



136 NORTH MONROE STREET, WATERLOO, WISCONSIN 53594-1198
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**PUBLIC NOTICE CITY OF WATERLOO
PLAN COMMISSION MEETING**

Pursuant to Section 19.84 Wisconsin Statutes, notice is hereby given to the public and the news media, the following meeting will be held:

MEETING: PLAN COMMISSION

DATE: Tuesday, September 23, 2014 TIME: 7:00 p.m.

LOCATION: 136 N. Monroe Street, Municipal Building Council Chambers

to consider the following:

1. Call to Order and Roll Call

2. Approval of Previous Minutes

June 30, 2014 - includes two public hearings
July 22, 2014 - no meeting lack of agenda items
August 26, 2014 - no meeting lack of agenda items

3. Citizen Input

4. New Business

- a. DGI – Waterloo, LLC (Dollar General), 200 Anna Street
 - i. Architectural Design Review, SE Corner of N. Monroe Street and Anna Street – for the construction of a proposed Dollar General Store and associated off-street parking lot
 - ii. Sign Permits (2)
 - Wall Sign – 3'9"x26'
 - Ground Sign – 6'x16'1"
- b. James Widder, Architects, for Soular Pizza Grille, Kevin Pickering, owner, 1003 N. Monroe Street
 - i. Architectural Design Review and Site Plan – to remodel existing daycare into a new restaurant

5. Future Agenda Items and Announcements

6. Adjournment

Lois A. M. Baird
Interim Clerk/Treasurer

Please contact the Clerk/Treasurer at 478-3025 if you are unable to attend.

Posted, Distributed & Emailed: September 19, 2014

Members: Leisses, Crosby, Thompson, Butzine, Reynolds, Lannoy, and one vacancy

PLEASE NOTE: It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above meeting(s) to gather information. No action will be taken by any governmental body other than that specifically noticed. Also, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request such services please contact the clerk's office at the above location.

**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
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

**CITY OF WATERLOO PLAN COMMISSION
WATERLOO MUNICIPAL BUILDING - COUNCIL CHAMBER
PUBLIC HEARING MINUTES
CONDITIONAL USE PERMIT
FOR FIREMEN'S PARK - DOG PARK
June 30, 2014**

1. CALL PUBLIC HEARING TO ORDER AND ROLL CALL. Mayor Thompson called the meeting to order at 7:13 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, the City of Waterloo, is requesting a conditional use permit to allow for a dog park for the southern most section of Firemen's Park, south of the Maunessa River and immediately west of Waste Water Treatment Plant. The intent is to use the area as a public dog park.

The property is described as follows:

Tax Parcel:	#290-0813-0532-000
Legal Description:	PT of Out Lot 77 in NW 1/4 SW ¼ ASR PLT Jefferson County, Wisconsin
Also known as:	Firemen's Park, 500 Park Ave

Clerk/Treasurer Hansen explained the process leading up to the Dog Park. The dog park area is described as being in the southern most section of Firemen's Park, south of the Maunessa River and immediately west of the Waste Water Treatment Plant. For the people who have lived in the area for years, it is the area where the tennis courts were located and the area where the fireworks are shot off on Independence Day. Parker Dow asked who would be responsible for cleaning up the debris from the fireworks. Reynolds informed the group that Chris Abel, President of the Trustees of the Waterloo Fire Department would clean everything up the next day, even if they would have to close the park for the day. Another question was raised about the non use of the park if it did not get cleaned up. Mayor Thompson said that people need to use a little common sense. If it's closed, it's closed. Dow was informed to read the rules of the park to which Mayor Thompson read "You enter this dog park at your own risk. The City of Waterloo, all committees assigned, and the Waterloo Firemen's Park Trustees are not responsible for injuries, accidents, losses, or liabilities which may occur here." Dow asked about the parking. Reynolds said with the park being closed during the winter months, she is working with Gene Weihert in possibly using some of the parking next to the Waste Water Treatment Plant.

2. PUBLIC HEARING ADJOURNED. With no additional comments for or against coming from the floor, Mayor Thompson concluded the public hearing at approximately 7:20 p.m.

Attest:

Morton Hansen
Clerk/Treasurer

**CITY OF WATERLOO PLAN COMMISSION MINUTES
WATERLOO MUNICIPAL BUILDING - COUNCIL CHAMBER
June 30, 2014**

1. **Call To Order And Roll Call.** Mayor Thompson called the meeting to order at approximately 7:10 p.m. Members present: Leisses, Crosby, Thompson, Lannoy and Reynolds. Absent: Butzine none with one vacancy. Others present: Kevin Pickering and Parker Dow, Linda Norton, Diane Graff, Lyle Braunschweig and Clerk/Treasurer Hansen.
2. **Approval Of The Past Meeting Minutes And Public Hearing Minutes.** Moved by Lannoy, seconded by Reynolds to approve the May meeting minutes. **Voice vote:** Motion carried.
3. **Citizen Input.** None.
4. **New Business**
 - a. **Kevolutionary Ventures, LLC -- Rezoning Request (R-2 Residential To C-1 General Commercial), 1003 North Monroe Street**

The applicant 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. **Motion:** Moved Lannoy, seconded by Crosby to recommend approval of the rezoning as request. **Voice vote:** Motion carried.
 - b. **Kevolutionary Ventures, LLC -- Conditional Use Application, 1003 North Monroe Street**

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. **Motion:** Moved Crosby, seconded by Reynolds to recommend approval of the conditional use request. **Voice vote:** Motion carried.
 - c. **City of Waterloo, Conditional Use Application, Firemen's Park 500 Park Avenue**

The applicant is requesting a conditional use permit to allow for a dog park for the southern most section of Firemen's Park, south of the Maunessa River and immediately west of Waste Water Treatment Plant. The intent is to use the area as a public dog park. **Motion:** Moved Lannoy, seconded by Leisses to recommend approval of the conditional use request. **Voice vote:** Motion carried with Reynolds abstaining. Motion carried.
5. **Future Agenda Items And Announcements.** None.
6. **Adjournment.** **Motion:** Moved by Leisses, seconded by Lannoy to adjourn. **Voice Vote:** Motion passed. Time: 7:26 p.m.

Attest:

Mo Hansen
Clerk/Treasurer