



City of Waupun

201 E. Main Street

Phone: 920-324-7917

Fax: 920-324-7939

"Wild Goose Center of Wisconsin"

March 22, 2017

TO: Plan Commission Members
FROM: Mayor, Julie Nickel
SUBJECT: Plan Commission meeting scheduled for **Wednesday, March 29, 2017, 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 March 15, 2017 meeting.
4. Discuss / Approve Conditional Use Permit for CND Specialties, Inc., to operate a truck stop on Lot 10 (Parcel #292-1315-0933-005) and Lot 11 (Parcel #292-1315-0933-006) of Heritage Ridge Subdivision, per Municipal Code Section 16.04(4)(d)(i).
5. Adjournment

Cc: Mayor & Common Council
City Attorney
Department Managers
Media

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 MARCH 15, 2017 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, Fred Lueck, Nancy Vanderkin, Jerry Medema, Derek Drew, and Jeff Daane

Staff Present: Susan Leahy, Angela Hull, Randy Posthuma, William DeMaa, Jared Oosterhouse, and Kathy Schlieve

Audience in Attendance: Kyle Clark, Anne Clark, Kathleen Thunes

3. Chairman Nickel called for the approval of the minutes of the February 15, 2017 meeting.

Motion by Vanderkin, seconded by TerBeest to approve the minutes of the February 15, 2017 meeting as presented. Motion carried, minutes approved, unanimously.

4. Discussion on anticipated development in proposed TIF #7. Kathy Schlieve, City Administrator, discussed a proposal by Eden Meats & Catering to establish a truck stop (with showers and restroom facilities), a convenience store, a restaurant, and a catering facility at the intersection of USH 151 and STH 26. She wanted to know if the Plan Commission would guarantee that they would grant the required Conditional Use Permit. Lueck indicated that the Committee cannot guarantee that any Conditional Use Permit will be granted until the Public Hearing is held to gather all the necessary facts and that the proposal will comply with the City's codes or ordinances. In addition the committee could grant a Conditional Use Permit but with a condition or conditions a developer may not like and therefore back out of their proposal. Kathy noted that there are a lot of mile stones to satisfy at this time, such as getting the offer to purchase signed, an apparent signage variance from the Board of Appeals, driveway approvals from the State, etc.

The committee agreed to hold a special Public Hearing on March 29th at 4:45 to hear this Conditional Use Permit Application.

5. Kathy Thunes, Planner for East Central WI Regional Planning Commission appeared to discuss the first Comprehensive Planning Session. She noted the enabling legislation, procedures for adoption, consistency requirements, and the required elements of the Plan as well as the responsibilities and expectations of the Plan Commission.

She then discussed demographic highlights of the City of Waupun. She noted a 2% population increase in the last six years which was better than Dodge County at 1.4%, Fond du Lac County at 1.6% and the States at 1.5%. Lueck questioned why the Town of Trenton was not included in the population projections as were the other three adjoining towns? Kathy said she would check that out.

Some of the Plan Commissions responsibilities are to promote the plan and get citizens opinions on the plan. Some of the positive things about the City of Waupun include the cities education

system, its small local businesses, its clean downtown area, parks and recreation facilities, the Rock River, its history, statues, small town feeling, quality of life, Horicon Marsh, walking/biking/snowmobile trails, small town celebrations, its continued growth, city services, its own Utilities, Fire Department, Hospital expansion, churches, its cleanliness, historic prison architecture, and friendly citizens to name a few. Some negatives include the state owning large areas of land along the HWY 151 corridor, preventing the City from expanding to the east, high bedrock, and prime AG soils preventing large scale subdivision for high quality homes rather than the usual low income multifamily homes scattered throughout the City.

Kathy suggested the Plan Commission meet in May to review and discuss the March visioning exercise as well as the issues and opportunities element, the preliminary issues and opportunities, and review the postal information.

6. Chairman Nickel called for a motion to adjourn the meeting. Motion by Medema, seconded by Vanderkin to adjourn the meeting. Motion carried, meeting adjourned at 6:07 p.m.

Fred Lueck
Secretary



City of Waupun

201 E. Main Street
WAUPUN, WISCONSIN 53963
Phone: 920-324-7900
Fax: 920-324-7939

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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 29th day of March, 2017 at 4:45 O'clock in the P.M., there will be considered the application for a Conditional Use Permit of:

1. CND Specialties Inc. to operate a truck stop on Lot 10 (Parcel #292-1315-0933-005) & Lot 11 (Parcel #292-1315-0933-006) of Heritage Ridge Subdivision, per Municipal Code Section 16.04(4)(d)(i).

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 20th day of March, 2017

Susan Leahy
Zoning Administrator
City of Waupun

(PUBLISH March 22, 2017)

Fee: \$150.00 Paid: _____ Date: _____



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

Conditional Use Permit Application

From: Eden Meats & Catering - CND Specialties, Inc.
(business name or individual)

Property Description and address:

TIF 7; Highway 26 + 151 interchange, Lots 10 & 11

Conditional Use Requested:

Truck Stop

Zoning Ordinance Section Involved:

B4 requires conditional use for truck stop.

Date Presented to Plan Commission: _____

CONDITIONAL USE: ☐ Granted ☐ Denied

Comments:

But for approval of this application, development will not proceed. Failure to approve nullifies purchase agreement with the City.

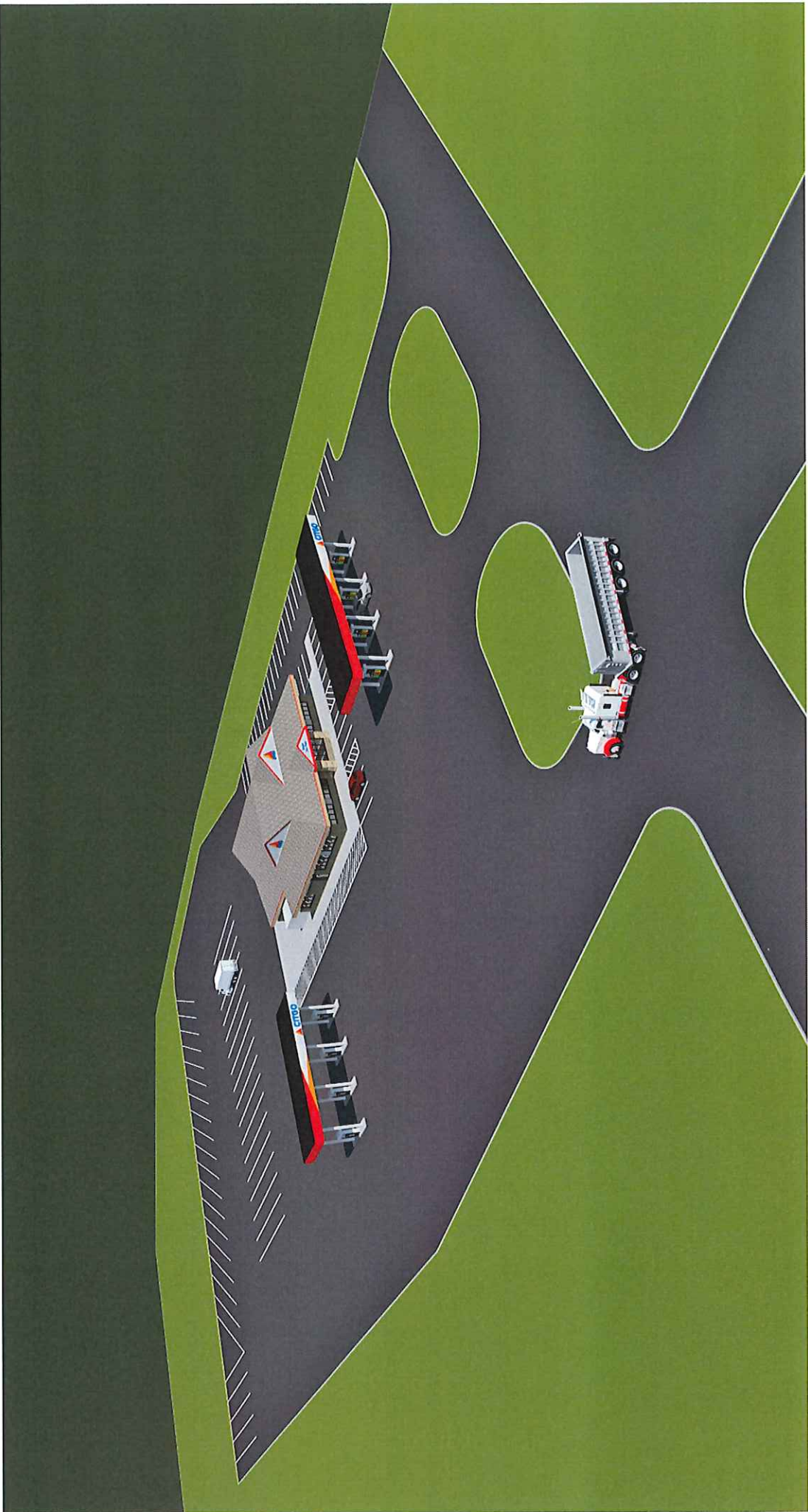
Signature of Applicant (s)

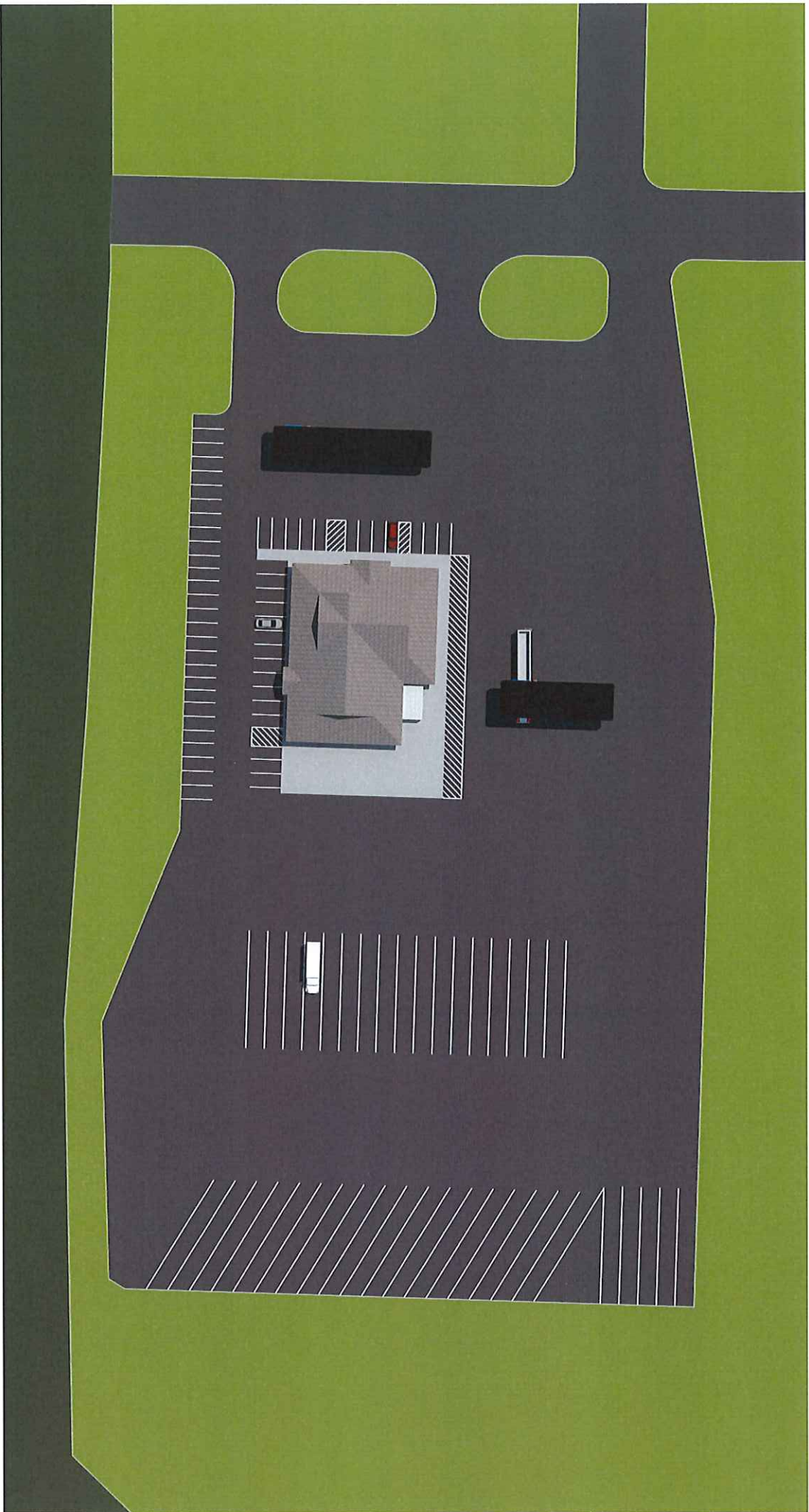
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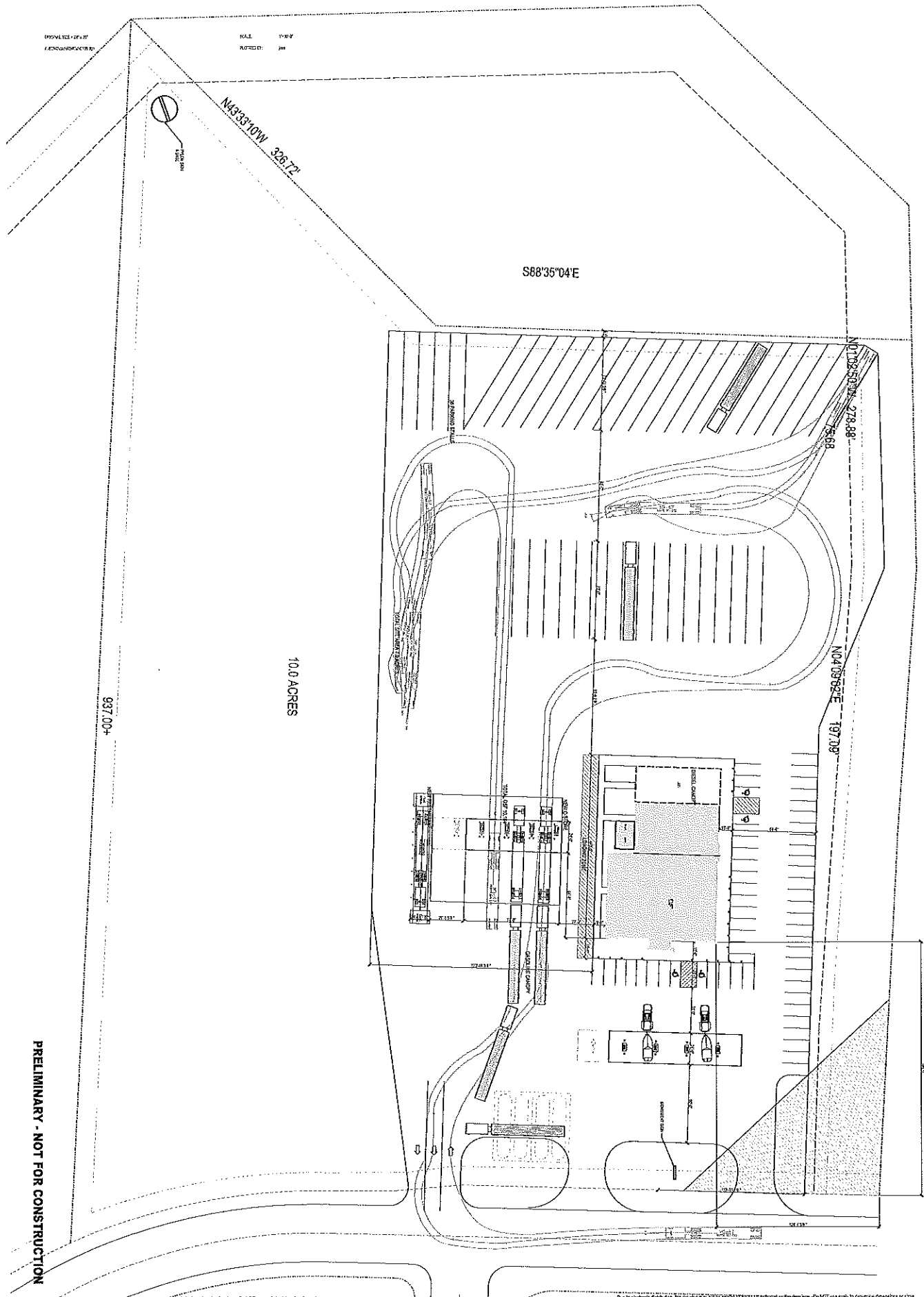






DATE: 10/10/17
 DRAWN BY: JLS

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 DRAWN BY: JLS



PRELIMINARY - NOT FOR CONSTRUCTION

C105

PROJECT NUMBER	1040
APPROVED BY	JLS
REVIEWED BY	JLS
DRAWN BY	JLS
DATE	10/10/17

Waupan C-Store
 Bachmann Construction Co.
 Waupan, WI

Angus Young
 Architecture
 Engineering
 Interior Design
 555 South 2nd Street, Janesville, WI 53555-4139
 PH: 608.756.2226 FX: 608.756.0864
 www.angusyoung.com

ISSUANCES		REVISIONS	
OWNER REVIEW	3/13/2017		

