

CITY OF WAUPUN
PLAN COMMISSION
MINUTES OF THE NOVEMBER 14, 2018 MEETING
(Approved 12-12-18)

1. Call to order:
The Plan Commission met at 4:45 pm in the Council Chambers, City Hall, Waupun
2. Roll Call:
Members Present: Julie Nickel, Fred Lueck, Mike Matousheck, Jerry Medema, Elton TerBeest and Derek Drews
Member Excused: Jeff Daane
Staff Present: Kathy Schlieve and Rob Froh, Zoning Administrator
3. Chairman Nickel called for the approval of the September 19, 2018 meeting minutes. Motion by Medema, seconded by TerBeest to approve the minutes of the September 19, 2018 meeting as presented. Motion carried, unanimously.
4. Discuss Planned Community Development (PCD) for Lot 1 of Mayfair Estates. Kathy Schlieve, City Administrator, briefly discussed a proposed PCD for Lot 1 of Mayfair Estates located on the SE corner of Mayfair St and S. Watertown St., City of Waupun, Dodge County, Wisconsin. The project involves a proposed residential subdivision by Validio Homes (Developer) that would have smaller minimum lot sizes with reduced yards and other setbacks to accommodate smaller single family homes for the aging baby boomer / retiree market. A representative from Validio homes (Developer) appeared to explain their proposal for Lot 1 of Mayfair Estates.

Chairman Nickel asked if there were any questions from the public and there were none and she asked for any questions from the Committee. The committee asked if this development will be subsidized. The developer answered no. The homes will be stick built and have basements. They are proposing 9 lots with varying widths and depths. Lot one is showing a 40' width, lots two, three and four have 50' widths, lots five through nine are generally pie shaped and abutting a cul-de-sac with the widths measured at the building setback line. Their model home called the "Amherst" is 29' wide by 67' long which includes an approximately 22' x 23' attached garage on the front of the home. The home would have approximately 1,206 sq. ft. with a price range of about \$200,000. There would not be any two story homes. Kathy indicated that this is just a proposal at this time and an outline for Phase 1 of the proposed PCD. Lueck questioned the size of the cul-de-sac and will it be adequate for snow removal, firefighting equipment and off street parking. He also questioned whether the new cul-de-sac street will be too close to the intersection of Taft St. and thereby causing problems with the City's existing street system and snow removal. Will these small single family homes be compatible with the adjacent homes as well as their architectural style and density standards for this area. Lueck also questioned what are the standards, such as minimum lot areas, coverages, setbacks, parking, screening, etc. that are being suggested so that it can be determined if these deviations from the codes existing standards will not be detrimental to the welfare of the City and adjacent existing lots in this area. It is possible these small homes may lower the property values on the adjacent homes.

Kathy indicated that this is just the first phase of the development and if and when the Plan Commission approves the proposal, then the City would contact MSA to complete a topographic survey, base mapping and platting related services and engineering design. Lueck questioned why should the City pay for these services, it should be the developers responsibility if they want to proceed with their plan. Kathy indicated that the City will be working on a developer's agreement before they can proceed with any ground work.

A subdivision plat will also be required where the reduced lot standards and setbacks will be shown on the recorded plat when approved by the Plan Commission. A vision triangle should also be included on Lots 1, 5,

and 9 to prevent any accidents at these intersections.

No further comments or questions were forthcoming so Chairman Nickel declared the discussion closed.

No action or vote was taken on the Preliminary Development Plan for a possible PCD on Lot 1 of Mayfair Estates at the intersection of S. Watertown St. and Mayfair St.

5. Discuss and act on a site plan for Hoinacki storage units at 1049 S. Watertown St. Tom Hoinacki appeared and discussed his plan to construct two 48' x 70' additions on the west dimension of two 48' x 60' existing storage buildings at 1049 S. Watertown St. The open area around the storage buildings will be a hard packed gravel surface. Existing drainage is to the west where there is an existing grass drainage ditch adjacent to S. Watertown St. Each addition would contain 14 – 10' x 24' self-secured unheated storage units with 9' x 9' high rope – lift, non-insulated overhead doors. Zoning Administrator Rob Froh indicated that these additions meet all setbacks, drainage, and other zoning requirements of the Code.

Motion by Terbeest, seconded by Matoushek to approve the site plan for Hoinacki storage building additions at 1049 S. Watertown St. as presented.

Vote: Drews, TerBeest, Medema, Matoushek, Lueck, & Nickel – “AYE”
Motion carried, unanimously.

6. Discuss and act on site plan for storage building addition at 503 Industrial Ave. The property is presently owned by Stam Holdings LLC and known as Lot 1 of CSM #2517 located in the NE ¼ NE ¼ of Sec 8, T13N R15E, City of Waupun, Dodge County, Wisconsin. This lot abuts Industrial Ave. to the North and Barnes St. to the South. The site has been used as an Auto Body repair business in the past. The proposed buyer of the property indicated he wishes to construct a 130' x 50' addition on the S dimension of an existing 50' x 73' building in the SW corner of the lot.

City Zoning Administrator indicated there are no issues with the City's Zoning Ordinance. He also noted MSA suggested constructing a swale adjacent to the building to take care of drainage on and off the property. No further information was presented so Chairman Nickel declared the discussion closed.

Motion by Medema, seconded by Drews to approve the building addition on the Stam Holding LLC property at 503 Industrial Ave. as presented.

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

7. Motion by Matoushek, seconded by Lueck to adjourn the meeting. Motion carried, meeting adjourned at 5:14 pm.

Fred Lueck,
Secretary