

Plan Commission
Regular Meeting Minutes

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

Monday, April 3, 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) Bill Brosius, Kevin Thusius; Trustee(s) Judy Ketelboeter, and Village President Lengfeld

Also Present: Village Administrator Brian Mooney and Zoom Meeting attendance by Village Finance Director Bobbi Zauner and Kyo Ladopoulos. Also in attendance Brian Reed-Potter Lawson Architecture, Ken Lammersfeld-Park Bank.

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

IV. Public Comment – Ms. Zauner addressed the Plan Commission stating her support of private wells within the Village, specifically as it relates to future development in higher elevations within the Village, where a Village Water System is not financially feasible. Ms. Zauner stated the Village is nearing it's Levy Limit, and State Statute only allows for increases in the Levy Limit based on growth within the Village. Ms. Zauner shared that if the Village does not consider private wells at higher elevations, the Village is severely limiting future growth opportunities. As a result of stagnant growth, the Village will need to go to referendum to support Village operations. Ms. Zauner also mentioned the September 2017 Village Land Use Map within the Comprehensive Plan was amended to show this land north and west of Laufenberg as Single Family-Urban zoning, which allows for private wells and sewer. The Village has the authority to limit use of private wells to homes within or above a certain elevation, so this approval would not need to be universally applied throughout the entire Village.

V. General Business – Regular Meeting

1. Approval of the Minutes from the February 6, 2023, Plan Commission Meetings.

A motion was made by Commissioner Brosius, seconded by Commissioner Thusius, and unanimously carried by the Plan Commission, to approve the February 6, 2023 Plan Commission meeting minutes.

2. Discussion Park Bank Concept Plan.

Village President Lengfeld introduced the first topic on the agenda, the proposed Park Bank project at 2407 Brewery Road. Mr. Reed from Potter Lawson Architecture provided a quick summary of the project, including the site modifications related to new grading of the parking lot, the addition of a vestibule and ITM lane, and stormwater management zones behind the facility. Mr. Reed stated the Bank will be looking for a reduction in the parking space requirement for this site. Commissioner Brosius inquired whether the stormwater management location would have any impact on the neighboring residential unit, which was confirmed would not be an issue. Commissioner Thusius stated due to the property likely increasing traffic on Brewery Road, it would likely be a wise decision to look into adding a center line on Brewery Road to assist with traffic flows.

3. Discussion Village Parking Pad/Driveway Extension Ordinances

Village Administrator Mooney informed the Commission of the Village Ordinances related to parking pad and driveway extensions. In conversation with the Village Planner, it was recommended that the Village consider an amendment to the Village code prohibiting parking pad and driveway extensions that occur between the front of a home and the Village street's right of way. Mr. Mooney stated he would prepare the amendment documents for a future Plan Commission Public Hearing.

4. Discussion Village Water System Development Philosophy.

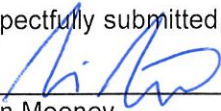
Village Administrator Mooney stated he had not received any additional materials from any of the Village Plan Commission members, or the public, related to the Water System Philosophy. Mr. Mooney stated it was his intention to begin work on a summary report of the main points related to the various topics researched related to this item, to be brought back to a future Plan Commission Meeting for discussions and recommendations to the Village Board.

VI. Adjournment

A motion was made by Commissioner Thusius, seconded by Commissioner Brosius, and unanimously carried by the Plan Commission to adjourn at 6:53 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