

The Plan Commission met in regular session with Mayor Neitzel presiding. The meeting was called to order at 7:05 p.m.

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

Members absent: Dave Westimayer, John Flouro and Dave Magnussen.

Motion by Chester Ward, second by Mark Neitzel, to approve the minutes of the April 11, 2016 meeting as printed.

All voting AYE. Motion carried.

A review of the Marsh Automotive Limited Conditional Use Permit to operate a truck terminal at 203 and 207 Highway Street was held.

On November 9, 2015, the Plan Commission issued a Limited Conditional Use Permit for the property at 203 and 207 Highway Street in the City of Horicon. The terms of the permit were as follows:

1. That the repair of the first warehouse building be completed no later than January 1, 2016. Repairs include roofing and siding or paint as needed to bring the structure into compliance with Horicon minimum building maintenance standards.
2. That the repair of the second warehouse building be completed no later than April 1, 2016. Repairs include roofing and siding or paint as needed to bring the structure into compliance with Horicon minimum building maintenance standards.
3. That all junked vehicles, machinery, and debris shall be gone from the property no later than January 1, 2016. No outside storage of vehicles, machinery or debris is allowed. Storage is only permitted within Building #1 or Building #2, provided they have cement floors.
4. That the minimum parking setback from Hwy 33 shall be maintained at 25 feet. This is to begin no later than January 1, 2016. Other setback on other property lines as ordinance mandates.
5. That a "green screen" of not less than 4 trees and 12 large shrubs shall be added to the Hwy 33 setback area. Other screens on the property lines as drawn in Mr. Franz's site plan. All screens are to be in place by June 1, 2016.
6. That there will be no parking on dirt or grass of any kind. The parking areas shall be compacted gravel until DNR evaluation and remediation of contaminated site is completed, or not to exceed June 1, 2017, when all parking surfaces must become paved with an impervious concrete or asphalt surface in compliance with Horicon parking ordinances.
7. That no more than 4 tractor-trailer rigs may be on the premises at any one time. There may not be more than 20 detached trailers parked at any one time. All parking must be in parallel, orderly fashion.

8. That there will be no tanker-trailers of any kind or any trailer loads containing hazardous waste or pollutants.

Wellhead Exception Permit issued to Marsh Automotive as follows:

Grant a Wellhead Exception to Marsh Automotive, Mark Franz, Jr. for 203 and 207 Highway Street, Horicon, WI with the following conditions complied with and Maintained:

That all items of the Limited Conditional Use Permit are met and that the City of Horicon Wellhead Protection Ordinance 9-1-35(6) prohibited uses are followed with exception to (j) Truck terminal only as state in Conditional Use Permit and (o) as to the permitted storage of personal cars inside Building #1 and Building #2. No outside storage, junk yard or auto salvage is permitted.

Items in violation of the Limited Use Permit:

- Line 1: Building not completed by January 1, 2016.
- Line 3: Vehicles, machinery, and debris shall be gone from the property on later than January 1, 2016. No outside storage of vehicles, machinery or debris is allowed.
- Line 4: That the minimum parking setback from Hwy 33 shall be maintained at 25 feet. This is to begin no later than January 1, 2016. This related to employee or customer parking. The permit did not allow vehicle sales.

These items need immediate action to come within the terms of the Limited Conditional Use Permit. All items must meet the terms of the permit by the due date of June 13, 2016 for the permit to be considered to be issued as a normal Conditional Use Permit. If all items are not met, the Limited Conditional Use Permit will expire and the property must be vacated of non permitted uses in an I-1 Industrial Zoning, and meet all requirements of the Wellhead Protection Zone of the City of Horicon Protection Ordinance 9-1-35(6).

Mayor Neitzel went through each item of the list, as to it's completion.

1. The building did not meet the January 1, 2016 date for completion. As of June 20, 2016, it is ninety percent completed. Items not done include: fascia trim not completed and east gable not completed.
2. Roofing not completed. Hole covered with sheets of plywood, not shingles. No photos were provided, could not see from road if walls meet standard.
3. Junk cars on trailer in yard and scrap. Was to be removed from property by January 1, 2016.
4. Setback appears to be meeting no measurements provided but concrete wall, backfilled with dirt looks to define this setback.
5. Screening for front yard setback meets the spirit of the letter, cannot see if south property line berm planting was met.
6. Need property inspection to verify gravel parking areas.

7. At this time the condition appears to have been met as an ongoing regulation.
8. No tankers seen on lot. Condition met.

Wellhead Protection requirements, having scrap auto parts on the property and no visible walk of the property leaves this as an uncompleted requirement.

Mark Franz, Jr. asked questions as to what needed to be done to meet the full requirements of the regular Conditional Use Permit. Other members inquired as to the site for clarification of items completed and state of other areas.

Motion by Steve Neitzel, second by Carl Fausett, to extend the Limited Conditional Use Permit to August 8, 2016. The following conditions must be met and completed prior to August 8, 2016:

1. All items of the original Limited Conditional Use Permit must be met (completed).
2. Front building trim and siding to be completed.
3. Building #2, east of Building #1 roof must be patched with shingles where hole is, painting must be completed. Meet minimum maintenance standard.
4. All scrap must be removed from property including items on trailer, and in tall grass, boat removed, no parking, storage of cars, outside of buildings, buildings must have concrete floors. Transfer of autos for trucking business permitted as long as on autos are leaking any fluids.
5. Mark Franz, Jr. must schedule a walk through inspection with the Building Inspector and one member of the Plan Commission prior to August 8, 2016 and pass inspection.

Voting AYE: Steve Neitzel, Mark Sullivan, Tom Tisdale, Carl Fausett, and Chester Ward.

Abstaining: Mark Neitzel.

Motion carried.

Motion by Carl Fausett, second by Tom Tisdale, to take Item 7 ahead of Item 6.

All voting AYE. Motion carried.

Mayor Neitzel announced that he remove himself from Agenda Item 7, Act on Wisconsin Power & Light/Alliant Energy site plan to rebuild electric substation located at 1105 Van Brunt Drive, as he is employed by Wisconsin Power & Light/Alliant Energy.

Craig Hendricks of Alliant Energy, submitted a letter outlining the project at 1105 Van Brunt Drive. There were two representatives of Alliant on hand to answer any questions and they provided site plan drawings.

The request is to construct a new substation next to the existing substation. It will use the existing drive. They will install a standard open air distribution feeder bay to accommodate 5 feeders, (3) existing, (1) dedicated to John Deere and (1) new feeder.

The Commission reviewed the site plan and asked questions regarding the above ground and underground feeders. The existing substation will be removed once the new substation is up and running, the gravel will be removed and returned to grass.

Motion by Carl Fausett, second by Tom Tisdale, to approve the site plan from Wisconsin Power & Light/Alliant Energy to construct a new open air substation with 5 feeders at 1105 Van Brunt Drive.

Voting AYE: Mark Sullivan, Mark Neitzel, Tom Tisdale, Carl Fausett and Chester Ward.

Abstaining: Steve Neitzel.

Motion carried.

The Commission reviewed the submitted extraterritorial land division request located at W4018 Raasch Hill Road in the Town of Williamstown; Russell E Schroeder Trust and the map of the land and buildings to be subdivided. There were questions in regard to how this request would impact Horicon and the remaining land parcel.

Motion by Carl Fausett, second by Chester Ward, to approve the land division request for W4018 Raasch Hill Road for the Russell E Schroeder Trust.

Voting AYE: Steve Neitzel, Mark Sullivan, Tom Tisdale, Carl Fausett and Chester Ward.

Abstaining: Mark Neitzel.

Motion carried.

Non-Action Discussion: None.

Motion by Carl Fausett, second by Mark Sullivan, to adjourn.

All voting AYE. The meeting adjourned at 8:35 p.m.



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Steven D Neitzel, Mayor

SN/lw