

# **Regular Village Board Meeting**

## *Meeting Minutes*

**Village of Cross Plains**  
2417 Brewery Road, PO Box 97  
Cross Plains, WI 53528  
(608) 798-3241

**Monday, February 24, 2014**

**7:00 pm**

I. Call to Order, Roll Call, and Pledge of Allegiance

President Andreoni called the regular Village Board meeting to order at 7:00 pm.

Present: Trustees Ray Blanchard, Doug Brunner, Judy Ketelboeter, Jay Lengfeld, Steve Schunk, Tim Statz, and President Pat Andreoni.

Also-Present: Lee Sorensen, Jim Triatik, and Bill Brosius.

II. Consent Agenda

Trustee Lengfeld requested Consent Agenda Item #4 be placed in General Business as the second item.

A motion was made by Trustee Brunner, seconded by Trustee Statz, and unanimously carried by the Village Board to approve the Consent Agenda items as follows:

1. Minutes of the regular meeting held January 27, 2014.
2. Total Disbursements from January 8, 2014 through February 19, 2014 in the amount of \$1,597,192 broken down as follows:
  - 110 – General Fund: \$1,434,898
  - 120 – Capital Fund: \$18,186
  - 310 – Tax Increment District \$16,721
  - 660 – Water Utility: \$33,353
  - 670 – Sewer Utility: \$94,031
3. Approval of an Operator's (Bartender's) Licenses for Dylan Hormig, Kathryn Glynn, and Andrew Wichmann.
5. Approval to fill the full-time position of Recreation Coordinator.

III. Report of Village Officers

**1. Village President**

- Thanked Public Facilities Staff for their continued response to water main breaks and snow plowing during the current challenging winter.

**2. Village Administrator/Clerk-Treasurer**

*a. Discussion and action regarding March Village Board meeting date* – A motion was made by Trustee Brunner, seconded by Trustee Blanchard, and unanimously carried by the Village Board to schedule the March meeting for March 31, 2014.

- Stated that the Spring Primary Local Election was held on February 18, 2014 and 215 votes were cast which represents an approximate 9% turnout.

**3. Miscellaneous Trustee Reports** – None.

IV. Public Comment – None.

V. Committee/Commission Recommendations

**1. Plan Commission**

*a. Discussion and action regarding a request from Kalscheur Dodge-Chrysler for the property located at 2404 Main Street for a Conditional Use Permit to construct a new motor vehicle sales and service facility* – Following discussion, a motion was made by Trustee Ketelboeter, seconded by Trustee Brunner, and unanimously carried for the Village Board to approve a request from Kalscheur Dodge-Chrysler for the property located at 2404 Main Street for a Conditional Use Permit to construct a new motor vehicle sales and service facility subject to the following conditions:

1. Certified Survey Map shall be completed subject to Chapter 83 (Land Division and Subdivision) of the Village Code and Staff review and approval.
2. The final location of Lagoon Street driveway shall be subject to Staff review and approval.
3. The Erosion Control and Stormwater Management Plan shall be subject to Chapter 65 (Erosion Control and Stormwater Management) of the Village Code and Staff review and approval.
4. The development project is subject to Chapter 24 (Flood Plain) of the Village Code and Staff review and approval.
5. The lighting plan shall be completed and subject to Staff review and approval.
6. All proposed signage shall comply with Section 4.27 (Signs) of the Village Code and Staff review and approval.
7. All necessary maps/reports depicting contours and soil types shall be subject to Staff review and approval.

8. The proposed filling and grading activity shall be subject to Staff review and approval.
9. Granting of waivers from the Downtown Design Guidelines as presented.
10. A monument style sign is preferred versus the proposed pole sign.
11. Additional landscape screen will be provided around the base of the building.

## 2. Committee of the Whole

*a. Discussion and action regarding Tax Increment Financing (TIF) Application #2014-01 from Kalscheur Dodge-Chrysler* – Following discussion, a motion was made by Trustee Ketelboeter, seconded by Trustee Brunner, and unanimously carried by the Village Board to approve Tax Increment Financing (TIF) Application #2014-01 from Kalscheur Dodge-Chrysler with the condition that it be a one-time payment from the Village in an amount not to exceed \$464,500 and to direct Village Staff to draft a development agreement to be reviewed in approved in March.

## VI. General Business

**1. Discussion and action to accept the assignment of the offer to purchase from Kalscheur and complete the purchase of property located at 2304 Main Street for the Kalscheur Dodge-Chrysler redevelopment project** – Following discussion, a motion was made by Trustee Brunner, seconded by Trustee Ketelboeter, and unanimously carried by the Village Board to accept the assignment of the offer to purchase from Kalscheur and complete the purchase of property located at 2304 Main Street for the Kalscheur Dodge-Chrysler redevelopment project.

**4. Approval of Resolution #01-2014 to reduce the posted speed for Bourbon Road from 30 mph to 25 mph during its use as a detour for Highway 14 Reconstruction Project (removed from the Consent Agenda)**

- Following discussion, a motion was made by Trustee Lengfeld, seconded by Trustee Ketelboeter, for the Village Board to keep the speed limit set at 30 mph for Bourbon Road during its use as a detour for the Highway 14 Reconstruction Project. Trustee Lengfeld withdrew his motion. Trustee Ketelboeter withdrew her second.
- Following discussion, a motion was made by Trustee Lengfeld, seconded by Trustee Ketelboeter, and unanimously carried by the Village Board to table action until March 31, 2014 on Resolution #01-2014 to reduce the posted speed for Bourbon Road from 30 mph to 25 mph during its use as a detour for the Highway 14 Reconstruction Project.

VII. Closed Session

**1. A motion was made by Trustee Ketelboeter, seconded by Trustee Schunk, for the Village Board to meet in Closed Session at 8:23 pm pursuant to 19.85(1)(e) for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, specifically to discuss possible acquisition of real estate for the Lagoon Street Reconstruction Project – A roll call vote is required. Yes – Andreoni, Blanchard, Brunner, Ketelboeter, Lengfeld, Schunk, and Statz. No – None. Motion carried 7 – 0.**

**2. Reconvene into Open Session – A motion was made by Trustee Lengfeld, seconded by Trustee Schunk, and unanimously carried by the Village Board to reconvene into Open Session at 8:33 pm.**

**3. Discussion and action to acquire real estate for the Lagoon Street Reconstruction Project.**

- A motion was made by Trustee Brunner, seconded by Trustee Schunk, and unanimously carried by the Village Board to submit a Jurisdictional Offer on February 25, 2014 to applicable parties of interest for the property located at 1910 Main Street in the amount of \$109,490; however, Village Staff is authorized to negotiate a voluntary settlement as previously approved until the expiration of the Jurisdictional Offer.
- A motion was made by Trustee Schunk, seconded by Trustee Brunner, and unanimously carried by the Village Board to submit a Jurisdictional Offer on February 25, 2014 to applicable parties of interest for the property located at 2104 Main Street in the amount of \$6,650; however, Village Staff is authorized to negotiate a voluntary settlement as previously approved until the expiration of the Jurisdictional Offer.

VIII. Adjournment

A motion was made by Trustee Blanchard, seconded by Trustee Schunk, and unanimously carried by the Village Board to adjourn the meeting at 8:35 pm.

Pursuant to law, written notice of this meeting was given to the public and posted on the public bulletin boards in accordance with Open Meetings Law.

Respectfully submitted,

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Matthew G. Schuenke  
Village Administrator/Clerk-Treasurer