

CITY OF WAUPUN
PLAN COMMISSION
MINUTES OF THE MARCH 29, 2017 MEETING
(Approved 4/19/17)

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, Elton TerBeest, Fred Lueck, Nancy Vanderkin, Jerry Medema, Derek Drews, and Jeff Daane
Staff Present: Susan Leahy and Jared Oosterhouse
3. Chairman Nickel called for the approval of the minutes of the March 15, 2017 meeting. Lueck noted there are two typo's in the minutes. The "s" was omitted from Derek Drews name in the Roll Call, and on Page 2, second paragraph, line 3, the word "postal" should be replaced by the word "portal". Motion by Vanderkin, seconded by Daane to approve the minutes of the March 15, 2017 meeting with the corrections noted. Motion carried, unanimously.
4. Public Hearing – Conditional Use Permit of CND Specialties, Inc. to establish a Truck Stop on Lots 10 & 11 of Heritage Ridge Subdivision, located in TIF District #7, City of Waupun.

Chairman Nickel read the call of the hearing and its purpose. Jared Oosterhouse who is substituting for Kathy Schlieve noted that the site for the proposed truck stop will be at the intersection of USH 151 and STH 26 in the Heritage Ridge Subdivision located in TIF District #7, City of Waupun. He also noted that final engineering plans have not yet been finalized. Cal Hermann, CND Specialties, Inc. & Jared both noted that more information for the project will be forthcoming but it's imperative at this time to get the required Conditional Use Permit so the development can proceed. Failure to get the necessary approvals would nullify the purchase agreement with the City. Mr. Hermann also indicated additional plans will be provided, such as survey, site plan, plan for a retention pond, business plans, etc. so they can get their loan approvals. He estimated the development will cost about 3.5 million dollars.

Lueck questioned who was actually notified by mail of the Public Hearing as it appears not one citizen, or local city, Town, County, or State Government officials are in attendance tonight and it's one if the City's largest developments in years. He also noted that Section 16.12(i) of the City's Zoning Ordinance list the findings the Plan Commission must make before granting a Conditional Use Permit. He said that the plans submitted with the committees agenda were very lacking and difficult to determine how and where the structures are going to be located or how they will be oriented on this property. There is no information as to where the access to the property would be located so as to determine if such location is a safe access for large numbers of semis entering and exiting the site. Why can't the signs comply with the ordinance regular size, height and location requirements of the ordinance, especially when there are 10 acres here. Where is the location of the retention pond, easements, if any, and many other items such as a business plan. These are items that should have been submitted and reviewed by the City Staff and the Plan Commission prior to a Conditional Use Permit public hearing.

Chairman Nickel noted that the access to the site will be from an extension of Shaler Dr. to the

North and will abut STH 26 to the West. After further discussion by the Plan Commission, it was found that the proposed truck stop use of the 10 acre parcel would not be detrimental to the adjacent land uses in this area and is an appropriate use for this Zoning District. We find that the proposed truck stop should not create a traffic hazard if proper permits are obtained from the WI DOT. We find that the proposed land use should not hinder future development in this area. In fact, it may increase further commercial development in this Subdivision. Furthermore, this use should not create undesirable levels of noise or light and the proposed use would not cause property values to decline because of its unique location.

Susan Leahy, City Zoning Administrator, indicated a photometric plan would be required for onsite lighting, including the sign lighting.

Chairman Nickel called for a motion to approve the Conditional Use Permit. Motion by Medema, seconded by TerBeest to grant the requested Conditional Use Permit. Lueck asked to amend the motion and grant the Conditional Use Permit for a Truck Stop complex on Lots 10 & 11 of Heritage Ridge Subdivision, said lots located in a B-4 Interchange Business Zoning District subject to the following conditions:

1. Any necessary state highway access and sign permits be obtained prior to construction of any buildings and/or signs on the premises.
2. Any necessary City sign permits and/or variances be obtained from the City Board of Appeals prior to any sign installation on the premises.
3. A scaled site plan and erosion control plan shall be submitted and reviewed and approved by City staff and the Plan Commission prior to the issuance of any construction permits.
4. The owner shall submit a business plan to include such items as # of employees, hours of operation, etc., prior to issuance of any local building and/or zoning permits.

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

5. Motion by Vanderkin, seconded by Drews to adjourn the meeting, motion carried, meeting adjourned at 5:05 p.m.

Fred Lueck
Secretary