

CITY OF WAUPUN  
PLAN COMMISSION  
MINUTES OF THE MARCH 15, 2017 MEETING  
(Approved 3/29/17)

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, Angela Hull, Randy Posthuma, William DeMaa, Jared Oosterhouse, and Kathy Schlieve  
Audience in Attendance: Kyle Clark, Anne Clark, Kathleen Thunes
3. Chairman Nickel called for the approval of the minutes of the February 15, 2017 meeting. Motion by Vanderkin, seconded by TerBeest to approve the minutes of the February 15, 2017 meeting as presented. Motion carried, minutes approved, unanimously.
4. Discussion on anticipated development in proposed TIF #7. Kathy Schlieve, City Administrator, discussed a proposal by Eden Meats & Catering to establish a truck stop (with showers and restroom facilities), a convenience store, a restaurant, and a catering facility at the intersection of USH 151 and STH 26. She wanted to know if the Plan Commission would guarantee that they would grant the required Conditional Use Permit. Lueck indicated that the Committee cannot guarantee that any Conditional Use Permit will be granted until the Public Hearing is held to gather all the necessary facts and that the proposal will comply with the City's codes or ordinances. In addition the committee could grant a Conditional Use Permit but with a condition or conditions a developer may not like and therefore back out of their proposal. Kathy noted that there are a lot of mile stones to satisfy at this time, such as getting the offer to purchase signed, an apparent signage variance from the Board of Appeals, driveway approvals from the State, etc.

The committee agreed to hold a special Public Hearing on March 29<sup>th</sup> at 4:45 to hear this Conditional Use Permit Application.

5. Kathy Thunes, Planner for East Central WI Regional Planning Commission appeared to discuss the first Comprehensive Planning Session. She noted the enabling legislation, procedures for adoption, consistency requirements, and the required elements of the Plan as well as the responsibilities and expectations of the Plan Commission.

She then discussed demographic highlights of the City of Waupun. She noted a 2% population increase in the last six years which was better than Dodge County at 1.4%, Fond du Lac County at 1.6% and the States at 1.5%. Lueck questioned why the Town of Trenton was not included in the population projections as were the other three adjoining towns? Kathy said she would check that out.

Some of the Plan Commissions responsibilities are to promote the plan and get citizens opinions on the plan. Some of the positive things about the City of Waupun include the cities education

system, its small local businesses, its clean downtown area, parks and recreation facilities, the Rock River, its history, statues, small town feeling, quality of life, Horicon Marsh, walking/biking/snowmobile trails, small town celebrations, its continued growth, city services, its own Utilities, Fire Department, Hospital expansion, churches, its cleanliness, historic prison architecture, and friendly citizens to name a few. Some negatives include the state owning large areas of land along the HWY 151 corridor, preventing the City from expanding to the east, high bedrock, and prime AG soils preventing large scale subdivision for high quality homes rather than the usual low income multifamily homes scattered throughout the City.

Kathy suggested the Plan Commission meet in May to review and discuss the March visioning exercise as well as the issues and opportunities element, the preliminary issues and opportunities, and review the portal information.

6. Chairman Nickel called for a motion to adjourn the meeting. Motion by Medema, seconded by Vanderkin to adjourn the meeting. Motion carried, meeting adjourned at 6:07 p.m.

Fred Lueck  
Secretary