

**CITY OF WATERLOO PLAN COMMISSION  
WATERLOO MUNICIPAL BUILDING - COUNCIL CHAMBER  
PUBLIC HEARING MINUTES  
REZONING REQUEST AND CONDITIONAL USE PERMIT  
FOR 1003 N. MONROE STREET  
June 30, 2014**

**1. CALL PUBLIC HEARING TO ORDER AND ROLL CALL.** Mayor Thompson called the meeting to order at 7:00 p.m. Members present: Leisses Crosby, Thompson, Lannoy and Reynolds. Absent: Butzine with one vacancy. Others present: Kevin Pickering, Parker Dow, Linda Norton, Diane Graff, Lyle Braunschweig, Robert Hensler and Clerk Treasurer Hansen.

The applicant, Kevolutionary Ventures, LLC of Waterloo, Wisconsin, is requesting a change in land use from R-2, Single Family Residential District to C-1 General Commercial District for purposes of establishing a restaurant, a state approved kitchen suitable for food processing services including off-site sales and allowing for fruit and vegetable production.

Further the applicant is requesting a conditional use permit to allow for outdoor restaurant service and food preparation. Chapter §385-12 C(3) states that all businesses, servicing and processing, except for off-street parking or loading, shall be conducted within completely enclosed buildings.

The property is described as follows:

|                    |   |
|--------------------|---|
| Tax Parcel:        | #290-0813-0611-004                                    |
| Legal Description: | LOT 1, CSM 3725-17-160<br>Jefferson County, Wisconsin |
| Also known as:     | 1003 North Monroe Street, Waterloo                    |

Kevin Pickering gave a short presentation of his intentions for a restaurant, a state approved kitchen suitable for food processing including off-site sales and allowing for fruit and vegetable production. Pickering mentioned that they would like to prepare most of their foods with locally grown foods, local beers, liquors, and some organic foods. There will be a meeting space available to rent. He is trying to bring people to the community. He also explained his intentions for outdoor restaurant service and food preparation.

There were some concerns about chemicals and pesticides being used on the plants in the greenhouse. Pickering said that none would be used. The owner of the land next to the proposed property will be talked to about their spraying of the field. Another concern was the hours of operation. Weeknights it would probably be open until 9 pm and on weekends until 11 pm. Questions about future building were asked to which he said the greenhouse was the major issue right now and some construction in the front but no major remodeling on the outside. Mayor asked what the occupancy of the building would be. He said the max would probably be 25-30.

**2. PUBLIC HEARING ADJOURNED.** With no additional comments for or against coming from the floor, Mayor Thompson concluded the public hearing at approximately 7:12 p.m.

Attest:

Morton Hansen  
Clerk/Treasurer