



A G E N D A
CITY OF WAUPUN PLAN COMMISSION
Waupun City Hall – 201 E. Main Street, Waupun WI
Wednesday, November 20, 2019 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)*

No Public Participation after this point.

FUTURE MEETINGS AND GATHERING INVOLVING THE PLAN COMMISSION

CONSIDERATION - ACTION

- [1.](#) Approve minutes of the October 16, 2019 Meeting.
- [2.](#) Public Hearing - Rezoning Petition of Alex and Ann Zabel to rezone Lots 20 through 34 and Lot 50 of Park Estates Subdivision from the R-1 Single Family Residential District to the R-2 Two Family Residential District.
- [3.](#) CSM - Lot 1 of Mayfair Estates

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.



DRAFT MINUTES
CITY OF WAUPUN PLAN COMMISSION
Waupun City Hall – 201 E. Main Street, Waupun WI
Wednesday, October 16, 2019 at 4:45 PM

CALL TO ORDER

The Waupun Plan Commission met at 4:45 pm in the Council Chambers, City Hall, Waupun.

ROLL CALL

Members Present: Julie Nickel, Fred Lueck, Mike Matoushek, Elton TerBeest, Jerry Medema, and Jeff Daane

Member Excused: Derek Drews

Staff Present: Kathy Schlieve, Sara VanBuren, and Susan 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 November 20, 2019 at 4:45 pm. Daane will be excused.

CONSIDERATION - ACTION

1. Approve the minutes of the September 18, 2019 meeting. Motion by TerBeest, seconded by Matoushek to approve the minutes of the September 18, 2019 meeting as presented. Motion carried, unanimously.
2. Notice to Halt Spirit Fields Plat and repeal zoning petition to rezone said plat to the R-2 Zoning District. Chairman Nickel read the call of the hearing and its purpose.

City Administrator Schlieve gave a brief overview of the request to halt the Spirit Fields Plat and the rezoning petition. Kathy said the City of Waupun solicited developers through an RFP process for Spirit Fields with the goal of attracting single-family contractors to complete the build out of the proposed Spirit Fields Plat. The RFP expressly stated that the City reserved the right to consider alternative developments for the site. During that process, a developer submitted a proposal for multi-family development on the site. As part of the proposal, the City would no longer be responsible for installation and ongoing maintenance of infrastructure on the site, which would yield an initial cost savings of approximately \$175,000. Longer-term there would be additional cost savings for long-term maintenance needs. The developer's proposal will result in the addition of single-story, fully accessible, zero-barrier, 2 bedroom, 2 bath units on the site that are designed for but not exclusive to senior living. The City Council accepted the proposal from this developer.

The City is hereby notifying the Plan Commission that we have notified the State of Wisconsin to stop the recording of the Spirit Fields Plat. The City will maintain the parcel as original proposed Lot 1 of Mayfair Estates. As an aside, City Staff have worked with the Brittain House owner and resolved the parking lot issue on this site to make way for the development. The parking lot will relocate to the west edge of Lot 1 and the City will do a certified survey map to address that move. As a result of this change, the rezoning petition for the site will also be halted. The lot will remain as a PCD, which permits multi-family development. A site plan for the multi-family development will appear on a future agenda for Plan Commission review and approval.

No further facts were presented so Chairman Nickel declared the hearing closed.

Motion by Matoushek, seconded by TerBeest to inform the Council that the Spirit Fields Plat is hereby halted and the rezoning petition to the proposed R-2 Zoning District for the same lot is also halted and the lot will remain in the PCD Zoning District which permits a multifamily development which is now proposed for this lot.

Motion carried, unanimously, 6/0.

3. Public Hearing - Ordinance Amendment to include safety covers in the Swimming Pool ordinances. Chairman Nickel read the call of the hearing and its purpose.

Scott Roffers and Jodi Mallas, owners of the pool/cover in question appeared and submitted nine more local swimming pool ordinances that allow pool safety covers in lieu of a barrier fence. Lueck indicated he submitted a memo to the City Attorney suggesting some minor alterations to the proposed amendment. He also feels it is very unusual to amend an ordinance for a single person when they can comply with the present ordinance but do not want to because of aesthetic reasons. He also noted that the 2018 fence barrier exemption for certain pools suggests that the City's ordinance should be upgraded to comply with the changing codes.

No further information was provided, so Chairman Nickel closed the hearing and called for a motion on the proposed amendment.

Motion by Nickel, seconded by Matoushek to submit a favorable recommendation to the City Council on the proposed swimming pool ordinance amendment.

Vote: Daane, TerBeest, Medema - "NAY"

Matoushek, Lueck, Nickel - "AYE"

3/3 tie.

Motion failed on a tie vote, so the Committee will not submit a recommendation to the City Council on the proposed swimming pool amendment.

Chairman Nickel indicated she will submit the new nine pool ordinances dropped off today to the City Attorney to see if the proposed ordinance can be tweaked before the Council review.

4. Extraterritorial Zoning Review of Certified Survey Map for Edwin & Alene A. Hull Life Estate in the Town of Waupun, Fond du Lac County. The committee reviewed a CSM (Lot 1) which contains a home and accessory garage. Lot 1 will contain 1.633 acres and is the original farm residence. The remaining lands, Outlot 2 - 26.162 acres and Outlot 1 - 37.280 acres will remain an Agriculture use and are zoned A-1 Prime Farmland Preservation. Lot 1 contains an existing P.O.W.T.S. system, therefore no soil test will be required.

Susan Leahy, Zoning Administrator, referenced the City's Subdivision ordinance and that the jurisdiction of these regulations include all lands within the City limits and those lands within 1 1/2 miles of the City limits. These lands lie within 1 1/2 miles of the City limits and the intended use will comply with the City's Land Use Plan.

Motion by Daane, seconded by Medema to provide a favorable recommendation to the City Council on the proposed CSM under the City's Extraterritorial zoning jurisdiction to create a CSM and 2 Outlots on the Edwin Hull Etal Life Estate and referenced as a re-division of Lot 1 CSM 468, Vol 4, Pg 68 and a pt of the SE 1/4 of the SW 1/4 and a pt of the SW 1/4 of the SW 1/4 Section 28, and part of the SE 1/84 of the SE 1/4, Section 28, T14N, R15E, Town of Waupun, Fond du Lac County, Wisconsin subject to any conditions and or requirements of the Fond du Lac County Code.

Vote: Daane, TerBeest, Medema, Matoushek, Lueck, Nickel - "AYE"

Motion carried, unanimously 6/0

ADJOURNMENT

Motion by Matoushek, seconded by TerBeest to adjourn the meeting. Motion carried, meeting adjourned at 5:03 pm.

Fred Lueck,
Secretary



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

PETITION FOR REZONING

From: Alex and Ann Zabel

Phone: 920-295-9884

PO Box 219

Fax:

Green Lake, WI 54941

The petition of Alex and Ann Zabel respectfully alleges and petitions the Common Council
Owners Name:
of the City of Waupun as follows:

1. That the petitioner is owner of real estate which is situated in the City of Waupun,
Fond du Lac County, Wisconsin and legally described as follows:
Lots 20 through 34 in the Park Estates Plat on Tanager Street, Fond du Lac County, Waupun, WI
2. That the petitioner is the owner of the real estate described above which lies in the
R - 1 District of the City of Waupun for zoning purposes.
3. That the petitioner wishes that the above described real estate be rezoned and placed in the
R - 2 District of the City of Waupun for zoning purposes.

Dated this 1st day of November 2019.

Petitioners Signature

Petitioners Signature

Petitioners Signature

\$150.00 Application fee payable upon filing. Date paid: _____

File Petition with: Zoning Administrator
City of Waupun
201 E. Main St.
Waupun, WI 53963

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 20th day of November, 2019 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 # 19 - ____

AN ORDINANCE TO AMEND CHAPTER SIXTEEN OF THE MUNICIPAL CODE OF THE CITY OF WAUPUN ENTITLED "ZONING ORDINANCE."

THE COMMON COUNCIL OF THE CITY OF WAUPUN ORDAINS:

SECTION 1: Section 16.01(10) of the Municipal Code of the City of Waupun entitled "Zoning Map" is amended to provide as follows: real estate currently owned by Alex A. and Ann L. Zabel and described as Lots 20-34 and Lot 50 of Park Estates Subdivision being presently zoned R-1 Single Family Residential District, is rezoned to the R-2 Two Family Residential.

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

Enacted this ____ day of _____, 2019.

Julie J. Nickel
Mayor

ATTEST:

Angela 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.

Susan Leahy
Zoning Administrator
City of Waupun
(PUBLISH November 6, and November 13, 2019)

ORDINANCE # 19 - ____

**AN ORDINANCE TO AMEND CHAPTER SIXTEEN OF THE MUNICIPAL CODE
OF THE CITY OF WAUPUN ENTITLED "ZONING ORDINANCE."**

THE COMMON COUNCIL OF THE CITY OF WAUPUN ORDAINS:

SECTION 1: Section 16.01(10) of the Municipal Code of the City of Waupun entitled "Zoning Map" is amended to provide as follows: real estate currently owned by Alex A. and Ann L. Zabel and described as Lots 20-34 and Lot 50 of Park Estates Subdivision being presently zoned R-1 Single Family Residential District, is rezoned to the R-2 Two Family Residential.

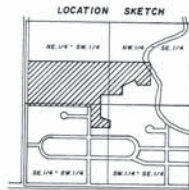
SECTION 2: This Ordinance shall be in full force and effect on its passage and publication as provided by law.

Enacted this ____ day of _____, 2019.

Julie J. Nickel
Mayor

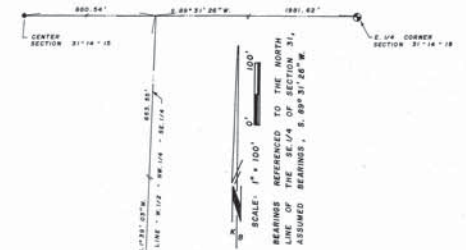
ATTEST:

Angela Hull
City Clerk



" PARK ESTATES "

LOCATED IN PART OF LOT 1, CERTIFIED SURVEY MAP NUMBER 3101, RECORDED IN VOLUME 16, PAGES 187 AND 187A, BEING PART OF THE NE 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE SW 1/4 AND THE NW 1/4 OF THE SE 1/4, AND THE SW 1/4 OF THE SE 1/4, SECTION 31, T.14 N., R.15 E., CITY OF WAUPUN, FOND DU LAC COUNTY, WISCONSIN.



LEGEND

- 4" DIA. ALUMINUM MONUMENT FOUND
- 2" IRON PIPE FOUND
- 2" X 30" IRON PIPE, WEIGHING 113 LBS./LINEAL FOOT
- FOUND X CHISELED IN CONCRETE
- M MEASURED
- (R) RECORDED
- (CH) CHORD
- UTILITY EASEMENT
- ALL OTHER LOT CORNER STAKED WITH 1" X 24" IRON PIPE, WEIGHING 1.68 LBS./LINEAL FOOT.
- "WETLANDS AREA" - ESTABLISHED FROM CITY OF WAUPUN, WETLAND INVENTORY MAP, ADOPTED NOVEMBER 11, 1986. THIS AREA SUBJECT TO CITY OF WAUPUN, SHORELAND-WETLAND ZONING ORDINANCE.

NOTE: ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE HUNDREDTH OF A FOOT. ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST SECOND AND COMPUTED TO HALF - SECONDS.

CURVE NO.	LOT NO.	RADIUS LENGTH	ARC LENGTH	CHORD LENGTH	CHORD BEARINGS	CENTRAL ANGLE	TANGENT BEARINGS
1-2	41	174.84'	141.48'	137.65'	N. 67° 47' 22" E.	46° 21' 44"	S. 89° 01' 46" E. N. 44° 36' 30" E.
3-4		60.00'	307.11'	66.00'	S. 45° 23' 30" E.	293° 15' 58"	N. 12° 01' 28" W. S. 78° 48' 31" E.
5-6		240.84'	134.88'	59.01'	S. 67° 47' 22" E.	46° 21' 44"	N. 89° 01' 46" W. S. 44° 36' 30" W.
7-8		240.84'	134.88'	59.01'	S. 67° 47' 22" E.	46° 21' 44"	N. 89° 01' 46" W. S. 44° 36' 30" W.
9	42	60.00'	106.45'	33.03'	S. 38° 48' 00" W.	101° 38' 58"	N. 89° 37' 29" E. S. 12° 01' 28" E.
10	43	60.00'	66.48'	63.13'	N. 58° 30' 06" W.	63° 28' 49"	S. 89° 37' 29" W. S. 26° 53' 42" E.
11	44	60.00'	134.18'	107.32'	N. 37° 10' 23.5" E.	128° 08' 11"	N. 26° 53' 42" W. S. 78° 45' 31" E.
12	45	240.84'	35.20'	35.17'	N. 89° 48' 59" E.	8° 22' 30"	N. 89° 01' 46" W. S. 82° 35' 44" E.

EUGENE C. UTTECH, R.L.S. S-1451
DATED THIS 10th DAY OF Oct, 1988.
SHEET 1 OF 2 SHEETS

Park Estates Current Zoning



Park Estates Proposed Zoning





ENGINEERING | ARCHITECTURE | SURVEYING
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201 Corporate Drive, Beaver Dam WI 53916
(920) 887-4242 www.msa-ps.com
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PROJECT NO. 212114

DRAWN BY: B. BUCHDA

SURVEYOR: M. LAUE

FILE NO. MAYFAIR CSM.DWG

SHEET NO. 1 of 2

OWNER:

CITY OF WAUPUN
201 E. MAIN ST.
WAUPUN, WI 53963

DODGE COUNTY CERTIFIED SURVEY MAP

A RESURVEY OF LOT 1 OF MAYFAIR ESTATES RECORDED IN THE DODGE COUNTY REGISTER OF DEEDS OFFICE AND BEING PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 4, T.13N., R. 15E., CITY OF WAUPUN, DODGE COUNTY, WISCONSIN

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 88°56'47" E	33.00'
L2	N 88°56'47" E	46.21'
L3	S 78°10'45" E	17.95'
L4	N 69°11'04" W	17.03'
L5	S 89°13'02" W	64.17'

CURVE TABLE

NO.	ARC LENGTH	RADIUS	CHORD DIST.	CHORD BEARING	CENTRAL ANGLE
C1	209.87'	934.00'	209.43'	S 84°36'59" E	12°52'28"
C2	33.79'	934.00'	33.79'	N 89°58'58.5" E	02°04'23"
C3	176.08'	934.00'	175.82'	S 83°34'47.5" E	10°48'05"



BEARINGS ARE REFERENCED TO THE
DODGE COUNTY COORDINATE SYSTEM
WEST LINE OF THE SW 1/4 OF SECTION 4
WHICH BEARS S 00°46'46" E

SAID PARCEL IS SUBJECT TO ALL EASEMENTS
AND AGREEMENTS RECORDED AND UNRECORDED.

LEGEND

- FD. SECTION CORNER
- FD. 1" IRON PIPE
- SET. 3/4" BY 18" IRON
1.50 LBS./FT.
- FD. 3/4" IRON
- SET 1 1/4" IRON ROD
3.65 LBS./FT.

FOUND CUT X
W 1/4 CORNER
SEC 4-13-15

2840.92'
1780.45'

FOUND ALUM. MON.
SW CORNER
SEC 4-13-15

WATERTOWN ST. (BUSINESS S.T.H. 26)

LOT 1
12,701 SQ FT
0.292 ACRES

LOT 2
112,446 SQ FT
2.581 ACRES

OUTLOT 1
C.S.M. NO. 6723
VOL. 46 PG. 328
OWNER: CITY OF WAUPUN

LOT 1 MAYFAIR ESTATES
OWNER: CITY OF WAUPUN

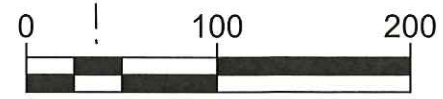
LOT 2 MAYFAIR ESTATES
OWNED BY OTHERS




LOT 1 C.S.M. #7214
VOL. 46 PG. 330
OWNED BY OTHERS

LOT 2 C.S.M. #7214
VOL. 46 PG. 330
OWNED BY OTHERS

LOT 2
C.S.M. NO. 6720
VOL. 46 PG. 84
OWNED BY OTHERS

TOWN OF CHESTER



<div><div><div>ENGINEERING ARCHITECTURE SURVEYING FUNDING PLANNING ENVIRONMENTAL 201 Corporate Drive, Beaver Dam WI 53916 (920) 887-4242 www.msa-ps.com <small>© MSA Professional Services, Inc.</small></div></div></div>		<div>PROJECT NO. 212114</div> <div>DRAWN BY: B. BUCHDA</div> <div>CHECKED BY: M. LAUE</div> <div>FILE: MAYFAIR CSM.DWG</div> <div>SHEET NO. 2 of 2</div>	
<div>DODGE COUNTY CERTIFIED SURVEY MAP # _____</div>			
<div><div>SURVEYOR'S CERTIFICATE:</div><div>I, Michael J. Laue, Professional Land Surveyor of the State of Wisconsin do hereby certify that by order of the City of Waupun (owner), I have made a resurvey of Lot 1 Mayfair Estates as recorded in the Dodge County Register of Deeds Office and being part of the SW 1/4 of the SW 1/4 of Section 4, T. 13N., R. 15E., City of Waupun, Dodge County, Wisconsin. The parcel is more particularly described as follows:</div></div>			
<div><div>LEGAL DESCRIPTION</div><div>Lot 1 of Mayfair Estates as recorded in the Dodge County Register of Deeds Office in Cabinet "C" on Page 125 as Document # 1233191.</div><div>Said parcel contains 125,147 sq.ft. / 2.873 acres more or less</div></div>			
<div><div>CITY OF WAUPUN APPROVAL</div><div>This Certified Survey Map is hereby approved by the City of Waupun.</div><div><div>JULIE NICKEL MAYOR</div><div>_____</div><div>Date</div></div></div>			
<div>I further certify that this map is a correct representation of all of the exterior boundaries of the land surveyed and the division of that land; that I have complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the City of Waupun Subdivision Control Ordinance in surveying and mapping the same to the best of my knowledge and belief.</div> <div><div></div><div>Michael J. Laue</div></div>			
<div><div>*SURVEYOR'S SEAL*</div><div></div></div>			