

CITY OF WAUPUN  
PLAN COMMISSION  
MINUTES OF THE MARCH 21, 2018 MEETING  
(Approved 4/18/18)

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, Fred Lueck, Nancy Vanderkin, Elton TerBeest, Jeff Daane, Jerry Medema, and Derek Drews

Staff Present: Kathy Schlieve

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

4. Site Plan Review – Waupun Baseball Complex – 810 E. Lincoln St. Derrick Standke, Agent; and BJ Yohn, Contractor, appeared to discuss their site plan. They are proposing a 53' x 26' building with a 12' x 6' covered area on the structures East and South dimensions. The building itself would consist of a concession area in the southern 1/3 of the structure, a storage area in the center, and the northern 1/3 would contain the men's and women's restrooms. The structure will be adjacent to the west dimension of the varsity baseball field. The structure would be set on a concrete slab. Kathy Schlieve noted the City Building Inspector indicated that the present zoning is OK for the use and the building will meet all yard and setback requirements of the City's Zoning Ordinance. The structure is considered an accessory use to the ball park. Daane noted that erosion control plans are not necessary for this small of a project. Chairman Nickel called for a motion to act on the site plan.

Motion by Vanderkin, seconded by Drews to approve the site plan as present for a concession stand building adjacent to the varsity baseball diamond at 810 E. Lincoln St. Vote: Drews, Medema, Daane, TerBeest, Vanderkin, Lueck, and Nickel – "AYE". Motion carried, unanimously.

5. Site Plan Review – Christian Homestead II at 1001 W Brown St. Representatives from the Christian Home Homestead I, Agnesian Health care – SSM Health appeared as well as their engineer to answer any questions on their site plan for the Homestead II project. They indicated that this project is phase 2 of their expansion plans. The new structure will be somewhat larger than the building to the north and it will attach to the building to the north. Lueck questioned the use of the new unit as the floor plan looks different than the existing building floor plan. The applicant indicated this is considered an I-2 occupancy by the State, therefore the rooms and open space areas are required to be larger. They have 16 rooms in the northern unit and will have 18 in the new unit. The use and type of room use are also taken into consideration in design. The roof line will also change somewhat due to the size and shape of the new unit.

Daane noted that the building plans still have to be approved by the State. He also said that some minor storm water changes are being made by MSA. Kathy Schlieve said the City Building Inspector has reviewed the site plan and found the new unit will comply with the cities height and setback requirements of the City Zoning Ordinance. However, the ordinance does require a Conditional Use Permit in this zoning district therefore, a public hearing will be required in the near future. The original Conditional Use Permit was only issued for one unit. Chairman Nickel called for a motion to act on this site plan.

Motion by TerBeest, seconded by Medema to approve the site plan for the new Christian Homestead II Unit at 1001 W. Brown St., subject to the following conditions:

1. State Approved Building plans shall be obtained prior to construction.
2. A new Conditional Use Permit shall be obtained from the City.
3. The City Engineer shall approve the stormwater and sewage plans.
4. Any necessary approvals shall be obtained for the required retention pond.

Vote: Drews, Medema, Daane, TerBeest, Vanderkin, Lueck, and Nickel – “AYE” Motion carried, unanimously 7/0.

6. Motion by Medema, seconded by Vanderkin to adjourn the meeting. Motion carried, meeting adjourned at 4:57 p.m.

Fred Lueck, Secretary