

THE VILLAGE OF



# RIDGEWAY

## PLAN COMMISSION MEETING AGENDA

October 05, 2022 at 6:30 PM

Ridgeway Community Center - Room 101/102 208 Jarvis Street, Ridgeway, WI 53582

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### CALL TO ORDER AND ROLL CALL

### CONFIRMATION OF OPEN MEETING

### CONSENT AGENDA

- [1.](#) Adoption of Meeting Minutes: 07/20/2022 and 09/07/2022
2. Adoption of Meeting Agenda

### CORRESPONDENCE, ANNOUNCEMENTS, AND REPORTS

### ITEMS FOR CONSIDERATION AND ACTION

3. Capital Project Planning
- [4.](#) Water and Sewer Service to 56 Stonier Lane

Previous Recommendation: water service run from Hughitt Street down to the ROW for the split parcel and a sewer lateral from Well Street with denial of purchase of the three acres.

### ADJOURNMENT



# RIDGEWAY

## PLAN COMMISSION & DOWNTOWN BUSINESS STAKEHOLDER MEETING MINUTES

September 07, 2022 at 6:30 PM

Ridgeway Community Center - Room 101/102 208 Jarvis Street, Ridgeway, WI 53582

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### CALL TO ORDER AND ROLL CALL

Meeting called to order by Chair Casper at 6:30 pm.

PRESENT: Chair Michele Casper, Rick Short, Gus Bellenger, Kevin Zeier, Michael Larson, Hailey Roessler- Clerk/Treasurer, Maggie Johnson - Deputy Clerk, Errin Welty-Wisconsin Economic Development Corporation Downtown Development Program Director

ABSENT (excused): Director of Public Works Jeff Brindley, Kari Phelan

### CONFIRMATION OF OPEN MEETING

Roessler indicated this was a properly noticed meeting posted on September 2, 2022, at the Ridgeway Community Center, the Village website and Facebook page with notification sent via email/text to subscribers.

### DOWNTOWN BUSINESS STAKEHOLDER MEETING

1. Introduction to Connect Communities Program from Wisconsin Economic Development Corporation by Errin Welty, CEcD, EDFP

Discussion, Q& A

The Village applied for and was accepted to Wisconsin Economic Development Corporation's Connect Communities program in 2022 to provide guidance in growth, development, and downtown revitalization of the Main Street area. Casper, Johnson, and Roessler attended a roundtable event in Mount Horeb earlier this year and will continue to participate in communications, trainings, and workshops hosted by the program.

Errin Welty the Downtown Development Program Director for WEDC manages the Main Street and Connect Communities Programs and was present to discuss the opportunities the program offers to participating communities and their businesses. She introduced the program to commissioners. Local business owners Andy and Melinda Phelan talked about their ideas for 705 Main Street, which is currently listed for sale. Further discussion about opportunities and the results of the spring downtown tour were had amongst those present.

At 7:50 pm John Forbes and Jason Gordon, 720 Main Street, were present to address commissioners regarding their concerns and requested the depot parking signs be removed as it exacerbated weekend traffic's insistence that they could park on their private property. Forbes requested the signs be taken down. Casper requested that the Ridgeway Public Works department remove them. Gordon and Forbes are open to discussing options for the parking concerns and removal of their potential liability when the public uses their private property with such frequency. Roessler indicated that the availability of the parking lot area at the park on public property needs to be promoted more to direct traffic there.

## ITEMS FOR CONSIDERATION AND ACTION

2. 104 E Wells Street Certified Survey Map and Easement Request Update as Request to Purchase 3 Acres from Behind the Village Park

Commissioners reviewed the CSM for 104 E Wells Street.

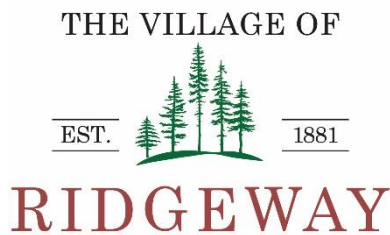
Roessler recommended an address of 56 Stonier Lane for the new parcel. Building permit indicates municipal water and sewer. Commissioners discussed the possibility of the split, the easement versus sale of 3 acres, and water and sewer service in the area of the CSM. Short indicated it made sense to provide water from Hughitt and sewer service from Well Street in lieu of sewer service down Hughitt Street. Questions were raised by commissioners if water and sewer is required to be provided by the village. Roessler will research and clarify.

Motion by Bellenger, Seconded by Zeier, to recommend approval of the proposed certified survey map of parcel 177-0184.A with an address recommendation of 56 Stonier Lane. Motion carried.

Motion by Short, Seconded by Bellenger, to recommend to the board that water is run from Hughitt Street down to the ROW for the split parcel and a sewer lateral from Well Street with denial of purchase of the three acres. Motion carried.

## ADJOURNMENT

Motion by Short, Seconded by Zeier, to adjourn at 8:42 pm.



## PLAN COMMISSION MEETING MINUTES

July 20, 2022 at 6:30 PM

Ridgeway Community Center - Room 101/102 208 Jarvis Street, Ridgeway, WI 53582

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### CALL TO ORDER AND ROLL CALL

Meeting called to order by Chair Casper at 6:30 pm.

PRESENT: Chair Michele Casper, Rick Short, Director of Public Works Jeff Brindley, Kari Phelan, Kevin Zeier, Michael Larson, Hailey Roessler-Clerk/Treasurer

### CONFIRMATION OF OPEN MEETING

Roessler indicated this was a properly noticed meeting posted on July 13, 2022, at the Ridgeway Community Center, the Village website and Facebook page with notification sent via email/text to subscribers.

### CONSENT AGENDA

Motion by Short, Seconded by Zeier, to adopt the consent agenda as presented. Motion carried.

1. Meeting Agenda
2. Minutes from 07/06/2022 and 06/06/2022

### CORRESPONDENCE, ANNOUNCEMENTS, AND REPORTS

Casper thanked Michael Larson for joining the Plan Commission to a term expiring April 2023.

### ITEMS FOR CONSIDERATION AND ACTION

3. Kuschel CSM - 6868 Rock Road proposed split of parcel 0206.B into two lots  
Discussion regarding the proposed split was had amongst the commissioners and the property owner.  
Motion by Phelan, seconded by Brindley, to approve the proposed split contingent that they share water and septic. Motion carried.
4. 104 E Wells Street Certified Survey Map and Easement Request

Alana and Sue Husom, property owners, were present to discuss their building plans and easement request.

Motion by Short, Seconded by Phelan, to approve the easement request for 104 E Wells Street. Motion carried.

5. 501 Main Street - CUP

David Banks was present to discuss his application for a CUP to put an air gun museum in the upper portion of the church. Which would be the biggest air gun museum in the world, and would be marketed as such. Dream is to have an air gun museum and potentially a retail store. David and a friend of his have been collecting air guns since they were little. They would do repair and sell items in the lower level and eventually make it an accessible building and would request a handicap stall on Jarvis Street.

Motion by Larson, Seconded by Zeier, to approve 501 Main Street as R-2 Zoning, with a Conditional Use Permit granted for a museum with retail sales. Motion carried.

**ADJOURNMENT**

Motion by Phelan, Seconded by Short, to adjourn at 8:02 pm.

Hughett Street/Stonier Lane Water and Sewer Extension Estimates

Est. Cost to Install Service to Structure  
Including 10% Contingency and 15% Engineering

		Est. Distance	8" Water \$80-85/ft installed	Fire Hydrant \$7000 Installed	8" Sanitary Sewer \$75 -	Force Main \$65 (4")/foot \$75	Manholes reqd every 400' \$4,500	Water Service/Sewer Laterals	Total:	
service to 10+ homes										
Sewer	From 200 Hughett/Starr (to ROW 880' \$52,000) of CSM/56 Stonier Ln	1330'				\$ 86,450	\$ 9,000	\$ 2,000	\$ 97,450	
Water	From 200 Hughett/Starr (to ROW 800' \$68,000) of CSM/56 Stonier Ln	1250'	\$ 106,250	\$ 7,000				\$ 3,000	\$ 116,250	
Street	\$200/ton for asphalt, 10 tons for 1250 square yards									
									\$ 116,250	25% is Engineering and Contingency: \$ 29,062.50
									\$ 87,187.50	no engineering/contingency
service to 56 Stonier Lane Only										
Sewer	From Well Street (to ROW 30' \$2-3,000) of CSM/56 Stonier Ln - 2" Force Main	550'				\$ 18,500	\$ -		\$ 18,500	
Water	From Well Street (to ROW 30' \$3-4,000) of CSM/56 Stonier Ln	550'						\$ 17,250	\$ 17,250	
Street	\$200/ton for asphalt, 10 tons for 1250 square yards								\$ 14,750	
									\$ 50,500	25% is Engineering and Contingency: \$ 12,625
									\$ 37,875.00	no engineering/contingency
service to 56 Stonier Lane Only										
Sewer	From Well Street (to ROW 30' \$2-3,000) of CSM/56 Stonier Ln - 2" Force Main	550'				\$ 18,500	\$ -		\$ 18,500	
Water	From Well Street (to ROW 30' \$3-4,000) of CSM/56 Stonier Ln	550'						\$ 17,250	\$ 17,250	
Street	Cold patch, landscaping done by property owner/builder								\$ 250	
									\$ 36,000	25% is Engineering and Contingency: \$ 9,000
									\$ 27,000.00	no engineering/contingency
service to 56 Stonier Lane Only										
	Private Well								\$ 25,000	
	Septic								\$ 15,000	
									\$ 40,000	