

Special Meeting of the Oregon Village Board, Thursday, June 3, 2004

1. **CALL TO ORDER.** The special meeting of the Oregon Village Board was called to order by Village Board President Luebke at 6:05 p.m. on June 3, 2004.
2. **ROLL CALL.** Present: Jerry Bollig, Darrell Klimke, Jerry Luebke, Mark Mortensen, Eric Poole, Marv Severson and Steve Staton. Also present: Public Works Director Mark Below, Village Clerk Georgia Johnson, Deputy Village Clerk Becki Reilly, Village Planning Commission Chair Greg Schnelle, Attorney Dick Yde, Attorney Beth Winters, Planner Mike Slavney, Fitchburg Mayor Tom Clauder, Fitchburg Administrator Tony Roach

Officials and representatives from the Village of Oregon and City of Fitchburg introduced themselves.

3. **LISTENING SESSION/PUBLIC FORUM.** This listening session/public forum is on the proposed Fitchburg/Oregon Joint Business Park and Activation of the Rail Corridor with Village Board President Luebke and Fitchburg Mayor Clauder presiding.
Linda Pollock, Oregon Area Chamber of Commerce appeared to speak in support of the proposed joint business park. She thanked the committee and both governing bodies for keeping an open door policy for all meetings and reminding everyone repeatedly when and where the meetings were taking place. The Oregon Area Chamber also did its best to get the word out and raise awareness on this issue.
Steve Zach, 330 Richards Road, Oregon. Zach feels that this will fill an existing void that now exists in Oregon and that it will be a financial benefit. He also feels that with the existing approved residential development and this business park that Village officials and residents should commit to the development of the west side recreation park to balance the development.
Hans Noeldner, 133 W. Lincoln Street, Oregon. Noeldner asked about incorporating a bike connection to Madison along with the park. He also questioned the text in the draft agreement relating to termination of the agreement when water is available to the park from Fitchburg. How will the Land Use Plan be created to finalize the agreement? Yde stated that Noeldner must be in possession of a previous draft agreement, the current draft states "Water and sewer". Luebke stated that Vandewalle will be presenting a proposal at the Planning Commission later tonight regarding bike/pedestrian plan. Luebke explained that the land use plan as well as the zoning and rail agreement will all have to be put in place prior to finalization of the agreement; the current map is a concept plan. Roach added that there has been a change to the draft relating to the deadline of the completion of the agreement. The current deadline is one year from the date that it is approved by both boards. Noeldner stated that he supports this plan but feels that the Village should work on higher population densities, growing up rather than out.
Jay Allen, 5360 Lacy Rd., Fitchburg. Allen is a Fitchburg City Council Member, he has concerns about the build out time of the park. He also feels that it is a net loser for Fitchburg. He stated that he believes that there are no financial benefits for Oregon either but that there may be costs.
Lisa Hustad, 345 Landover Drive, Oregon. Hustad asked about rail activation beyond Netherwood, would it be expanded to Evansville. Luebke stated that there have been some discussions but that it is unknown at this time. Hustad would also like clarification about the maximum number of trains that will be allowed per day. Clauder stated that Lycon will have 2 to 3 trains per week and they will run at off peak travel times however future users are unknown at this time. Patrick Lyons of Lycon stated that because the railroad is in business to make money, that they will try to use the same trains and just add cars. Hustad stated that she would like to see the agreement include a maximum number of trains per day. Hustad had questions regarding Fitchburg's Future Urban Development. Roach explained that Fitchburg is doing a comprehensive plan and that they have identified areas of potential development but it is only a draft plan at this time. Hustad asked about the Village's ETJ and if they can annex? Yde explained that the Village has no jurisdiction over what happens in the City of Fitchburg because it is incorporated. Hustad also questioned the impact of this park on water

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quality and availability. Will there be a drawdown of groundwater, will there be an impact on water quality or is any part of this park located in a recharge area?

Phil Harms, 895 South Perry Parkway, Oregon. Harms appeared to express his support for the proposed project. He stated that this was tried 5-7 years ago and not completed, he is very glad to see it reappear. He would like to compliment both communities on their efforts. He is sure that the professional staff from both sides will insure that all questions are answered and that the park is a benefit to both communities. He is equally sure that the Wisconsin Department of Natural Resources will have their eye on Lycon insuring that they will be a good neighbor. Harms also stated that officials are finally not looking at the line between the communities but focusing on what is best for the area.

Slavney stated that the Village requested that Dane County include Village access in their bike plan connecting Oregon to the Ice Age Trail and the Glacial Drumlin Trail. The rail corridor is not an option because there are areas that will not accommodate the bike path and the rail line due to wetlands. The Town of Dunn connection would be the best option at this time.

Andy Weiland, 763 Ridge View Lane, Oregon representing Oregon Area School District. Weiland has concerns regarding the rail crossing at Syene and Lacy Roads, the state will prohibit the buses from using this route if the tracks are reactivated. This would cost \$7,000-\$9,000 dollars per year to reroute 4 buses. Clauder asked if the addition of a gate would change things? Weiland did not feel that it would accomplish anything because the busses would be across the tracks when stopping at the stop sign and hang out into the intersection when stopping at the tracks.

David Ast, 161 Lynne Trail, Oregon. Ast questioned where traffic will enter and exit the park. Below explained that temporarily they will have to use Netherwood but Fleming, Sweeney and Ladopolous are paying for most of Alpine Parkway and the traffic signal at the intersection of Alpine Parkway and CTH CC. Ast also asked if it would be possible to configure the storm water management areas to provide canals for canoes. Below stated that it would be next to impossible to connect the areas and that it would not hold enough water the majority of the time to float a canoe. Several members of the audience registered their attendance at the meeting but did not wish to speak. Patrick Lyons, 110 Harding St., Janesville, WI Registered in favor.

Jay Lang, 790 W. Moreland Blvd., Ste 100, Waukesha, WI Registered in favor.

Harold and Nancy Allen, 340 Waterman St, Oregon Registered in opposition to the cement plant.

Matt Case, 375 Pine Way, Oregon Registered in opposition to the park.

Terry Hustad, 345 Landover Dr., Oregon Registered in opposition to the industrial park and rail reactivation.

Judy Collison, 219 Janesville St., Oregon Registered to seek additional information.

Russ Bavery, 699 Foxfield Rd., Oregon Registered in support of the proposed industrial park.

Vicky Cothroll, 331 Lynne Tr., Oregon Registered in support of the proposed industrial park.

Luebke thanked Klimke and Schnelle for all of their hard work on the committee and Severson for attending all of the meetings. This committee has had a very busy meeting schedule.

Clauder stated that he will speak to the railroad commission on Friday regarding the bus issue. He also extended his thanks to Gracz, Roach, Fitchburg Alderman, Oregon Trustees, Yde and Winters. He is happy to see that the borders are down, everyone is looking at what is good for the neighborhood and feels that this is a win-win situation for both communities.

Klimke stated that this is just the first step but that we are headed in the right direction. All of the questions this evening have been good ones and they will be addressed.

Mortensen thanked all who have been involved.

Severson stated that this committee has accomplished more in 9 months than in the past 9 years.

Bolig feels that the progress that has been made is incredible. He is in favor of this agreement.

Staton is impressed with the work that has been done and the resources that have been used.

Poole is in favor if the agreement and has heard from many residents that are also in favor.

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Luebke currently Mt. Horeb is working on an 8 million dollar business park and Cottage Grove is working on a 5.5 million dollar business park. Last year Oregon looked at a business park that would have cost 8.1 million and the board decided that it was too costly. This is the most cost effective option; it is the most conservative approach to a business park. The Village may need to borrow up to 1 million dollars for the sewer extension but it would be recaptured from the developers.

4. **CONSIDERATION OF JOINT BUSINESS PARK AGREEMENT.**

Motion by Klimke to **adopt the resolution approving the City of Fitchburg and Village of Oregon Joint Business Park Agreement.** Second by Severson. Luebke – yes, Bollig – yes, Klimke – yes, Mortensen – yes, Poole – yes, Staton – yes, Severson – yes. Motion carried with a roll call vote 7-0-0.

5. **CONSIDERATION OF SUBMITTING 2004 BUILD APPLICATION.** At this time we are only requesting to get on the list, it is not the actual application. Motion by Bollig to **approve the submission of the 2004 BUILD application.** Second by Staton. Motion carried 7-0-0. Mortensen asked that the administration be watched more carefully.

6. **ADJOURNMENT.** Motion by Severson to **adjourn at 6:16 p.m.** second by Klimke. Motion carried 7-0-0.

Respectfully submitted,
Becki Reilly, Deputy Village Clerk