

**Village of Prairie du Sac
Plan Commission
Monday, January 8, 2018**

1. **Call to Order.** President Cheryl Sherman called the meeting to order at 6:30 p.m.
2. **Roll Call.** Present were: Jon Sandeman, Jason Paukner, Pat Russell, Dale Kowalski, Cheryl Sherman, Ray Bolton, and Eldor Fruehling. Also present were Village Administrator Alan Wildman, and Clerk/Treasurer Niki Conway.
3. **Public Notice of Agenda, deletions/corrections - (Fruehling/Russell)** moved to approve the agenda. **Motion Carried.**
4. **Presentation of Minutes**
 - a. **November 6, 2017 – (Russell/Bolton)** moved to approve minutes. **Motion Carried.**
Paukner Abstain.
5. **Pre-Registered Citizens – None.**
6. **Communications – None.**
7. **Action Items - None.**
8. **Discussion Items-**
 - a. **Conceptual Site Plan – S9646 US HWY 12, JSD Professional Services, Inc.** – JSD Representative, Rachel Holloway, present to discuss Conceptual Site Plan for this area to include a 10,000 square foot gas station/convenience store and two bay carwash. There will include a large circulation for large vehicles and a safe circulation. Rachel states that they have met with all of the neighbors, and can also incorporate a Prairie theme as the gateway site to the village. Sherman has no objections. Bolton concerned with intersection change and is opposed to the aesthetics. Holloway has had discussions with DOT, most recent in November 2017, about the geometry of the intersection. DOT states they won't look at this until 2020 and have no plans for the area as of yet. Holloway also states that the initial access points are approved by DOT. Keith Ballweg, representing Mueller's, is concerned with storm water management and water being diverted to Mueller property. Holloway states that there will be many meetings regarding storm water and fill will also be brought onto the site. Kowalski feels that this is a prime location and supports Kwik Trip. Concerns however include what the future holds for this area and if Kwik Trip can handle it. Kowalski stated a major interchange could take place and feels a Frontage Road would be necessary if more businesses come in along that area. Property owners state that they are not interested in selling any of this area and support Kwik Trip. Janine Godfriaux-Leystra, Township of Prairie du Sac Representative, concerned about keeping the corridor available and DOT following the map in the Comprehensive Plan. Sandeman wants clarification of the flares that are mentioned in Roffers' memo dated January 2, 2018. Kowalski presented three maps, the Highway 12/PF/Airport Area Plan Context & Opportunities, Highway 12/PF/Airport Area Plan Development Map, and the Sauk Prairie Official Map. Sandeman stated that Roffers' comments interfere with the info shown on these maps. A Frontage Road is shown from the drive at airport hanger to the war memorial. Paukner suggests bringing this item back to the February Plan Commission Meeting to have Roffers' here for discussion. Holloway would like to move on to the next steps which include annexation petition and TIF requests at this time. Board agrees that this is ok. JSB to submit the Site Plan to DOT in March.
 - b. **Amendment of Sign Regulations** – Sherman has a concern with awnings. Liked what Sauk Prairie Market had for their awnings but were not following the sign regulations due to the wording and had to take them down.
 - c. **Graff Park Property Boundaries** – GIS map shows parcel 0159, (Graff Park), on both sides of trail. Parcel 0805 and 0806 is DOT and Parcel 0804 is O'Donnell's.
9. **Adjourn – (Bolton/Fruehling)** moved to adjourn at 8:38p.m. **Motion carried.**

Respectfully Submitted,
Niki Conway
Clerk/Treasurer