

## **Village Board**

### *Meeting Minutes*

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

**Monday, May 19, 2014**

**7:00 pm**

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

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

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

Absent: Trustee Steve Schunk

II. Public Comment – None.

III. Consent Agenda

A motion was made by Trustee Brunner, seconded by Trustee Brosius, and unanimously carried by the Village Board to adopt the consent agenda as follows:

1. Minutes of the regular meeting held April 28, 2014.
2. Total Disbursements from April 9, 2014 through May 14, 2014 in the amount of \$958,844.30 broken down as follows:
  - 110 – General Fund: \$294,614.47
  - 120 – Capital Fund: \$170,311.51
  - 310 – Tax Increment District \$4,245.86
  - 660 – Water Utility: \$23,159.43
  - 670 – Sewer Utility: \$466,513.01
3. Approval of a Temporary Class “B” License for the Cross Plains World’s Fair located at Baer Park.
4. Approval of License #01-2014 for the Keeping of Chickens by Andrew Harris located at 2110 East Street as recommended by Committee.
5. Adoption of Ordinance #05-2014 to codify the rezoning for the property located at 2956 Thinnes Street (duplex) as recommended by Committee.
6. Acceptance of the 2013 Audit from Johnson and Block as recommended by Committee.
7. Approval of an agreement with Dane County regarding the design and reconstruction of County Highway P Bridge in the Village of Cross Plains as recommended by Committee.
8. Approval of 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 as recommended by Plan Commission.

#### IV. Report of Village Officers

##### **1. Village President**

a. Discussion & action regarding the 2014 Board, Commission, and Committee Appointments - The Village President made the following appointments

- Cross Plains Area EMS District – Reappoint Jay Lengfeld (2015) as Village Board representative.
- Cross Plains-Berry Fire District Board – Appoint William Brosius (2015) as a Village Board representative to replace Ray Blanchard. Reappoint Pat Andreoni (2015) and Jay Lengfeld (2015) as Village Board representatives.
- Zoning Board of Appeals – Reappoint Dick Cashwell (2017) and Appoint Dan Buckland (2017) as resident members. Appoint Stan Zander (2017) as a resident alternate member.

A motion was made by Trustee Brunner, seconded by Trustee Sorensen, and unanimously carried by the Village Board to confirm the appointments as presented by the Village President.

**2. Village Administrator/Clerk-Treasurer** – None.

##### **3. Miscellaneous Trustee Reports**

- Trustee Brunner and Brosius thanked staff for their work on the audit.

#### V. Committee/Commission Recommendations

##### **1. Plan Commission**

a. *Ordinance #03-2014 approving amendments to the Comprehensive Plan for the Village of Cross Plains specifically related to proposed changes to the Future Land Use Map* – Staff provided a summary of the changes to the comprehensive plan.

###### i. Public Hearing

- A motion was made by Trustee Ketelboeter, seconded by Commissioner Lengfeld, and unanimously carried by the Village Board to open the public hearing at 7:05 pm.
- No comments were received or made.
- A motion was made by Trustee Lengfeld, seconded by Trustee Brosius, and unanimously carried by the Village Board to close the public hearing at 7:06 pm.

ii. Discussion and action regarding adoption of Ordinance #03-2014 – Following discussion, a motion was made by Trustee Brunner, seconded by Trustee Sorensen, and unanimously carried by the Village Board to approve ordinance #03-2014 approving amendments to the Comprehensive Plan of the Village of Cross Plains specifically related to proposed changes to the Future Land Use Map.

*b. Discussion and action regarding the Specific Development Plan (SDP) for 1206-1310 Main Street from Planning Adelpia Inc. – Following discussion, a motion was made by Trustee Ketelboeter, seconded by Trustee Lengfeld, and unanimously carried by the Village Board to approve the Specific Development Plan for 1026-1310 Main Street from Planning Adelpia Inc. with the following conditions:*

1. Developer will provide 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.

## **2. Committee of the Whole**

*a. Discussion and action regarding Tax Increment Financing (TIF) Application #02-2014 from Planning Adelpia Inc. – Following discussion, a motion was made by Trustee Sorensen, seconded by Trustee Brunner, for the Village Board to approve Tax Increment Financing Application #02-2014 from Planning Adelpia Inc. with the following conditions:*

1. The incentive to be financed by the Village would not exceed 20% of the project costs, or the maximum dollar amount of \$1,072,000;
2. Grant funding awarded greater than \$60,000 will be used to offset the financing incentive provided by the Village;
3. The Village will secure financing terms that allow for the project to provide a cash flow to the TID by 2034; and
4. Village and Developer will enter into a Development Agreement to formalize the approval of TIF Application #02-2014 and the rezoning to Planned Development District.

A roll call vote was requested. Yes – Andreoni, Brosius, Brunner, Ketelboeter, and Sorensen. No – Lengfeld. The motion carried 5 – 1.

*b. Discussion and action regarding a proposal from WisDOT to use a portion of Zander Park for stormwater treatment as part of the construction of US Highway 14 (Main Street) – Following discussion, a motion was made by Trustee Brunner, seconded by Trustee Brosius, and unanimously carried by the Village Board to recommend approval of the conceptual plan to use a portion of Zander Park for stormwater treatment as part of the construction of US Highway 14 subject to approval of final design plans and negotiation of financial terms.*

VI. General Business

**1. Discussion and action regarding Resolution #13-2014 to award the sale of \$1,975,000 General Obligation Corporate Purpose Bonds, Series 2014A** – Following discussion, a motion was made by Trustee Brunner, seconded by Trustee Lengfeld, for the Village Board to approve Resolution #13-2014 to award the sale of \$1,975,000 General Obligation Corporate Purpose Bonds, Series 2014A. A roll call vote was requested. Yes – Andreoni, Brosius, Brunner, Lengfeld, and Sorenson. No – Ketelboeter. The motion carried 5 – 1.

**2. Discussion and action regarding authorization to borrow \$760,000 from the State Trust Fund Loan Program** – Following discussion, a motion was made by Trustee Brosius, seconded by Trustee Brunner, for the Village Board to approve authorization to borrow \$760,000 from the State Trust Fund Loan Program. A roll call vote was requested. Yes – Andreoni, Brosius, Brunner, Ketelboeter, Lengfeld, and Sorenson. No – None. The motion carried 6 – 0.

VII. Adjournment

A motion was made by Trustee Brunner, seconded by Trustee Lengfeld, and unanimously carried by the Village Board to adjourn the meeting at 8:28 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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Tom Malone  
Assistant Village Administrator