

**Village of Spring Valley, Wisconsin
Municipal Development
July 25, 2017**

Chairperson Rich O'Connell called the meeting to order at 8:45 a.m. at the Village Hall.

Members Present: Nick Falde, Marsha Brunkhorst

Members Absent:

Staff Present: Clerk Luann Emerson, Wendy Sander Cedar Corp rep, Attorney Rory O'Sullivan

Approval of Agenda: Motion (Falde/O'Connell) to approve the agenda. Carried

A quorum of the Spring Valley Village Board was present at this committee meeting. Board members were encouraged to attend to understand the R-3 zoning issue as they will be voting on the covenants at the August 3rd board meeting. **No action was taken by the board.

- 1. Red Fox Run Development Covenants:** Max & Krystal Geurkink, Tom Morrow, Kate Crogan appeared before the Municipal Development Committee to oppose the portion of Red Fox Run Covenants pertaining to rezoning three lots from R-2 to R-3 for multi-family residential units. One owner of a lot in the new development emailed Emerson with their disapproval of twin homes as well. Geurkink presented a signed statement from 5 of the 6 current residents on Red Fox Run opposing twin homes in the development. It was explained that the purpose of the public hearing scheduled for August 3rd 6:30 p.m. was so that interested parties had a chance to express their opinions of the potential change. Emerson explained the public hearing process. Committee members explained that twin home zoning was merely considered in case anyone might want a lower yard maintenance, smaller property option. O'Sullivan weighed in on the workability of the MOU & Purchase Agreement, and the possibility of twin homes many years in the future. Brunkhorst added that the covenants that Geurkinks have do not cover the land that was purchased for the development, this is why new covenants are being created. **Motion (Falde/Brunkhorst) to eliminate the R-3 zoning covenant from Article II Paragraph 2 in the working copy of covenants for Red Fox Run Development. Article II Paragraph 1 will remain the same. Article III Paragraph 6 will have the reference to square footage for a twin home removed. "Declaration of Covenants, Conditions and Restrictions for Red Fox Run" are contingent on approval by village attorney O'Sullivan. Voice vote by Municipal Development Committee was unanimous. Motion Carried.** The covenants with single-family only dwellings will be presented to the full board on Thursday August 3rd 2017 at 7:00 p.m. for full board approval. The Public Hearing scheduled for August 3rd 2017 6:30 p.m. before Planning Commission has been officially cancelled. No letters to residents within 100' of subject property will be mailed, notices in SV Sun-Argus will still appear as it is too late to have them pulled.
- 2. Other discussion included closing of the grocery store by Dave Vanyo and the future of Spring Valley Health Care Center.**

Motion (Brunkhorst/Falde) to adjourn. Carried

Submitted by _____