

Village of Spring Valley
CDA Committee
July 11, 2023

Call to Order: The meeting was called to order at 5:16 p.m. at the Village Hall.

Members Present: Theresa Koch, Ruth Lukes, Corey Bauer.

Members Absent: Kevin Olson, Brenda Haack

Staff present: Clerk Emerson

Others present: Hilary & Tom Boyer for Overdale Kennel. Dean Schilling for AMP

Approval of Agenda: Motion (Lukes/Bauer) to approve the agenda. Carried.

1. Members reviewed the rendition of the Overdale Kennel building that will be built in Westland Meadows Business Park. Bauer asked if there were any official guidelines or rules that the committee was to use when approving a building. Emerson reported she has never seen any and was never told of any but will look for future reference. For this approval the committee will work with what currently is present in the business park for uniformity. Boyer stated there may be an addition on the west side in the near future so no landscaping or additional architectural elements are being added there at this time. Bauer suggested portico at the front entrance for aesthetics as well as protecting those entering and leaving the building from rain, snow, and other elements; Boyer stated she would talk to her builder about adding this. Parking seems to be sufficient.
Motion to approve site plan for Boyer facility. All approved by voice vote. Carried.
2. Dean Schilling was present to ask about purchasing the lot directly north of his current business. Mini storage is not allowed in the business park. Emerson advised that the Industrial zoning guidelines would apply, mini storage item is currently in Ordinance Committee to disallow in Westland Meadows. Schilling reminded the committee that his current property was sold to him at \$2000/acre. Emerson stated that was 5+ years ago when there was still time to take advantage of the taxing structure of the TID. Emerson will get the guidelines for the committee on what zoning will allow and put this on the next CDA agenda, a copy of the CSM for the lots on the west side of WM will be emailed to Schilling.
3. Pastor Webb of Community Bible Church had previously asked Emerson about the old Hiawatha Bank building at the corner of So. 2nd and McKay Ave, he is looking for a rental unit. Emerson had advised that rental units on McKay were only secondary to a business. Webb then asked about church office with a basement rental at that sight. Webb was invited to the meeting but was not present. The committee discussed the building and what could potentially be in that space, would they allow a non-tax producing ownership of that prime downtown space.
4. Graphic House has presented a sign proposal for the Business Park which would list all businesses in the park and leave room for additions. Cost would be \$22,488 possibly being paid for with TID 2 money. Emerson will check with Ehlers but believes the window for TID 2 projects is over so an alternative funding source would be needed.

Motion (Lukes/Bauer) 6:15 p.m. to go into closed session pursuant to WI State Statute 19.85 (1)(e) Deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. For the purpose of discussing purchase of 2 buildings in TID 3.

Motion (Lukes/Bauer) 7:35 p.m. to go back into open session.

Action from closed session: none.

Motion (Lukes/Bauer) to adjourn 7:36 p.m. Carried.

Respectfully submitted
Luann Emerson, Clerk