

Plan Commission
Regular Meeting Minutes

Village Hall
2417 Brewery Road
Cross Plains, WI 53528
(608) 798-3241

Monday, February 6, 2023
6:30 pm

I. Call to Order

Village President Lengfeld called the meeting to order at 6:30 pm.

II. Roll Call

Present: Commissioner(s) Seth Johnson, Bill Brosius, Kevin Thusius, Todd Duquette; Trustee(s) Judy Ketelboeter, Cameron Bjorklund; and Village President Lengfeld

Also Present: Village Parks and Recreation Director Mike Axon, Village Planner Sonja Krussel, and Zoom Meeting attendance by Village Finance Director Bobbi Zauner and Kyo Ladopoulos.

III. Pledge of Allegiance – Everyone joined in the Pledge of Allegiance.

IV. Public Comment – None

V. General Business – Regular Meeting

1. Approval of the Minutes from the January 3, 2023, Plan Commission Meetings.

A motion was made by Commissioner Thusius, seconded by Commissioner Bjorklund, and unanimously carried by the Plan Commission, to approve the January 3, 2023 Plan Commission meeting minutes.

2. Discussion Main Street Streetscape.

Village President Lengfeld briefed the Plan Commission on feedback he has received from the public related to the Village's current Main Street Streetscape appearance. Mr. Lengfeld spoke to some of the areas within the Village where updates could be made utilizing new approaches being implemented within other Madison Metro communities. Some of the ideas discussed included utility box concealment concepts, Village light pole banners, and green landscaping space enhancements around the Village. President Lengfeld asked Commission members to begin researching ideas to bring to future Plan Commission meetings for additional discussion.

3. Discussion Village Water System Development Philosophy.

Village President Lengfeld introduced the ongoing Plan Commission topic of the Village Water System Philosophy. Mr. Lengfeld referenced Public Works Director Gray's memo, speaking to the number of private wells currently in use within the Village. Village Planner Krussel discussed some of the main points from her memos, offering strategies the Village can identify for a private well and utility partnerships. Mr. Lengfeld recommended questions related to Village Engineer Berquist's Memo be provided to him directly so he can discuss those concerns at future Village Staff Meetings.

Mr. Ladopoulos addressed the Commission and informed them he had submitted an edited version of the prior meeting's document, for better clarity. Mr. Ladopoulos shared a spreadsheet with the Commission that showed the differences in costs for a development like Sundance, and the differences in total costs and costs per lot, and how these costs differ when they include private wells versus public utilities. Village Planner Krussel stated that reviewing this cost analysis spreadsheet also helps in determining density levels for developments. Mr. Ladopoulos mentioned that due to State Code requirements, you cannot include multi-family housing into subdivision development plans involving private wells, as they require sprinkler systems which cannot be supported with private well systems. The final memo discussed involved Fire Safety concerns within a private well subdivision. Mr. Lengfeld stated the density levels of such a subdivision were a main concern of the Fire

Department. Commissioner Johnson added he had questions about the accessibility of the Fire Department vehicles on the steep Brewery Road incline, and turn radius issues within the subdivision, during winter months. Upon final discussion, Village President Lengfeld stated the Commission will be looking to target the April meeting for final plans outlining all proposals and recommendations related to the Water System Development Philosophy.

VI. **Adjournment**

A motion was made by Commissioner Thusius, seconded by Commissioner Johnson, and unanimously carried by the Plan Commission to adjourn at 7:27 pm.

Proper notice of this meeting was given to the public and posted on the public bulletin boards in accordance with the Open Meeting Law.

Respectfully submitted,



Brian Mooney
Village Administrator