

## Regular Board Meeting

January 5, 2016

Meeting called to order at 7:00 p.m. by President Manthei. Trustees present: Brown, Deal, Hennessey, Lautz, Leicht, and Schumacher. Also present: Public Works Director Scott Halbrucker, Police Chief Charles Ashbeck, and Village Administrator Teresa Schnitzler.

### Minutes

Motion by Trustee Leicht, seconded by Trustee Schumacher to approve the minutes of the December 15, 2015, Regular Board meeting as written. Roll call vote: Unanimous aye.

### Claims

Claims from the following funds were presented for payment:

<u>General Fund:</u>	\$78,872.83
<u>Water Utility:</u>	\$21,449.76
<u>Sewer Utility:</u>	\$52,905.17
<u>Storm Water Utility:</u>	\$15,669.49

Motion by Trustee Leicht, seconded by Trustee Schumacher to approve the payment of all claims as listed. Roll call vote: Unanimous aye.

### Alcohol Beverage License Applications

Motion by Trustee Leicht, seconded by Trustee Schumacher to approve the issuance of alcohol beverage licenses to Timothy P. Degenhardt and Laura A. Stephenson. Roll call vote: Unanimous aye.

### Planning Commission

President Manthei reported on the December 21, 2015, Planning Commission meeting. The purpose of the Planning Commission meeting was a presentation of Neshonoc Commons Development proposed by Owner/Developer Jerry King. La Crosse Engineering & Surveying Engineer Fred Hilby presented a proposed 16-unit duplex project for the vacant parcel along Neshonoc Road across from Industrial Drive. Jerry King purchased this property from the Brown Family two years ago. The development includes eight duplexes with each side having two-bedrooms and an attached, two-car garage. Each unit is 1,400-square feet and is geared toward retired residents, possibly restricted to ages 55 and older. Access to the development would be off East Garland Street, and a detention pond is included in the proposal. Mr. Hilby stated the non-permeable soils in the area of the storm water detention pond will be removed and replaced with permeable soil to reduce runoff. Mr. King informed the Commission he plans to contract with a garbage and recycling hauler to pick up refuse on a weekly basis, amber vapor lights will be installed, and a roadway will be constructed along the west boundary line. Engineer Dave Sauer has reviewed several storm water submittals

from Mr. Hilby. Mr. Sauer has directed Mr. Hilby to run models representing existing and developed conditions and then design a storm water control system that allows the development without changing the discharge of storm water from the area being developed. This has not been done completely (storm water treatment and storage need to be better defined yet along with how water will be handled that runs through the property today from the east side of Neshonoc Road). Mr. Sauer also requested first floor elevations of the existing homes along the Home, Hamilton, and Lincoln Street areas to make sure the homes would not be flooded. A topography map of the area was submitted along with select spot elevations instead. The elevation of the proposed development is at least two feet higher than the existing properties to the west. There are several matters that need to be addressed by Mr. King. The development plan includes one access off East Garland Street. Fire protection is a concern with only one access. The Commission discussed with Mr. King the options of improving East Hamilton Street, removing the far southern duplex in order to have a turnaround area within the development, or proposing a second access off Neshonoc Road. Commission Member Judy Long left the meeting at 5:27 p.m. The Planning Commission directed Mr. Hilby and Mr. King to address the following matters, and the Commission would meet again to review the proposed development:

- A second access to the development or propose an acceptable traffic flow;
- If a proposed second access is from East Hamilton Street, submit specifications for entrance;
- Obtain fire department comment on the proposed development; and
- Address storm water issues as stated by Mr. Sauer, including first floor elevations for all properties along East Hamilton Street, North Lincoln, and unimproved Home Street.

Motion by President Manthei, seconded by Trustee Lautz to approve the minutes of the December 21, 2015, Planning Commission meeting as presented. Roll call vote: Unanimous aye.

Motion by Trustee Lautz, seconded by Trustee Schumacher to adjourn the meeting at 7:03 p.m. Approved by voice vote.

Teresa L. Schnitzler, Village Administrator