

Plan Board Meeting
Thursday, January 2, 2020

Meeting was called to order by President Moeri at 7:00 PM.

Proper notification is in place.

Present: Willard Moeri, Jerry Weiss, Katy Kapaun , Dave Wilkin, Chad Svacina

Absent: Helen Kusilek, Steve Melby

Visitor: Angi Goodwin, Peter Tharp, Aaron Sundeen – Derrick Construction, Dustin LaBlonde – Cedar Corp, Russ Kiviniemi – Cedar Corp

Building Inspector Report

- Asked for listing of all 2019 Permits that were issued. – Megan will follow up on.

Discussion/approval of Business Plan of Operation for Air Tec Sports Inc at 801 Wagner Drive

- Motion to approve the Business Plan of Operation for AirTech by Kapaun, seconded by Weiss.
Motion carried.

Discussion/approval of 10-acre CSM for Harris Rebar on 130th Avenue in the future Rail Park – Dustin LaBlonde, Cedar Corp.

- 10-acre parcel building for delivery of storage of steel office. Mostly using rail. Truck and rail will go thru the building.
- Access from 130th.
- Yard area for truck access. Designed to extend north for future development.
- Derrick has been hired by Harris to spear head this project. Rail will take a while. They really want the facility opened by end of 2020. Cedar Corp is doing the engineering and architectural work. Part of the agreement is to have the CSM and also a survey completed. Felt it was important enough to let the Village know what is going on because they want to move dirt by the May 1st. Cedar is working on site plan at this time. There have been meeting with Harris to make sure this CSM will work. Combining Minneapolis and Menomonie location to Roberts. Harris is a subsidiary of Newcore Steel. Gap at property line of 8 feet to allow future switch and also water retention. Similar what Russ Metals wanted.
- Dustin looking for contingent approval based on her review.
- Asked about truck traffic and how 130th would handle this. Township was concerned about traffic going to County Road TT. Derrick recommended to them that it should go to the North.
- There will be no internal streets at this time. Only access to 130th. They will bring water and sewer (like they did for Russel Metals) to this location.
- Asked about another spur in the future. Derrick will contribute to bringing rail to the property line and for this they will be able to use the rail for future property. They have had 40 to 50 acres users looking at this location but it always depends on who is interested. The back of this property could also be serviced by rail if needed. This gets the first user in to use the rail which should help with the future users.
- Jerry asked if the rail would be in by the end of the year and at this point they are hoping. It will be a New Core Steel Building that will go up.

- Derrick wanted to make it clear that they are not spending money where they shouldn't be on site design, they want to make sure that this
- Motion to approve the preliminary CSM contingent on upcoming meetings and Angi's approval by Svacina, seconded by Kapaun. Motion carried.

Discussion/approval of potential business at 103 E Locust Street and timeline for water/sewer hookup, etc.

- John has had four contractors give sewer water quotes for this location. There currently is no sewer/water to this property. Lease is up in March and would like to occupy this location.
- When property was divided the shop did not have one. They are left without sewer/water and need to put it in. They could not get a contractor until spring but when? Nashville's were set to put this in but we are not sure on the deadline.
- Moeri asked if this could be put in writing by an attorney and John said yes. It needs to have a firm date on when this will be done. Looking at 70 feet from curb stop and another fifty feet to the building. They had a steel storage rack on the south side of the building and they are looking to either take this off. LaVenture Crane is giving a bid on removing the press break and sheer. Bathroom would be right behind the small office in the front of the building.
- John will continue to own this location and contract for deed to Jorge.
- Kapaun asked about what is
- John discussed moving the stuff from the sheds to his property in Ridgeland. Hoping to move this to his property for sorting. This needs to be done before the 15th of May.
- Motion to accept the business plan for JGC Paint contingent upon the sewer/water requirements by May 15th by Weiss, seconded by Svacina. Motion carried.

Other Business:

- Blake Kelly was here as was David Wilkins regarding the lot at 204 W Main. Blake is wanting to add on to the existing building but there is a crack that will need to be repaired and would add on at this point. Blake asked if the bottom would have to be commercial or if it could be a "duplex" type setting instead.
- Moeri stated that it is the decision to boards to decide what to do with this property.
- Existing building is two levels but looking to add on the new building would be a duplex.
- Dave's building has been there a long time. They have lost three windows to the café and some basement windows. With a new building going up they will lose the windows there. This will cause value to go down both looks wise and money wise.
- Kelly is looking to do work on the building and was looking to see if it could support on addition on top. This would all be done around the same time as the addition.
- Moeri stated that if you are interested put a bid in with the realtor. The Village Board will decide what to do with this.

Motion to adjourn at 8:15 PM by Kapaun, seconded by Wilkin. Motion carried.

Megan Dull
Village Clerk