

**Village of Prairie du Sac
Plan Commission
Monday, September 9, 2019**

1. **Call to Order.** President Cheryl Sherman called the meeting to order at 6:34 p.m.
2. **Roll Call.** Present were: Jon Sandeman, Abby Howell-Dinger, Pat Russell, Dale Kowalski, Ray Bolton, and Cheryl Sherman. Also present were Village Administrator Alan Wildman, Public Works Director Troy Murphy, and Clerk/Treasurer Niki Conway. *Paukner Excused. Sandeman left at 6:53.*
3. **Public Notice of Agenda, deletions/corrections - (Sandeman/Howell-Dinger)** moved to approve the agenda. **Motion Carried.**
4. **Presentation of Minutes**
 - a. **August 5, 2019 - (Regular Meeting) – (Howell-Dinger/Russell)** moved to approve minutes. **Motion Carried.**
5. **Pre-Registered Citizens (Limited to 3 minutes) – None**
6. **Communications – None.**
7. **Public Hearings –**
 - a. **A public facilities needs assessment that supports Village park land and recreational improvement impact fees on new residential development, replacing the Village’s current park fee, to correspond with requirements of Sections 66.0617 and 236.45 (6)(am) of Wisconsin Statutes – (Howell-Dinger/Sandeman)** moved to close public hearing. **Motion Carried.**
Kowalski Opposed.
 - b. **An Ordinance to amend Title 1, Chapters 1 (Zoning) and 3 (Subdivision and Land Division Regulations) of the Code of Ordinances, to make technical changes and respond to State law changes, including to establish park land and recreation improvement impact fees – (Russell/Bolton)** moved to recommend to Village Board. **Motion Carried.**
Kowalski Opposed.
8. **Action Items**
 - a. **Consider Public Facilities Needs Assessment –** Current fee is for developers to pay Village if they don’t use money for a park in their development, then the village must save the fee for park use only. Problem with this fee is that it is hard to calculate and it became illegal in 2018. The village now needs to re-adopt the ordinance and call it an impact fee and require collection at the time of building permit for a new residence is issued unless the developer feels differently. Per calculations the village could charge a park land impact fee of up to \$666 and a recreation impact fee of up to \$1298 per residential unit. These will affect new developments only and will increase due to inflation which will hopefully be in at least 10 years. Roffers proposes the fee to be rounded to \$650 and \$1250. **(Howell-Dinger/Bolton)** moved to recommend to Village Board. **Motion Carried.**
Kowalski Opposed.
 - b. **Consider Ordinance to amend Title 1, Chapters 1 (Zoning) and 3 (Subdivision and Land Division Regulations) of the Code of Ordinances -** Tool to implement new fees and when fees can be charged, etc....Roffers suggests the rounding down of \$650 and \$1250 to equal \$1900 as a maximum impact fee. Also took care of minor changes and a few typos to the Westwynde addition plat. **(Howell-Dinger/Bolton)** moved to recommend to Village Board. **Motion Carried.**
Kowalski Opposed.
8. **Discussion Items – None.**
9. **Adjourn – (Howell-Dinger/Bolton)** moved to adjourn at 7:30 p.m. **Motion carried.**

Respectfully Submitted,
Niki Conway
Clerk/Treasurer