

**NOTE: THIS MEETING MAY BE TAPED**

Title: Plan Commission Meeting  
Date: March 10, 2010  
Time: 7:00 PM  
Place: Municipal Building, 2417 Brewery Rd., Cross Plains, WI

Meeting called to order by Clerk Klock in absence of Plan Chairman Schutz and she entertained a motion to appoint someone as chair of tonight's meeting.

Motion, Pfeil, second, Yochum, to appoint Pat Andreoni, as chair of the Plan Meeting. Carried.

- I. CALL TO ORDER - ROLL CALL: Jay Lengfeld, June Feely, Todd Pfeil, Bill Saeman, Pat Andreoni, Paul Yochum.

Also present: Mike Roessler, Paul Johnson, Ray Buchanan, Ken Ransom, Kurt Schlicht, Dustin Reeson, Jessica Schmiedicke, Brian and Jim Balousek, Jerry Gray, Steve Schunk, Scott Harrington, Randy Lowenberg, Dan Laufenberg, Onno Brouwer, Lisa Jordee

- II. APPROVAL OF MINUTES: Meeting(s) of 2/3/10 - Motion, Lengfeld, second, Yochum, to approve minutes of 2/3/10. Carried. Feely abstained.

- 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.

Jessica said that Plan had last recommended we go with appraisals for land costs along Lagoon St. Board moved to do property owner interviews to get a better understanding of their feelings before getting appraisals. Majority of property owners and renters see benefit of Lagoon St. to their property. Opinions differed, of course but folks were invited to come and share their thoughts in the open if they wish.

Mike Roessler on EDC when planning first started for highway 14 corridor and lagoon st. corridor is an integral part of the planning process. Many of the businesses are struggling and need road improvements to enhance the area and open up the park in the back. Between Alts. 4 and 5, either would be good but if the bigger plan (alt 4) can be done in a fiscally responsible manner, that would be great. Surveys have shown that residents want viable business in the community. To sustain real estate in commercial area, need to enhance the area.

Ray Buchanan definitely hopes to see one or the other alternate

done, the bigger (alt 4) the better, if possible. Had a taste of highway 14 being closed last summer and it wasn't pretty. Could make or break his business without the lagoon st. improvements. Strongly recommends we do something there for every business affected.

Dustin Reeson, Chiropractor gets constant questions about when Lagoon St. will be fixed. Has had patients with sprained ankles, muffler problems, fears sending assistants to get the mail, patients park on Main St. and walk around vs. dealing with the potholes, seniors refusing to even come given the road conditions. Anything would be better.

Kurt Schlicht, for the smaller project (alt. 5 if we can afford it). DOT can't close his driveway unless they pay them. Can't afford the bigger project (alt 4) he feels. Two water retention areas behind the hardware store on the map. After the last meeting, the map was changed before it got to the Board and turned many properties into an economic development map which would open those properties to full disclosure if they tried to sell. Said he is Jim Schmitt's agent and he doesn't want this nor does Jeanne Hillebrand either.

Ken Ransom, 2104 Main St. looks at this as a resident of Lagoon St. Connects both sides of Village across the creek. This is a wonderful creek, he grew up here and we could get a better use of area. Something definitely needs to be done, he doesn't much care, which. Very hazardous at this point with it's multiple uses.

V. GENERAL BUSINESS:

- A. 7:00-7:30 PM - Closed session of the Plan Commission and specific invitees pursuant to section 19.85 (1) (e) Stats. to discuss and deliberate the investing of public funds and the discussion of other specified public business regarding the Lagoon Street Corridor because competitive and bargaining reasons require a closed session.

Motion, Yochum, second, Lengfeld, to go into closed session at 7:16 PM. Not intended for land owners or others to be present, said Paul Johnson. We do not have to allow Board members to attend, rather the Chair decides. Paul Johnson suggested to keep participants of the closed session to a minimum. Andreoni recommends no Board members other than Plan members and paid professionals/staff. Information to be provided is worthy of an executive session, said Atty. Carried.

Motion, Yochum, second, Pfeil, to close executive session and return to open session at 8:18 PM. Carried.

Back into open session at 7:30 PM

B. Potential Action Regarding Lagoon Street Project with Recommended Task Assignments -

Board is looking for guidance from Plan and based on public comment and comment in closed session he recommends that Plan sends a message to Board as in favor of continued exploration by staff and planners of options 4 and 5 for a period of time.

Motion, Yochum, second, Saeman, to recommend to Board that Plan is in favor of continued exploration of both options 4 and 5 for Lagoon St. and looks for authorization to continue such exploration. Would explore funding strategies and make sure feasible. Need to explore how utility work on Highway 14 would coincide with Lagoon St. work, lay out specific timelines as to how all this would happen, demolition costs and lease timelines as well. Roll call vote: Feely yes, Andreoni yes, Yochum yes, Pfeil yes, Saeman yes, Lengfeld yes. Carried.

C. Discussion & Possible Action Regarding Onno Brouwer Extra-Territorial Jurisdiction - Rezoning a portion of parcel to rezone 2 parcels to RH-2 just to get his estate in order. A-1 exclusive had been grandfathered and he had 2 splits coming. No concerns.

D. Discussion & Possible Action Regarding Laufenberg Certified Survey Map - At completion of building stormwater is to be directed towards Allie's Lane where now it goes towards Laufenberg Blvd. Lowenberg is lot 46 and there is currently a house on lot 47. Staff spent a lot of time reviewing the declaration and feels it protects those concerned.

Motion, Yochum, second, Pfeil, to recommend to Village Board approval of amended CSM and Declaration for Dan Laufenberg project - Lots 1, 2 and 3. Roll call vote: Pfeil yes, Saeman yes, Yochum yes, Feely yes, Lengfeld yes, Andreoni yes. Carried.

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.)*

In April we'll bring the Scott Faust proposal before Plan for conceptual review. Staff feels it can go no further without input as there are several concerns.

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, Lengfeld, to adjourn at 8:35 PM. Carried.

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.**