



City of Waupun

201 E. Main Street

Phone: 920-324-7917

Fax: 920-324-7939

"Wild Goose Center of Wisconsin"

May 9, 2018

TO: Plan Commission Members
FROM: Mayor, Julie Nickel
SUBJECT: Plan Commission meeting scheduled for Wednesday, May 16, 2018, at 4:45 p.m. in the Council Chambers, City Hall, Waupun.

AGENDA

1. Recognition of Council Members and Citizens appointed to the Plan Commission.
2. Nominations and Appointment of Secretary to the Plan Commission.
3. Designation of the day of the month and time to hold the Plan Commission meeting.
4. Call to Order
5. Roll Call
6. Approve minutes of the April 18, 2018 meeting.
7. Conditional Use Permit – SSM Health at 1001 W. Brown St. to construct and operate an addition to the existing CBRF currently on the property.
8. Conditional Use Permit – Body Logic Therapeutic Massage LLC at 6 S. Madison to install a projecting sign.
9. Conditional Use Permit – Darlene VandeStreek (VandeStreek Oil Inc) at 10 Jackson to operate a retail store.
10. Comprehensive Plan Update
 - a. Land Use Chapter
 - b. Intergovernmental Meeting
 - c. Future Steps
11. Adjournment

Cc: Mayor & Common Council
City Attorney
Department Managers
Media
Waupun School District
Kathy Thunes
SSM Health
Body Logic Therapeutic Massage LLC
Darlene VandeStreek

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 Angie Hull, City Clerk at 920-324-7900.

CITY OF WAUPUN
PLAN COMMISSION
MINUTES OF THE APRIL 18, 2018 MEETING
(DRAFT)

1. Call to Order:

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

2. Roll Call:

Members Present: Julie Nickel, Nancy Vanderkin, Elton TerBeest, Jeff Daane, Jerry Medema, and Derek Drews

Member Absent: Fred Lueck

Also Present: Kathy Schlieve, Kathy Thunes, Tonya Olsen, and Teresa Upstein

3. Chairman Nickel called for the approval of the March 21, 2018 meeting minutes. Motion by Vanderkin, seconded by Drews to approve the minutes of the March 21, 2018 meeting as presented. Motion carried, minutes approved, unanimously.

4. Site Plan Review – Waupun High School Agriculture Building – 801 E Lincoln St. The proposed building will be south of the Waupun High School. It will house the Technology / Agriculture program. The building is 6,800 sq. ft. and sits on .7 acres along with the greenhouse expansion. It will be fenced in. No pole lighting will be installed, only door lighting. Ground breaking will be May 1st. It will be called Warrior Innovation.

Motion by Medema, seconded by TerBeest to approve the site plan for the Waupun High School Agriculture Building at 801 E Lincoln St. as presented. Motion carried, unanimously.

5. Extraterritorial Review – Certified Survey Map for Bruins Dairy LLC. Motion by Medema, seconded by Vanderkin to recommend to the Common Council the approval of the CSM for Bruins Dairy LLC as presented. Motion carried, unanimously.

6. Comprehensive Plan Update. Kathy Thunes led this portion of the meeting. The Land Use Chapter was discussed. She re-ran her numbers and they are correct for the City population in 2035. 12,586 projection target. Also discussed was the Future Land Use Map. The government section is blue, added storm water ponds, downtown vision boundaries, retail developments may be added. The industrial park was extended on the map, and six residential land uses were added. Kathy Schlieve asked for a redevelopment area (old Christian Home and maybe the Laird building), Washington School was removed. The City needs to begin planning roads in the future residential district, even if we don't own it. More senior residential districts were added and the map needs where our future parks will be.

The Implementation Chapter was also discussed. Residential/Commercial, Ag Land and Zoning Uses. Guide for future development, and implementation development plan should be considered for consistency. We may need to amend the Comprehensive Plan before changing any plan. A 30 day public notice is needed. Priority timeline – 5 years to 10 years.

7. Motion by Vanderkin, seconded by Medema to adjourn the meeting. Motion carried, meeting adjourned.

Minutes Prepared by:

Julie Nickel



City of Waupun
201 E. Main Street
Waupun, Wisconsin 53963
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www.cityofwaupun.org

"Wild Goose Center of Wisconsin"

To: Julie Nickel, Chairman
Cc: Trista Steinbach, Admin. Assistant
From: Angie Hull, City Clerk
Date: April 17, 2018

RE: Plan Commission
2018-2019 Boards, Committees, Commissions

At the April 17, 2018 Common Council Organizational Meeting, the Common Council approved the Mayoral appointments to the Boards, Commissions, and Committees.

At your first Board meeting in May, please place as the first item(s) on the agenda:

- 1) Recognition of Council Members and Citizens appointed to the Plan Commission
- 2) Nominations and Appointment of Secretary to the Plan Commission
- 3) Designation of the day of the month and time to hold the Plan Commission meeting

Plan Commission – 3 Yr. Terms

(The Plan Commission shall consist of the Mayor, who shall be its presiding officer, the Director of Public Works, CDA member, an Alderperson appointed by the Council annually and 3 citizen members. Simultaneous membership on the Board of Zoning Appeals and Plan Commission is permissible.)

Mayor			<i>Serves as Chairman</i>
Council Member	4-30-19	Mike Matoushek	<i>(appointed by Council)</i>
Public Works Director			
CDA Member	4-30-21	Derek Drews	
Citizen	4-30-21	Jerry Medema	
Citizen	4-30-21	Fred Lueck	
Citizen	4-30-20	Elton Terbeest	
Utility Manager, Ex Officio			



City of Waupun

201 E. Main Street
WAUPUN, WISCONSIN 53963
Phone: 920-324-7900
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"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 16th day of May, 2018 at 4:45 O'clock in the P.M., there will be considered the application for a Conditional Use Permit of:

1. SSM Health at 1001 W. Brown to construct and operate an addition to the existing CBRF that is currently on the property. The addition will have 18 beds, bringing the total to 36 beds. Per Municipal Code Section 16.03(3)(d)
2. Body Logic Therapeutic Massage LLC at 6 S. Madison St. to install a projecting sign in front of the business. Per Municipal Code Section 16.11(2)(a).
3. Darlene Vande Streek (Vande Streek Oil Inc) at 10 Jackson St. to operate a retail store per Municipal Code Section 16.04(6)(d)(xiii).

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 2nd day of May, 2018

John Lust
Zoning Administrator
City of Waupun

(PUBLISH May 9, 2018)

Fee: \$150.00

Paid: _____

Date: _____



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

Conditional Use Permit Application

From: SSM Health

(business name or individual)

Property Description and address:

Part of the NE 1/4 of the NW 1/4, Section 6, T. 13 N.-R. 15 E., City of Waupun

1001 W. Brown Street

Conditional Use Requested:

Construct and operate an an addition to the existing CBRF that is currently on this property.

The current CBRF has 18 beds. The addition will have 18 beds, bringing the total to 36 beds.

Zoning Ordinance Section Involved: 16.03 (3) (d)

Current zoning is R-3, Multiple Family Residential District. Rest homes or nursing homes
require a conditional use permit in this district. We request that the existing conditional use
permit be amended to include the addition and the additional beds.

Date Presented to Plan Commission: _____

CONDITIONAL USE: ☐ Granted ☐ Denied

Comments:

Signature of Applicant (s)

Dan Loest, Director of Plant Services

Fee: \$150.00

Paid: ✓ #1119

Date: 4/27/18



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

Conditional Use Permit Application

From: Body Logic Therapeutic Massage, LLC
(business name or individual)

Property Description and address:

Massage Therapy and Bodywork
6. S. Madison Street
Waupun

Conditional Use Requested:

Projection sign for front of business. Double sided.

Zoning Ordinance Section Involved:

16.11 - SIGNS (2a) CONDITIONAL USE - PROJECTING
SIGNS SHALL BE PERMITTED ONLY AS CONDITIONAL USES IN
ALL BUSINESS DISTRICTS AND INSTITUTIONAL DISTRICTS.

Date Presented to Plan Commission:

CONDITIONAL USE: ☐ Granted ☐ Denied

Comments:

Signature of Applicant (s)

Signarama - Fond du Lac
A Division of Flyway, Inc.
N5528 Miranda Way
Fond du Lac WI 54937
United States
Phone: (920) 921-7181
Fax : (920) 921-8129
Info@Signarama-FDL.com
www.Signarama-FDL.com



Quote 5368 - New Exterior Projecting Sign

Expiration Date : 05/19/2018

Quote for	Contact	Shipping/Install
Body Logic 6th S. Madison St. Waupun WI 53963 United States	Lindsey Fiedler Phone : (920) 344-7681 Email : evilangelwings22@yahoo.com Address : 6th S. Madison St. Waupun WI 53963 United States	

Quote #	Quote Date	Sales Rep	Payment Terms	PO	PO Date
5368	03/20/2018		50/50		

Items

#	Item	Qty	Unit Price	Total	Tax
1	Double Sided Dibond Projecting Sign Double Sided 6 mm dibond sign. (2 Pieces Back to Back). Qty: 1 Size: 12" x 24" Specs: Non-Illuminated. Custom fabricated flat bar frame included.	1	\$575.00	\$575.00	\$31.63
2	Install - Non-Electric Sign Install one projecting sign at a Waupun WI location. Survey will need to be done prior to determine wall strength. INSTALLATION: This estimate assumes that installation will involve normal access, soil and wall conditions. In the event of sub-surface obstacles or obstructions in or behind walls, the parties agree to adjust the extra installation costs based on Signarama's additional costs. Relocation of underground utilities if encountered or restoration of surrounding landscaped area if disturbed by trucks is not included in this quote. Buyer shall provide all necessary reinforcements to the building on which sign is installed.	1	\$350.00	\$350.00	\$19.25

#	Item	Qty	Unit Price	Total	Tax
3	Sign Permit Single Sided: Sign Permit - To be invoiced at actual cost Signarama shall assist Buyer in obtaining all original permits and licenses from public authorities for the installation of the sign. Buyer shall obtain the necessary permits from the owner of the premise and others, exclusive of public authorities, whose permission is requested for installation of the sign and shall be responsible that such permission shall not be revoked. Revocation of any permit required for installation and maintenance of sign shall not relieve buyer from the payment of all sums due in accordance with the terms of the agreement. Buyer agrees to obtain all necessary permission for the use of all registered trademarks or copyrights used on the sign, and agrees to indemnify Signarama against any claims in connection therewith.	1	\$0.00	\$0.00	\$0.00

Total

Sub Total	Total Tax(%)	Taxable Amount	Non-Taxable Amount	Final Price
\$925.00	\$50.88 (5.5%)	\$925.00	\$0.00	\$975.88

Downpayment (50.0 %)	\$487.94
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Terms And Conditions

Invoices & Cancellation of Orders: Sign-A-Rama (Vendor) prepares your order according to your specifications. Therefore, prior to its commencement, your order is only cancelable with the Vendor's prior written consent. After commencement of your order (the point at which materials are assembled and work has begun), your order is non-cancelable. The Customer is Solely Responsible for Proofreading. Vendor does not assume any responsibility for the correctness of copy. Therefore, you must review and sign a proof prior to our commencement of your order. By signing your proof, you approve of its content and release the Vendor to commence our work. You are solely responsible for the content of the proof once it has been signed. However, if we should make an error in producing the work as proofed, please be assured that we will redo the work as quickly as possible and without charge to you. **Vendor's Liability:** Vendor's total liability is hereby expressly limited to the services indicated on the invoice and Vendor will not be liable for any subsequent damages, consequential damages, or otherwise. All dates promised on this invoice are approximations unless the word "firm" is written and acknowledged by the Vendor.

Terms of Payment: Upon ordering, you must give Vendor a 50% deposit. Your balance will be due upon delivery and/or installation. Vendor may, at its sole discretion, extend credit terms to you upon approval. **Collection Procedures:** Invoices are considered delinquent thirty (30) days from the date that your order is completed. After the thirtieth day, a late charge of \$25.00, together with interest accruing at the rate of 1.5% per annum, or the maximum rate allowable by law is assessed. You shall be liable for all costs related to collection of delinquent invoices, including court costs and attorney's fees. **Customer's Acceptance of Work:** Customer's acceptance, either personal or through his/her agent(s) and/or employee(s) of the work ordered shall be deemed as full acceptance. This means that by accepting delivery of the work, customer affirms that the work substantially conforms to all expectations. **Lost or Substantially Forgotten Work:** If customer does not take possession of completed work within thirty (30) days from notification of completion, then the work will be considered lost or forgotten, and vendor will not be responsible for further loss. Customer will be billed and responsible for payment for work that has been completed.

for Body Logic

Signature		Date	
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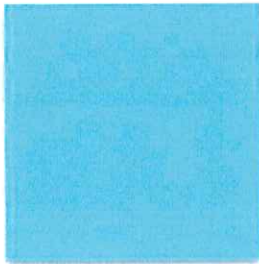
We agree to your terms and conditions. Please proceed with the order.



Branding Elements For:



Colors:



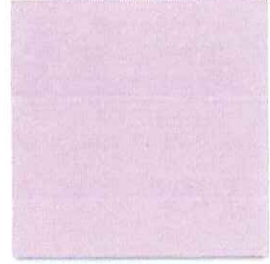
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THERAPEUTIC MASSAGE

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Call Today!

CLOSED

CLOSED

6



\$7000
1 Hour Massage

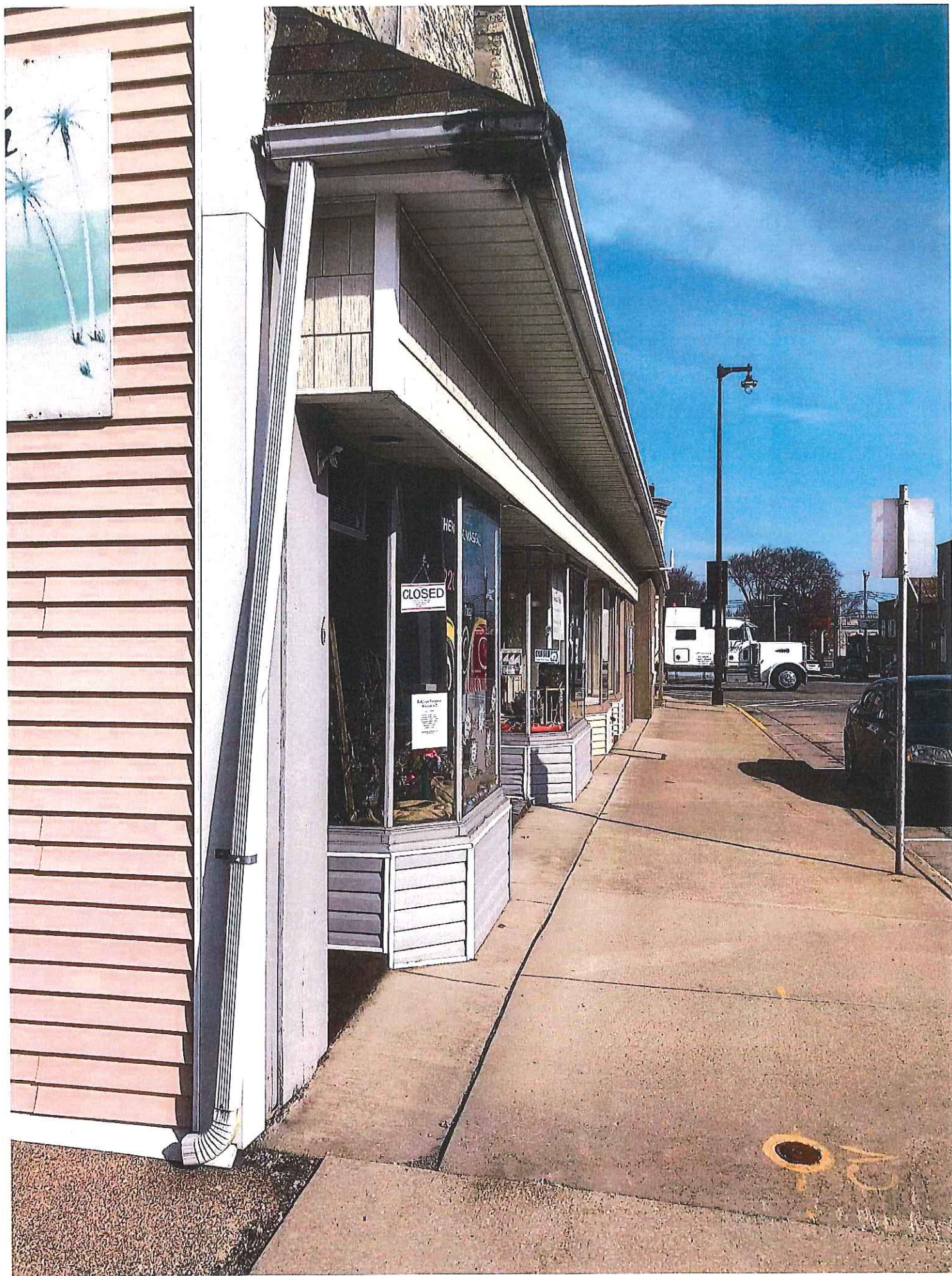
Handmade
Candles
& Soap



\$100.00
45 Minute
Massage

Handmade
Candles
& Soap

Call Today!



Fee: \$150.00

Paid: ✓ # 9665

Date: 5/2/18



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

Conditional Use Permit Application

From:

Darlene Vande Struck (Vande Struck Inc.)
(business name or individual)

Property Description and address:

10 Jackson St.
Waupun WI 53963

Conditional Use Requested:

To operate a retail business @
above location.

Zoning Ordinance Section Involved:

B-6 ZONING 16.04(6) (b) permitted uses
~~ECONOMIC USES~~
(1) XLC CONDITIONAL USES

Date Presented to Plan Commission:

CONDITIONAL USE:

☐ Granted

☐ Denied

Comments:

Signature of Applicant (s)

Darlene E. Vande Struck

MEMORANDUM

To: City of Waupun Plan Commission and others

From: Kathy Thunes

Date: May 7, 2018

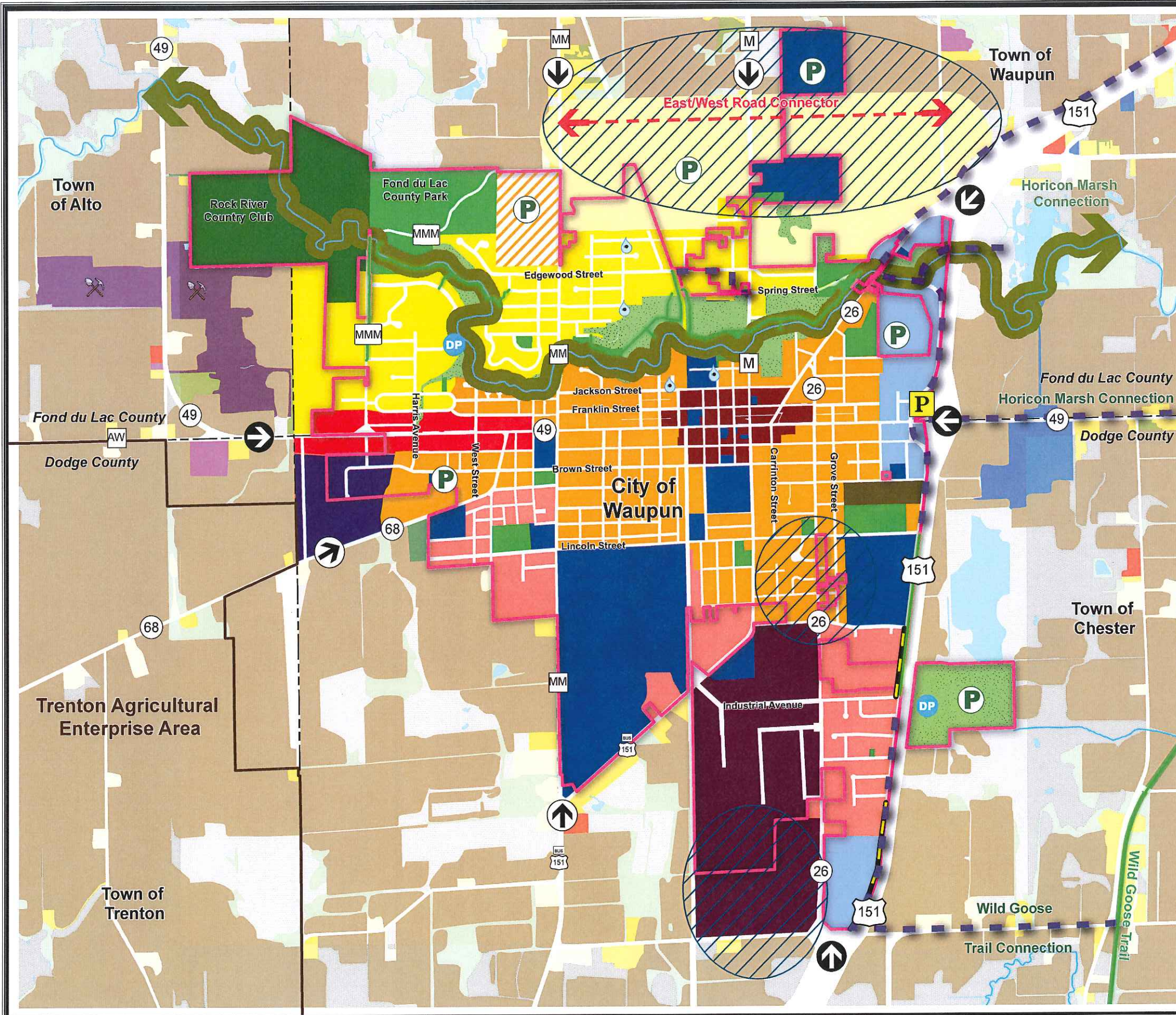
Subject: City of Waupun Comprehensive Plan Update 2040 – May 16, 2018 Plan
Commission Meeting

Dear Plan Commissioners and Others,

We have been discussing the future land use. At our next meeting, I would like to finalize the future land use map, categories and projections. Please review the future land use map and sections 8.7 Future Land Use Projections and 8.8 Year 2040 Future Land Use Map & Framework for the next meeting.

Kathy

Map 8-3 City of Waupun Comprehensive Plan Future Land Use



- | Existing | Future/Conceptual |
|--|--|
| Existing Quarries | Conceptual Parks |
| Wells | Future Park N Ride |
| Existing Trails | Proposed Stormwater Pond |
| City Hall | Road Extension of Shaler Drive |
| Trenton Agricultural Enterprise Area | Proposed Trails |
| Public Parks & Recreational Facilities | Intergovernmental Coordination Area |
| Single Family Residential | Community Gateways (Minor) |
| Farmsteads | Community Gateways (Major) |
| Multi-Family | Environmentally Sensitive Areas*** |
| Mobile Home Parks | Downtown Business District |
| Commercial | Neighborhood Commercial Corridor |
| Industrial | Highway Commercial District |
| Quarries | Industrial District |
| Institutional Facilities | Industrial Park District |
| Transportation | Residential Neighborhood Investment Area |
| Utilities/Communications | Residential District |
| Non-Irrigated Cropland | Mixed Use Residential |
| Irrigated Cropland | High Density Residential District |
| Other Ag Land / Pasture | Future Residential District |
| Private Recreational Facilities | Senior Residential District |
| Planted Woodlands | |
| General Woodlands | |
| Open Other Land | |
| Water | |
- ***Environmentally Sensitive Areas are Defined as:
Wetlands (> 5 Acres)
Floodways
75' Stream Buffer
Areas Zoned Conservancy

Source:
Base data provided by Dodge & Fond du Lac Counties 2016.
Land Use data provided by ECWRPC 2017.



This data was created for use by the East Central Wisconsin Regional Planning Commission Geographic Information System. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. East Central Wisconsin Regional Planning Commission disclaims all liability regarding fitness of the information for any use other than for East Central Wisconsin Regional Planning Commission business.

PREPARED MAY 2018 BY:
East Central Wisconsin
Regional Planning Commission
ECWRPC

DRAFT

8.5 Future Land Use Projections

Wisconsin Statutes require comprehensive plans to include five year projections for residential, commercial, industrial, and agricultural uses over the length of the plan. The projections for the City of Waupun can be seen in Table 8-6.

While projections can provide extremely valuable information for community planning, by nature, projections have limitations that must be recognized. First and foremost, projections are not predictions. Projections are typically based on historical growth patterns and the composition of the current land use base. Their reliability depends, to a large extent, on the continuation of those past growth trends. Second, projections for small communities are especially difficult and subject to more error, as even minor changes can significantly impact growth rates. Third, growth is also difficult to predict in areas that are heavily dependent on migration, as migration rates may vary considerably based on economic factors both within and outside of the area.

The actual rate and amount of future growth communities experience can be influenced by local policies that can slow or increase the rate of growth. Regardless of whether communities prefer a no growth, low growth, or high growth option, it is recommended they adequately prepare for future growth and changes to provide the most cost-effective services possible. Furthermore, individual communities can maximize the net benefits of their public infrastructure by encouraging denser growth patterns that maximize the use of land resources while minimizing the impact on the natural resource base.

Expected increases in residential and commercial acreage and resulting decreases in agricultural acreage can be estimated by analyzing and projecting historical data into the future. Population and housing growth and the amount of land that would be required to accommodate that increase in growth were made using past housing and population trends, and future population and household projections.

In 2010, the City of Waupun had a total of 3,485 households. Using household projections from the Wisconsin Department of Administration (WDOA), and adding a 10 percent factor, it is estimated that by 2035 there will be approximately 4,206 housing units or about 793 additional housing units in the City. It should be noted that since WDOA projects a population and housing decrease after 2035, household and land consumption estimates were based on year 2035. Maintaining the current split between single family, two-family and multi-family units, and subtracting the number of single family, two-family and multi-family units built between 2010 and 2016, there will need to be an additional 558 single-family units, 41 duplexes and 103 multi-family units. Based on the current zoning, the City will need 178 acres for single family and two-family, and 7 acres for multi-family development or a total of 185 acres for residential development.

Future commercial and industrial land use needs are based on the ratio between commercial and industrial acreage and population. The WDOA estimates that in 2015, the population of the City of Waupun was 11,420 people. Therefore the ratio of acres of commercial land use to population in 2015 was 0.01 acres per person, while the ratio of acres of industrial land use to population was also 0.01 acres per person. Multiplying the ratio of commercial and industrial acres per person by the 2035 population and adding a 15 percent infrastructure factor and 20 percent market factor, it is determined that an additional 18 acres of commercial and an additional 17 acres of industrial acreage will be needed by 2035.

Table 8-6 provides five year land consumption estimates for residential, commercial and industrial land uses and the resulting depletion of agricultural land. Based on these assumptions approximately 135 acres of agricultural land will be lost over the life of the plan.

Table 8-6: Future Land Use Consumption (Acres)

Land Use	2015	2020	2025	2030	2035	2040
Single/Two Family Residential	742	786	831	875	920	920
Multi-Family	77	78	80	82	84	84
Commercial	129	133	138	142	147	147
Industrial	120	124	128	132	137	137
Agricultural	1,103	1,069	1,035	1,002	968	968

Source: ECWRPC, 2018

8.6 Year 2040 Future Land Use Map & Framework

The proposed future land use is shown on Map 8 -3 and is described below. The map represents the overall vision established by the City of Waupun based on visioning, data collection, analysis and discussions held throughout the planning process. Public, Plan Commission and City staff comments, concerns and ideas were blended into vision statements and goals that are represented conceptually on the proposed future land use map.

Rather than follow a traditional method of identifying separate land uses such as residential, commercial, industrial, etc., the map is more generalized to better match the vision and provide flexibility when evaluating new development proposals against the plan for consistency purposes. A total of 10 different “districts”, or land classifications, have been developed. Map 8-3 can generally be described as conveying the “policy” of the City in that new development proposals, or proposed changes to existing land use should ultimately be in conformance with the intent and vision of the community. The City’s 2040 Future Land Use Map considers the “ultimate” use of land, which may not be realized until after the year 2040.

A general description of each District is contained below along with a short set of major land use objectives and recommendations that are critical to achieving the overall vision of the City. A detailed list of the goals, objectives and recommendations are included in each chapter and should be consulted and considered when reviewing development proposals.

8.8.1 Environmentally Sensitive Areas

Environmentally sensitive areas, or ESAs, are considered unsuitable for any proposed developed uses. ESA’s are further described below:

- Wetlands (greater than 5 acres) shown on the Wisconsin Wetland Inventory Map;
- Floodways; and
- 75 feet shoreland buffer for lakes, ponds, flowages, streams and rivers
- Areas currently zoned as Conservancy within the community.

The purpose of designating environmentally sensitive areas is to preserve significant environmental features from development. Environmentally sensitive areas perform a variety of important environmental functions including stormwater drainage, flood water storage, pollutant entrapment, groundwater recharge, recreation and wildlife habitat. They also provide green space to enhance aesthetics and quality of life.

For the purposes of the proposed land use Mmap, these areas have been combined into a single category and generally represent areas that should be preserved or protected from new development and other land use changes. This layer is not meant to be an exact representation of all environmentally sensitive areas within the City.

8.8.2 Employment-Based Land Uses

Six (6) distinct areas of industrial, commercial, retail, service and office employment within the City are categorized into five (5) separate land use districts for the purposes of illustrating the City of Waupun's vision. These districts are listed below and described in more detail:

- Downtown Business District
- Neighborhood Commercial Corridor
- Highway Commercial District
- Industrial District
- Industrial Park District

Downtown Business District

This district represents the heart and soul of the City. It is centered on Main Street and houses restaurants, retail and service type businesses, residential, and public and institutional uses. This District encompasses approximately 76 acres, all of which are developed. Currently an infill lot exists in the downtown area. The objectives of this district are to:

- Seek opportunities to redevelop and enhance underutilized buildings/structures and improve the vitality of the downtown;
- Focus downtown redevelopment around small/specialty retail stores, trendy coffee shops/brew pubs/restaurants, professional offices and destination locations;
- Increase cultural and entertainment opportunities;
- Support existing businesses and new business opportunities;
- Strengthen/enhance community identity;
- Increase mobility and connectivity within the downtown and between the downtown and other major destinations within the City and the surrounding area (i.e. Rock River and Trail, Horicon Marsh, Wild Goose Trail, Waupun County Park, etc.); and
- Preserve, protect and enhance the historic character of the downtown.

Appropriate land uses for this District include:

- Office, specialty retail and service uses, restaurants, hospitality, mixed-use

development, entertainment venues, parks/public spaces, residential¹ and community facilities.

Zoning districts include:

- Central Business District (B-2) and Shopping Center Business District (B-3)

Key strategies and recommendations include:

- Expand broadband internet services;
- Define the downtown area through the use of wayfinding signs;
- Use the concept of “Placemaking” to enrich the downtown;
- Create temporary public spaces with events such as local farmers markets, art-walk events, craft fairs, music or other community gatherings;
- Enhance pedestrian and bicycling facilities in the downtown area:
 - Provide benches and other places for people to sit and relax;
 - Increase pedestrian and bicycle access and safety;
- Incorporate art in the downtown area (murals, statutes, etc.);
- Stimulate private investment in high-quality building facade improvements that contribute to the overall strength of downtown as a shopping and dining destination; and
- Adopt historical preservation design standards to enhance the historic character of the downtown and to create uniformity.

Neighborhood Commercial Corridor

This district primarily serves or has the potential to serve the daily needs of the adjacent neighborhood. Walkability should be enhanced and expanded over time and should offer attractive areas for and connectivity to adjacent neighborhoods. This District currently houses a gas station, retail and service type businesses, residential, dining and strip mall and small shopping center. Most of this district is surrounded by or in close proximity to residential neighborhoods. Development should be smaller-scale, neighborhood-oriented uses.

Environmentally sensitive areas are found in proximity to an intermittent stream flowing toward the Rock River. This District encompasses approximately 84 acres, the majority of which are developed. A few scattered infill lots are present within the district. The objectives of this district are to:

- Focus on smaller scale neighborhood commercial uses.
- Maintain and redevelop properties to increase economic activity;
- Increase urban living opportunities with a variety of higher density housing styles;
- Increase mobility and connectivity within the District and between the District and downtown Waupun and other major destinations within the City and the surrounding area, providing improved pedestrian and bicycling accommodations.

Appropriate land uses for this District include:

¹ Above businesses or residential that blends into the downtown business district architecture.

- Medium-scale commercial developments, community facilities, small medical offices and clinics, high-density residential, restaurants, convenience and gasoline stations, service and office uses, mixed-use developments that may include residential.

Zoning districts include:

- Business/Professional Office District (B-1), Central Business District (B-2), Shopping Center Business District (B-3) and Neighborhood Commercial District (B-6).

Key strategies and recommendations include:

- Consider redeveloping Park View Plaza into a mixed use, pedestrian orientated development;
- Develop corridor plan and overlay regulations (include design, access, and use guidelines) to implement the City's vision for this area;
- Install wayfinding signage to key destinations in the City;
- Improve major east/west connections for cars, bikes and pedestrians to the downtown and other areas; and
- Develop major gateway into the City.

Highway Commercial District

This district generally has high visibility and easy access to/from USH 151 and therefore has concentrations of commercial, retail and service development that serves not only City residents, but also the traveling public and residents from the surrounding area. Two areas comprise this District. A larger area developed area along USH 151 that includes the STH 49 and northern STH 26 interchanges. A second area is found in the southern part of the City near the southern STH 26 and USH 151 interchange. The southern portion of the district is platted, but undeveloped except for a new truck stop that is currently under construction. An extension of Shaler Drive within the southern portion of the District and an extension of the Rock River Trail is planned. Environmentally sensitive areas are found in proximity to the Rock River. The City should consider the development of a Park and Ride lot near the USH 151 and STH 49 interchange. **Additional public recreational lands and/or park may be needed to accommodate localized demands.** This district encompasses approximately 184 acres, of which approximately 99 acres are considered vacant and developable. The objectives of this district are to:

- Maintain and redevelop properties in order to increase economic activity;
- Increase connectivity within the District and between the District and downtown Waupun
- Provide improved pedestrian and bicycle accommodations
- Encourage development of highway commercial oriented development.

Appropriate land uses for this District include:

- Restaurants, drive-thru restaurants, service uses, community facilities, convenience and gasoline stores, small-scale office uses, assisted living facilities, automobile sales, retail and service uses, business and professional offices and mixed-use development which

may include residential.

Zoning districts include:

- Interchange Business District (B-4) and Shopping Center Business District (B-3).

Key strategies and recommendations include:

- Develop commercial district plan and overlay regulations (include design, access, and use guidelines) to implement the City's vision for this area;
- Install wayfinding signage to key destinations in the City;
- Improve major east/west connections for cars, bikes and pedestrians to the downtown and other areas;
- Develop a major gateway into the City.
- Enhance the ability to safely walk and bike within the City and to key destinations within and outside of the City; and
- Work with WisDOT to construct a Park and Ride lot near USH 151.

Industrial District

This district encompasses an area on the City's western boundary near the Town of Trenton Agricultural Enterprise Area. Current uses include commercial, industrial and farmland. **This district should support the Town of Trenton Agricultural Enterprise Area.** It encompasses approximately 80 acres, of which approximately 29 acres are considered vacant and developable. The objectives of this district are to:

- Support the continuation and creation of agricultural support and service businesses;
- Support the agricultural economy of the area; and
- Support local, regional and statewide agribusinesses.

Appropriate land uses for this District include:

- Value-added agriculture, food processing, transportation and distribution, manufacturing and warehousing.

Zoning districts include:

- Closed Storage/Light Manufacturing (M-1) and Open Storage/Heavy Manufacturing (M-2).

Key strategies and recommendations include:

- Focus on attracting and support the expansion and/or creation of agribusinesses, value-added agriculture; food processing; transportation and distribution (especially food distribution); and manufacturing (current and those that can help agribusiness).

Industrial Park District

This District includes the Waupun Business Park. Access to transportation (USH 151) and freight infrastructure makes these lands particularly desirable for industrial and manufacturing uses. It is envisioned that the area south and adjacent to the existing business park will allow expansion of similar uses within the planning period. **Intergovernmental coordination overlay areas are illustrated to highlight areas within adjacent Towns.** This District encompasses approximately 342 acres, of which approximately 194 acres are considered vacant and developable. The objectives of this district are to:

- Maintain good transportation and rail access and infrastructure condition;
- Fill existing vacant lots to reasonable level prior to expansion of the business park; and
- Plan for and expand the business park to the south, as required, during the planning period.

Appropriate land uses for this District include:

- Industries, transportation and distribution centers, offices or administrative facilities, value-added agriculture, food processing, manufacturing and warehousing.

Zoning districts include:

- Open Storage/Heavy Manufacturing (M-2)

Key strategies and recommendations include:

- Work with WisDOT and ECWRPC on existing and future transportation and freight issues;
- Annex, re-zone and acquire properties within the planned expansion areas as required;
- Actively market the business park as a key location for business along the USH 151 corridor;
- Identify environmental barriers to development such as high groundwater;
- New development within this district will be constructed using high quality building materials, incorporate extensive landscaping and other buffering measures to limit noise, vibration and aesthetic nuisances from the public, and extend bicycle and pedestrian facilities to connect this employment area to residential neighborhoods, the downtown and other major destinations within the City and the surrounding area;
- Develop a major gateway into the City; and
- Install wayfinding signage to key destinations in the City.

8.8.3 Residential Land Uses

In order to provide general guidance which aligns with the vision established in this plan, the Future Land Use Map identifies six (6) separate areas or districts for residential land uses. These districts are listed below and are described in more detail:

- Residential Neighborhood Investment Area
- Residential District
- Mixed Use Residential District
- High Density Residential District
- Future Residential District
- Senior Residential District

Residential Neighborhood Investment Area

This District is defined as being primarily comprised of older single-family homes on smaller lots. Other uses such as duplexes or higher density apartments and public/institutional uses may also be scattered through these areas. It is expected that little land use change will occur within this District over the planning period. However, that being said, any new land use changes should be consistent in terms of land use, density, and architectural styles. In some cases, small neighborhood oriented development may be appropriate within some neighborhoods. New public or institutional uses should also be considered within this district as long as potential negative impacts are addressed. Town islands are found in this area; therefore the City should work with Town of Chester to resolve maintenance issues. Intergovernmental coordination overlay areas are illustrated to highlight areas within the Town. Additional public recreational lands and/or park may be needed to accommodate localized demands. Environmentally sensitive areas are found in proximity to the Rock River. This District encompasses approximately 828 acres, of which approximately 33 acres are considered vacant and developable. Vacant land, for the most part, includes scattered infill lots. The objectives of this District are to:

- Encourage preservation and renovation of historic homes;
- Support rehabilitation, renovation and preservation of the City's older housing stock;
- Strengthen and enhance neighborhoods;
- Improve the condition of rental properties within the City;
- Enhance the ability to safely walk and bike within the City and to key destinations within and outside of the City;
- Protect environmentally sensitive areas, the Rock River and primary environmental corridors; and
- Increase mobility and connectivity within the District and between the District and downtown Waupun and other major destinations within the City and the surrounding area, providing improved pedestrian and bicycling accommodations.

Appropriate land uses for this District include:

- Single family residential (attached and detached); two-family residential; multi-family residential, if well designed; public and semipublic nonprofit institutional uses, including churches, schools and libraries; parks; playgrounds; and community centers.

Zoning districts include: Two-Family Residential District (R-2), Multiple-Family Residential District (R-3), Central Area Single-Family Residential District (R-4) and Mixed Residential District (R-5).

Key strategies and recommendations include:

- Explore developing historic residential guidelines in specific neighborhoods;
- Continue the City's housing rehabilitation program for owner and rental properties;
- Continue to improve and preserve the City's established neighborhoods;
- Consider creating neighborhood organizations and working with neighborhoods to renovate existing areas;
- Work with the Town of Chester to maintain Town islands within City limits;
- Install wayfinding signage to key destinations in the City;
- Explore developing recreational trails through wetland areas.
- Support infrastructure improvements (i.e. sidewalks, walkways, trails, etc.) to improve the ability to safely walk and bike within the community and to create connections between residential developments, employment/retail areas, and community and area destinations.

Residential District

This District is defined as being primarily comprised of newer single-family homes on larger lots. Other uses such as duplexes or higher density apartments and public/institutional uses may also be scattered through this area. Areas adjacent to but outside of the City corporate limits are included in this District. Most of this area is developed, though vacant platted lots and unplatted areas, both within and outside of the City exist. In some cases, small neighborhood oriented development may be appropriate within some neighborhoods. New public or institutional uses should also be considered within this district as long as potential negative impacts are addressed. **Environmentally sensitive areas are found in proximity to the Rock River.** This District encompasses approximately 951 acres, of which approximately 162 acres are considered vacant and developable. The objectives of this District are to:

- Enhance the ability to safely walk and bike within the City and to key destinations within and outside of the City;
- Protect environmentally sensitive areas, the Rock River and primary environmental corridors;
- Increase mobility and connectivity within the District and between the District and downtown Waupun and other major destinations within the City and the surrounding area, providing improved pedestrian and bicycling accommodations; and
- **Provide opportunities for new residential development.**

Appropriate land uses for this District include:

- Single family residential (attached and detached); two-family residential; multi-family residential, if well designed; public and semipublic nonprofit institutional uses, including churches, schools and libraries; parks; playgrounds; and community centers.

Zoning districts include: Single-Family Residential District (R-1), Two-Family Residential District (R-2) and Multiple-Family Residential District (R-3).

Key strategies and recommendations include:

- Install wayfinding signage to key destinations in the City;
- Explore developing recreational trails through wetland areas.
- Promote infill of existing subdivisions.
- Support infrastructure improvements (i.e. sidewalks, walkways, trails, etc.) to improve the ability to safely walk and bike within the community and to create connections between residential developments, employment/retail areas, community and area destinations.

Mixed Use Residential District

The Mixed Use Residential District is located in two distinct areas of the community, adjacent to industrial/institutional uses:

- An area consisting of newer single family, two-family and multi-family housing stock and park and institutional uses (including the Dodge Correctional Institution and the John C Burke Correctional Center) near the Waupun Business Park in the City's southwestern area.
- An area consisting of a mixture of some newer single-family, two-family, multi-family and mobile homes and park uses between USH 151 and the Waupun Business Park. An area zoned Conservancy on the east side of USH 151 is included in this district.

Both areas have limited land available for development. An extension of Shaler Drive and the Rock River Trail is planned near USH 151. In addition, a detention basin is planned for the parcel to the east of USH 151. Intergovernmental coordination overlay areas are illustrated to highlight areas within the Town. Additional public recreational lands and/or park may be needed to accommodate localized demands. Appropriate transitions between mixed uses should be addressed as required. This District encompasses approximately 629 acres, of which approximately 69 acres are considered vacant and developable. The objectives of this District are to:

- Redevelopment of existing properties
- Increase diversity of housing options;
- Provide opportunities for housing choice; and
- Increase mobility and connectivity within the District and between the District and downtown Waupun and other major destinations within the City and the surrounding area, providing improved pedestrian and bicycling accommodations.

Appropriate land uses for this District include:

- Single family residential (attached and detached); two-family residential; multi-family residential, if well designed; public and semipublic nonprofit institutional uses, including churches and schools; parks; playgrounds; and community centers.

Zoning districts include: Single-Family Residential District (R-1), Two-Family Residential District (R-2) and Multiple-Family Residential District (R-3).

Key strategies and recommendations include:

- Install wayfinding signage to key destinations in the City;
- Support infrastructure improvements (i.e. sidewalks, walkways, trails, etc.) to improve the ability to safely walk and bike within the community and to create connections between residential developments; employment/retail areas, and community and area destinations (i.e. Wild Goose Trail, the Rock River, downtown, the Horicon Marsh, parks, sculptures and other destinations); and
- Develop more detailed and specific “Area Development Plans” (ADPs) for larger tracts of land (80 to 300 acres) that are target for future development.

High Density Residential District

A small area along USH 151 has been developed as higher density residential and is therefore total developed. This District is entirely developed and encompasses approximately 17 acres, all are considered developed. The objectives of this District are to:

- Increase mobility and connectivity between the District and downtown Waupun and other major destinations within the City and the surrounding area, providing improved pedestrian and bicycling accommodations;
- Provide well-suited land for higher density residential development, close to major roads;

Appropriate land uses for this District include: Multi-family residential and attached single-family dwelling (condos, townhomes, etc.).

Zoning districts include:

- Multiple-Family Residential District (R-3)

Key strategies and recommendations include:

- Develop the Rock River Trail along Shaler Drive.

Future Residential District

This district is north of the City limits and predominantly undeveloped, though scattered residential development is occurring in the Town of Waupun, especially along CTH MM. Development in this area is expected to occur on larger predominately single-family lots. Though, two-family and multi-family uses would be allowed. New public or institutional uses should also be considered within this district as long as potential negative impacts are addressed. Public recreation lands, trails and/or parks may also be needed to accommodate localized demands. To increase east/west movement, a connecting street should be planned between CTH MM (Brandon Street/Savage Road) and Center Road. Additional planning should

occur to identify more detailed uses and development patterns within the District. The City should work with the Town of Waupun to determine a smooth transition. Environmentally sensitive areas are found in this district. This District encompasses approximately 585 acres, of which approximately 428 acres are considered vacant and developable. The objectives of this District are to:

- Provide a sufficient amount of land for housing choices.
- Increase mobility and connectivity within the District and between the District and downtown Waupun and other major destinations within the City and the surrounding area, providing improved pedestrian and bicycling accommodations.
- Ensure that an adequate amount of land is available for residential uses.

Appropriate land uses for this District include:

- Single family residential (attached and detached); two-family residential; multi-family residential, if well designed; public and semipublic nonprofit institutional uses, including churches and schools; parks; playgrounds; and community centers.

Zoning districts include:

- Single-Family Residential District (R-1), Two-Family Residential District (R-2), Multiple-Family Residential District (R-3)

Key strategies and recommendations include:

- Install wayfinding signage to key destinations in the City.
- Increase east/west movement in the northern part of the City.
- Develop an area wide plan to determine approximate locations of major east/west, north/south streets, trails, parks, etc.
- Work with the Town of Chester to discuss development and future annexation of this area.
- Support infrastructure improvements (i.e. sidewalks, walkways, trails, etc.) to improve the ability to safely walk and bike within the community and to create connections between residential developments, employment/retail areas, community and area destinations.
- Encourage cost-effective extension of public infrastructure.
- Provide adequate recreational opportunities and access for local neighborhoods and the City as a whole.

Senior Residential District

A small area exists adjacent to Waupun Park Maple Forest State Natural Area along STH MM. Access to natural amenities and City services may make this area very attractive to seniors. If designed well, with a mix of housing types and styles, this district could allow seniors to age in place and transition to housing when more services are needed. Currently this area is undeveloped. Ideally this area should be developed as "Planned Unit Development" so that the entire area can be planned. Public recreation lands, trails and/or parks

may also be needed to accommodate localized demands. This District encompasses approximately 57 acres, of which approximately 55 acres are considered vacant and developable. The objectives of this District are to:

- Provide housing that will allow seniors to age in place and transition to assisted living and nursing home care if and when more services are needed.
- Provide a mixture of housing types for seniors.
- Provide amenities such as benches, parks, sidewalks and trails to allow connectivity and encourage walking and biking.

Appropriate land uses for this District include:

- Smaller single-family attached and detached homes, two-family, townhomes, assisted living facilities, public and semipublic nonprofit institutional uses, including churches and nursing homes; parks; and community centers.

Zoning districts include:

- Two-Family Residential District (R-2), Multiple-Family Residential District (M-3), Planned Unit Development

Key strategies and recommendations include:

- Develop an area wide plan to determine approximate locations of major streets, trails, parks, etc.
- Support infrastructure improvements (i.e. sidewalks, walkways, trails, etc.) to improve the ability to safely walk and bike within the district and community and to create connections between residential developments, employment/retail areas, community and area destinations.

8.8.4 Recreation

Areas identified as Recreation include City and County (public) park and recreational facilities and private recreational facilities. New parks ("P" symbol) was identified using information from the existing City of Waupun Comprehensive Outdoor Recreation Plan (CORP), 2017-2022 to identify additional lands that may be needed for recreation during the planning period. As shown on Map 8-3, a number of generalized areas are shown for new parks ("P" symbol). As these areas are planned for development, consideration should be given for the dedication/acquisition of recreational lands. In addition, the City's CORP was consulted in determining future trail locations.

8.8.5 Intergovernmental Coordination Area

The Intergovernmental Coordination Overlay is used to highlight areas within and outside of the City where intergovernmental cooperation between the City and adjoining towns would benefit current planning issues and future planning decisions. It should be noted that additional areas,

not specifically highlighted would also benefit from intergovernmental coordination and that areas highlighted should not be considered exclusive to where these efforts should be focused.

Town islands, some poorly maintained, exist in certain areas of the City. In addition, the City should work with adjoining towns to determine annexation phasing and development within these areas that will eventually be annexed into the City.

8.8.6 Institutional Facilities

Areas identified as Institutional Facilities include City (city hall, senior center, city garage, wastewater treatment plant, former city landfill, etc.), government (Dodge Correctional Institute, the John C. Burke Correctional Institute and the Waupun Correctional Institute), school facilities and cemeteries.

8.8.7 Transportation

A number of critical transportation issues and opportunities were identified throughout the plan update process. In reviewing the specific recommendations and ideas, a number of them were felt to be on a scale and impact that they should be reflected on the Proposed Future Land Use Map. These include:

- Extension of Shaler Drive
- Areas of planned/conceptual bike and pedestrian accommodations