

WATERLOO PLAN COMMISSION – Minutes for August 24, 2021

[a digital meeting recording also serves as the official record]

PUBLIC HEARING (1 of 2) – Conditional Use Application – Jefferson County Sheriff, Unaddressed Heron Court Parcel

1. CALL TO ORDER. Mayor Quimby called the public hearing to order at 7:00 pm. Plan Commissioners attending: Leisses, Crosby, Quimby, Sorenson, Lannoy and Petts. Absent: Reynolds. Others attending: Dean Jaeger; Tom Jaeger; Homer Braden; Sandra Braden; Lee Columbus; Elise Weihert; Clayton Weihert; Adam Fitzgerald; Jason/Kerri Meyer; Nancy Durig; Jessica Pickel; Alderperson Eric Rhynes; Lori Deppe; Jim Thompson; Dixie Lee Broetzman; Timothy Weihert; Debra Weihert; Pete Breunig; Todd Lindert, Jefferson County; Alderperson Charles Kuhl and the Clerk/Treasurer.
2. PUBLIC HEARING – Conditional Use Application, Jefferson County Sheriff, unaddressed Herron Court parcel (parcel ID 290-0813-0613-034, located directly south of 735 Herron Court). The applicant is requesting a conditional use permit to allow the existing tower height to be increased. A conditional use permit is required for a change in height for an existing communication tower. Tax Parcel #290-0813-0613-034. Discussion: Broetzman ask about the guidelines for public notification. The Clerk/Treasurer outlined the notification process linked to a conditional use application and timing of events. He invited all to sign-up for email notifications. Two attendees questioned why a distance of 200 feet was used as a notification criterion. The Mayor said it was not the first time such a question was asked. Multiple individuals posed questions about access. Durig asked, had the matter already been approved? Hansen said the City Council has been briefed at a public meeting with no vote taken. Multiple individuals posed site access questions. Sorenson in his Utility Superintendent role said an easement would be granted across land owned by the City; he had requested, and the plan included an asphalt accessway around the right side of the existing water reservoir; the improvements were meant to eliminate rutting of soft ground by vehicles; he had two viewed on a curb cut looking at either a curb cut with perhaps a chain, or no curb cut to deter unauthorized entry. Multiple individuals expressed concerns about access path rutting. Rhynes asked if other sites had been investigated. Lindert said a Portland site was ruled out due to the lack of coverage. Nancy Durig, a paramedic said: she understood the radio service needs; she did not object to the communication tower; she raised concerns about comments by water tower inspectors on site said the water tower was antiquated. Sorenson replied saying the water system improvements of serving the water tower were scheduled and cleaning was scheduled. Multiple attendees complained about the cleanliness of water tower. Durig said biodiversity was important to be maintained. She questioned Lindert about tree removal. In reply to a Crosby question, she said there have a lot of complaints going on regarding the water tower and adjacent properties.

Lindert described the new location of the proposed 12x16 building. Homer Braden said there are weeds inside the existing fenced area that are taller than he is. He said landscaping was promised at a prior time relating to the existing structure with no follow through; he said site maintenance and upkeep was lacking with no enforcement taking place, calling it a complete eyesore. He said it adversely affects property values. He raised an objection to the fence area being expanded towards his property. He asked if the County would install landscaping? An unidentified individual said commitments haven't been carried through before, so how can citizens expect them to be met going forward? Deppe questioned why the access would have asphalt.

Lindert said fiber optics could be a consideration but would add a significant monthly expense. In reply to a Jason Meyer question, the project was noted as raising the tower 20 feet. In reply to a Durig question, Lindert said changing the Watertown connecting point was not an option. In respond to the Mayor's question, Lindert said if fiber was installed a new building (12ft x 16ft) would also be needed. In reply to a Sandra Braden question, Hansen said if a fence was place on the property line, adjoining approval was needed; if it was pulled back a distance such that the County maintained both sides of fence adjoining owner approval was not needed. The Mayor said the process was for the Plan Commission to make a recommendation to the City Council for its final consideration.

3. ADJOURN PUBLIC HEARING. The Mayor closed the public hearing at 8:10 pm.

PUBLIC HEARING (2 of 2) – Conditional Use Application- Adam Fitzgerald, 217 Maple Drive

1. CALL TO ORDER. Mayor Quimby called the public hearing to order at 8:11 pm. Plan Commissioners attending: Leisses, Crosby, Quimby, Sorenson, Lannoy and Petts. Absent: Reynolds. Others attending: Dean Jaeger; Tom Jaeger; Elise Weihert; Clayton Weihert; Adam Fitzgerald; Timothy Weihert; Debra Weihert; Todd Lindert, Jefferson County; Alderperson Charles Kuhl and the Clerk/Treasurer.
2. PUBLIC HEARING – Conditional Use Application, Adam Fitzgerald, 217 Maple Drive. The applicant requests a

conditional use permit to allow for an additional garage. A conditional use permit is required for a Residential District (R-1) property when an additional garage or accessory building exceeds 144 square feet. Tax Parcel #290-0813-0522-013. No individuals spoke in favor or in opposition.

3. ADJOURN PUBLIC HEARING. The Mayor closed the public hearing at 8:12 pm.

PLAN COMMISSION REGULARLY SCHEDULED MEETING

1. CALL TO ORDER AND ROLL CALL. See item #1 immediately above.
2. APPROVAL OF MEETING AND PUBLIC HEARING MINUTES: July 27, 2021. MOTION: [Crosby/Lannoy] To approve the minutes as presented. VOICE VOTE: Motion carried.
3. CITIZEN INPUT. None.
4. COMPLIANCE & ENFORCEMENT REPORT
 - a. Discussion & Action On Plan Commission Compliance Measures. DISCUSSION: Weihert family member asked about the courtesy compliance note sent by the Clerk/Treasurer regarding farm odor on Clarkson Road. Hansen said the matter was not on the report as only open items are reported out, and the item was closed after action was taken to address odor at the farm located within the City of Waterloo on Clarkson Road. MOTION: [Sorenson/Crosby] To table until next meeting.
5. NEW BUSINESS
 - a. Street Lighting At Intersection Of State Highways 19 & 89 (4-corners) And Adjacent Park Lighting. DISCUSSION: Leisses gave an update and said he would forward fixture details to Sorenson for consideration of purchasing luminaires with greater lighting capacity. No action taken.
 - b. City Council Referral Of Denied A Commercial/Industrial Use Request In An Agricultural District, Thomas & Theresa Jaeger, 200 Clarkson Road. DISCUSSION: Hansen circulated an email from the Tom Jaeger. Sorenson shared his research after looking at Jefferson County and Dane County ordinance. Tom Jaeger said Village of Lowell ordinance as routed by Alder Kuhl may offer flexibility. Kuhl spoke in favor of the project but said the ordinance would have to be amended in some way to fit the project. Dean Jaeger said his Town of York 10-acre rural parcel was zoned A-2 and referenced variable uses. MOTION: [Petts/Crosby] To instruct the drafting of the ordinance for 9/28 review. VOICE VOTE: Motion carried.
 - c. Conditional Use Application, Jefferson County Sheriff, unaddressed Herron Court parcel (parcel ID 290-0813-0613-034, located directly south of 735 Herron Court). The applicant is requesting a conditional use permit to allow the existing tower height to be increased. A conditional use permit is required for a change in height for an existing communication tower. DISCUSSION: Crosby said the biggest complaint was about property upkeep. Quimby mentioned references to loss of property value. Sorenson and Lindert discuss detail related to an existing light pole, Lindert called rotted. Lindert said one or two 3-foot dishes would be part of the new proposal. Lindert said the County had a civil engineering consultant hired this time, suggested a better product. MOTION: [Crosby/Petts] To table the matter to 9/28 and ask the County to resubmit after hearing those at the public hearing. VOICE VOTE: Motion carried.
 - d. Conditional Use Application, Adam Fitzgerald, 217 Maple Drive. The applicant requests a conditional use permit to allow for an additional garage. A conditional use permit is required for a Residential District (R-1) property when an additional garage or accessory building exceeds 144 square feet. MOTION: [Petts/Lannoy] to recommend Council approval of the application as submitted. VOICE VOTE: Motion carried.
6. FUTURE AGENDA ITEMS & ANNOUNCEMENTS
 - a. Zoning Maps & Planning Map Updates. Noted.
 - b. Mayor Quimby inquired about the 200 foot radius notification criteria. Petts said the municipality could direct various criteria based on the application. Hansen said he would do research.
7. ADJOURNMENT. MOTION: [Petts/Crosby] To adjourn. Approximate time: 9:20 p.m.



Mo Hansen, Clerk/Treasurer