

Village Board

Regular Meeting Minutes

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

Monday, March 28, 2016

7:00 pm

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

President Andreoni called the regular Village Board meeting to order at 7:02 pm.

Present: Trustees William Brosius, Judy Ketelboeter, Jay Lengfeld, Lee Sorensen, Clifford Zander, and President Pat Andreoni.

Not Present: Trustee Steve Schunk.

Also Present: John Brixy and Peter Vander Velden.

II. Public Comment

1. John Brixy of 2161 County Highway JG (Mount Horeb) stated his candidacy for the District 28 County Supervisor position and reviewed some items of interest as part of his platform.

III. Consent Agenda – A motion was made by Trustee Ketelboeter, seconded by Trustee Brosius, and unanimously carried by the Village Board to adopt the consent agenda as follows:

1. Minutes of regular meeting held on February 22, 2016.

2. Total Disbursements from September 23, 2015 through March 9, 2016 in the amount of \$278,331.10 broken down as follows:

- 110 – General Fund: \$51,907.69
- 120 – Capital Fund: \$21,133.47
- 130 – Library Fund: \$4,204.22
- 140 – Parks/Rec Fund: \$4,152.47
- 150 – Debt Service Fund: \$124,622.97
- 310 – TID Fund: \$1,972.19
- 660 – Water Fund: \$10,703.77
- 670 – Sewer Fund: \$59,634.32

3. Approval of an Operator's (Bartender's) License for Nicolas R. Kraus.

4. Approval of Nicolas R. Kraus as Agent for the Alcohol Beverage License for Kwik Trip located at 2508 Main Street.

5. Approval of Invoices L42487 and L42488 from the Department of Transportation for work related to the reconstruction of Highway 14 (Main Street).

6. Approval of a Temporary Class “B” License(s) for Cross Plains Home Talent Baseball located at 2820 Military Road (Baer Park) for 2016 home baseball games.

7. Approval of a Special Event Permit for the Hill and Valley Auto & Americana located at Baer Park on September 17, 2016.

IV. Report of Village Officers

1. Village President – None.

2. Village Administrator/Clerk-Treasurer

- Stated that the Spring Local Election will be held on Tuesday, April 5th from 7:00 am to 8:00 pm at the Fire Station. Further reminded people that turnout may be high and to be patient if voters encounter lines.
- Commented that Metal Mania and Electronics Recycling event is scheduled for Saturday, April 2nd from 8:00 am to 12:00 pm.

3. Miscellaneous Trustee Reports

- Trustee Brosius stated the last Parks/Recreation Committee meeting had significant attendance to discuss plans for a dog park in Raspberry Park and mountain bike trail in the conservancy. Both issues will continue to be discussed by the Committee.

V. Committee/Commission Recommendations

1. Plan Commission

a. Discussion and action regarding the Preliminary Plat for Glacier Ridge Subdivision – Following discussion, a motion was made by Trustee Brosius, seconded by Trustee Sorensen, and unanimously carried by the Village Board to conditionally approve the Preliminary Plat for Glacier Ridge Subdivision subject to the following variances and waivers:

- Variance from the display of the required parkland dedication on the Preliminary Plat as stipulated in Section 83.34(k).
- Variance from the requirement in Section 83.38 to submit an Erosion and Stormwater Drainage Control Plan noting that 1) the civil engineering plans/specifications submitted as of February 15, 2016 (Exhibit D) are sufficient as part of the review of the Preliminary Plat; and 2) the review of the Erosion and Stormwater Drainage Control Plan will take place as part of the process for the Final Plat.
- Waiver of the Environmental Assessment Checklist listed in Section 83.39 stating that the requirements of this section were provided for in the Development Proposal approved by the Village Board on January 25, 2016.

- Waiver of the Impact Study listed in Sub-Section 83.41(b) stating that the requirements of this section were provided for in the Development Proposal approved by the Village Board on January 25, 2016.
- Variance from the minimum lot area size and building line width as listed in Sub-Section 83.83(c) stating that land use regulations will be controlled by Chapter 84 (Zoning Code) of the Village Code of Ordinances.

b. Discussion and action regarding Ordinance #03-2016 setting the zoning for Glacier Ridge Subdivision located at 2504 Military Road (Buechner Farm) as part of its development as a residential subdivision – Following discussion, a motion was made by Trustee Lengfeld, seconded by Trustee Zander, and unanimously carried by the Village Board to approve Ordinance #03-2016 setting the zoning for Glacier Ridge Subdivision located at 2504 Military Road (Buechner Farm) as part of its development as a residential subdivision contingent upon adoption of the Final Plat for Glacier Ridge Subdivision.

c. Discussion and action regarding a Temporary Limited Easement (TLE) between the Village and Middleton-Cross Plains School District to be used for grading the storm water basin – Following discussion, a motion was made by Trustee Sorensen, seconded by Trustee Lengfeld, and unanimously carried by the Village Board to approve a Temporary Limited Easement (TLE) between the Village and Middleton-Cross Plains School District to be used for grading the storm water basin.

d. Discussion and action regarding a quit claim deed from the Middleton-Cross Plains School District to the Village for street right-of-way on Military Rd – Following discussion, a motion was made by Trustee Ketelboeter, seconded by Trustee Lengfeld, and unanimously carried by the Village Board to approve a quit claim deed from the Middleton-Cross Plains School District to the Village for street right-of-way on Military Road.

e. Discussion and action regarding Ordinance #04-2016 dedicating the acquired right-of-way from the Middleton-Cross Plains School District to the public – Following discussion, a motion was made by Trustee Brosius, seconded by Trustee Ketelboeter, and unanimously carried by the Village Board to approve Ordinance #04-2016 dedicating the acquired right-of-way from Middleton-Cross Plains School District to the public.

2. Parks/Recreation Committee

a. Discussion and action regarding the purchase of a new truck – Following discussion, a motion was made by Trustee Ketelboeter, seconded by Trustee Brosius, and unanimously carried by the Village Board to approve the purchase of a new truck for the Parks/Recreation Department from Kalscheur Dodge/Chrysler in Cross Plains for the amount of \$32,500 to be paid out of the 2016 Capital Budget.

VI. General Business

1. Discussion and action regarding a Special Event Permit for the Cross Plains Parkway Market to be located at 1715 Main Street – Following discussion, a motion was made by Trustee Ketelboeter, seconded by Trustee Brosius, and unanimously carried by the Village Board to approve the Special Event Permit for the Cross Plains Parkway Market to be located at 1715 Main Street including the Village’s sponsorship of the event waiving the insurance requirement and allowing the use of up to three street light poles for farmer’s market banners.

2. Discussion and action regarding the selection procedure for the Finance Director/Village Treasurer position – Following discussion, a motion was made by Trustee Zander, seconded by Trustee Sorensen, and unanimously carried by the Village Board to approve the screening, interview panel, and background check process as recommended by the Village Administrator/Clerk-Treasurer to fill the position of Finance Director/Village Treasurer.

3. Presentation by West Gateway, Inc. regarding their Tax Increment Financing (TIF) Application #2016-01 for a mixed-use redevelopment at 1812-1904 Main Street – Tom Pientka of West Gateway, Inc. presented TIF Application #2016-01 requesting \$1,250,000 plus the acquisition of 1904 Main Street for a proposed mixed-use redevelopment at 1812-1904 Main Street.

4. Public comment regarding TIF Application #2016-01 for a mixed-use redevelopment at 1812-1904 Main Street from West Gateway, Inc. – No public comments were made regarding TIF Application #2016-01 for a mixed-use redevelopment at 1812-1904 Main Street from West Gateway, Inc.

VII. Closed Session

1. A motion was made by Trustee Ketelboeter, seconded by Trustee Brosius, for the Village Board to meet in Closed Session at 8:36 pm pursuant to 19.85(1)(e) of Wisconsin Statutes to deliberate or negotiate 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 regarding TIF Application #2016-01 for a mixed-use redevelopment at 1812-1904 Main Street from West Gateway, Inc. – A roll call vote is required. Yes – Trustees Brosius, Ketelboeter, Lengfeld, Sorensen, Zander, and President Andreoni. No – None. Motion carried 6 – 0.

2. Reconvene into Open Session – A motion was made by Trustee Ketelboeter, seconded by Trustee Zander, and carried unanimously by the Village Board to return to Open Session at 9:28 pm.

3. Discussion and action regarding TIF Application #2016-01 for a mixed-use redevelopment at 1812-1904 Main Street from West Gateway, Inc. – Following discussion, a motion was made by Trustee Zander, seconded by Trustee Sorensen, for the Village Board to approve TIF Application #2016-01 for a mixed used redevelopment at 1812-1904 Main Street from West Gateway, Inc. subject to the following conditions:

- Village financed contribution of \$1,250,000.
- The Village financed contribution shall include the cash equivalent of 1904 Main Street valued at \$200,000 and the demolition of 1904 Main Street valued at \$25,000 with the remainder of the Village financed contribution provided as the TIF Incentive towards the project.
- Subject to final terms established and approved by the Village Board within a Development Agreement.

A roll call vote was requested. Yes – Trustees Ketelboeter, Lengfeld, Sorensen, Zander, and President Andreoni. No – Brosius. Motion carried 5 – 1.

VIII. Adjournment

A motion was made by Trustee Ketelboeter, seconded by Trustee Brosius, and unanimously carried by the Village Board to adjourn the meeting at 9:30 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,

Matthew G. Schuenke
Village Administrator/Clerk-Treasurer