



A G E N D A
CITY OF WAUPUN SPECIAL PLAN COMMISSION
Waupun City Hall – 201 E. Main Street, Waupun WI
Wednesday, May 29, 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)*

CONSIDERATION - ACTION

- [1.](#) Discuss / Approve minutes of the April 17, 2019 Plan Commission Meeting.
- [2.](#) Public Hearing - Rezoning Lots 5-9 of the proposed Spirit Fields Plat from the PCD Zoning District to the R-2 Two Family Residential District.
- [3.](#) Discuss / Possible Approval of the Final Plat of Spirit Fields.
- [4.](#) Overview and Discussion of proposed Christian Home Redevelopment Project.

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.



MINUTES (DRAFT)
CITY OF WAUPUN PLAN COMMISSION
Waupun City Hall – 201 E. Main Street, Waupun WI
Wednesday, April 17, 2019 at 4:45 PM

CALL TO ORDER

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

ROLL CALL

Members Present: Fred Lueck, Mike Matoushek, Elton TerBeest, Jeff Daane and Derek Drews

Members Excused: Julie Nickel and Jerry Medema

Staff Present: Kathy Schlieve, Sara VanBuren, Susan Leahy, and BJ DeMaa

PERSONS WISHING TO ADDRESS THE PLAN COMMISSION

Acting Chairman Lueck asked if there were any persons wishing to address the Committee on any issue not included on today's agenda. Hearing nothing, Acting Chairman Lueck proceeded to address the items listed for Consideration and Action on the Committee's Agenda.

CONSIDERATION - ACTION

1. Discuss / Act On Minutes from the March 20, 2019 meeting.

Acting chairman called for a motion to approve the March 20, 2019 minutes. Motion by TerBeest, seconded by Matoushek to approve the minutes of the March 20, 2019 meeting with the following sentence to be included at the end of the Persons Wishing to Address the Committee. "Hearing nothing, Chairman Nickel proceeded to address the items listed for consideration and action on the Committee's agenda". Motion carried, unanimously.

2. Discuss / Act On Rezoning of Spirit Fields Subdivision

Public Hearing – City of Waupun to rezone property described as Lots 1-9 of the proposed Spirit Fields Plat and Outlot 1 of CSM 6733 in V45 P320 being part of the SW ¼, SW ¼, Section 4 from the PCD Zoning District to the R-4 Central Area Single Family Residential Zoning District.

Acting Chairman Lueck read the Call of the Hearing and its purpose. Susan Leahy, City Zoning Administrator noted that the new subdivision is proposed to be rezoned from the existing PCD Zoning District to an R-4 Central Area Single Family Residential Zoning District. She noted the PCD District presently does not allow for single family residences. The problem with the R-4 District is that the purpose of the R-4 district is intended to provide for single family dwellings in areas of older subdivisions with smaller lot sizes and provide protection from traffic hazards and protection from conversions of two-family and multi-family units. The situation here is that this is a new subdivision, not an older one and it abuts up against two family homes. Alternatives to the R-4 district may include developing a new small home/lot residential zoning district or amending the PCD district to allow single family and two family homes. It is Sue's opinion to lay the request over to evaluate other options for a zoning district. Three neighbors of the proposed subdivision appeared and expressed their opposition as it is going to result in more traffic and more on street parking problems especially if the parking lot for the restaurant patrons across the street is removed.

Scott Brittain, owner of the Brittain House restaurant across the street said he just heard about this proposed subdivision last Wednesday. He said he has 100's of thousands of dollars invested in his business and he can't afford to lose his off street parking area across the street. Daane said the City has put in a granulated asphalt for a base for this parking area which covers about half of three of the proposed lots in this proposed subdivision. Daane thought that maybe a parking area can be reconfigured on the western most lot.

Apparently the developer is not at the hearing tonight, therefore, it is unclear if he would want to lose any lot in the proposed subdivision at this time for parking. Since the proposed zoning district is at issue, it was suggested that the matter be laid over until that issue can be resolved.

Acting Chairman Lueck called for a motion to act on the petition to rezone Lots 1-9 of Spirit Fields and OL #1 of CSM to the R-4 Central Area Single Family Zoning District.

Motion by Matoushek, seconded by TerBeest to lay over a decision to further investigate the proper zoning district for this site which may include amending the PCD District to allow single family homes, create a new small lot residential zoning district or amend the purpose statement for the R-4 Zoning District. All neighbors will be re-notified of time and date of any further action on this request.

Vote: Drews, Daane, TerBeest, Matoushek, and Lueck – “AYE”. Motion carried, unanimously.

3. Discuss / Act On Certified Survey Map for Lots 21 and 22 of Fairway Estates.

An agent for Michael J Martens, owner of lots 21 and 22 of Fairway Estates has provided a Certified Survey Map combining Lots 21 and 22 of Fairway Estates into one lot in order to build a new home that will fit with the existing topography. The committee finds the owners surveyor has complied with Chapter 236 of the Wisconsin Statutes and the City of Waupun Subdivision Ordinance. Daane questioned the size of the proposed home and whether there would be any water issues. The agent indicated the home would be about 4,500 sq. ft. and 2' above the floodplain with a partial exposure. No further information was provided so Acting Chairman Lueck asked for a motion to act on this request for a CSM of Lots 21 and 22 of Fairway Estates.

Motion by Daane, seconded by Matoushek to provide a favorable recommendation to the City Council to approve a CSM for Lots 21 and 22 of Fairway Estates, SW ¼, NE ¼, Section 31 T14N R15E City of Waupun, Fond du Lac County, Wisconsin.

Vote: Drews, Daane, TerBeest, Matoushek, and Lueck – “AYE”
Motion carried, unanimously.

4. Discuss / Act On Site Plan for American Transmission Company at 320 N. Forest St (Parcel # WPN-14-15-99-OV-062-03)

Julie Hanson, SR/WA with American Transmission appeared to discuss her company's plans for a 16' x 36' control house at the Cities substation control center on Forest St. In addition all equipment and structures including the fence will be replaced. The fence will be 6' tall with 1' of barbed wire. Final plans will be finalized in the coming weeks. In addition, a DNR permit will be required as part of the structure will be within a wetland. The old shed in the SW corner will be coming down. The DNR permit authorizes 9 sq. ft. of permanent wetlands to be filled and 400 sq. ft. of temporary shrub care wetland conversion. Susan Leahy said a City building permit will also be required for the new structure. Control cables and erosion control issues were also discussed. Dane discussed retention ponds and an easement and he will be working with them and the DNR.

No further questions from the Committee or the public were forthcoming so Acting Chairman Lueck called for a motion to act on their site plan.

Motion by Drews, seconded by TerBeest to approve the site plan for American Transmission Co. for the Waupun Substation at 320 N Forest St. as submitted subject to any conditions of the DNR for work in the wetland and any proposed retention ponds.

Vote: Drews, Daane, TerBeest, Matoushek, and Lueck – “AYE”. Motion carried, unanimously.

5. Discuss / Act on Final Plat for Spirit Fields Subdivision (will be distributed at meeting).
A copy of the Final Plat was supposed to be distributed to the committee at the meeting for review. Without a copy of the plat for review, and the concerns of the neighbors regarding parking problems on the street and on the proposed platted lots, the committee decided to lay this matter over so that the City, the restaurant owner and the subdivider can work out options for all of those involved and before final approval can be given on this plat. Therefore Acting Chairman Lueck called for a motion to act on the request for Final Plat approval of Spirit Fields Subdivision.

Motion by Matoushek, seconded by TerBeest to layover any action on the final plat approval for Spirit Fields Subdivision until the Zoning District issue and parking related issues affecting the proposed plat are resolved by the City, the developer and the restaurant owner.

Vote: Drews, Daane, TerBeest, Matoushek, Lueck – “AYE”. Motion carried, unanimously 5/0

ADJOURNMENT

There were no further agenda items so Acting Chairman Lueck called for a motion to adjourn the meeting.

Motion by TerBeest, seconded by Matoushek 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 29th day of May, 2019, at 4:45 o'clock in the P.M. there will be considered a petition for rezoning property and an ordinance to amend Chapter 16 of the Municipal Code of the City of Waupun, entitled "Zoning Code and Zoning Map" of:

1. City of Waupun to rezone property described as Lots 5-9 of the proposed Spirit Fields Plat from the PCD Zoning District, to the R-2 Two Family Residential Zoning District.

PLEASE TAKE FURTHER NOTICE that the proposed 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 amendment in support thereof or in opposition thereto, must appear at the said meeting of the Plan Commission of the City of Waupun.

Dated this 10th day of May 2019

Susan Leahy
Zoning Administrator
City of Waupun

(PUBLISH May 15 and May 22, 2019)

ORDINANCE NUMBER 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, DO ORDAIN:

SECTION 1: Section 16.01 (10) of the Municipal Code of the City of Waupun entitled “Zoning Map” is amended so that real estate currently owned by the City of Waupun, and presently zoned in the PCD District is rezoned to the R-2 Two Family Residential District. The real estate to be rezoned is described as follows:

Lots 5-9 of the proposed Spirit Fields Plat

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

Enacted this ____ day of _____, 2019.

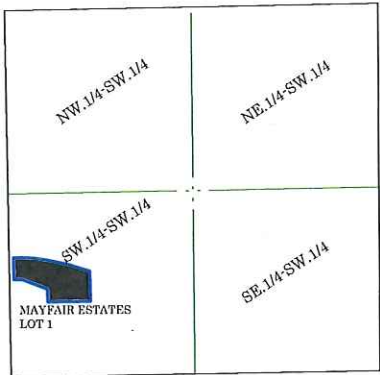
Julie Nickel
Mayor

ATTEST:

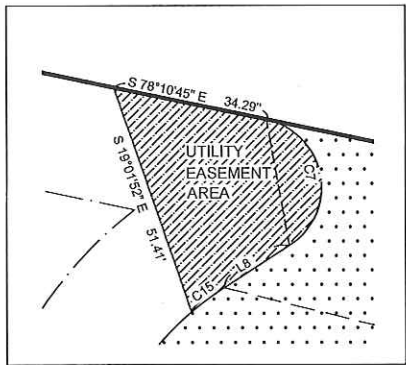
Angela Hull
City Clerk

SPIRIT FIELDS

LANDS BEING 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.



LOCATION MAP
SW.1/4, SECTION 4-13-15



EXISTING ZONING AND SETBACK INFORMATION

LOTS 1-4 ARE ZONED AS PCD PLANNED COMMUNITY DEVELOPMENT

SETBACKS:
FRONT YARD 25 FEET
REAR YARD 15 FEET
SIDE YARD 8 FEET

LOTS 5-9 ARE ZONED AS R-2 TWO FAMILY RESIDENTIAL DISTRICT

SETBACKS:
FRONT YARD 25 FEET
REAR YARD 25 FEET
SIDE YARDS 6 FEET

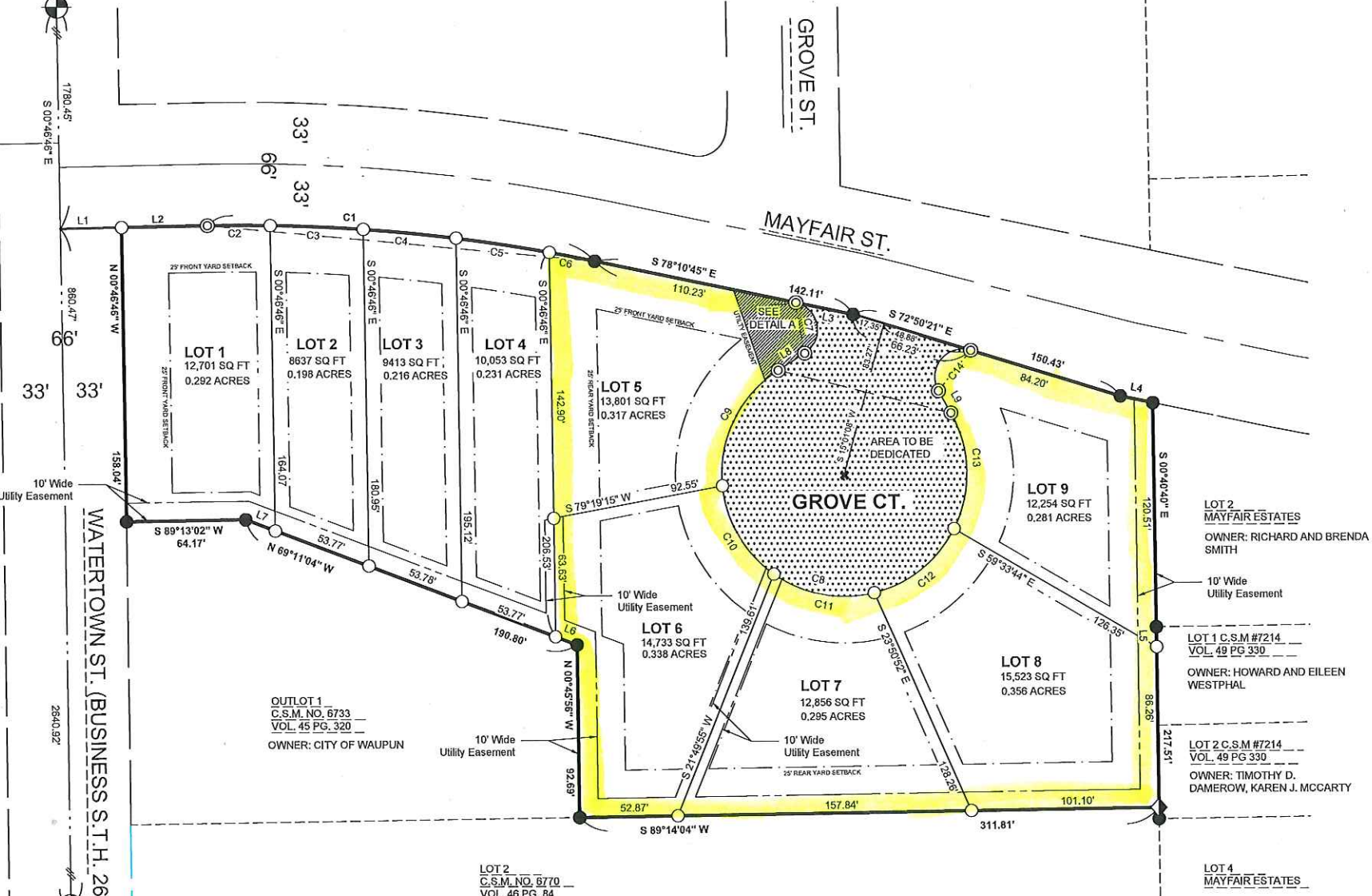
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

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

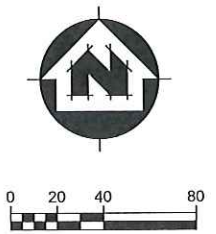
FOUND ALUM. MON.
SW CORNER
SEC 4-13-15



LINE TABLE:		
Line	Bearing	Distance
L1	N 88°56'47" E	33.00'
L2	N 88°56'47" E	46.21'
L3	S 78°10'45" E	31.88'
L4	S 78°10'45" E	17.95'
L5	S 00°40'40" E	10.74'
L6	N 69°11'04" W	12.45'
L7	N 69°11'04" W	17.03'
L8	S 57°28'50" W	16.92'
L9	N 29°24'19" W	13.66'

LOT 2
C.S.M. NO. 6770
VOL. 46 PG. 84
OWNER: DEANNE R. GOODLAXSON-VOSSEKUIL
TOWN OF CHESTER

CURVE TABLE:						
Curve	Delta Angle	Chord Bearing	Radius	Arc Length	Chord Length	Tangent Bearings
C1	12°52'28"	S 84°36'59" E	934.00'	209.87'	209.43'	N 88°56'47" E - S 78°10'45" E.
C2	02°04'23"	N 89°58'58.5" E	934.00'	33.79'	33.79'	N 88°56'47" E - S 88°58'50" E.
C3	03°04'22"	S 89°26'39" E	934.00'	50.09'	50.08'	S 88°58'50" E - S 85°54'28" E.
C4	03°09'13"	S 84°21'51.5" E	934.00'	50.32'	50.32'	S 85°54'28" E - S 82°49'15" E.
C5	03°06'38"	S 81°16'56" E	934.00'	50.71'	50.70'	S 82°49'15" E - S 79°42'37" E.
C6	01°31'52"	S 78°56'41" E	934.00'	24.98'	24.96'	S 79°42'37" E - S 78°10'45" E.
C7	135°39'35"	S 10°20'57.9" E	15.00'	35.52'	27.78'	S 78°10'45" E - S 57°28'50" W.
C8	266°53'09"	S 75°57'44.5" E	66.00'	307.44'	95.84'	S 57°28'50" W - N 29°24'19" W.
C9	62°57'04"	S 28°00'18" W	66.00'	72.51'	68.92'	S 57°28'50" W - S 05°28'14" E.
C10	49°14'46"	S 30°05'37" E	66.00'	56.73'	55.00'	S 05°28'14" E - S 54°43'00" E.
C11	49°14'42"	S 79°20'21" E	66.00'	56.73'	55.00'	S 54°43'00" E - N 76°02'18" E.
C12	49°14'44"	N 51°24'56" E	66.00'	56.73'	55.00'	N 76°02'18" E - N 26°47'34" E.
C13	58°11'53"	N 01°16'22.5" W	66.00'	64.74'	62.17'	N 26°47'34" E - N 29°24'19" W.
C14	136°33'58"	N 38°52'40" E	15.00'	35.75'	27.87'	N 29°24'19" W - S 72°50'21" E.
C15	07°40'42"	S 53°38'29" W	66.00'	8.84'	8.84'	S 72°50'21" E - S 49°48'08" W.



- LEGEND
- FD. SECTION CORNER
 - SET PK NAIL
 - FD. 1" IRON PIPE
 - SET. 3/4" BY 16" IRON 1.50 LBS./FT.
 - FD. 3/4" IRON
 - () RECORDED AS
 - SET 1 1/4" IRON ROD 3.65 LBS./FT.

MSA 201 Corporate Drive, Beaver Dam WI 53916
(920) 887-4242

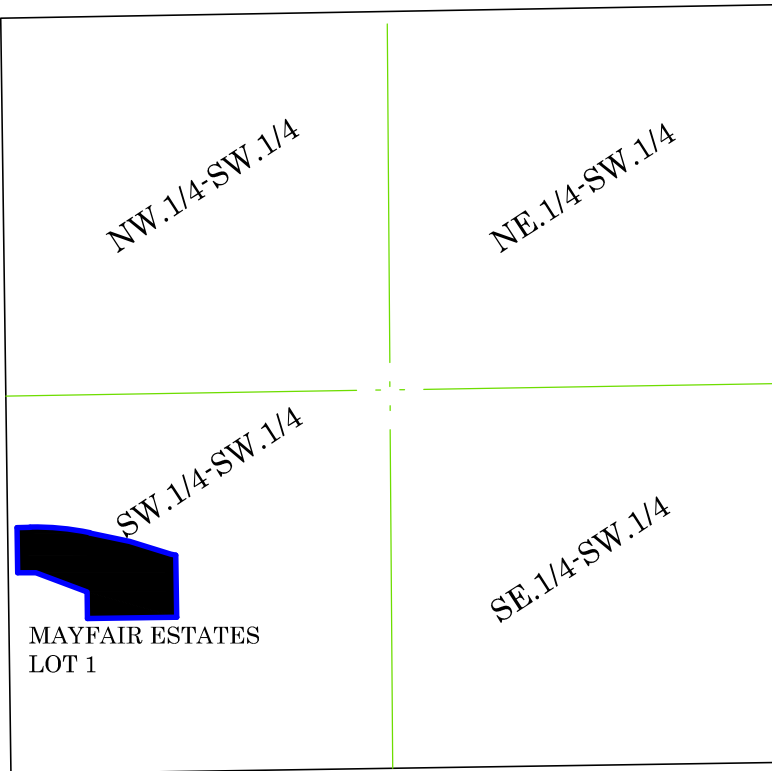
OWNER: CITY OF WAUPUN
DEVELOPER:
VALIDO HOMES

FINAL PLAT

JOB NUMBER:	SCALE:	NO.	DATE	REVISION	BY
212114	AS SHOWN				
DATE: 12/27/2018	DRAWN BY: BEB				
	CHECKED BY: MJL				

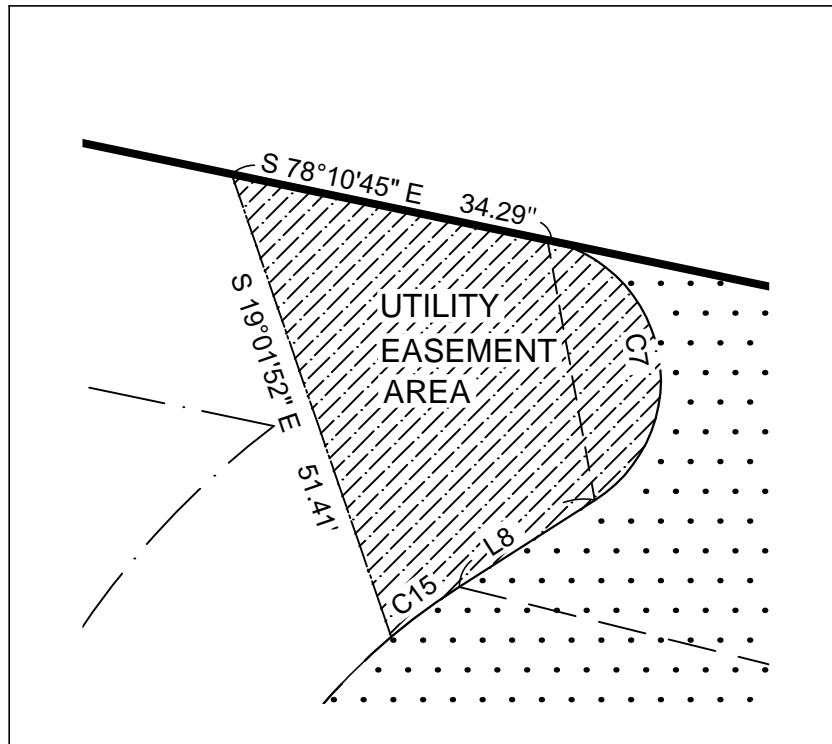
SPIRIT FIELDS

LANDS BEING 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.



LOCATION MAP
SW.1/4, SECTION 4-13-15

DETAIL A



EXISTING ZONING AND SETBACK INFORMATION

LOTS 1-4 ARE ZONED AS PCD PLANNED COMMUNITY DEVELOPMENT

SETBACKS:
FRONT YARD 25 FEET
REAR YARD 15 FEET
SIDE YARD 8 FEET

LOTS 5-9 ARE ZONED AS R-2 TWO FAMILY RESIDENTIAL DISTRICT

SETBACKS:
FRONT YARD 25 FEET
REAR YARD 25 FEET
SIDE YARDS 6 FEET

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



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

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

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

GROVE ST.

MAYFAIR ST.

GROVE CT.

LINE TABLE:

Line	Bearing	Distance
L1	N 88°56'47" E	33.00'
L2	N 88°56'47" E	46.21'
L3	S 78°10'45" E	31.88'
L4	S 78°10'45" E	17.95'
L5	S 00°40'40" E	10.74'
L6	N 69°11'04" W	12.45'
L7	N 69°11'04" W	17.03'
L8	S 57°28'50" W	16.92'
L9	N 29°24'19" W	13.66'

LOT 2
C.S.M. NO. 6770
VOL. 46 PG. 84
OWNER: DEANNE R. GOODLAXSON-VOSSEKUIL
TOWN OF CHESTER

CURVE TABLE:

Curve	Delta Angle	Chord Bearing	Radius	Arc Length	Chord Length	Tangent Bearings
C1	12°52'28"	S 84°36'59" E	934.00'	209.87'	209.43'	N 88°56'47" E. - S 78°10'45" E.
C2	02°04'23"	N 89°58'58.5" E	934.00'	33.79'	33.79'	N 88°56'47" E. - S 88°58'50" E.
C3	03°04'22"	S 87°26'39" E	934.00'	50.09'	50.08'	S 88°58'50" E. - S 85°54'28" E.
C4	03°05'13"	S 84°21'51.5" E	934.00'	50.32'	50.32'	S 85°54'28" E. - S 82°49'15" E.
C5	03°06'38"	S 81°15'56" E	934.00'	50.71'	50.70'	S 82°49'15" E. - S 79°42'37" E.
C6	01°31'52"	S 78°56'41" E	934.00'	24.96'	24.96'	S 79°42'37" E. - S 78°10'45" E.
C7	135°39'35"	S 10°20'57.5" E	15.00'	35.52'	27.78'	S 78°10'45" E. - S 57°28'50" W.
C8	266°53'09"	S 75°57'44.5" E	66.00'	307.44'	95.84'	S 57°28'50" W. - N 29°24'19" W.
C9	62°57'04"	S 26°00'18" W	66.00'	72.51'	68.92'	S 57°28'50" W. - S 05°28'14" E.
C10	49°14'46"	S 30°05'37" E	66.00'	56.73'	55.00'	S 05°28'14" E. - S 54°43'00" E.
C11	49°14'42"	S 79°20'21" E	66.00'	56.73'	55.00'	S 54°43'00" E. - N 76°02'18" E.
C12	49°14'44"	N 51°24'56" E	66.00'	56.73'	55.00'	N 76°02'18" E. - N 26°47'34" E.
C13	56°11'53"	N 01°18'22.5" W	66.00'	64.74'	62.17'	N 26°47'34" E. - N 29°24'19" W.
C14	136°33'58"	N 38°52'40" E	15.00'	35.75'	27.87'	N 29°24'19" W. - S 72°50'21" E.
C15	07°40'42"	S 53°38'29" W	66.00'	8.84'	8.84'	S 72°50'21" E. - S 49°48'08" W.

LEGEND

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

0 20 40 80

MSA 201 Corporate Drive, Beaver Dam WI 53916 (920) 887-4242

OWNER: CITY OF WAUPUN
DEVELOPER: VALIDO HOMES

FINAL PLAT

JOB NUMBER: 212114	SCALE: AS SHOWN	NO.	DATE	REVISION	BY
DATE: 12/27/2018	DRAWN BY: BEB				
	CHECKED BY: MJL				

SPIRIT FIELDS

LANDS BEING 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.

SURVEYOR'S CERTIFICATE:

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: Lot 1 of Mayfair Estates recorded in the Dodge County Register of Deeds Office.

Said parcel contains 125,147 sq.ft. / 2.872 acres more or less, and dedicating for street purposes 15,176 sq.ft. / 0.348 acres more or less.

Bearings referenced to the West line of the SW.1/4 of Section 4-13-15 which bears S.00°46'46"E.

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.

Michael J. Laue, S-1435

Dated: _____ day of _____, 20____

[_____]

CITY COUNCIL RESOLUTION:

Resolved, that Spirit Fields, in the City of Waupun, Dodge County Wisconsin, City of Waupun, owner, is hereby approved by the City Council.

Julie Nickel, Mayor

Date

I hereby certify that the foregoing is a true copy of a resolution duly adopted by the City Council of the City of Waupun, Dodge County, Wisconsin,

on the _____ day of _____, _____.

Angie Hull, City Clerk

[_____]

- PLAN COMMISSION CERTIFICATE -

STATE OF WISCONSIN)
DODGE COUNTY) SS

Approved this _____ day of _____, _____.

City of Waupun Plan Commission

Julie Nickel, Mayor

- OWNER'S CERTIFICATE OF DEDICATION -

As Owner(s), I (we) hereby certify that I (we) caused the land described on this PLAT to be surveyed, mapped and dedicated as represented on this PLAT. I (we) also certify that this PLAT is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

(1) Department of Administration - Plat Review

(2) Department of Transportation

(3) City of Waupun, Dodge County, Wisconsin

(4) Dodge County Planning & Development Department

WITNESS the hand and seal of said owners this _____ day of _____, _____.
In the presence of:

OWNER(S) _____
City of Waupun Mayor/ Julie Nickel

City of Waupun Clerk/ Angie Hull

STATE OF WISCONSIN)
DODGE COUNTY) SS

Personally came before me this _____ day of _____, 20____, the above named, to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

My commission expires by: _____
Notary Public

[_____]

- CERTIFICATE OF TREASURERS -

STATE OF WISCONSIN)
DODGE COUNTY) SS

We, _____, duly appointed, qualified and acting City Treasurer of the City of Waupun, and _____, the duly elected, qualified and acting Treasurer of County of Dodge, do hereby certify that in accordance with the records in our respective offices there are no unpaid taxes, unpaid special assessments, or unredeemed tax sales as of _____, _____ on any of the land included in this plat.

Date

City Treasurer


Date

County Treasurer

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



SURVEYOR'S SEAL



OWNER: CITY OF WAUPUN
DEVELOPER:
VALIDO HOMES

FINAL PLAT

JOB NUMBER: 212114	SCALE: AS SHOWN	NO.	DATE	REVISION	BY
DATE: 12/27/2018	DRAWN BY: BEB				
	CHECKED BY: MJL				

Redevelopment Plan Overview

Former Christian Home Site
331 Bly Street
Waupun, WI 53963

Current Zoning: R3

Status of Building: Recently vacated and listed for sale; City has worked with several developers to determine a new use for the building but has yet to identify any that are able to determine viable use for middle section of campus. Seller has restrictions on the purchase that prevent medical staff from operating the facility as a care facility. The building has a full sprinkler system and has fire doors/walls installed.

Rationale: The proposed use will add the facility to the City's tax role (currently tax exempt) and provide needed affordable housing options in the city. The commercial kitchen is a unique feature that has the potential to foster entrepreneurial development in the community and/or support the need for a larger gathering space for groups like the senior center or caterers.

Proposed Project: 3 projects are being considered for the site of the former Christian Home and Rehabilitation Center, located at 331 Bly Street, Waupun, WI as follows:

1. West Side of Campus: Former Assisted Living Center with 24 unit apartments.
 - Maintain as senior living / efficiency apartments
 - Refinish existing apartments with new kitchen cabinets, granite countertops, new flooring and paint
 - Install full-sized refrigerator and stoves
 - Target rent: \$500 per month including heat for studio and \$600 including heat for 1 bedrooms
 - Potential to build additional units in the south side of the wing, eliminating things like the chapel, gathering space, and library.
2. Middle Section of Campus: Former 60 unit nursing home:
 - Convert to indoor storage units
 - Storage use is incidental to multi-family with tenants utilizing storage space
 - Additional units would be rented from outside tenants for personal storage
 - No commercial storage would be permitted
 - Shut off all water to rooms and close off all bathrooms so not accessible for use
 - Doors reinforced with locks for customers to have easy access
 - Main access door would be coded for customer access to storage units
3. East Side of Campus: Former kitchen/dining hall for nursing home.
 - Commercial kitchen and hall closed off from other buildings according to code
 - Space would be leased / rented to tenant
 - Commercial kitchen would support gathering for small groups and commercial food and/or catering production

Redevelopment Plan Overview

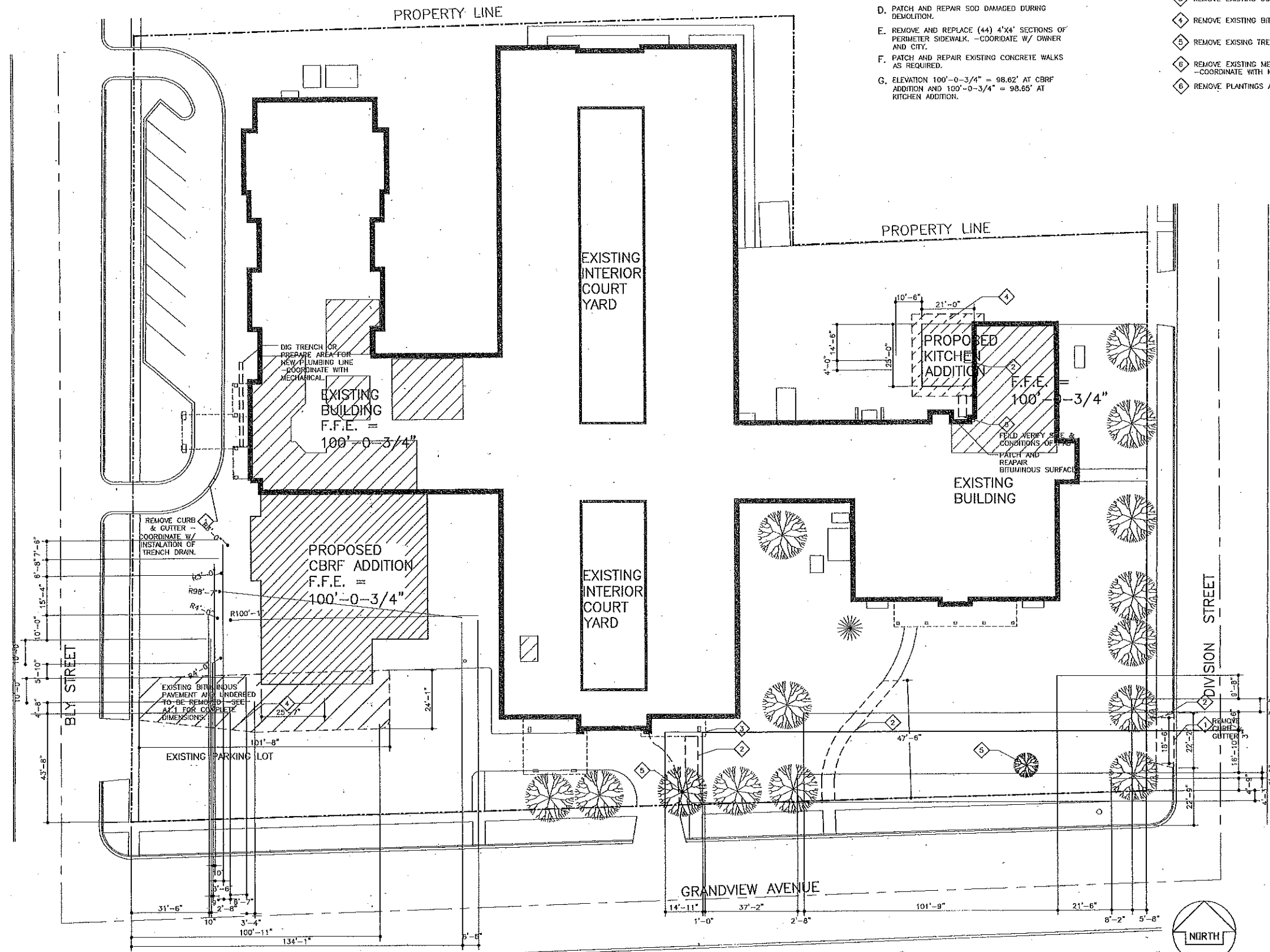
Former Christian Home Site

331 Bly Street

Waupun, WI 53963

Request: We are seeking feedback on the proposed plan. As part of this discussion, the developer will be seeking a conditional use in R3 zoning to allow projects 2 and 3 based on the following conditions:

1. Storage for middle section of campus based on the following conditions:
 - No commercial use; individual/personal storage use only
 - Exterior of building must be maintained residential and appear to blend into the surrounding neighborhood
2. Commercial Kitchen and Gathering space based on the following conditions:
 - For profit or non-profit group or club use
 - Noise levels for a residential neighborhood are maintained at a minimum and appropriate level for a residential neighborhood
 - Normal hours of operation will be maintained between 8 a.m. and 11 p.m.
 - Adequate parking can be established to support proposed use (finalized through building inspector authorization once tenant is determined)



1 SITE PLAN
SCALE: 1/8" = 1'-0" ON 24x36
1/4" = 1'-0" ON 11x17

GENERAL SITE DEMOLITION NOTES:

- REFER TO CIVIL DRAWINGS PRIOR TO DEMOLITION.
- REFER TO SURVEY PRIOR TO DEMOLITION.
- PROTECT EXISTING PLANTINGS TO REMAIN.
- PATCH AND REPAIR SOD DAMAGED DURING DEMOLITION.
- REMOVE AND REPLACE (44) 4'x4' SECTIONS OF PERIMETER SIDEWALK. -COORDINATE W/ OWNER AND CITY.
- PATCH AND REPAIR EXISTING CONCRETE WALKS AS REQUIRED.
- ELEVATION 100'-0-3/4" = 98.62' AT CBRF ADDITION AND 100'-0-3/4" = 98.65' AT KITCHEN ADDITION.

KEYED SITE DEMOLITION NOTES:

- REMOVE EXISTING CONCRETE CURB.
- REMOVE EXISTING CONCRETE WALK.
- REMOVE EXISTING CONCRETE APRON.
- REMOVE EXISTING BITUMINOUS PARKING LOT.
- REMOVE EXISTING TREE.
- REMOVE EXISTING MECHANICAL PAD -COORDINATE WITH MECHANICAL.
- REMOVE PLANTINGS AND LANDSCAPE MATERIAL.