

NOTE: THIS MEETING MAY BE TAPED

Title: Joint Economic Development/Plan Commission Meeting
Date: June 2, 2010
Time: 7:00 PM
Place: Municipal Building, 2417 Brewery Rd., Cross Plains, WI

- I. CALL TO ORDER - ROLL CALL: Plan - Mike Schutz, Pat Andreoni, Paul Yochum, Bill Saeman, June Feely at 8:20 PM.

EDC - Mike Schutz, Steve Schunk, Randy Lowenberg, Charlie Saeman, Tom Kuehn, June Feely at 8:20 PM.

Also present: Scott Harrington, Jessica Schmiedicke, Judy Ketelboeter - Chamber Rep to EDC., Lori Laufenberg, Nancy Boehnen, Carol Randall, Randy Lowenberg

- II. APPROVAL OF MINUTES: Meeting(s) of 5/5/10 - Motion, Saeman, second, Yochum, to approve Plan minutes of 5/5/10. Carried.

- III. CEREMONIAL MATTERS: Presentations, Guest Introductions, Commendations

- IV. PUBLIC COMMENT: Members of the public may address the Committee/Commission on any issue. Please observe the time limit of three minutes. Sign-up sheets are available at the door, any may be delivered to the Clerk prior to the commencement of the meeting.

- V. GENERAL BUSINESS:

A. Lauren Lopez Extra Territorial Jurisdiction - Petition withdrawn as purchase contract was cancelled.

B. Discussion & Possible Action Regarding Lagoon St. Progress Report - Vandewalle & Associates - Presentation intended to give Plan a progress report and get EDC up to speed on the Lagoon St. planning process.

Discuss name options: Black Earth Creek Greenway Project preferred but rename at public meeting on June 30. Lagoon St. area improvement project should be used until then. Motion, Andreoni, second, Saeman, to rename Black Earth Creek Greenway (formerly known as Lagoon St.) Project. Carried.

Existing Conditions Map reviewed - parking spaces and stormwater outfalls. Will use as a benchmark for future alternatives.

Alt. 4 & Alt. 5 now shows some text boxes to highlight the various components of the project. DNR willing to be Village's partner on creek restoration.

Prepare/Refine Cost Estimates: Alt. 4 has a range of 2,029,400-2,449,400 for road/utility, land acquisition/demolition, stormwater facilities and soil/vegetation restoration, ermitting an professional services, creek restoration (to be determined),

project budget contingency. Numbers are subject to change. Only purchasing lands that are required for building a road in both alts. Alt. 5 has a range of 1,194,000-1,329,000. Creek restoration and stormwater are the biggest unknowns cost-wise.

Prepare/Refine Benefits Estimates: Improve water quality and habitat in Black Earth Creek, Improve public access to Black Earth Creek, provide uninterrupted public access to businesses, reduce blight and improve appearance in Village's downtown business district, set tone for additional downtown improvement projects that will follow such as Main St. upgrades, future extension of creekside pedestrian path to the west and to the east, etc.

Alt. 4 specific benefits noted. Alt. 5 specific benefits noted. Show benefits side by side on 6/30

Identify a Preliminary Funding Strategy: Various Federal, State, private and local opportunities. Would decide a strategy when/if an alternative is selected. TIF might be able to carry 25/50% depending on alternative selected.

Facilitate Public Participation Efforts: Met with property/business owners on 5/25, set public open house on 6/30 - met with UW-Ext. staff about their involvement and brainstormed format and content. Need to prepare publicity materials - chamber email, flyer, banners, village website and in last newsletter. Open house will be a walking tour starting at legion then going to the creek with thinking stations, information stations and evaluation stations. Will need the help of this group - about 10 people. 4:30 PM-7:30 PM - about 1 ½ hr. problem anytime between there. Let Jan know soon if you can help.

Open a Dialogue with Environmental and Other Agencies: Kick off meeting with DNR secretary on may 9, follow up meeting with DNR staff on may 26, established regular monthly meeting with DNR staff, meet with BECWA and Trout Unlimited in June, Contact Dane County Lane & Water Conservation in June.

Identify Next Steps: Determine which funding opportunities to pursue, work with DNR to learn more about creek re-meandering, explore specific cutting edge stormwater techniques, discuss how to address improvements to private property.

Will make sure PRC is kept in the loop. Plan will meet again 7/14.

Steve handed out refresher information from strategic planning and EDC. Will try to recharge these activities.

Motion, Saeman, second, Schunk, to adjourn EDC meeting at 8:35 PM. Carried.

C. Discussion & Possible Action Regarding Crescent Condominiums Request for Change to PDD-R Zoning

with Related Documents & Issues - Set Public Hearing -

Randy Lowenberg said his intent is to change developer agreement to reflect State and Federal Housing for Older Person Act whereby 80% of units must be 55 and older to be classified. Has a sale whereby buyers are close to 55 and older but not there. Attorney has looked at this as has the Director of Public Facilities and it

was noted that there is \$5,763.87 in outstanding legal fees that should be paid before we go further, plan should request a letter of credit to insure that projects get done by 11/30.10 deadline - sanitary sewer, storm water, sidewalks, water, streets, gas, electric, cable and phone utilities, no occupancy permits were issued for units 65 and 67, blacktop is fine until surface layer is applied at some point in the future, weeds have been sprayed and whacked on dirt pile on lots 69 and 71, 3 - 7' trees are planted along the end of the cul-du-sac, for the most part grass and vegetation has been mowed and is currently about 6' high on average. Some spraying done for weed control, erosion control looks good except for the south side of the dirt pile which could use some cover, need to revamp condo assoc. agreement and declarations and record with register of deeds, developer did pay the parkland fees, letter from Mr. Lowenberg provides that Crescent Builders, Inc. is addressed at 65 Berdella Ct. which appears to be a violation of section 15 which provides that the condo shall be used for residential purposes only. No trade or business shall be conducted in the condo.

Motion, Andreoni, second, Yochum, to set public hearing once we have the \$5,763.87 collected in legal fees. Planning for 12 units in 6 buildings so 2 units would be 80%. Selling a unit already built. Feely said we don't have to set a public hearing - have already gone above and beyond. Have Jerry Gray at public hearing. Carried. Feely nay.

VI. STAFF MEETING STATUS REPORT *(This report is an update of projects that have been brought to the attention of staff (department heads, planner, attorney, engineer) for their preliminary review/discussion which may or may not come before the Plan Commission as an agenda item in the future.)*

Recodification is back from the code company and staff is reviewing.

VI. COMPLAINTS:

VII. PURCHASES:

VIII. PUBLIC HEARINGS(S):

IX. OLD BUSINESS:

X. NEW BUSINESS:

XI. SUCH OTHER MATTERS AS AUTHORIZED BY LAW:

XII. ADJOURNMENT: Motion, Yochum, second, Saeman, to adjourn at 9:05 PM. Carried. Next Plan meeting 7/14.

POSTING STATEMENT: _____

Jan Klock, Administrator/Clerk-Treasurer

This body reserves the right to make recommendations on any item not specifically slated for action.

PERSONS REQUIRING ADDITIONAL SERVICES TO PARTICIPATE IN A PUBLIC MEETING SHOULD CONTACT THE VILLAGE OFFICE.

THIS AGENDA NOTICE CONSTITUTES AN OFFICIAL MEETING OF ABOVE REFERENCED GROUP. EVEN THOUGH ELECTED MEMBERS OF THE BOARD OF TRUSTEES WHO ARE NOT MEMBERS OF THE ABOVE REFERENCED COMMITTEE MAY BE PRESENT IN THE AUDIENCE, THEIR PRESENCE IS SEPARATE FROM THE COMMITTEE AND ACTIONS THAT THE COMMITTEE MAY TAKE.