

MINUTES OF THE COMMITTEE OF THE WHOLE MEETING OF SEPTEMBER 12, 2007

Call to Order

President Fischer called the Committee of the Whole meeting to order at 6:00 p.m.

Roll Call

PRESENT: President Fischer, Trustee Elrick, Trustee Joosten, Trustee Ransbottom, Trustee Van Ooyen, Trustee Vanden Heuvel (6:18), Trustee Verstegen

ALSO PRESENT: C. Kell, J. Moes, D. Haug, R. Van Gheem, T. Flick, V. Schneider

Public Appearance for Items not on the Agenda

None

Action on Resolution – CSM – Steve Winter/Roman Salm – Area of Hwy. 41/French Road/Evergreen Drive

J. Moes stated staff and the Plan Commission have reviewed and approval is being recommended.

Moved by Trustee Elrick, seconded by Trustee Ransbottom to Adopt Resolution No. 32, Series of 2007 Approving the CSM for Steve Winter and Roman Salm as presented.

All Ayes – Motion Carried Unanimously

Review/Possible Adoption – Resolution – Approving the Project Plan for Proposed Tax Incremental District Number Four

J. Moes stated the Plan Commission did adopt a resolution at their meeting on Monday that approved the TID#4 Project Plan on a 5 to 1 vote. C. Kell state that landowners located within the TID boundary attended the hearing and expressed their support for the TID and Trustee Joosten was also present and expressed opposition to creation of the TID.

Moved by Trustee Ransbottom, seconded by Trustee Elrick to Adopt Resolution No. 33, Series of 2007 Approving the Project Plan for Proposed Tax Incremental District Number Four.

Ayes 5, Nay 1(Joosten) – Motion Carried

Review/Possible Adoption – Resolution – Creating, Describing, and Making Certain Findings Concerning Tax Incremental District Number Four

Moved by Trustee Elrick, seconded by Trustee Ransbottom to Adopt Resolution No. 34, Series of 2007 Creating, Describing, and Making Certain Findings Concerning Tax Incremental District Number Four, Village of Little Chute, Wisconsin.

Ayes 5, Nay 1(Joosten) – Motion Carried

Review/Resolution - Designating Public Depositories

Moved by Trustee Elrick, seconded by Trustee Verstegen to Adopt Resolution No. 35, Series of 2007 Designating Public Depositories for the Village of Little Chute.

All Ayes - Motion Carried Unanimously

Presentation of Development Proposal by Erickson Construction & Development for Northern Solutions/Van Groll Property and Village Board Discussion of Village Role in the Project Including Possible Acquisition of Property or Use of Eminent Domain

C. Kell stated Erickson Construction & Development had requested to appear before the Board to make a presentation on their proposed development and President Fischer agreed to put the item on the agenda.

C. Kell stated that because the request concerns property acquisition possibly through eminent domain, Pete Van Groll, the affected property owner, was also sent an agenda for the meeting.

Dion Volk and Derek Erickson from Erickson Construction & Development, L.L.C. presented their proposed development project of 29.62 acres that was recently annexed into the Village and rezoned as multifamily. The developers stated that to gain access to the proposed development a road needs to be constructed and property needs to be acquired from Pete Van Groll for the road construction. Mr. Volk stated that as requested by the Village, they have tried to negotiate a deal with Mr. Van Groll but all offers have been rejected as Mr. Van Groll only wants to sell the entire 160 acre farm and not just a section. Mr. Voelk stated they are willing to purchase the land from the Village if the Village will consider acquiring the land or use of eminent domain so a road can be constructed. Curt Coenen stated he is the owner of the land that the developer wishes to purchase for the development of duplex lots, single family homes, and condos as well as a commercial lot on Evergreen, and he encouraged the Board to consider acquisition of the property needed to construct the road. Mr. Coenen stated all other possible options had been explored and a decision is being requested as the Developer will withdraw the offer to purchase the land if the road cannot be constructed and the Village will lose the potential tax base from the development. Mr. Van Groll inquired as to whom would be responsible for the bridge that will need to be installed on the new road. Staff stated that was not known at this time but it would likely be the Village. Discussion continued on the current infrastructure improvements in the area and designs possibilities for roads. No action was taken and the Board agreed to put the issue possible acquisition of property or use of eminent domain on next week's agenda for action.

Review/Possible Action to Permit the Little Chute High School Booster Club to Utilize Village Industrial Park Land for their Homecoming Bonfire

President Fischer stated no action needs to be taken as the school has withdrawn their request.

CIP Discussion

D. Haug stated the CIP was being presented one more time so any changes could be made prior to adoption as scheduled for next week. D. Haug stated that certain elements of fleet replacement are being postponed for now as staff is looking for ways to use equipment for multiple uses but it is not being recommended to drop the levy share of the fund as it may be needed later in the year or in future years. D. Haug stated the CIP levy is being increased to account for future needs. T. Flick informed the Board that Cheesefest has committed to setting aside \$75,000 for a shelter at Doyle Park and to wait until the drainage issues are fixed and Park Planning is making the recommendation to move ahead with beginning developments at Heesakker Park as outlined in the Master Plan and to also address the water issues at the Doyle Park parking lot. Discussion centered on Doyle Park drainage issues and how improvements may be affected once the canal is filled and also on the parking lot location at Heesakker Park. Staff stated the levy funding of the CIP can be approved without approving specific park projects at this time. The levy portion of the CIP will be put on next week's agenda for possible action to adopt.

Unfinished Business

Administrator Kell stated the meeting he had attended in Madison with the DOT Secretary was very successful and strong support was shown for the Mill Street bridge project. C. Kell stated that Congressman Kagen will be in the Village next week for a meeting to view the bridge and for further discussion of the bridge replacement.

Items for Future Agendas

President Fischer stated Sarah Wydeven from the Backbacks beyond Borders project would like to make a presentation to the Board at a future meeting. Trustee Vanden Heuvel asked to include at a future meeting an agenda item to discuss the status of the Park Planning Committee.

Adjournment

Moved by Trustee Ransbottom, seconded by Trustee Elrick to adjourn the Committee of the Whole meeting at 7:41 p.m.

All Ayes – Motion Carried Unanimously

VILLAGE OF LITTLE CHUTE

By: Charles Fischer, Village President

Attest: Vicki Schneider, Village Clerk