

Regular Plan Commission Meeting

Meeting Minutes

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

Monday, May 5, 2014

7:00 pm

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

President Andreoni called the regular Plan Commission meeting to order at 7:00 pm.

Present: Commissioners Doug Brunner, Randy Case, Todd Duquette, Ron Hilmanowski, Mitch Hogan, Judy Ketelboeter, and President Pat Andreoni.

Also Present: Jenny Dechant and Tom Pientka.

II. Public Comment – None.

III. Consent Agenda

A motion was made by Commissioner Brunner, seconded by Commissioner Duquette, and unanimously carried by the Plan Commission to approve the consent agenda as follows:

1. Minutes of the regular meeting held April 7, 2014

2. Recommendation of approval to the Village Board regarding a rezoning request within the Village extraterritorial jurisdiction from Marit C. Sathrum of 4204 County Highway P in the Town of Cross Plains from A-1EX (Exclusive Agriculture) to A-2(4) (Agriculture District) for a limited family business as a yoga studio

IV. General Business

1. Discussion and action to make a recommendation to the Village Board regarding the Specific Development Plan (SDP) for 1206-1310 Main Street from Planning Adelpia Inc – After discussion, the following action was taken:

- A motion was made by Commissioner Brunner, seconded by Commissioner Duquette, and unanimously carried by the Plan Commission to acknowledge as a

small deviation from the General Development Plan that the Specific Development Plan has slightly increased the building footprint and dwelling units from 42 to 45.

- A motion was made by Commissioner Brunner, seconded by Commissioner Ketelboeter, and unanimously carried by the Plan Commission to recommend conditional approval to the Village Board of the Specific Development Plan (SDP) for 1206-1310 Main Street from Planning Adelpia Inc. with the following conditions:
 1. Developer will submit at the time of Village Board review and approval confirmation from the bank regarding their loan for the project to satisfy financial capability requirement.
 2. The Erosion Control and Stormwater Management Plan shall be subject to Chapter 65 (Erosion Control and Stormwater Management) of the Village Code with Staff review and approval.
 3. The Certified Survey Map, if any, shall be completed subject to Chapter 83 (Land Division and Subdivision) of the Village Code.
 4. The development project is subject to Chapter 24 (Flood Plain) of the Village Code with Staff review and approval.
 5. The Utility Plan for the development project shall be subject to relevant Village Code and general best practices in order for existing services to be maintained, as applicable, with Staff review and approval.
 6. Final plan for demolition and environmental remediation shall be subject to relevant Village Code and general best practices in order to properly clean and clear the site, as applicable, with Staff review, approval, and inspection.
 7. Village Staff will continue to work with the Developer regarding the proper placement and installation of a 10' wide paved path/trail on the south side of the development with a pedestrian bridge crossing over Black Earth Creek and connection to Main Street.
 8. Split face stone will be used around the entrance to the underground parking garage.
 9. The lighting fixtures off the building will be colored black and the lighting fixtures on the building will be appropriately matched to the building colors in immediate proximity.
 10. The "address wall" parapet will be increased slightly to give it a little more height compared to the rest of the roof line.
- A motion was made by Commissioner Brunner, seconded by Commissioner Hogan, and unanimously carried by the Plan Commission to adopt the Main Street Design Guidelines check list as presented with the following waivers:
 1. E5 regarding a safe queuing zone adjacent to busy streets;
 2. J7 regarding plantings within 50 feet of the creek edge that are native and noninvasive;
 3. M2 regarding pitched roofs have a slope no less than 5:12; and
 4. Q3 regarding that no grave materials, smooth-faced CMU, vertically-oriented metal or wood siding, or wood panelized products.

2. Discussion and action to recommend to the Village Board adoption of Resolution #12-2014 approving amendments to the Comprehensive Plan for the Village of Cross Plains, specifically related to proposed changes to the Future Land Use Map –

Following discussion, a motion was made by Commissioner Brunner, seconded by Commissioner Case, and unanimously carried by the Plan Commission to recommend approval to the Village Board to adopt Resolution #12-2014 approving amendments to the Comprehensive Plan for the Village of Cross Plains, specifically related to proposed changes to the Future Land Use Map.

V. Adjournment

A motion was made by Commissioner Ketelboeter, seconded by Commissioner Duquette, and unanimously carried by the Plan Commission to adjourn the meeting at 7:36 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