



A G E N D A

CITY OF WAUPUN PLAN COMMISSION MEETING
Waupun City Hall – 201 E. Main Street, Waupun WI
Wednesday, February 18, 2026 at 4:30 PM

VIRTUAL ACCESS

Topic: Plan Commission

Join Zoom Meeting

<https://us02web.zoom.us/j/86316809654?pwd=oXUiwyL9j7MNJTUeE7G6Llqnolmmxx.1>

Meeting ID: 863 1680 9654

Passcode: 895241

1 312 626 6799

CALL TO ORDER

ROLL CALL

PUBLIC HEARING

1. William Wendlandt at 1804 Shaler Drive to construct a 40'x196', 32 Unit Storage Building per Municipal Code Section 16.04(3)(d)(v).

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

2. Next Regularly Scheduled Meeting: Wednesday, March 18, 2026, 4:30 p.m. Waupun City Hall, 201 E Main Street, Waupun, WI

CONSIDERATION - ACTION

3. Minutes from January 21, 2026 Plan Commission Meeting

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 BUILDING INSPECTOR
Waupun City Hall – 201 E. Main Street, Waupun WI
P: 920-324-7917 * F: 920-324-7939
www.cityofwaupunwi.gov

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that at a meeting of the Plan Commission of the City of Waupun, to be on Wednesday the 18th day of February, 2026 at 4:30 pm, where there will be considered an application for a Conditional Use Permit of:

1. William Wendlandt at 1804 Shaler Drive to construct a 40'x196', 32 Unit Storage Building per Municipal Code Section 16.04(3)(d)(v).

The meeting will be held in person and via Zoom. Instructions to join the zoom meeting are below:

To Join Zoom Meeting

<https://us02web.zoom.us/j/86316809654?pwd=oXUiwyL9j7MNJTUeE7G6Llqnolmmxx.1>

Meeting ID: 863 1680 9654

Passcode: 895241

By Phone: (312) 626 6799 US (Chicago)

PLEASE TAKE FURTHER NOTICE that all persons desiring to be heard on the proposed Conditional Use in support thereof or in opposition thereto, must contact the Zoning Administrator prior to said meeting of the Plan Commission of the City of Waupun.

Dated this 29th day of January, 2026

Susan Leahy
Zoning Administrator
City of Waupun

(PUBLISH February 4 & 11, 2026)



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Properties notified within 100 feet of 1804 Shaler Drive

CAL/WAUPUN LLC
115 E MAIN ST
EDEN, WI 53019
1705/1707 SHALER DRIVE

18 WHEELER TRUCK WASH LLC
N8014 COUNTY ROAD F
BERLIN, WI 54923
1817 SHALER DRIVE

ERIC MULDER CONSTRUCTION LLC
819 GRACE ST
WAUPUN, WI 53963
1827 SHALER DRIVE

CITY OF WAUPUN
201 E MAIN ST
WAUPUN, WI 53963
292-1315-0933-002
292-1315-0932-028
292-1315-0932-029
292-1315-0932-032
292-1315-0932-033

Fee: \$150.00 Paid: \$150.00 Date: Jan. 5, 2026



CITY OF WAUPUN

201 E. Main Street

WAUPUN, WISCONSIN 53963

Conditional Use Permit Application

Applicant Name: William Wendlandt Phone # 920-210-9078

Address: 1804 E-mail: buckyw@allphasc.comforts.com

City, State, Zip: Waupun, WI 53963

Property Description and address:

1804 Shaler dr Waupun

Conditional Use Requested:

Would like to build 1 building to the north of the current All-Phase building. There would be a total of 32 units in 1 storage building.

Zoning Ordinance Section Involved:

16.04(3)(d)(v)

Date Presented to Plan Commission:

CONDITIONAL USE: Granted Denied

Comments:

Signature of Applicant (s)

Will Wendlandt

as off property line

38 unit	40x196	driveway
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All-Phase HVAC

Black & Gold City

Babyberry

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Shaler Dr

Schalej dr

Superior

18 Wheeler Truck Wash
Google Maps



CALL TO ORDER

Alderperson Matoushek called meeting to order at 4:30pm

ROLL CALL

Members In-Person: Michael Matoushek, Jeff Daane, Gary DeJager, Jerry Medema, Elton TerBeest

Members Virtual: Jason Whitford

City Staff In-Person: City Attorney Dan VandeZande, Sue Leahy Grand Valley Inspector

Absent and Excused: Mayor Rohn Bishop

PERSONS WISHING TO ADDRESS THE PLAN COMMISSION

None

FUTURE MEETINGS AND GATHERING INVOLVING THE PLAN COMMISSION

- 1. Next Regularly Scheduled Meeting: Wednesday, February 18, 2026, 4:30 p.m. Waupun City Hall, 201 E Main Street, Waupun, WI**

CONSIDERATION - ACTION

- 2. Minutes from November 19, 2025 Plan Commission Meeting**

Motion DeJager, second TerBeest to approve minutes from November 19, 2025 Plan Commission Meeting. Carried unanimously.

- 3. Extraterritorial Certified Survey Map Review for Property Owned by Rachel J. Navis Revocable Trust. Parcel #T21-14-15-31-07-007-00**

Sue Leahy, Grand Valley Inspector, shares this is just taking large parcel and dividing in half, most likely for future build.

Motion Daane, second DeJager to approve the Extraterritorial Certified Survey Map Review for Property Owned by Rachel J. Navis Revocable Trust. Parcel #T21-14-15-31-07-007-00. Carried unanimously

- 4. Certified Survey Map of Lands (Shaler Dr) Being Lot 3 CMS#7688 and Lot 1 CSM #7085 and Located in the SE 1/4 of the SE 1/4 of Section 8, T.13N., R. 15E., City of Waupun, Dodge County, Wisconsin**

Motion TerBeest, second DeJager to approve Certified Survey Map of Lands (Shaler Dr) Being Lot 3 CMS#7688 and Lot 1 CSM #7085 and Located in the SE 1/4 of the SE 1/4 of Section 8, T.13N., R. 15E., City of Waupun, Dodge County, Wisconsin. Carried unanimously.

DISCUSSION

- 5. Renewal of Home Occupation Application for Gun Repair for Donald Cook at 716 County View Drive**

Sue Leahy, Grand Valley Inspector, presented that, per the 2019 meeting minutes, this application is required to return annually for renewal. Since the initial approval, there have been no complaints. Discussion was held, and no issues were identified with the home occupation for gun repair.

ADJOURNMENT

Motion Medema, second Whitford to adjourn this meeting at 4:39pm. Carried unanimously.