



**Planning Commission Meeting
Thursday January 15th, 2015 @ 6:00 PM**

Bill Antti-Chairman

Eric Boxer-Village Trustee (absent)	Christopher Police
Dave Hinterberg	Scott Popenhagen
Don Fort	Patrick Sherman

1. **Call to Order/Roll Call** Chairman Antti called the Plan Commission meeting to order at 6:00 PM
2. **Approval of Minutes:** **December 11th, 2014 Planning Commission Minutes**
On a Sherman/Fort motion to approve the December 11th, 2014 Planning Commission Minutes, carried 6-0.
3. **Unfinished Business:** **None**
4. **New Business:**
 - a. **Public Hearing request on a rezone from PUD (Planned Unit Development District) to BP (Business Park District) has been submitted by Jack Pease and Super Mix of Wisconsin Inc. on the following described property: PARCEL #TA429000001 and TA429000002, Williams Road, Genoa City**

Popenhagen/Sherman motion to open the public hearing for a rezone from PUD (Planned Unit Development District) to BP (Business Park District) has been submitted by Jack Pease and Super Mix of Wisconsin Inc. on the following described property: PARCEL #TA429000001 and TA429000002, Williams Road, Genoa City; carried 6-0. Jack Pease explained his request for the rezone of the property for his project to relocate his facility for a shop and office building to house four businesses and storage of construction trucks and equipment. He will be keeping the mature woods to the south and cutting out the underbrush. The structure will be pushed to the north end of the property to put most of the shop out of the well head protection area. He will also need to take soil to level off area for structure. Ernie Kloppstein, farm owner next door spoke on behalf of the project and rezone. He's tired of the eyesore that currently exists. Comment about semi-trucks still tuning off Wild Rose Rd onto Williams Rd going over the center line and off the road. After no more comments from the public; a Sherman/Fort motion to close the public hearing; carried 6-0.
 - b. **Discussion and possible action on a rezone from PUD (Planned Unit Development District) to BP (Business Park District) has been submitted by Jack Pease and Super Mix of Wisconsin Inc. on the following described property: PARCEL #TA429000001 and TA429000002, Williams Road, Genoa City**

Sherman stated that he doesn't have any issues with the rezone. There were no other comments from the commission. On a Sherman/Hinterberg motion to approve the rezone from PUD (Planned Unit Development District) to BP (Business Park District) has been submitted by Jack Pease and Super Mix of Wisconsin Inc. on the following described property: PARCEL #TA429000001 and TA429000002, Williams Road, Genoa City; carried 6-0.
 - c. **Discussion and possible approval regarding concept plan for a Construction Business, Super Mix USA; Jack Pease, owner. Located on the following described property: PARCEL #TA429000001 and TA429000002, Williams Road, Genoa City**

Sherman asked about the construction of the equipment yard. Mr. Pease stated that the yard will be for seasonal parking of equipment, will be made on concrete and will be fenced in and landscaped for

screening from Williams Rd. He also talked about the different companies that will be housed in the office building. Sherman asked if a conditional use will need to be granted for outside storage. Clerk/Treasurer Jurewicz stated that as long as he complies with Business Park District there will be no need for a conditional use. There have been discussions with Village Engineer Foss on the subject. Jack has met with Engineer Brandon Foss and Superintendent Schiller concerning the Well Head Protection Area and all precautions will be met by Mr. Pease. Water detention will be handled in the woods area to the south. Water and Sewer will be handled by connection to the Village Utility system. The structure will have a Fire Protection Sprinkler System. They will employ 20-25 office employees, 12 mechanics in the shop, approx. 40 drivers; approx. 100 total employees. On a Sherman/Police motion to approve the concept plan for a Construction Business, Super Mix USA; Jack Pease, owner, located on the following described property: PARCEL #TA429000001 and TA429000002, Williams Road, Genoa City contingent on protecting the Wellhead Protection Area to the satisfaction of the Village Superintendent and Village Engineer; carried 6-0.

Sherman/Fort motion to adjourn at 6:30 PM; carried 6-0.

William Antti; Village President

Claudia L Jurewicz; Clerk/Treasurer