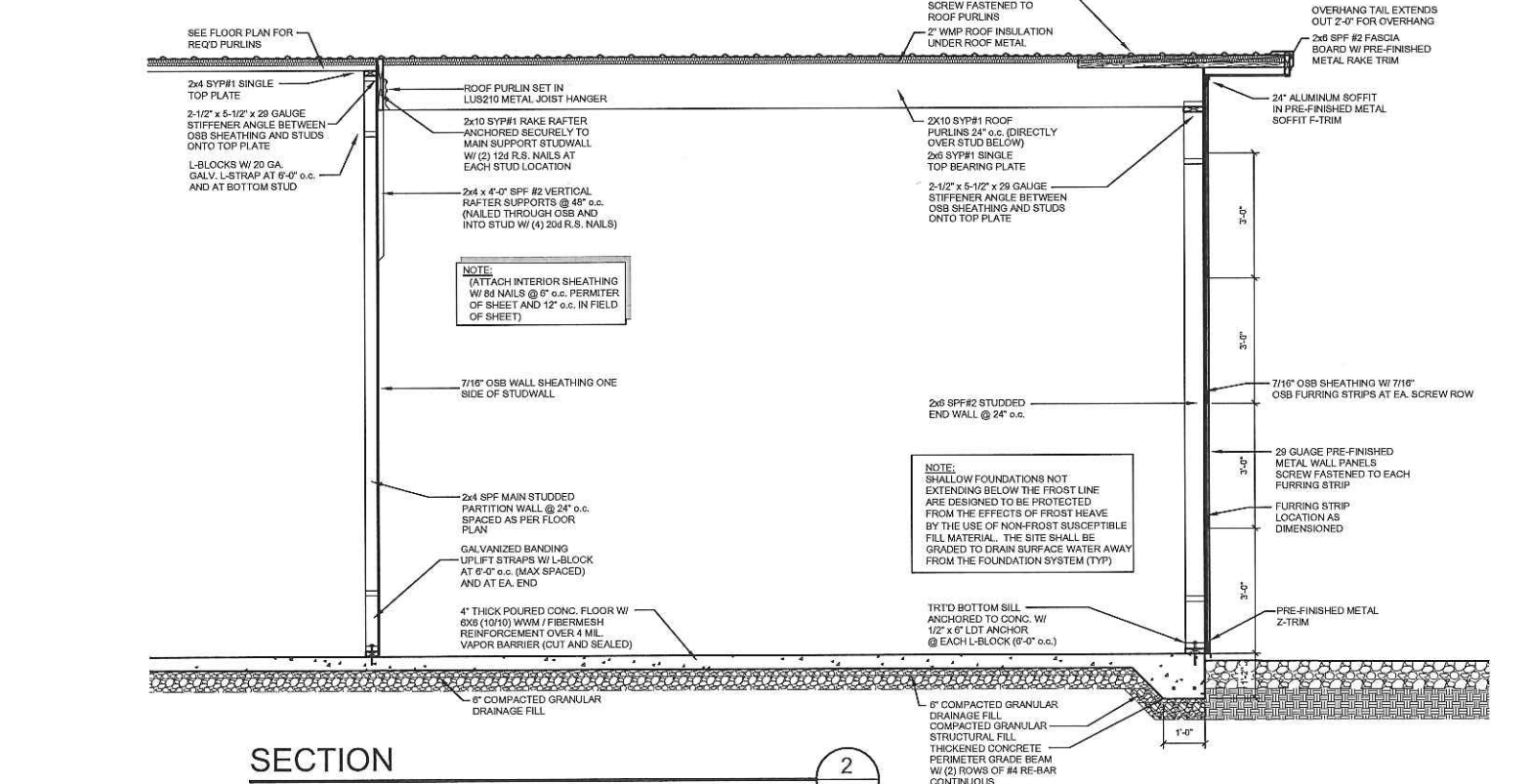
DETAIL 8
SCALE: 1-1/2" = 1'-0"



DETAIL 9
SCALE: 1-1/2" = 1'-0"



SECTION 1
SCALE: 1/2" = 1'-0"



SECTION 2
SCALE: 1/2" = 1'-0"

WISCONSIN PROFESSIONAL ENGINEER
AARON HALBERG
34982
HAYWARD, WISCONSIN
May 08 2017
May 08 2017

NOTE: THIS DRAWING IS THE PROPERTY OF M.P.B. BUILDERS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF M.P.B. BUILDERS, INC.



M.P.B. BUILDERS, INC.
654 EAST OSKOSH STREET
RIPON, WISCONSIN 54971
(920) 748 - 2601 (800) 782 - 6632
SINCE 1961

PROJECT: NEW BUILDING
OWNER: BADGER MINI STORAGE

APPROVED PLANS		REVISIONS	
DATE	BY	DATE	DESCRIPTION
4/17/17	BVL	5/6/17	ISSUED FOR STATE PLAN APPROVAL
5/6/17	ASB		

DATE DRAWN: MAY 8, 2017
DRAWN BY: BVL
PROJECT MANAGER: DOYLE POKORNY
M.P.B. JOB# 17018 / H.E. JOB# 17A12

4
SHEET OF 4