

Minutes of Regular Session

Proceedings of the Village of Spring Green Board of Trustees meeting on April 12, 2017
at 7:00 pm, 154 N. Lexington Street, Spring Green Wisconsin.

1. **Call to order:** Gene Hausner, Village President called the meeting to order at 7:00 pm.
2. **Roll call of Village Board members:** Members present were Gene Hausner, Robin Reid, Joel Marcus, Norm Miller, Grace Timmerman, Vern Demers and Michael Broh. Also present were Wendy Crary, Mike Bisbach, Benny Stenner, Mary Lien, Kolby Hirth, Linda Schwanke, Patty Brooks, Donna Radel, Tom Gorman, Greg Jewell, Fred Iausly and Jenny Pappas.
3. **Approve Minutes:** Demers moved and Broh seconded to approve the minutes of the March 22, 2017 Regular Board Meeting as presented. Motion carried.
4. **Review and approve agenda:** Reid moved and Miller seconded to approve the agenda as presented. Motion carried.
5. **Consent agenda:** Miller moved and Demers seconded to approve the consent agenda consisting of the following:
 - a. Approval of Disbursements
 - c. Approval of a request submitted by the Spring Green Farmers Market Managers regarding use of Village Property
 - d. Approval of the following License for the Spring Green Fire Department, 327 S. Winsted, Spring Green, WI:
 - i. Temporary Class "B"/"Class B" Retailer's License for 5/20/17 – 5/32/17Motion carried.
6. **New Business:**
 - a. Broh moved and Miller seconded to approve the Prescribed Fire Plan submitted by Brad Hutnik, Chuck Schreiber and Mark Baenen contingent upon approval from the Fire Chief. Motion carried.
 - b. Demers moved and Marcus seconded to approve the burn request for the River Valley Middle School submitted by Heather Meixelsperger as presented. Motion carried.
 - c. Crary stated a zoning permit application for a sign at the Spring Green Golf Course has been submitted but will first need Village approval as the proposed location is located on Village property. Bisbach noted since the property is zoned R-1, it will also require a conditional use permit. Reid moved and Broh seconded to approve the request submitted by Mary Lien to install signage at the Spring Green Municipal Golf Course, contingent upon zoning permit approval. Motion carried.
 - d. Bisbach discussed the additions/changes made by the Plan Commission to the Proposed Projects Section of the Project Plan – Tax Incremental District No. 6, which include: Addition of Wastewater Treatment Impacts Review, Convert Stormwater Management of proposed development and expansion of forested berm. Bisbach noted changes were also made to Access to Future Property Development. Jewell stated if the board approves the Resolution tonight, it will go back to the Joint Review Board on April 26 for approval. Iausly stated he is the Plan Commission Chair for the Town of Spring Green and also serves on the Joint Extraterritorial Zoning Committee (JEZC). Iausly stated his main focus is on the 60 acres on the south side of the proposed TID, which is still undeveloped and has residential development on three sides of the property. Iausly noted he was on the JEZC in 2008 and participated in some very specific discussion before the property was annexed into the Village. Iausly stated having Industrial zoning next to Residential zoning is not a good practice; this type of situation

ultimately results in a great deal of conflict. Iausly stated at the March 11, 2008 meeting of the JEZC, there was a vote to accept the annexation and Irv Snyder stated at a following meeting “the “YES” vote was contingent on a strong vehicle of assurance for screening”. Ultimately the plans for the property did not happen and the property has been idle since then. Iausly stated the proposed TID being discussed tonight includes the provision to provide a buffer area for a year-round vegetative screening between the Residential and Industrial zoning districts in five to six years. Iausly stated he is strongly requesting the TIF includes financing so work can begin now to establish the buffer area and start the planting of trees for the year-round vegetative screen. Iausly stated this is not Town versus Village; I think we all agree that we want businesses like Cardinal Glass to be strong and that they are able to grow. What this is about is mitigating impacts caused by past decisions and that is why it is so important that work starts now to establish the year-round vegetated visual screen. In the end, it is about being neighbors and partners. Broh asked if the 60 acres is currently being farmed. Jewell stated it is being farmed with a year to year lease. Bisbach stated 2023 for the berm is a guide; nothing is set in stone. Hirth stated 2008 was contentious; there are still hard feelings since so much time as passed. Hirth stated the annexation was contingent upon effective year-round screening. Hirth implored the board to get the screening in place now. Stenner stated he agrees with both Iausly and Hirth’s points; this could become contentious if there is no commitment to the berm/screening. Jewell stated Cardinal has no immediate plan to build on the 60 acre property, but if they do, they will revert back to the TIF plan that did not go through. Brooks stated this is a big deal to me; I do not want my home destroyed. Iausly suggested that plantings could begin now – even before the berm is built. Then as the site develops over time the berm can be further developed. Hirth stated a few rows of staggered white pine would go a long way for community sentiment and would be fairly inexpensive. Broh asked if planting trees prior to a berm was doable. Bisbach suggested coming up with a plan on how to do this. Hirth stated she disagreed with the notion of making a natural look. Hirth stated when Industrial abuts Residential, there is nothing natural about that and maybe a hedge row is more suitable. Jewell stated they need to come up with a plan. Iausly stated the biggest goal for all is that there is a visual screen; maybe Cardinal would be willing to help out. Marcus moved and Reid seconded to approve Resolution R-1705, Resolution Approving the Project Plan and Establishing the Boundaries for and the Creation of Tax Incremental Finance District No. 6, Village of Spring Green, Wisconsin as presented. Motion carried.

- e. Bisbach gave a status update on the upcoming pool repairs. Bisbach stated there is a narrow window in both the spring and fall for repair work to occur. Painters and contractors have been contacted. No action taken.
- f. Bisbach went over Work Order No. 2017-3 for the Survey, Design and Construction Services for the Water Main and Utility Easement Relocations at the Water Tower. Bisbach stated this project is in relation to the tentative new Cardinal building. Bisbach stated the hope is to bid this project along with the E. Madison Street Project, and noted if the Cardinal project does not go through, they will reimburse the Village for the cost of the Work Order. Miller moved and Timmerman seconded to approve Jewell Associates Work Order No. 2017-3 for Survey, Design and Construction Services for the Water Tower Main and Utility Easement Relocations at the Water Tower at a cost not to exceed \$14,875 as presented. Motion carried.
- g. Bisbach gave an update on the Varsity Avenue Project and suggested the board take a look at the current assessment procedures, as there may be an opportunity for some revisions. Bisbach stated this would be a good time to have that discussion. The consensus of the board was to visit the issue at the next board meeting. No action taken.

- h. The board discussed the Knox Box System, and which properties would be good candidates for the system. Reid moved and Miller seconded to approve the Knox Box System at a cost not to exceed \$2,500. Motion carried.
- i. Broh moved and Miller seconded to accept the donation received from Rick and Cindy Paulus for the Municipal Pool and to send a thank you letter. Motion carried.
- j. Crary stated the Pieper's notified her they were no longer planning on coming to Spring Green; they will be staying in Rock Springs. Marcus stated the Ordinance Committee met prior to the board meeting and decided to proceed with establishing an ordinance. Marcus stated the focus was very narrow at first, and since the issue is no longer pressing, the Committee will now take a broader approach to include food trucks. Marcus stated eventually the Committee will have a draft ordinance for the board to review. No action taken.

7. **Information Items:**

- a. Information from the League of Wisconsin Municipalities regarding Local Government 101 training opportunity.
- b. Spring Green Golf Club – 2016 Financial Statement.
- c. Spring Green Fire Protection District – Fire Protection Agreement.
- d. State of Wisconsin – Office of the Governor Proclamation regarding Municipal Clerks Appreciation Week.

8. **General Public Comment:** There was no general public comment.

9. At 8:18 pm, Hausner moved and Demers seconded to convene into closed session under Section 19.85 (1)(e) of the Wisconsin Statutes for "Deliberating or negotiating the purchasing of public properties, the investing of public funds or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. Roll call vote ayes: Broh, Demers, Timmerman, Miller, Marcus, Reid and Hausner. Motion carried.

10. Hausner moved and Demers seconded to reconvene into open session at 8:52 pm. Motion carried.

11. No action was taken regarding potential property for the Spring Green Police Department.

12. General Public Comment: There was no general public comment.

13. **Adjourn:** Reid moved and Miller seconded to adjourn at 8:52 pm. Motion carried.