

The Plan Commission met in regular session with Mayor Neitzel presiding. The meeting was called to order at 7:00 p.m.

Members in attendance: Mayor Steve Neitzel, Mark Sullivan, Mark Neitzel, John Flouro, Tom Tisdale, Dave Magnussen, Carl Fausett and Chester Ward.

Members absent: Dave Westimayer.

Motion by Carl Fausett, second by Mark Sullivan, to approve the minutes of the November 9, 2015 meeting as printed with corrections made on page 3 to change pain to paint and sit to site. All voting AYE. Motion carried.

The first item of discussion was to act on modifications to the electrical substation located at 230 Valley Street. Mayor Steve Neitzel announced that as he was employed by Alliant Energy/Wisconsin Power & Light, he would remove himself from the action and turn over the discussion of the item to Council President Carl Fausett.

Craig Hendricks of Alliant Energy submitted a letter describing the summary of the project and the scope of removing one transformer currently owned by John Deere, one owned by Alliant Energy and replacing this unit with one unit capable of serving the load of WP&L and installing a switch gear enclosure to accommodate 6 feeder (4 existing, 1 for John Deere and 1 for future use). The existing fence would be removed and replaced with new.

Alliant provided a picture of the existing transformer and substation and also pictures of what the new transformer and switch gear would be. The new transformer would be located inside a building versus the open structure that is currently used.

Questions were asked in regard to the type of fencing that would be used. Craig stated that it would be the same as what is currently around substation but higher. The look in the substation should be cleaner with the transformer and switch gear enclosed.

Questions were asked in regard to what the building would be on, full slab or footings. The building will have a perimeter slab with openings in the center for the wire feeds in and out.

Motion by Dave Magnussen, second by Tom Tisdale, to approve the modification to the Valley Street substation for Alliant Energy/Wisconsin Power & Light as presented.

Voting AYE: Mark Sullivan, Mark Neitzel, John Flouro, Tom Tisdale, Dave Magnussen, Carl Fausett and Chester Ward.

Steve Neitzel abstained.

Motion carried.

Non-Action Discussion:

An inquiry was made about the Mark Franz property in regard to items not completed by the due date for the Conditional Use permit. It was noted that the Mayor was aware of the incomplete

items and he explained that while there is a process that would allow the commission to revoke the permit, he would like to write a letter to Mr. Franz and to notify him that he is in violation of due dates. If all items are not in compliance by the June due date, then the permit would expire and would require all operation to stop on the property and be removed.

An inquiry was made in regard to loans available to properties not meeting the property maintenance ordinance. Mayor Neitzel explained one program that is available to low income homes, however, there are a number of rules and items that it would cover for the home.

A question was raised in regard to any changes made to the stop sign at N. Palmatory and E. Walnut Street as discussed at the November meeting. Dave Magnussen, DPW/Utilities Supervisor, stated that nothing had been changed but added that no other signs in the City have additional signage. He could install a larger stop sign but it appears that inattentive driving is the issue as the sign has always been there. Mayor Neitzel directed Dave Magnussen to install flags on the sign to see if this reduces motorists failing to stop.

A request was made to have the meeting notices mailed out earlier in order to give the members ample time to review the issues and gather information.

An inquiry was made in regard to the Coffey property on Lake Street. Mayor Neitzel restated the past actions and added that he would be looking at taking further action in the spring.

Motion by Mark Neitzel, second by Chester Ward, to adjourn.  
All voting AYE. The meeting adjourned at 7:56 p.m.



Steven D. Neitzel, Mayor

SN/lw