

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

Members present: Mayor Steve Neitzel, Mark Neitzel, Tom Tisdale, Dave Magnussen, Carl Fausett, and Chester Ward.

Members absent: Dave Westimayer, John Flouro and Mark Sullivan.

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

All voting AYE. Motion carried.

A review of the Marsh Automotive Limited Conditional Use Permit was held. Mayor Neitzel showed photos of the property at 203 and 207 Highway Street which included Building 1, Building 2 and general photos of the truck parking area. Mayor Neitzel met with Susan Leahy of Kunkel Engineering on July 21, 2016 to review the property. Building 1 was complete and met building repair requirements and the new roof, soffit, fascia and paint were complete. Building 2 was still in need of roof repairs. Mark Franz is working to re-sheet and install metal roofing and will need to be completed by August 8, 2016. There was debris in various locations around the property that were noted to be cleaned out and removed. The trailer with junk autos was still in the lot and will need to be removed.

On August 7, 2016 Mayor Neitzel visited the Franz property and showed the committee pictures from that visit. The roof on Building 2 was completed with installation of a steel roof and new underlayment. Doors were installed on Building 1, soffit and trim was complete and the debris in front of Building 2 and side areas was removed. The trailer with junk cars was scheduled to leave the property on Monday, August 8, 2016.

Mark Sullivan arrived at 7:50 p.m.

Mayor Neitzel stated he was satisfied that Mark Franz, Jr had met the listed requirements as set forth by the Plan Commission in November, 2015 to obtain the requested Conditional Use Permit to operate a truck terminal at 203 & 207 Highway Street, Horicon, WI. The conditions for a Wellhead Exemption have also been met.

The commission asked questions pertaining to the Plan Commission's list of requirements to complete and they were answered by Mark Franz, Jr. The commission was satisfied with the information provided and that the requirements were met.

Motion by Mayor Neitzel, second by Tom Tisdale, to grant a Conditional Use Permit for a truck terminal at 203 & 207 Highway Street, Horicon WI with the following limitations:

1. A green screen of not less than four trees and 12 large shrubs be maintained in the State Highway 33 setback areas of 25 feet. Shrubs and trees on abutting property line as shown in site plan drawing (attached).
2. No parking of trailers or trucks on areas of dirt and/or grass of any kind (see site plan for approved parking areas).
3. Parking area shall be maintained with compacted gravel or other suitable like material (asphalt mills or similar materials). The approved parking areas must be paved with an

impervious surface in compliance of the Horicon Parking Ordinance 13-1-92(d) within one year of the completion of the remediation of the contaminated site.

4. No more than 4 tractor trailer rigs may be on the premises at any time. There may not be more than 20 detached trailers parked at any one time. All parking must be in a parallel, orderly fashion.
5. Tanker trailers of any kind or trailer loads containing hazardous waste, materials or pollutants are not permitted anywhere on the property at any time.

A Wellhead Exception Permit will be issued to Marsh Automotive (Mark Franz, Jr) at 203 and 207 Highway Street, Horicon WI with the following conditions being strictly complied with and maintained:

1. All items of the Conditional Use Permit are met and maintained
2. All items listed in the Horicon Wellhead Protection Ordinance 2006-06 are followed with the exception granting approval to (j) truck terminal as stated in the Conditional Use Permit and (o) as to permitted storage of personal car inside Building 1 and Building 2, on a concrete floor only.
3. No outside storage of junk in the yard or auto salvage permitted.

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

Abstaining: Mark Neitzel.

Motion carried.

Non-Action Discussion:

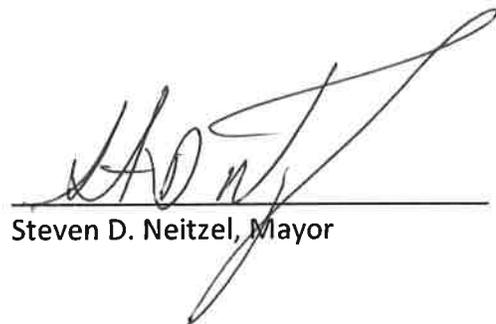
Mark Sullivan inquired about cars driving on the trail south of Washington and Larabee Street. Dave Magnussen will look into the issue. He also reported that a home on Valley Street has residents in the garage and an unpermitted structure by the river. Mayor Neitzel will forward this to the building inspector.

Mark Neitzel inquired about a home on Clason Street that is now operating a business and has a business sign mounted on the home. Mayor Neitzel will formulate a letter on non-compliance with single family zoning and mail it to the property owner.

Chester Ward inquired about the property at 401 E Lake Street. Mayor Neitzel showed two photos taken from the doorway and will send a letter of non-compliance to the property owner requiring him to appear in front of the Plan Commission.

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

All voting AYE. The meeting adjourned at 8:18 p.m.

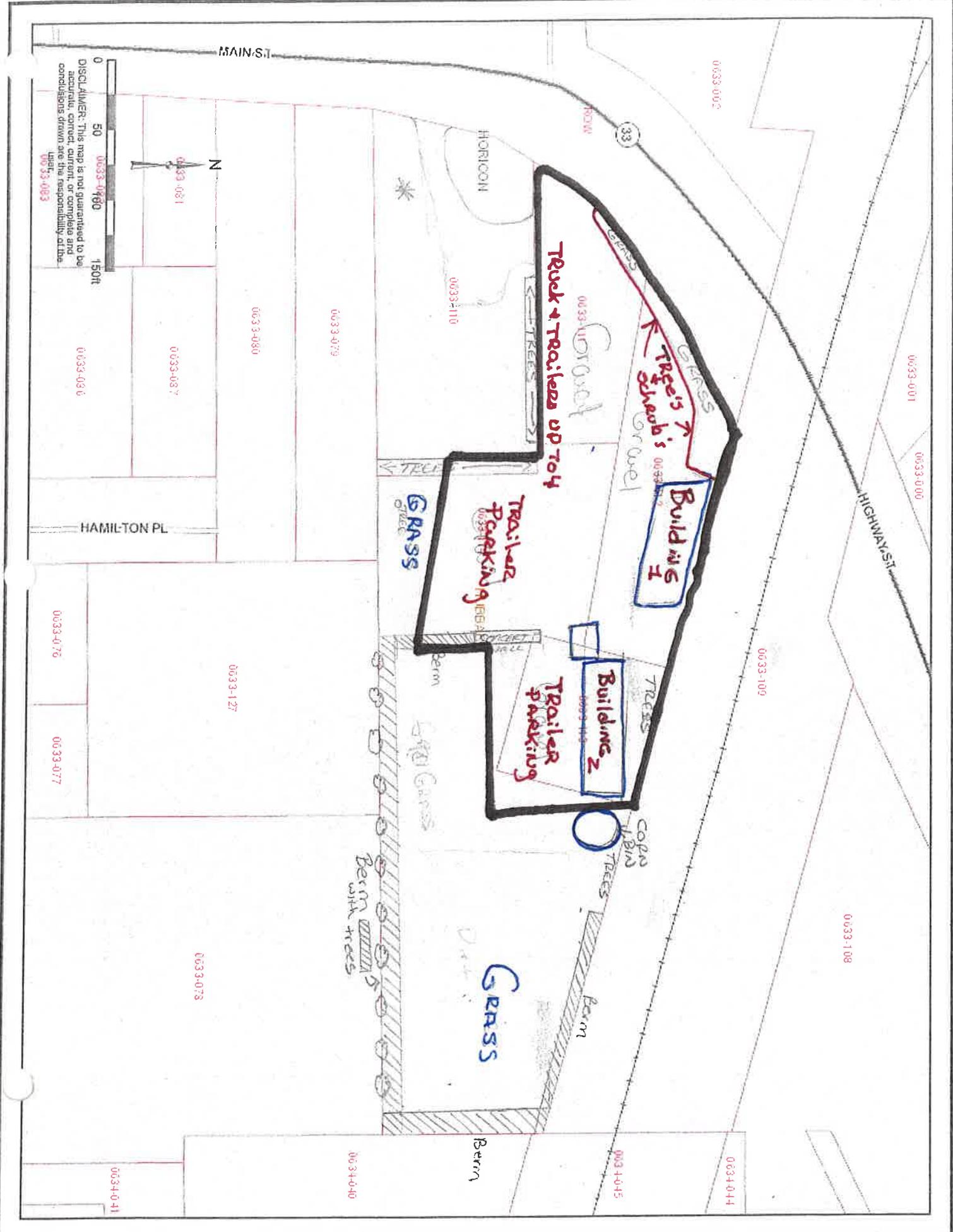


Steven D. Neitzel, Mayor

Boundary line of conditional use Permit 8-8-2016



8-8-2016



0 50 100 150ft

DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

