



MINUTES
CITY OF WAUPUN PLAN COMMISSION MEETING
201 E Main St
Wednesday, November 18, 2020 at 4:45 PM
Approved (12/16/2020)

CALL TO ORDER

The Waupun Plan Commission met vitrually at 4:45 pm via Zoom.

ROLL CALL

Member Present: Julie Nickel, Fred Lueck, Jerry Medema, Jill Vanderkin, Elton TerBeest, and Mike Matoushek

Member Excused: Jeff Daane

Staff Present: Sarah VanBuren, Kathy Schlieve (by phone), and Sue Leahy

PERSONS WISHING TO ADDRESS THE PLAN COMMISSION--

Chairman Nickel asked if there were any persons wishing to address the committee on any items not included on today's agenda. Hearing nothing, Chairman Nickel proceeded to address the items listed for consideration and action on today's committee agenda.

FUTURE MEETINGS AND GATHERING INVOLVING THE PLAN COMMISSION

Chairman Nickel indicated the next meeting of the Plan Commission will be Wednesday, December 16, 2020 at 4:45 pm.

CONSIDERATION - ACTION

1. Approve minutes of the October 21, 2020 Meeting.
Motion by Matoushek, seconded by Medema to approve the minutes of the October 21, 2020 Plan Commission meeting as presented. Motion carried, unanimously.
2. Public Hearing - Rezoning Petition of David Garcia to rezone property at 118 Commercial St. from the R-4 Central Area Single Family Residential District to the M-1 Closed Storage/Light Manufacturing District.

Chairman Nickel read the call of the hearing and its purpose. Kathy Schlieve, City Administrator called in by phone and said the rezoning would be OK as there is similar zoning on the feed mill across the street and would not be considered spot zoning. Lueck questioned if the rezoning will be in accordance with the City's new Land Use Map. If not, the plan will probably have to be revised. Kathy believes the zoning will not be in accordance with the new land use map so that will have to be amended. City Zoning Administrator Sue Leahy said she had not checked that out. Kathy feels the new use will be consistent with the adjacent uses and not spot zoning. There is a parking lot to the west, a feed mill to the east, and Flexographic Packaging Co to the north.

David Garcia called in by phone and said he has a small tree trimming business and he intends to take the home down as it is falling down and full of mold. He wants to build a 40' x 60' storage structure for his equipment and also use it for minor maintenance.

Chairman Nickel said Jeff Riel, a neighbor that has rental property in the area and is opposed as he believes this use will lower his property value. TerBeest feels the existing home is nothing but junk and the City should put something new there. Rick Fletcher, a neighbor about 150' to the south called in and indicated he was in favor of this new proposal for the property.

No further facts were presented for or against this rezoning petition, so Chairman Nickel declared the hearing closed and asked for a motion to act on this rezoning request.

Motion by Matoushek, seconded by Vanderkin to provide a favorable recommendation to the City Council on the request of David Garcia to rezone property at 118 Commercial St. from the R-4 Central Area Single Family Residential District to an M-1 Closed Storage/Light Manufacturing Zoning District.

Vote: TerBeest, Matoushek, Vanderkin, Medema, Lueck, and Nickel - "AYE"

Motion carried, unanimously - 6/0.

3. Public Hearing - Conditional Use Permit Application of Darrell Stibb at 707 and 709 Brandon St. for a split two-family dwelling per section 16.03(2)(d)(iii) of the Waupun Municipal Code.

Chairman Nickel read the call of the hearing and its purpose. The applicant did not appear at the Public Hearing. Sue Leahy, City Zoning Administrator indicated the home is presently a duplex and is for sale. The owner will apparently live on one side of the structure and possibly a relative on the other side. The home may be 15-20 years old according to TerBeest. Sue noted the home is not centered on the lot so she is not sure if both proposed units will have the minimum 4,000 sq. ft. for each individual lot as required by the ordinance. Sue also noted that a CSM and recorded covenants will be forthcoming. There is a common wall for the zero lot line.

No further facts were presented for committee review, so Chairman Nickel declared the hearing closed and called for a motion to act on this request.

Motion by Matoushek, seconded by Medema to grant a Conditional Use Permit for a split two family dwelling in accordance with Section 16.03(2)(d)(iii) of the Waupun Municipal Code as we find the proposed split two family (Zero Lot Line) dwelling will not be detrimental to the adjacent lands in this area, we also find this use will be an appropriate use for the area that will not create traffic hazards, it will not hinder future development in the area, will not create undesirable levels of noise or light in the immediate area or cause property values to measurably decline.

Vote: Matoushek, TerBeest, Vanderkin, Medema, Nickel - "AYE"

Lueck - "NAY"

Motion carried 5/1

4. Public Hearing - Rezoning Petition from the City of Waupun to rezone property described as A resurvey of Lots 1 & 2 and Outlot 1 of CSM #7278.

Chairman Nickel read the call of the hearing and its purpose. Kathy Schlieve, City Administrator, noted the property (the old Washington School property) is presently zoned in a B-4 Interchange Business District, which is now proposed to be rezoned to an R-3 Multi-Family Residential District. This area was planned for small businesses or a small box store, however the economy has changed and retail businesses are having a hard time, so she has had to re-evaluate the land use for this area. There are other multifamily units in the area and most are full. A contractor is proposing a senior friendly housing complex for the property and therefore the need to rezone the lot. Sue said the builders are promoting this project as senior friendly and they will cater to the elderly.

Lueck said he is concerned with all the multifamily units going up in the City. He doesn't want the City to become like Beaver Dam as they have very little area for single family homes so just about everything going up there is multifamily and that has been causing a big problem for that City. Many of the units are cheaply built and they are pulling in a lot of low income people from the Madison & Milwaukee areas resulting in many problems for the Police and Fire Departments, EMS, Hospital, welfare, food pantry and other health services. He does not want to see that happen in Waupun. The only good thing about it is the structure adds to the tax base but the influx of new people to the City very seldom brings in new jobs. Contractors working on these units and their owners are usually from out of town and then they leave when the project is complete.

Kathy noted these 28 units are not income restrictive. They are market rate apartments. The units will be single story. Lueck questioned if the rezoning is in accordance with the City's new Land Use Map? Kathy said it is not and that will have to be changed which requires a Public Hearing.

No further facts were presented for or against this proposed rezoning so Chairman Nickel closed the hearing and asked for a motion on this rezoning request of the City.

Motion by Medema, seconded by TerBeest to refer a favorable recommendation to the City Council on the request of the City of Waupun to rezone lands in the NE 1/4, NW 1/4, Sec 4, T13N, R15E, City of Waupun from the B-4 Interchange Business District to the R-3 Multi-Family Residential zoning district to allow a 28-unit apartment complex on said property.

Vote: TerBeest, Matoushek, Vanderkin, Medema, Nickel – “AYE”

Lueck – “NAY”

Motion carried 5/1

5. Certified Survey Map Review - A resurvey of Lots 1 & 2 and Outlot 1 of CSM #7278. (The former Washington School Site)

The purpose of the resurvey is to release a 10' stormwater easement created by CSM #7278.

Motion by Nickel, seconded by Matoushek to recommend to the City Council the approval of said CSM and the release of a 10' wide stormwater easement and located in the fractional NE 1/4, NW 1/4, Section 4, T13N, R15E, City of Waupun, Dodge County, Wisconsin.

Vote: TerBeest, Matoushek, Vanderkin, Medema, Lueck and Nickel - "AYE"

Motion carried, unanimously 6/0

ADJOURNMENT

Motion by Matoushek, seconded by Medema to adjourn the meeting. Motion carried, meeting adjourned at 5:16 pm.

Fred Lueck
Secretary