

**Village of Spring Valley
CDA Committee
December 6, 2024**

Call to Order: The meeting was called to order at 3:00 p.m. at Village Hall.

Members Present: T. Koch, R. Lukes, Adam Mattison, Dee Dee Mattison, Amanda Lee

Members Absent: Nate Pelz, Cory Bauer

Staff present: Clerk Emerson

Others present: John Groh, Jeremy Donath, Cedar Corp

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

1. Johan and Jeremy stated the school's needs for a bus garage on 3-5 acres with a building in the 13-14,000 sf range. They are doing data-gathering at this time to see what options could be presented should the referendum pass at the April election. There are lots available in Westland Meadows Business Park, the school district would not be sold a prime lot as they wouldn't be paying taxes on the parcel. PILOT may or may not be an option. They have other locations they are looking at, this would be another option to consider. Swapping with the Village for the downtown bus garage property was also discussed.
2. Cedar plan was reviewed. There would need to be 4 or less lots for a certified survey, if there are more than 4 lots the state would require a plat map which is a major subdivision, has to go through state review and would have to be recorded as a plat. This comes with additional cost. Utilities to the area were discussed. Utilities are currently to the area but if an additional road is put in for access, the utilities would have to be extended. A road can be added on a CSM if needed. Current concept is two lots, one north and one south. CDA would like to see 3 or 4 lots to maximize businesses in the park if the lots don't get too small.
3. General Updates:
 - a. T. Koch reported that Bill Fesenmaier purchased an existing building elsewhere and is no longer considering Spring Valley.
 - b. Business Park sign still needs to be done – may wait to see if others come to the park, put on agenda for next meeting.

Motion to adjourn 4:00 p.m. Carried.

Respectfully submitted
Luann Emerson, Administrator