

Regular Minutes of the Community Development Authority
Wednesday, February 22, 2007 7:00 a.m.

1. **CALL TO ORDER.** The meeting of the Community Development Authority was called to order by Chair John Deits at 7:01 a.m. on Thursday, February 22, 2007.
2. **ROLL CALL.** Present: Jeff Bergey, John Deits, Paul Larson, Hans Noeldner and Steve Peotter and Scott MacWilliams. Absent: Jon Lourigan. Also present: Village Administrator Mike Gracz, Finance Director Renee Hoeft and Trustee Steve Staton.
3. **APPROVAL OF MINUTES.**
 - a) **June 14, 2006.** It was moved by Noeldner and seconded by MacWilliams to approve the June 14, 2006 minutes. **Motion Carried 6-0.**
 - b) **February 2, 2007** Gracz indicated that the minutes will be available at the next Community Development Authority (CDA) meeting.
4. **PUBLIC APPEARANCES:**
 - a) **Village Planner Mike Slavney – Discuss Updating and Completing 2001 Southeast Quadrant Plan.** Village Planner Mike Slavney indicated the Southeast Quadrant Plan began in 2000 before the Comprehensive Plan was prepared and was a good lead into the Comprehensive Plan. His office did not update the Southeast Quadrant Plan when preparing the Comprehensive Plan but now needs to update the plan again for consideration by the CDA, Planning Commission, and Village Board. Slavney began to review the different maps and the drafts of the Southeast Quadrant Plan and indicated that Map 2 now shows floodplains detailed with four foot contours intervals, which is not very accurate and the property owners may consider appealing these designations. The Village has been contacted by the property owners in the area of HWY 138 and the Village is anticipating development in that area. Slavney indicated Map 3 is from the adopted Comprehensive Plan and that East of 14, the Village should be looking at a high tax base and employment for an office park, high value hotel. He indicated that future residential growth can go anywhere but this area needs to be protected for non-residential growth. Slavney indicated that the new Zoning Code would require a Conditional Use Permit for anything that is over 5,000 square feet in this area. Slavney noted that Map 4 is defining the road access to Highway 138 and the Village is working with the potential developers in the HWY 138 area. Per the Department of Transportation (DOT) the current Hwy 14 will be a cul-de-sac during the Highway 14 project in the future. Slavney also reiterated what he had said since 2001 that the Village needs to protect this part of the Village since it will be the new village gateway in the future. Regarding Map 5 which is a land use plan Slavney indicated this is very close to the current Comprehensive Plan. Only 60% of the property can be used in this area due to the floodplain mapping at this point. Slavney indicated that the Village needs to be patient in the future with development in this area East of 14 and that the Village should consider adopting the Southeast Quadrant maps and text as part of the Comprehensive Plan to ensure its legal status.

Trustee Noeldner expressed a concern that HWY 14 will be expanded verses “possibly” expanded. He further indicated that the DOT is having funding problems and that he does not believe Highway 14 will be expanded. He further asked about the extraterritorial zoning and whether or not the Village actually could control the area East of Highway 14. Slavney responded that if the property is zoned C-2 under the County Zoning the Village has no ability to control what is located in the C-2 zoning area. In response to a question, Slavney further indicated that the precise floodplain will be better identified at the development stage through detailed surveying work. MacWilliams indicated that he is working on a project in downtown LaCrosse where once they did the detailed surveying work the floodplain area decreased from 10 acres to 2 acres. He further indicated that the Highway 14 project is what is called a milestone project and that he feels the DOT will proceed with renovating and expanding Highway 14 in the future. In response to a question from Larson on whether the land use could change, Slavney indicated that generally land use corresponds to the zoning code and there is some flexibility with

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the maps but most likely someone would come in and do a PUD for a development that would need some adjustments. In some areas a Planned Mix Use would be very appropriate. Slavney indicated until 2010 the Comprehensive Plan and the Southeast Quadrant would be only advisory but once 2010 arrives these plans have to be followed more precisely. Chairperson Deits asked Gracz what the CDA's role is regarding the Southeast Quadrant plan. In response Gracz indicated that he envisions the CDA having a great deal of involvement in the area west of HWY 14 with the Planning Commission having more of an interest in the eastside of the highway.

- b) Discuss CDA's Possible Action regarding Southeast Quadrant Plan. After further discussion chairperson Deits wants to see the written text for the Southeast Quadrant Plan and wants to ensure the maps are consistent with the Comprehensive Plan for the next CDA meeting.

5. MISCELLANEOUS BUSINESS AND COMMUNICATIONS:

- a) Discuss Status of Red Brick Renovation Work (FYI – No Action). Gracz indicated that the Red Brick work should be completed this fall.
- b) Discuss Status of Alpine Business Park (FYI – No Action). President Luebke indicated that the Village lost the possible user of the Park to Verona.

6. UNFINISHED BUSINESS:

- a) Discuss Status of Downtown Intersection Project and Streetscape Project. Gracz indicated that the goal is to complete the downtown projects by the fall of 2008.

7. NEW BUSINESS:

- a) Discussion and Possible Recommendation to Village Board: Streetscape Design Storyboard – Vandewalle's Scope of Services. Gracz explained that the Storyboard would provide a good visual for residents and downtown business owners to review of what the downtown area will look like after the renovations are completed in 2008. **It was moved by Larson and second by MacWilliams to the recommend to the Village Board to approve the Streetscape Design Storyboard proposal from Vandewalle. Motion carried 6-0.**

- 8. **STAFF REPORT:** Slavney indicated that on May 19th his office will be giving a tour of different communities in Dane County and there would be room for Oregon representatives to be on the tour.

9. NEXT MEETING DATE AND TIME AND DISCUSS RECURRING MEETING DAY TIME:

Next meeting date is March 22, 2007 at 7:00 am.

- 10. **ITEMS FOR FUTURE MEETINGS:** It was indicated to delete Review of Waterman Central Park concept under 7 (c) and move the rest to 7 (c) new business for the March 22nd meeting.

- a) Business Improvement District (BID) Discussion
- b) Establishment of Re-Development District
- c) Per Trustee's Noeldner's Email: Marketing of Downtown Oregon to Developers and Discuss Marketing of Downtown to Businesses and Review Waterman Central Park Concept

- 11. **ADJOURNMENT:** It was moved by Larson and second by Noeldner to adjourn the meeting of the Community Development Authority at 8:29 am. **Motion carried 6-0.**

Respectfully submitted,
Mike Gracz, Village Administrator