



AMENDED AGENDA
CITY OF WAUPUN PLAN COMMISSION
Waupun City Hall – 201 E. Main Street, Waupun WI
Wednesday, September 19, 2018 at 4:45 PM

CALL TO ORDER

ROLL CALL

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

CONSIDERATION - ACTION

- [1.](#) Approve Minutes of the August 15, 2018 meeting.
- [2.](#) Public Hearing - Ordinance Amendment to change the required front yard setback in the R-1 and R-2 Zoning Districts from 30' to 25', per recommendation of the Zoning Board of Appeals.
- [3.](#) Public Hearing - Waupun Historical Society at 520 McKinley St. to lease a space for storage or a musical instrumental repair shop per Zoning Section 16.03(4)(d)(viii) of the Waupun Municipal Code.
- [4.](#) Discuss / Approve Site Plan for H & R Self Storage at 1206 Wilson Dr.
- [5.](#) **Extraterritorial Review - Certified Survey Map for Richard & Roberta Rens Trust at N11885 Rens Way.**
- [6.](#) Public Hearing - Proposed Adoption of the City of Waupun Comprehensive Plan Update 2040.
- [7.](#) Discuss / Approve Resolution adopting the City of Waupun Comprehensive Plan Update 2040.

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.

CITY OF WAUPUN
PLAN COMMISSION
MINUTES OF THE AUGUST 15, 2018 MEETING
(DRAFT)

1. Call to Order:

The Plan Commission met at 4:30 p.m. in the Council Chambers, City Hall, Waupun.

2. Roll Call:

Members Present: Julie Nickel, Fred Lueck, Mike Matoushek, and Jeff Daane

Members Excused: Jerry Medema, Derek Drews, and Elton TerBeest

Staff Present: Kathy Schlieve, Fire Chief, BJ DeMaa, and John Lust

3. Chairman Nickel called for the approval of the July 12, 2018 Plan Commission minutes. Motion by Matoushek, seconded by Daane to approve the minutes of the July 12, 2018 Plan Commission meeting as presented. Motion carried, unanimously.

4. Public Hearing – Ordinance Amendment – Chapter 16.07 of the Waupun Municipal Code. Chairman Nickel read the call of the hearing and its purpose. City Administrator, Kathy Schlieve appeared and noted that the proposed amendment would be to Section 16.07(3) entitled “PCD Planned Community Development requirements” (3) Districts Included. Kathy said there is a PCD proposed for a small lot on S. Watertown St. for a two family unit, therefore, she proposed to add “R-2 Two Family Residential District” to (3) districts included. Paren (3) presently lists 7 zoning districts but not the R-2 district. Chairman Nickel asked for comments from the public and there were none. She then asked for any questions from the committee. Lueck noted that he has always had concerns with the PCD requirements and how it has been interpreted over the years. In his opinion, and experience, a PCD is not a Zoning District, it is a set of requirements for a larger scale development that can include numerous zoning districts within that plan. For an approved parcel the City Zoning Ordinance should include a minimum contiguous parcel size under one ownership as a requirement. As an example, Dodge County has a minimum parcel size of 40 acres for a PCD/PUD. Some governmental bodies within the County have a 25 acre minimum parcel size, some 10-15 acres, etc. Anything less than 5 acres would be too small for a PCD. Presently, Waupun has no minimum parcel size for a PCD and the present zoning map has numerous small areas designated as PCD Zoning, and it is not really a zoning district. How they got on the City’s zoning map as a zoning district nobody seems to know. Lueck suggests that the Committee review Chapter 16.07 and suggest making modifications to it and suggest the removal of the PCD designation on the zoning map as it gives the impression it is a zoning district when it is just a plan. A PCD designation can be an overlay zoning district, put on the map when a preliminary development plan application is approved and before a final plan is adopted. He assumes a new zoning map will be required with the cities new land use plan and the PCD Zoning should be removed from the map, otherwise we have spot zoning all over the City and spot zoning is generally considered illegal. No further information was forthcoming so chairman Nickel declared the hearing closed and called for a motion on the proposed ordinance amendment.

Motion by Daane, seconded by Nickel to amend Section 16.07 of the Municipal Code to repeal and recreate subsection (3) as follows” Add “R-2 Two-Family Residential District” to the list of “Districts Included” and recommends that the City Council approve said amendment.

Vote: Daane, Matoushek, Nickel – “AYE

Lueck – Abstain

Motion carried, 3/0/1

5. Discuss and act on a CSM for Farmer's Elevator lots on W. Brown St., City of Waupun. Jason Mulder and Jeff representing Farmer's Elevator appeared and said a CSM has now been prepared in accordance with a recent Plan Commission decision which required the two (2) parcels to be combined into one lot. The CSM now satisfies that condition of approval of their site plan and construction plan.

Motion by Matoushek, seconded by Daane to recommend to the City Council the approval of a CSM for the Farmers Elevator property on W. Brown St. in the NW ¼ NW ¼, Sec 6, T13N R15E, City of Waupun, Dodge County.

Vote: Daane, Matoushek, Lueck, and Nickel – "AYE"
Motion carried, 4/0.

6. Discuss and act on a CSM for the City of Waupun for a resurvey of Lots of CSM #6937. The committee reviewed a three (3) lot CSM located between Young St., E. Jefferson St., and Washington Ave. Lot 3 has been reduced in area due to utility and outlot easements. The committee was told that the Board of Appeals has granted a variance to the minimum lot size. Lot 3 is going to contain a new office building. The outlot easement includes the right to ingress and egress on the lands described in the permanent easement. Lots 1 and 2 are conforming lots. Chairman Nickel called for a motion to act on the CSM.

Motion by Daane, seconded by Matoushek to proceed with a favorable recommendation to the City Council for a three (3) lot CSM in part of the NE ¼, NW 1/4 , Section 4, Township 13N, R15E, City of Waupun, Dodge County , Wisconsin. Motion carried, unanimously.

7. Discuss and act on the site plan for Tractor Supply Co at 1120 W. Main St. Tractor Supply is a source for farm supplies, pet and animal feed, supplies, clothing, tools, fencing and more. They wish to establish a store in the west shopping center in Waupun. The business will be west of the Chinese Restaurant which was a former grocery store. The site plan includes the location of off street parking stalls, a permanent trailer equipment display area, a fenced in outdoor display area, the former grocery store building with a fenced outdoor display area attached to the west dimension of the main building. The site plan also showed a truck loading/unloading lane located west and north of the building and extending behind the rest of the businesses out to CTH MMM. or County Park Rd. Kathy connected the City's speaker phone with Anthony, a representative with Tractor Supply in Ohio. The phone conversation was monitored by the Plan Commission and we were able to ask questions of the representative and vice versa. BJ and Jeff had concerns about the truck traffic behind the building which may interfere with loading and unloading at other businesses along the road. Anthony indicated they have talked to the other businesses on this road and have worked out any issues or problems. They intend to put in more asphalt for the trucks. They will be removing a couple small buildings in the immediate area. He noted that Cocca Development just purchased the Shopping Center and Tractor Supply will be the anchor business. No further questions were asked so chairman Nickel ended the phone conversation and called for a motion on the Site Plan.

Motion by Matoushek, seconded by Nickel to approve the site plan for the proposed Tractor Supply Co. development at 1120 W. Main St. as presented. Vote: Daane, Matoushek, Lueck, and Nickel – "AYE". Motion carried, unanimously.

8. Discuss and act on site plan for Edward Jones Investment office building on Washington Ave. A preliminary plan for a new office building has been submitted by Adam VandeSlunt and Scott Stelmacher, his architect. The lot is known as Lot #3 of a recently approved three lot CSM. An outlot for ingress and egress is located on the lots north and west boundaries. The proposed office building will contain approximately 1,350 sq. ft. and face Washington Ave. Mr. Stelmacher indicated they cannot comply with the required side yard to the south as there is a large Maple tree to the north west of the proposed building which they wish to save, so it appears

they will need a variance from the Board of Appeals. Mr. Stelmacher and Jeff Daane discussed concerns with the sewer hookup on the lot and the parking lot grade plan from MSA.

Chairman Nickel called for a motion to act on the site plan for Adam VandeSlunt. Motion by Nickel, seconded by Lueck to approve the site plan for the Edward Jones Investment office building on the condition that the stormwater and sewer concerns of the City Engineer are resolved and a variance to the required side yard setback is obtained from the Zoning Board of Appeals. Vote: Daane, Matoushek, Lueck, and Nickel – “AYE” Motion carried.

9. Motion by Nickel, seconded by Lueck to adjourn the meeting. Motion carried, meeting adjourned at 5:13 pm.

Fred Lueck,
Secretary

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 19th day of September, 2018 at 4:45 o'clock in the P.M. there will be considered an ordinance to amend Chapter 16 of the Municipal Code of the City of Waupun.

ORDINANCE NUMBER 18-

AN ORDINANCE TO AMEND CHAPTER SIXTEEN THE MUNICIPAL CODE OF THE CITY OF WAUPUN

THE COMMON COUNCIL OF THE CITY OF WAUPUN, DO ORDAIN:

SECTION 1: CHAPTER 16, ZONING ORDINANCE

SECTION 16.03(1)(c)(ii) – R1 – SINGLE FAMILY RESIDENTIAL DISTRICT – REQUIREMENTS is amended to read:

(ii) Have a front yard setback of 25, feet, a rear yard setback of 25 feet, and a side yard setback of 6 feet.

SECTION 16.03(2)(c)(ii) – R2 – TWO FAMILY RESIDENTIAL DISTRICT – REQUIREMENTS is amended to read:

(ii) Have a front yard setback of 25, feet, a rear yard setback of 25 feet, and a side yard setback of 6 feet.

SECTION 2: This Ordinance shall be in full force and effect upon its passage and publication as provided by law.

Enacted this day of, 2018

Julie Nickel
Mayor

ATTEST:
Angie Hull
City Clerk

PLEASE TAKE FURTHER NOTICE that the ordinance is on file in the office of the Zoning Administrator in the City Hall of the City of Waupun, Wisconsin and may be inspected during regular business hours.

PLEASE TAKE FURTHER NOTICE that all persons desiring to be heard on the proposed ordinance in support thereof or in opposition thereto, must appear at the said meeting of the Plan Commission of the City of Waupun.

Rob Froh
Zoning Administrator
City of Waupun
(PUBLISH September 5, and September 12, 2018)

**City of Waupun Zoning Board of Appeals
Minutes of Meeting August 15, 2018
(Approved 8/30/18)**

1. Chairman Mesa called The Zoning Board of Appeals meeting at 4:30 p.m.
2. Members present on roll call are Chairman Frank Mesa, Dylan Weber, Nancy Vanderkin, Mark Nickel, Dick Walters and Jon Dobbratz.

Also in attendance was Zoning Administrator, John Lust.

3. Motion Vanderkin, second Nickel to approve the August 6, 2018 meeting minutes of the Zoning Board of Appeals. Motion carried.
4. Public Hearing - Variance request from Valido Homes at 800 Seymour St. Estates to vary the front/street yard setback from 30' to 25'. Municipal Code Section 16.03(2)(c)(ii) requires a front yard setback of 30 feet. The reason for the variance request is that the client wishes to construct a 3 car attached garage. The board expressed that they had requested the Plan Commission revise the setback ordinance from 30 ft. to 25 feet in a previous meeting as that is what the Zoning Administrator has said that most other communities are using. This has not been taken up with the Plan Commission yet, but will be on the next agenda. No other facts were presented for or against the case, so Chairman Mesa declared the hearing closed.

Motion by Weber, seconded by Nickel to approve the variance as requested with the understanding that an Ordinance Amendment be drafted to the Plan Commission to change the required setback in the R-1 and R-2 district from 30' to 25'.

Vote: Vanderkin, Weber, Nickel, Frank – “AYE”

Walters, Dobbratz – “NAY”

Motion carried, variance approved 4/2.

5. Motion Weber, seconded by Nickel to adjourn the meeting. Motion carried, meeting adjourned at 4:27 pm.

Minutes submitted by:

Trista Steinbach, Administrative Assistant

Fee: \$150.00 Paid: Check #1196 Date: 9/5/18



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

Conditional Use Permit Application

From: Waupun Historical Society
(business name or individual)

Property Description and address:

520 McKinley St

Conditional Use Requested:

Leasing space for storage or musical instrument repair.

Zoning Ordinance Section Involved:

16.03(4)(d)(viii) - Accessory uses including outdoor exhibits, parking, offices, storage areas, banquet facilities, conference rooms, antique shops and retail as accessory to and clearly incidental to a museum on the premises.

Date Presented to Plan Commission: 9/19/18

CONDITIONAL USE: ☐ Granted ☐ Denied

Comments:

Signature of Applicant (s)



City of Waupun

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

"Wild Goose Center of Wisconsin"

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 19th day of September, 2018 at 4:45 O'clock in the P.M., there will be considered the application for a Conditional Use Permit of:

1. Waupun Historical Society, at 520 McKinley St, to lease a space for storage or a musical instrumental repair shop per Zoning Section 16.03(4)(d)(viii) of the Waupun Municipal Code.

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 5th day of September, 2018

Rob Froh
Zoning Administrator
City of Waupun

(PUBLISH September 12, 2018)

Fee: \$150.00 Paid: Check #1196 Date: 9/5/18



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

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Date Presented to Plan Commission: 9/19/18

CONDITIONAL USE: ☐ Granted ☐ Denied

Comments:

Signature of Applicant (s)

VANDE ZANDE & KAUFMAN, LLP
ATTORNEYS AT LAW

408 EAST MAIN STREET
POST OFFICE BOX 430
WAUPUN, WISCONSIN 53963-0430
(920) 324-2951
FACSIMILE (920) 324-2968

DANIEL L. VANDE ZANDE, JD, PhD
COURT COMMISSIONER
dan@vklaw.us

SAM KAUFMAN
COURT COMMISSIONER
sam@vklaw.us

CLARENCE VANDE ZANDE
1952 -1999

August 28, 2013

Mr. James Laird
314 Beaver Dam Street
Waupun, WI 53963

Mr. Dylan Weber
723 W. Lincoln St.
Waupun, WI 53963

Mr. Jay Graff
18 Taylor Street
Waupun, WI 53963

Re: Historical Society Use Compliance and Outdoor Exhibits

Gentlemen:

I am writing to you on behalf of the City of Waupun at the request of Mayor Jodi Steger and the Common Council. I have directed this letter to you as I understand that you are each part of the management group for the Waupun Historical Society. I am writing to clarify various legal requirements concerning the Historical Society's use of the former Christian elementary school located at 520 McKinley Street in Waupun.

First, I wish to discuss the prerequisites for your use of the building. There are several legal prerequisites for your use of this facility as a museum, together with any accessory museum use involving the assembly of persons, such as the provision of banquet facilities, conference rooms, antique shops and retail sales. These requirements include the following: obtaining the appropriate zoning classification for the property; obtaining such conditional use permits as may be necessary under the Waupun Zoning Code; obtaining State approved plans (A-2) for assembly use of the building; and making such building renovations as may be necessary to comply with all requirements of the State approved plans.

As you are aware, the McKinley Street property was rezoned to the R-4 Central Single Family Residential District, and use of this facility as a museum is therefore permitted under Section 16.03(4) of the Waupun Municipal Code, so this requirement has been met. I direct your attention to the Waupun Municipal Code for applicable restrictions concerning this zoning classification.

Waupun Historical Society
August 28, 2013
Page Two

In May of this year the Historical Society also sought a conditional use permit for the VFW's proposed use of this facility. On May 15, 2013 the Plan Commission granted conditional use by the VFW for use of one classroom and access to shared facilities for regularly scheduled and specially convened meetings, each of which shall not exceed 50 persons in the building. That permit was granted without any requirement to modify the existing school floor plan, but on the express condition that "no further use of the structure will be allowed by the City until all necessary site and interior floor plans and State approved plans are submitted and approved by the City and State."

At present the only permissible assembly use of this facility is for regularly scheduled or specially convened meetings of the VFW not exceeding a total of 50 persons. Any other assembly use of this building, including but not limited to use of the facility as a museum open to members of the public, is prohibited until such time as you bring the building into compliance with State approved plans for assembly use (A-2).

I bring this matter to your attention as I have been informed that you have opened the building for various group meetings, some of which may have involved youth groups remaining in the facility overnight. Please be aware that any such use of the facility is prohibited until you have complied with the legal requirements identified above. Please contact the Waupun Building Inspector, Mary Kay Vogel, if you have any questions as to specific permitted or prohibited uses of this facility.

As a second matter for discussion, please note that outdoor museum exhibits are permitted within the current zoning classification, but only as a conditional use. I direct your attention to Section 16.03(4)(d) of the Code which specifies that, "the following uses shall be considered conditional uses within an R-4 District:

...

(viii) Accessory uses including outdoor exhibits, parking, offices, storage areas, banquet facilities, conference rooms, antique shops and retail as accessory to and clearly incidental to a museum on the premises (emphasis added)."

I understand that the Historical Society may be considering the placement of outdoor exhibits at this location. As noted above, this may only be done after you have obtained a conditional use permit for the placement of such exhibits. Placement of outdoor exhibits without first obtaining such a permit is strictly prohibited under the Waupun Municipal Code.

Waupun Historical Society
August 28, 2013
Page Two

I have been asked to send this letter to each of you so that there is no misunderstanding as to these legal requirements. If you have questions as to site plan requirements or the conditional use permit application process, please contact Mary Kay Vogel, as she will be able to assist you in this respect.

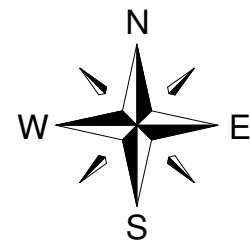
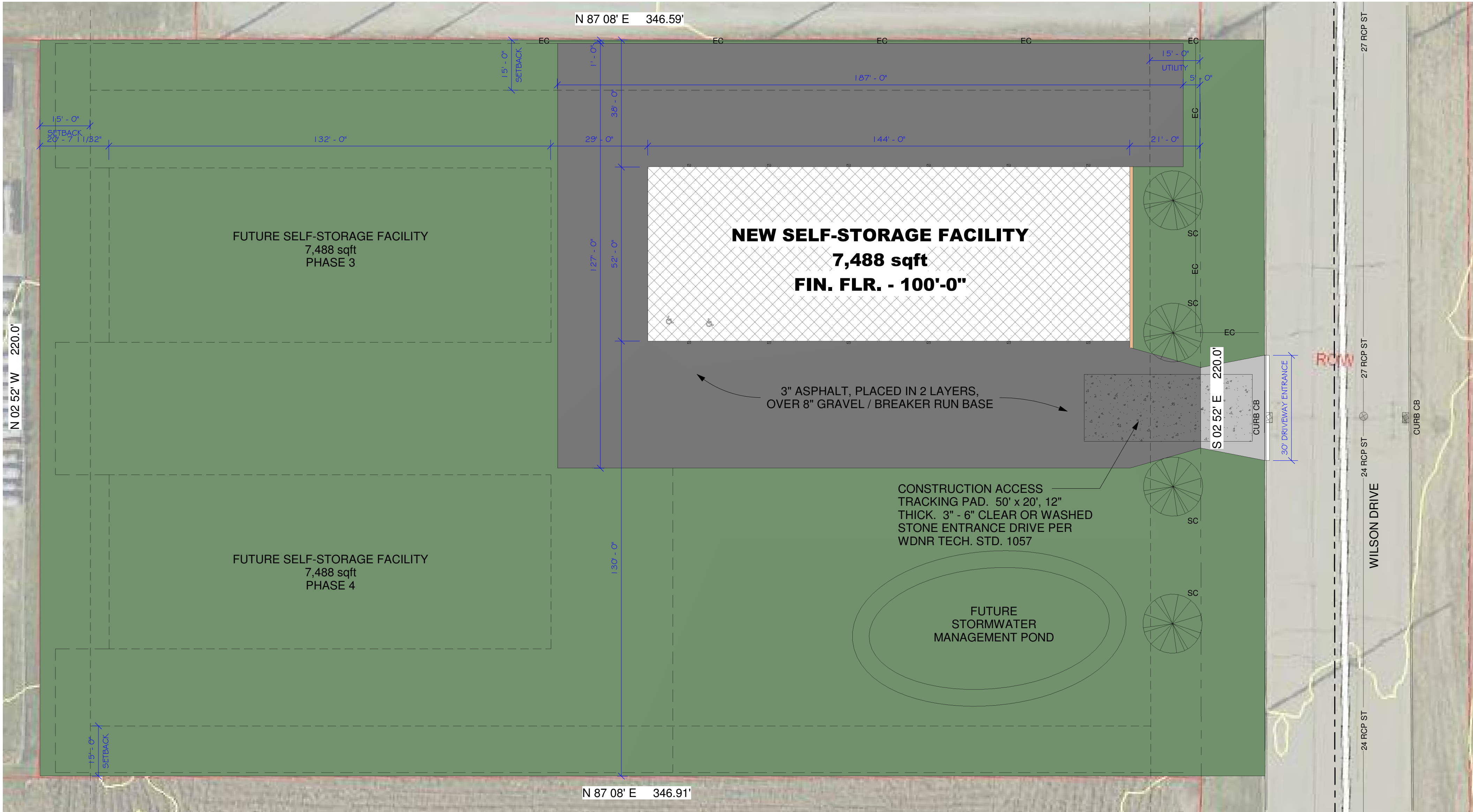
Thank you for your cooperation. If you have any questions, please contact me.

Sincerely,

Daniel L. Vande Zande

DVZ/cj

cc: Ms. Jodi Steger
Ms. Mary Kay Vogel
Mr. Kyle Clark



SCHEMATIC SITE PLAN

SCALE: 1" = 20'-0"

GENERAL SITE PLAN NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS & ELEVATIONS OF ALL UTILITIES, INCLUDING SEWER AND WATER FROM THE PROPERTY OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITY THE PROPERTY OWNERS SHALL BE NOTIFIED BY THE CONTRACTOR 72 HOURS PRIOR TO EXCAVATION. CONTACT DIGGER'S HOTLINE (1-800-242-9511) FOR EXACT UTILITY LOCATIONS.
- UPDATED SURVEY AND TITLE SEARCH HAVE NOT BEEN AUTHORIZED AND THE BOUNDARY AND EASEMENTS SHOWN MAY BE INACCURATE OR INCOMPLETE. SILT FENCE AND TRACKING PAD SHALL CONFORM TO TECHNICAL STANDARDS 1056 & 1057 RESPECTIVELY.
- TOPSOIL STOCKPILES SHOULD BE SURROUNDED BY SILT FENCE AND STABILIZED IF NOT TO BE USED WITHIN 30 DAYS. ANY DISTURBED AREA WHICH REMAINS INACTIVE GREATER THAN SEVEN (7) DAYS SHALL BE STABILIZED, CONFORMING TO TECH. STD. 1059.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR INSPECTING AND MAINTAINING ALL EROSION CONTROL MEASURES AS SHOWN, PURSUANT TO NR216 & NR151. AT A MINIMUM, INSPECTIONS SHALL BE PERFORMED WEEKLY AND WITHIN 24 HOURS OF EVERY 0.5" RAINFALL EVENT. REPAIRS ARE REQUIRED WITHIN 24 HOURS OF DOCUMENTING ISSUE IN THE INSPECTION REPORT OR OTHERWISE NOTIFIED BY THE DNR. EROSION CONTROL MEASURES MUST BE IMPLEMENTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- ALL EROSION CONTROL DEVICES, SHALL BE INSTALLED PRIOR TO COMMENCING MASS GRADING OR UTILITY CONSTRUCTION.
- UPON COMPLETION OF THE WORK AS SPECIFIED, RESPREAD FOUR (4") OF SALVAGED TOPSOIL OVER ALL DISTURBED AREAS AND PROVIDE SEED, FERTILIZER, AND MULCH PER THE STANDARD SPECIFICATIONS.
- TRACKING OF MUD ON EXISTING STREETS SHALL BE CLEANED UP DAILY.
- VEGETATION BEYOND SLOPES SHALL REMAIN.
- THE CONTRACTOR SHALL MINIMIZE THE AREA DISTURBED BY CONSTRUCTION AS THE PROJECT IS CONSTRUCTED.
- ROOFS SHALL DISCHARGE TO GROUND FOR OVERLAND FLOW. NO GUTTERS OR DOWNSPOUTS ARE INSTALLED AT THIS TIME.
- EXISTING UTILITIES AND SERVICE LOCATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.
- THERE ARE NO KNOWN WETLANDS OR FLOODPLAIN LIMITS WITHIN THIS SITE BOUNDARY.
- CONTRACTOR WILL PROVIDE DUMPSTERS FOR DISPOSAL OF CONSTRUCTION WASTE.
- NEW ASPHALT PAVING @ PARKING:
 - 1 1/2" ASPHALT SURFACE COURSE
 - 1 1/2" ASPHALT BINDER COURSE
 - MIN. 6" COMPACTED AGGREGATE BASE

EROSION CONTROL FENCE: EG ——— EG ——— EG

SITE DATA:

SITE AREA:	76,284 sqft	1.751 ACRES
LOT COVERAGE:	PHASE 1	
	17,455 sqft ASPHALT	
	7,488 sqft BUILDING	
SITE ZONING:	M2 - MANUFACTURING	
PERMITTED USES:	STORAGE AND WAREHOUSING OR PRODUCTS WITHOUT OPEN STORAGE	
ZONING ORDINANCE 16.05:		
	MIN. LOT SIZE OF 1 ACRE	
	FRONT YARD SETBACK OF 15'-0"	
	REAR YARD SETBACK OF 15'-0"	
	SIDE YARD SETBACK OF 15'-0"	

SC SHOWTIME CRABAPPLE MALUS 'SHOTIZAM' 1 1/2"-1 3/4" B&B

MORPH DESIGNS, LLC

Commercial & Residential
Building & Structural
Design Services
Phone: 920-948-7975

email:
morphdesigns@sbcglobal.net

REVISIONS

9-5-2018

9-13-2018

H & R SELF STORAGE, LLC

NEW 24-UNIT SELF-STORAGE BUILDING

1206 WILSON DRIVE
WAUPUN, WISCONSIN

SHEET TITLE

SCHEMATIC SITE PLAN, GENERAL
BUILDING SPECS

PROJECT DATA

DATE:

JOB NUMBER:

SHEET NUMBER:

C-101

NEW SELF-STORAGE COMPLEX FOR: H & R SELF STORAGE, LLC WAUPUN, WISCONSIN

PROJECT TEAM

OWNER H & R SELF STORAGE LLC

709 W. SPRING STREET
WAUPUN, WI 53953
PHONE: 920-763-4088

PROJECT CONTACT: JOSH ROHDE
EMAIL ADDRESS: srohde@jahern.com

DESIGN DOCUMENTS MORPH DESIGNS, LLC

W10953 DEAD END ROAD
WAUPUN, WI 53953

PROJECT CONTACT: ROGER SCHREGARDUS
CELL PHONE: (920) 948-7975
EMAIL ADDRESS: cadmanroger@sbcglobal.net

SHEET INDEX			
SHEET	DESCRIPTION	CITY PLAN COMMISSION SUBMITTAL	
G-100	TITLE SHEET, PROJECT DATA	9-5-2018	
CIVIL ENGINEERING			
C-101	SCHEMATIC SITE PLAN	9-5-2018	
C-102	LIGHTING PLAN	9-5-2018	
ARCHITECTURAL			
A-101	FLOOR PLAN		
A-200	ELEVATIONS	9-5-2018	



PROJECT DATA:

BUILDING CODE:
2015 INTERNATIONAL BUILDING CODE (IBC), USING WISCONSIN SPS 362 AMENDMENTS
2009 AMERICAN NATIONAL STANDARDS (ICC/ANSI A117.1-2003)

BUILDING SIZE:
NEW BUILDING FOOTPRINT: 7,488 sqft
PER TABLE 503 ALLOWABLE AREA: 9,500 sqft (2 STORIES USING A-3 OCCUPANCY)

BUILDING DATA:
COUNTY LOCATION: DODGE
PROJECT TYPE: NEW FACILITY
OCCUPANT LOAD: UNOCCUPIED
REQUIRED SEPARATION: UNSEPARATED USES

CONSTRUCTION CLASSIFICATION:
PER IBC 602 -
NEW BUILDING: TYPE VB - WOOD FRAME W/ COMBUSTIBLE INTERIOR & EXTERIOR
FRAMING, 1 STORY

OCCUPANCY CLASSIFICATION:
PER IBC 311 -
BUILDING - S-1 STORAGE

EXIT DISTANCE:
PER IBC TABLE 1016.1 - 200 FT. DISTANCE
IBC 1014.3 COMMON PATH OF TRAVEL - 75'-0"
IBC 1018.4 DEAD ENDS - 25'-0"

ENVELOPE COMPLIANCE ENERGY CODE USED:
UNHEATED FACILITY

LOCATION MAP



NOT FOR CONSTRUCTION

MORPH DESIGNS, LLC
Commercial & Residential
Building & Structural
Design Services
Phone: 920-948-7975
email:
morphdesigns@sbcglobal.net

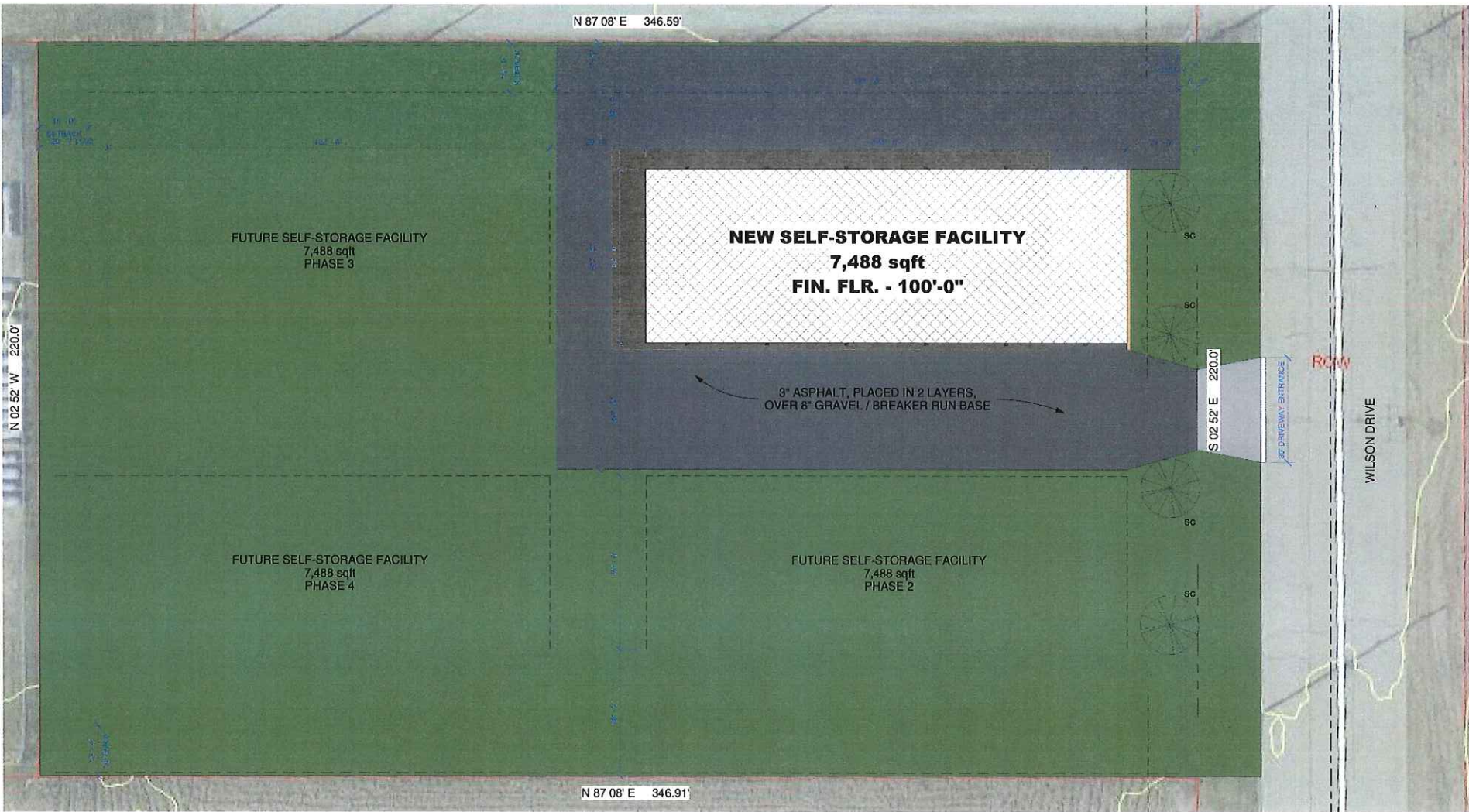
PRELIMINARY
9-5-2018

H & R STORAGE, LLC
NEW 24-UNIT SELF-STORAGE BUILDING
1206 WILSON DRIVE
WAUPUN, WISCONSIN

SHEET TITLE
TITLE SHEET, PROJECT DATA

PROJECT DATA
DATE:
JOB NUMBER:
SHEET NUMBER:

G-100



GENERAL SITE PLAN NOTES:

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- C. SILT FENCE AND TRACKING PAD SHALL CONFORM TO TECHNICAL STANDARDS 1056 & 1057 RESPECTIVELY.
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- H. TRACKING OF MUD ON EXISTING STREETS SHALL BE CLEANED UP DAILY.
- I. VEGETATION BEYOND SLOPES SHALL REMAIN.
- J. THE CONTRACTOR SHALL MINIMIZE THE AREA DISTURBED BY CONSTRUCTION AS THE PROJECT IS CONSTRUCTED.
- K. ROOFS SHALL DISCHARGE TO GROUND FOR OVERLAND FLOW. NO GUTTERS OR DOWNSPOUTS ARE INSTALLED AT THIS TIME.
- L. EXISTING UTILITIES AND SERVICE LOCATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.
- M. THERE ARE NO KNOWN WETLANDS OR FLOODPLAIN LIMITS WITHIN THIS SITE BOUNDARY.
- N. CONTRACTOR WILL PROVIDE DUMPSTERS FOR DISPOSAL OF CONSTRUCTION WASTE.



SCHEMATIC SITE PLAN

SCALE: 1" = 20'-0"

SITE DATA:		
SITE AREA:	76,284 sqft	1.751 ACRES
LOT COVERAGE:	PHASE 1 17,455 sqft ASPHALT 7,488 sqft BUILDING	
SITE ZONING:	M2 - MANUFACTURING	
PERMITTED USES:	STORAGE AND WAREHOUSING OR PRODUCTS WITHOUT OPEN STORAGE	
ZONING ORDINANCE 16.05:	MIN. LOT SIZE OF 1 ACRE FRONT YARD SETBACK OF 15'-0" REAR YARD SETBACK OF 15'-0" SIDE YARD SETBACK OF 15'-0"	

SC SHOWTIME CRABAPPLE MALUS 'SHOTIZAM' 1 1/2"-1 3/4" B&B

MORPH DESIGNS, LLC
Commercial & Residential
Building & Structural
Design Services
Phone: 920-948-7975
email:
morphdesigns@sbcglobal.net

PRELIMINARY

9-5-2018

H & R STORAGE, LLC
NEW 24-UNIT SELF-STORAGE BUILDING
1206 WILSON DRIVE
WAUPUN, WISCONSIN

SHEET TITLE

SCHEMATIC SITE PLAN

PROJECT DATA

DATE:

JOB NUMBER:

SHEET NUMBER:

C-101

NOT FOR CONSTRUCTION

PRELIMINARY

9-5-2018

H & R STORAGE, LLC

NEW 24-UNIT SELF-STORAGE BUILDING

1206 WILSON DRIVE
WAUPUN, WISCONSIN

SHEET TITLE

LIGHTING PLAN

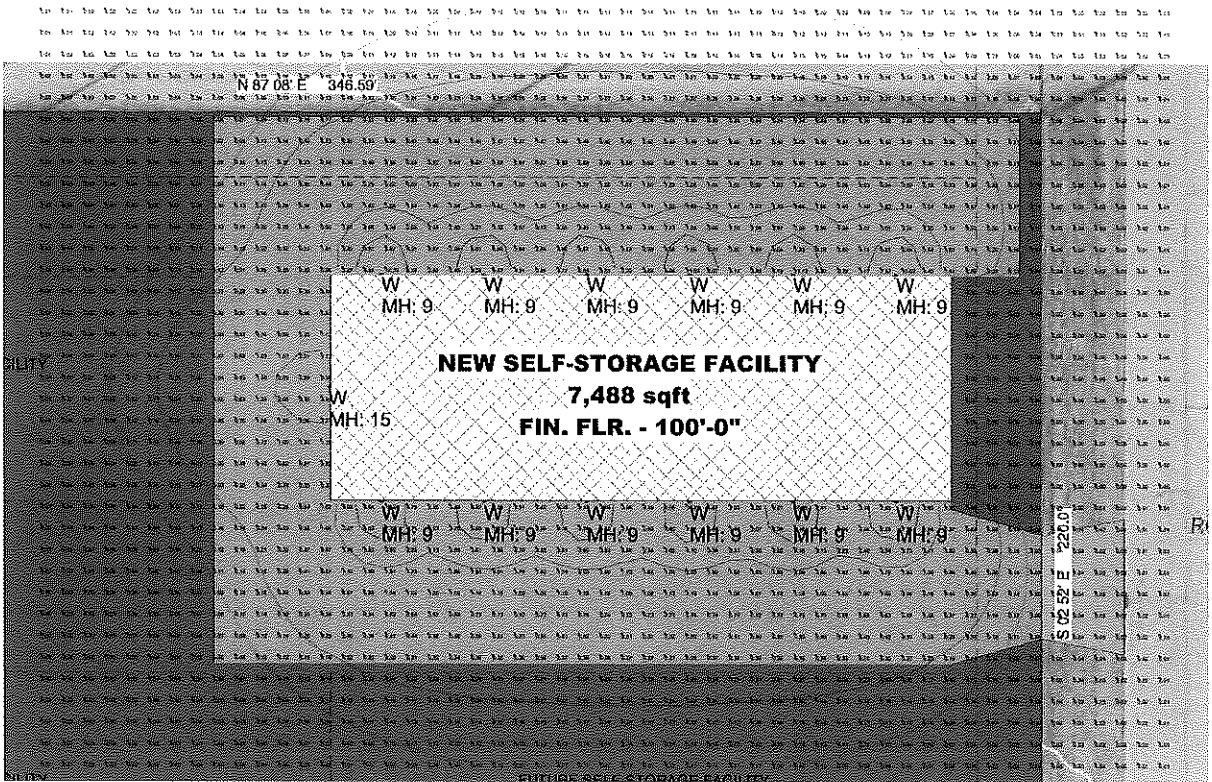
PROJECT DATA

DATE:

JOB NUMBER:

SHEET NUMBER:

C-102



SCHEMATIC SITE LIGHTING PLAN

SCALE: 1" = 20'-0"

NOT FOR CONSTRUCTION

PRELIMINARY

9-5-2018

H & R STORAGE, LLC
NEW 24-UNIT SELF-STORAGE BUILDING
1206 WILSON DRIVE
WAUPUN, WISCONSIN

SHEET TITLE

ELEVATIONS

PROJECT DATA

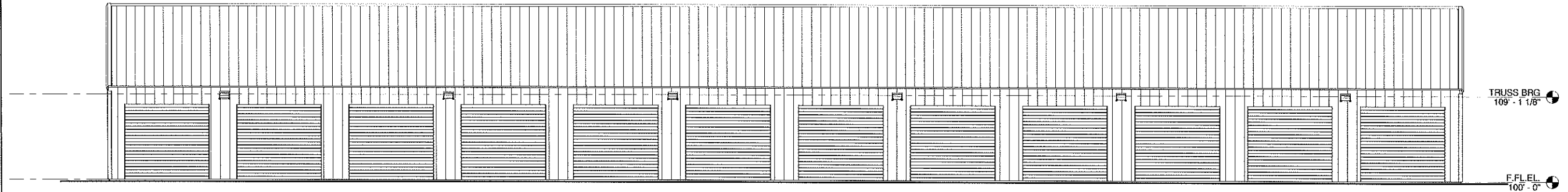
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JOB NUMBER:

SHEET NUMBER:

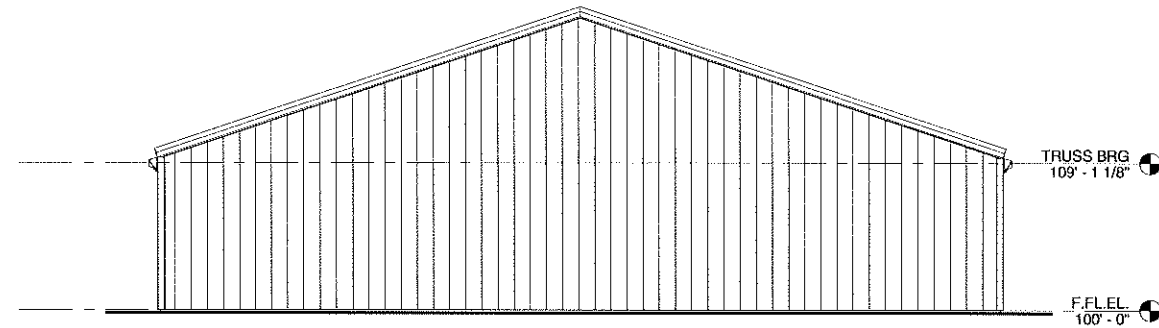
A-200

9/7/2018 5:52:53 AM



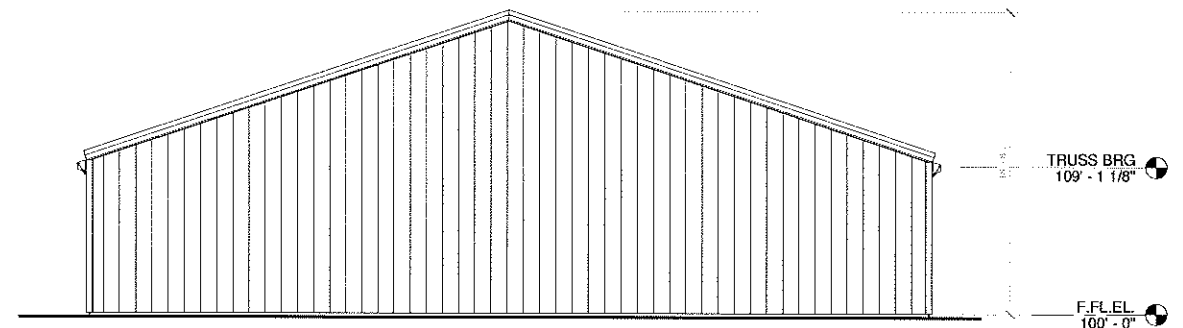
SOUTH BUILDING ELEVATION

SCALE: 3/16" = 1'-0"



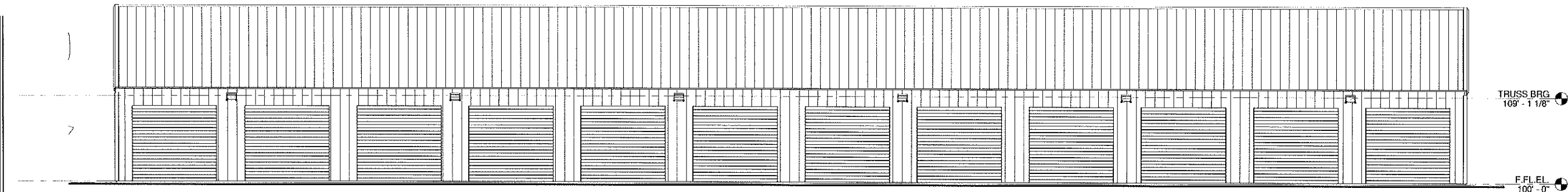
WEST BUILDING ELEVATION

SCALE: 3/16" = 1'-0"



EAST BUILDING ELEVATION

SCALE: 3/16" = 1'-0"



NORTH BUILDING ELEVATION

SCALE: 3/16" = 1'-0"

NOT FOR CONSTRUCTION



Dodge County
Land Resources and Parks Department

127 East Oak Street · Juneau, WI 53039-1329
PHONE: (920) 386-3700 · FAX: (920) 386-3979
EMAIL: landresources@co.dodge.wi.us



DATE SENT TO CITY:

SEPTEMBER 13, 2018

DEADLINE FOR
CITY DENIAL:

OCTOBER 13, 2018

LETTER OF INTENT NOTIFICATION

Please find attached a copy of the minor subdivision letter of intent(s) submitted to our department for approval.

NAME
RICHARD RENS

TOWN
CHESTER

ACTIVITY NUMBER
2018-0727

Please notify our department of your City's position on the enclosed letter(s) of intent. If your City does not return the completed form by the above deadline or file a request that the County review be delayed until a date after which your City has reviewed the proposal, we will assume that the City is in favor of the land division request and we will then proceed with scheduling County Planning Committee review at their next available meeting.

CONTACT:

Land Resources and Parks Department
ATTN: Land Division
127 E. Oak Street
Juneau, WI 53039

Phone: (920) 386-3700
FAX: (920) 386-3979

Thank you!

CITY'S RECOMMENDATION

APPROVE ☐

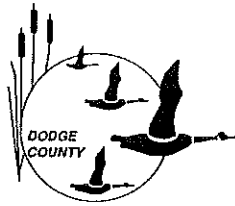
DENY ☐

NO RECOMMENDATION ☐

LAYOVER TO DATE: _____ ☐

COMMENTS: _____

CITY REPRESENTATIVE



DODGE COUNTY
LAND RESOURCES AND PARKS DEPARTMENT
127 E. OAK STREET • JUNEAU, WI 53039
PHONE: (920) 386-3700 • FAX: (920) 386-3979
E-MAIL: landresources@co.dodge.wi.us

MINOR LAND DIVISION LETTER OF INTENT FORM

THIS AREA FOR OFFICE USE ONLY	
Activity No. 180727	Expiration Date.
Application Date: 9-13-18	Receipt #: 5610

Application Fee: \$75 (Non-Refundable)

NAMES & MAILING ADDRESSES		PROPERTY DESCRIPTION			
Applicant (Agent) Brooks Born - My Property Shoppe		Parcel Identification Number (PIN) 010-1315-0642-000			
Street Address 537 E. Main St		Town Chester		T 13	N 15
City • State • Zip Code Waupun, WI 53963		1/4 NW	1/4 SE	Section 6	Acreage of Parent Parcel 35.295
Property Owner (If different from applicant) Richard Rens		Acreage of Proposed Lot(s) 2.435			
Street Address 300 Rens WAY		Subdivision (Name, lot and block) or CSM # (Volume/Page/Lot)			
City • State • Zip Code Waupun, WI 53963		Site Address Of Property (DO NOT include City/State/Zip Code) N11885 RENS WAY			
		Is this property connected to public sewer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

CONTACT PERSON	
Name and daytime phone number (include area code) of a person we can contact if we have any questions about your application.	
Name Brooks Born - Real Estate Agent	Daytime Phone (920) 251-0500

CURRENT PROPERTY USE	PROPOSED USE
<input type="checkbox"/> Vacant Property	<input checked="" type="checkbox"/> Single Family Residential
<input checked="" type="checkbox"/> Single Family Residential	<input type="checkbox"/> Duplex (Two-family Residential)
<input type="checkbox"/> Duplex (Two-Family Residential)	<input type="checkbox"/> Multi-Family Residential
<input type="checkbox"/> Multi-Family Residential	• Number of residential units: _____
• Number of residential units: _____	<input type="checkbox"/> Agricultural Use Only - No residential structures
<input type="checkbox"/> Active Working Farm Operation	<input type="checkbox"/> Open Space Recreational / Wetlands - No residential structures
<input type="checkbox"/> Recreational / Wetlands / Wooded Parcel	<input type="checkbox"/> Business / Industrial / Commercial Use (Describe Below)
<input type="checkbox"/> Business / Industrial / Commercial Use (Describe Below)	<input type="checkbox"/> Other (Describe Below)
<input checked="" type="checkbox"/> Other (Describe Below) large part of property is ag. land with crops	

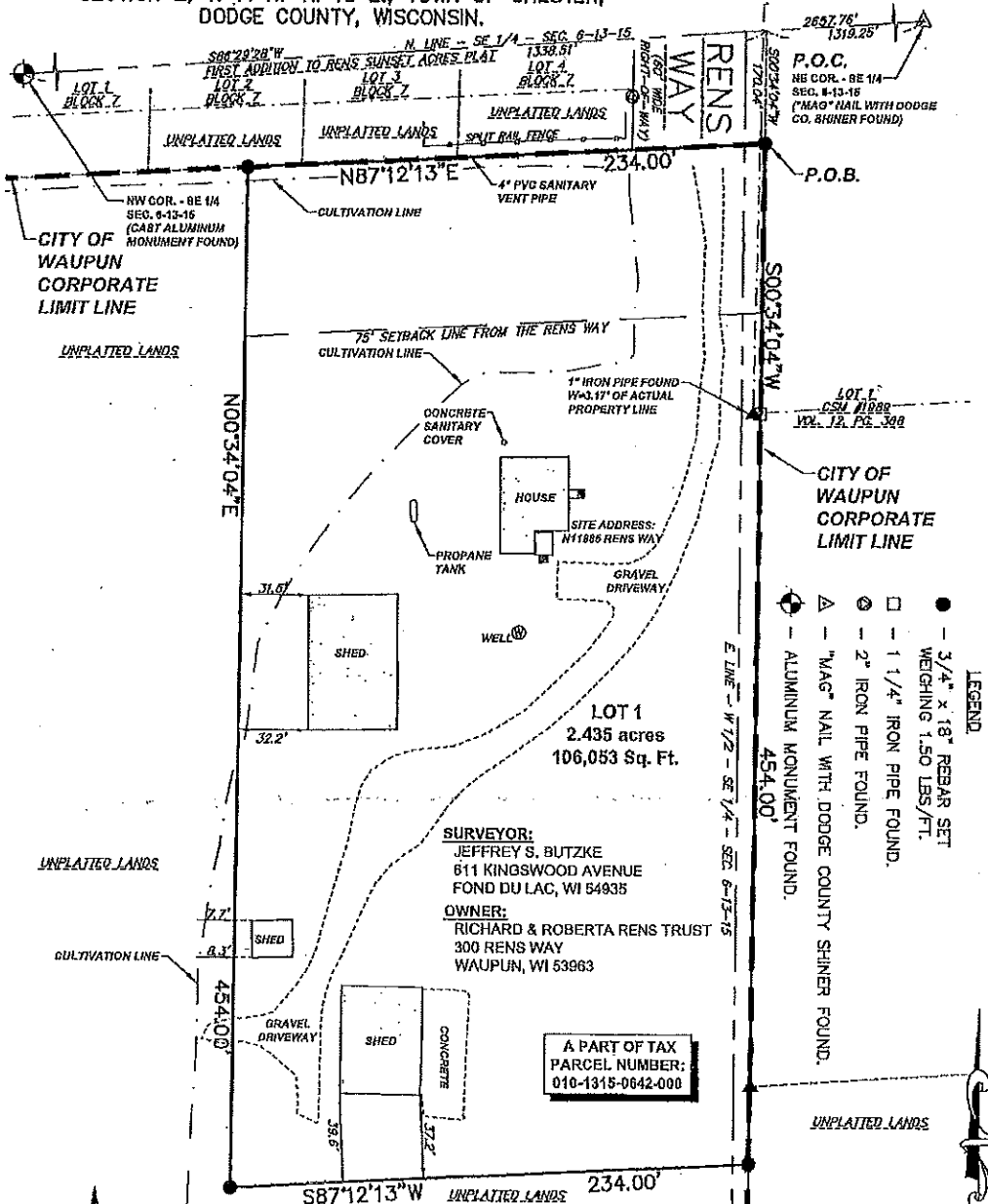
A SKETCH PLAN SHOWING THE PROPOSED LAND DIVISION IS REQUIRED TO BE SUBMITTED WITH THIS APPLICATION.

CERTIFICATE	
I, the undersigned, hereby apply for Minor Land Division approval and certify that all the information both above and attached is true and correct to the best of my knowledge. I hereby authorize members of the Dodge County Land Resources and Parks Department to enter the above-described property for purposes of obtaining information pertinent to my request.	
Signature Richard Rens	Date 9/12/18
Daytime Contact Number (920) 319-9122	

OFFICE USE ONLY		
<input type="checkbox"/> CUP Required (App _____)	<input type="checkbox"/> REZONE Required (App _____)	<input type="checkbox"/> Restriction Release Required
Notes:		
APPROVED <input type="checkbox"/>	DENIED <input type="checkbox"/>	LAND RESOURCES AND PARKS DEPARTMENT Date _____

DODGE COUNTY CERTIFIED SURVEY MAP NO. _____

FOR
RICHARD & ROBERTA RENS TRUST
A PART OF THE THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4
AND A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4,
SECTION 2, T. 11 N.-R. 15 E., TOWN OF CHESTER,
DODGE COUNTY, WISCONSIN.



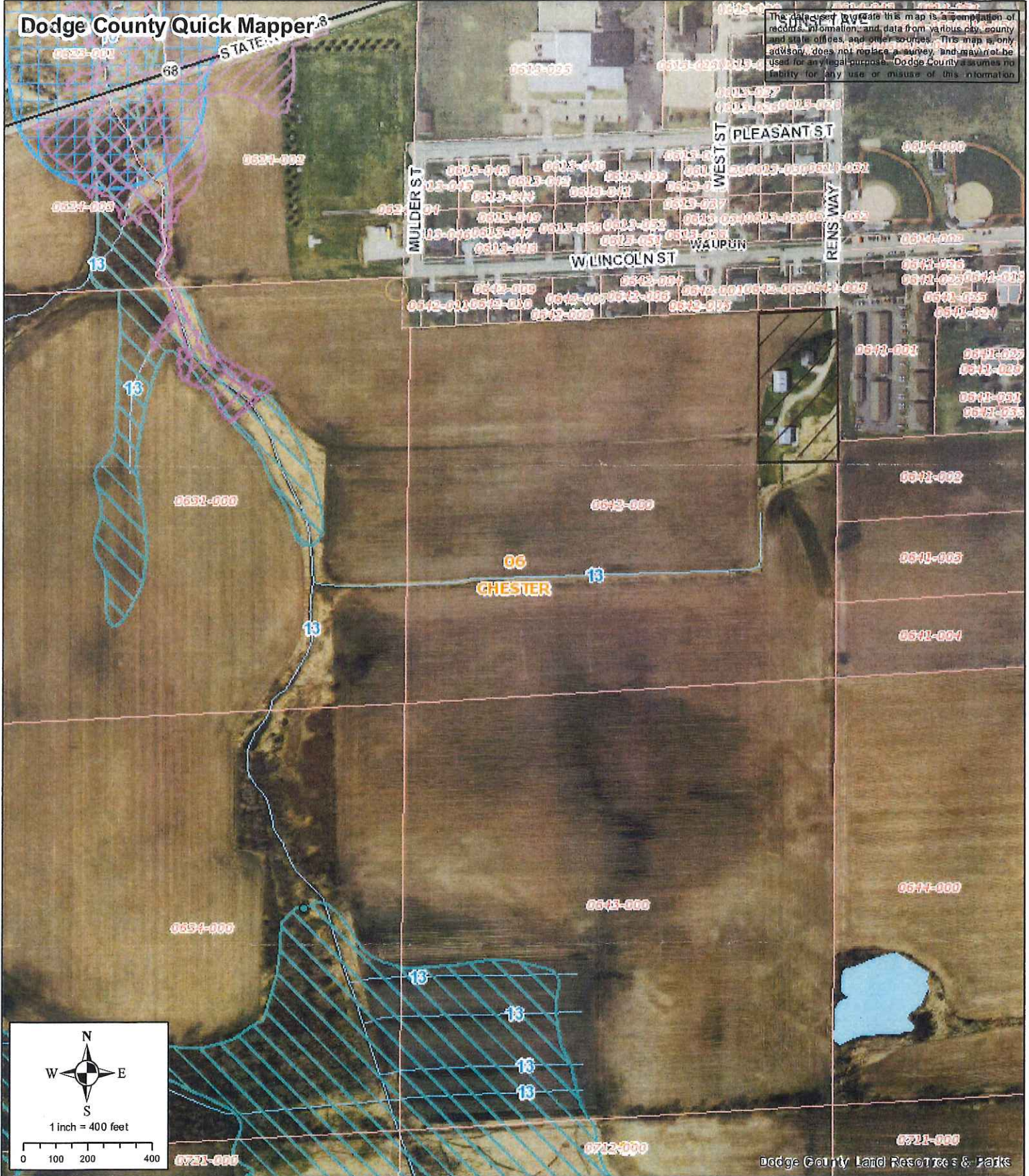
N3756 Hickory Road | Fond du Lac, WI 54937

1" = 60'

SCALE SHEET 1 OF 4 SHEETS FEET

Dodge County Quick Mapper

The data used to create this map is a compilation of records, information, and data from various city, county and state offices, and other sources. This map is only advisory, does not replace a survey, and may not be used for any legal purpose. Dodge County assumes no liability for any use or misuse of this information.



General		WI Historical Society		Floodplain / Wetland		County Zoning	
Urbanized Roads		Historic Structures		FEMA Floodplain/Storage/Dam Shadow		Planned Unit Development	General Commercial
Soils		Archaeological Sites		DNR Wetland Areas/Points		Hartford Extraterritorial	Extensive Commercial
Airport Ordinance 3-Mile Buffer		Survey Areas				General Agricultural	Light Industrial
Sewer Service Areas						Prime Agricultural	Industrial
Highly Developed Shoreline		Non-Metallic Mining		Shoreland Zoning		One Family Residential	Waterbody
Elevation Contours		Active Mining Area		Shoreland Zoning Buffer		Two Family Residential	ROW/City/Village
		Approved Mining Area		Lakes/Ponds/Sloughs		Multi-Family Residential	
		Mine Property Boundaries		Rivers/Streams/Creeks			

Date: 9/12/2018

**City of Waupun
NOTICE OF PUBLIC HEARING
CITY OF WAUPUN COMPREHENSIVE PLAN UPDATE 2040**

PLEASE TAKE NOTICE THAT the City of Waupun Plan Commission will hold a public hearing on the proposed adoption of the *City of Waupun Comprehensive Plan Update 2040*. The public information meeting will be held **on September 19, 2018 at 4:45 P.M.** in the Council Chambers at City Hall, 201 E. Main Street, Waupun, WI 53963. The Waupun City Council will take action on the proposed adoption of the *City of Waupun Comprehensive Plan Update 2040* at their monthly board meeting on October 9, 2018.

The Comprehensive Plan Update is a statement of public policy concerning the conservation and development of the City. The plan provides a guide to where future growth and development should occur over the next 20 years. When the City makes future decisions concerning land use development, the plan will be consulted. The plan inventories and analyzes the City's physical setting, natural features, land use, population figures, economics, housing stock, transportation, and community facilities. Using these inventories and the plan's goals and strategies, a preferred land use plan for the City of Waupun was developed.

For additional information, please contact Angela Hull, City Clerk at 920-324-7900 or by email at angie@cityofwaupun.org. Written comments can be submitted to Angela Hull, City Clerk at 201 E. Main Street, Waupun, WI 53963 before or at the public hearing.

Copies of the proposed *City of Waupun Comprehensive Plan Update 2040* are available for review at the following locations:

- Waupun Public Library, 123 S. Forest Street, Waupun, WI
- City Clerk's Office, 201 E. Main Street, Waupun, WI
- City's Website at <http://www.cityofwaupun.org/>

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 Angela Hull, City Clerk 920-324-7900.

Published: 8/19/18
Posted: 8/17/18

RESOLUTION NO.

**A RESOLUTION APPROVING THE UPDATE TO THE COMPREHENSIVE PLAN
OF THE CITY OF WAUPUN, WISCONSIN**

WHEREAS, pursuant to section 62.23 (2) and (3) of the Wisconsin Statutes, the City of Waupun is authorized to prepare and adopt a comprehensive plan as defined in sections 66.1001(1)(a) and 66.1001(2) of *the* Wisconsin Statutes; and

WHEREAS, according to the general purposes set forth in section 66.1001 of the *Wisconsin Statutes*, the City Council adopted said Comprehensive Plan for the City of Waupun, Wisconsin in November 14, 2006; and

WHEREAS, section 66.1001, of the Wisconsin Statutes provides that a comprehensive plan shall be updated no less than once every 10 years, and

WHEREAS, the Plan Commission has prepared an update to the 2006 plan, titled the *City of Waupun Comprehensive Plan Update 2040*, and

WHEREAS, the Plan Commission finds that the *City of Waupun Comprehensive Plan Update 2040*, contains all the required elements specified in Section 66.1001(2) of the *Wisconsin Statutes*; and

WHEREAS, the City has duly noticed and held a public hearing on the draft plan, following the procedures in Section 66.1001(4)(d) of the Wisconsin Statutes and the public participation procedures adopted by the City Council.

NOW, THEREFORE, BE IT RESOLVED, that the that pursuant to Section 66.1001(4)(b) of the Wisconsin Statutes, the City of Waupun Plan Commission hereby approves the *City of Waupun Comprehensive Plan Update 2040*.

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the City Council enact an Ordinance adopting the *City of Waupun Comprehensive Plan Update 2040*.

Adopted this ____ day of ____, 2018
Ayes ____ Nays ____ Absent ____

Julie J. Nickel, Chairperson

ATTEST:

Angela J. Hull, City Clerk