The Waupun Plan Commission will meet in-person, virtual, and teleconference on **Wednesday, March 29, 2023** at 4:30 pm in the Waupun City Hall Council Chambers. The meeting will be held in person, virtual and teleconference.

To Join Zoom Meeting:
https://us02web.zoom.us/j/81152900995?pwd=bit3MWtVNFNEczRhc1U0aFBvK2dGUT09

Meeting ID: 811 5290 0995
Passcode: 854038
By Phone: (312) 626 6799 US (Chicago)

**CALL TO ORDER**

**ROLL CALL**

**PERSONS WISHING TO ADDRESS THE PLAN COMMISSION** -- **State name, address, and subject of comments. (2 Minutes)**

*No Public Participation after this point.*

**FUTURE MEETINGS AND GATHERING INVOLVING THE PLAN COMMISSION**

**CONSIDERATION - ACTION**

1. Approve minutes of the February 22, 2023 meeting.
2. Site Plan Review - City of Waupun - 520 McKinley St.

**ADJOURNMENT**

*Upon reasonable notice, efforts will be made to accommodate disabled individuals through appropriate aids and services. For additional information, contact the City Clerk at 920-324-7915.*
CALL TO ORDER
Chairman Bishop called the meeting to order at 4:30 pm.

ROLL CALL
Members Present: Elton TerBeest, Jerry, Jeff Daane, Rohn Bishop, Jason Whitford, and Jill Vanderkin (arrived at 4:34 pm)
Members Excused: Mike Matoushek
Staff Present: City Administrator Kathy Schlieve, Zoning Administrator Sue Leahy, City Attorney Dan VandeZande
Others Present: Scott Roffers and Jodi Mallas

PERSONS WISHING TO ADDRESS THE PLAN COMMISSION—None

FUTURE MEETINGS AND GATHERING INVOLVING THE PLAN COMMISSION
The next Plan Commission meeting is scheduled for March 29, 2023

CONSIDERATION - ACTION
1. Approve Minutes of the December 21, 2022 meeting.
   Motion by Whitford, 2nd by TerBeest to approve the minutes of the December 21, 2022 meeting. Motion carried, unanimously.

2. Public Hearing - Rezoning Petition of Scott Roffers to rezone 2, 4, 6, & 8 E. Franklin St. and 17 & 23 Jackson St. from the M-1 Closed Storage/Light Manufacturing District to the PCD - Planned Community Development District.

   Motion by Whitford 2nd by Medema to open the Public Hearing. Motion carried, unanimously.
   Kathy explained that this building was San-knit long ago and zoned properly in the M-1 District. It then sat vacant for a long time. Scott Roffers and Jodi Mallas have invested a lot of money into the building and improved the area and we need to bring the property into compliance and allow for future development. Neighbors within 100’ of the property were notified. Sue had 3 calls from neighbors, and she said once she explained the reasoning they were all good with it. The process of rezoning was explained. Sue stated that when the owner received building permits that the property needed to be rezoned to fit the current use of the property.

   Motion by Medema 2nd by TerBeest to close the Public Hearing. Motion carried, unanimously.
   Motion by Whitford, 2nd by TerBeest to recommend approval of the Ordinance to rezone property at 2, 4, 6 & 8 E. Franklin and 17 & 23 Jackson St. from the M-1 Closed Storage/Light Manufacturing District to the PCD – Planned Community Development. Motion carried, unanimously.

ADJOURNMENT
Motion by Medema, 2nd by TerBeest to adjourn the meeting. Motion carried, meeting adjourned at 4:37 pm.

Minutes prepared by Trista Steinbach
EXTERIOR FINISH LEGEND

PRECAST

GENERAL NOTES

A. GENERAL NOTES ON THIS SHEET ARE APPLICABLE TO THIS SHEET ONLY.
B. SEE SHEET AE601 FOR DOOR AND WINDOW SIZES AND HEAD HEIGHTS.

MATERIALS & COMPONENTS

AWNING 01 PREFINISHED METAL AWNING
AWNING 02 ACM AWNING
COPING 01 PREFINISHED METAL COPING CAP, COLOR TBD
PANEL JOINT 01 PRECAST PANEL JOINT, TYPICAL
PANEL REVEAL 01 PRECAST PANEL HORIZONTAL REVEAL, TYPICAL
WALL ASSEMBLY PA EXTERIOR WALL ASSEMBLY PA, REFER TO ASSEMBLIES ON SHEET AE001
WALL ASSEMBLY PB EXTERIOR WALL ASSEMBLY PB, REFER TO ASSEMBLIES ON SHEET AE001

1/8" = 1'-0"
GENERAL NOTES:
A. GENERAL NOTES ON THIS SHEET ARE APPLICABLE TO THIS SHEET ONLY.
B. SEE SHEET AE601 FOR DOOR AND WINDOW SIZES AND HEAD HEIGHTS.

EXTERIOR FINISH LEGEND

MATERIALS & COMPONENTS

AWNING 01  PREFINISHED METAL AWNING
AWNING 02  ACM AWNING
COPING 01  PREFINISHED METAL COPING CAP, COLOR TBD
PANEL JOINT 01  PRECAST PANEL JOINT, TYPICAL
PANEL REVEAL 01  PRECAST PANEL HORIZONTAL REVEAL, TYPICAL
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