

**Village of Prairie du Sac
Plan Commission
Monday, March 5, 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, Dale Kowalski, Cheryl Sherman, and Ray Bolton. Also present were Village Administrator Alan Wildman, and Clerk/Treasurer Niki Conway.
Fruehling and Russell Excused. Bolton arriving at 6:31.
3. **Public Notice of Agenda, deletions/corrections - (Sandeman/Paukner)** moved to approve the agenda. **Motion Carried.**
4. **Presentation of Minutes**
 - a. **February 5, 2018 – (Sandeman/Paukner)** moved to approve minutes. **Motion Carried.**
Kowalksi Abstained.
5. **Pre-Registered Citizens – Jonathan Cody, Cody Chiropractic Wellness Center, 462 Water Street, PdS –** Concerned about the easement and would like to work something out with Eagleview Dental before moving forward with their building.
6. **Communications –**
 - a. **Jonathan Cody (email)-Recognized**
 - b. **Jennifer Endres (email)-Recognized**
 - c. **Parks Costs - Recognized**
7. **Action Items –**
 - a. **Consider Façade Improvements Loan Application – Parcel #172-0018-00000, 509 Water St. –** Improvements to include two front doors to be replaced with full glass, three overhead doors to be replaced by full view glass, and masonry improvements. There is enough money in loan to cover all. There are no renters yet. **(Paukner/Sandeman)** moved to approve application. **Motion Carried.**
 - b. **Consider Amendment to Fieldstone Specific Implementation Plan –** Heffron requesting to convert 2 lots, currently set up for townhome use, to 6 single family homes. This would include amending the PUD and design standards and the GDP and SIP, 2 certified survey maps, and a correction affidavit to amend a note. Not required to notify neighbors, however they were informally notified and stated that they would prefer single family homes. These 6 homes would require front porches. **(Paukner/Bolton)** moved to approve plan with Roffers’ recommendations in his February 26 memo. **Motion Carried.**
 - c. **Consider Certified Survey Map - Parcel #172-0936-02280, 2010 Fieldstone Blvd. –**
 - d. **Consider Certified Survey Map – Parcel #172-0936-00000, 635/639 Water Street –** There are some technical changes that Heffron is fine with. **(Paukner/Bolton)** moved to approve action items c and d to include Roffers’ recommendations in his February 26 memo. **Motion Carried.**
 - e. **Consider Correction Affidavit to Fieldstone Plat –**There are 4 recommended changes from Mark Roffers. **(Paukner/Bolton)** – moved to recommend correction affidavit to Village Board. **Motion Carried.**
 - f. **Consider Minor Amendment to Eagle Island View General Development Plan -**
 - g. **Consider Specific Implementation Plan – Parcel #172-0163-00000, 464 Water Street –** Easement is written to provide 35 stalls, and the proposal includes 4 additional, with a total of only 28. The Eagle Island Association would like to keep the 35 stalls but would like to work something out before approval. **(Paukner/Bolton)** moved to approve action items f and g to include Roffers’ conditions in his February 28th memo and contingent upon Eagle Island Association and Eagleview Dental working something out. **Motion Carried.**
 - h. **Consider Sale of Publicly Owned Land -Parcel 172-0049-00000, 635/639 Water Street –** Village purchased this property with the intent of redevelopment. There is interest from the outside of constructing a one story building with office space and 2 efficiencies. **(Paukner/Sandeman)** moved to recommend to Village Board the sale of the property. **Motion Carried.**
 - i. **Consider Downtown Riverfront Park Conceptual Plan – Parcel #172-0165-00000, 500 Water Street –** Point of plan is to provide a gathering spot to the river and an opportunity to improve lot. There are 2 proposed park phases. First phase includes designated space for performance and learning, raised walkway for viewing the river, circulation pattern clean up in lot, and eagle overlook improvements. The second phase to include library expansion. Prelim phase 1 cost is \$953,573 to be covered by grants and fundraising, there will be no bidding on this project. TIF 3 does have development of trail expenses but expires in August. **(Sandeman/Bolton)** moved to approve plan. **Motion Carried.**
8. **Discussion Items- None.**
9. **Adjourn – (Kowalski/Bolton)** moved to adjourn at 8:21p.m. **Motion carried.**

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Respectfully Submitted,
Niki Conway
Clerk/Treasurer