

**VILLAGE BOARD / PLANNING COMMISSION**

**JOINT MEETING**

**TUESDAY, SEPTEMBER 10, 2024**

**6:30 P.M.**

**Pioneer Building**

**102 South Main Street**

**Woodville, WI**

**PRESENT:** Rick Finn, Kellie Holm, Erika Jordahl, Dennis Lawson Jr., Roger Leque, Sue Lohmeier, Dennis Russett, Dave Larson, Allen Stene, Randy Gossel

**ABSENT:** Loren Knegendorf (Dennis Lawson Jr. arrived after the start of the meeting.)

**VISITORS:** Brent Knegendorf, Autumn Lindquist, Lori Russett, Lynn McIntyre, Josh Miller, Kevin Oium, Jerome Bauman, Jason Brasch, David Sander

- Trustee Leque called the meetings to order at 6:30 p.m.
- Motion made by Allen Stene, seconded by Dave Larson to approve the Planning Commission agenda as presented. Motion carried by voice vote.
- Motion made by Trustee Finn, seconded by Trustee Lohmeier to approve the Village Board agenda as presented. Motion carried by voice vote.
- **PLANNING COMMISSION: CONSIDERATION OF CERTIFIED SURVEY MAP FOR ZION LUTHERAN CHURCH- LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER. SECTION 35. TOWNSHIP 29 NORTH. RANGE 16 WEST. VILLAGE OF WOODVILLE. ST. CROIX COUNTY. WISCONSIN, INCLUDING ALL OF OUTLOTS 5 & 6 OF CERTIFIED SURVEY MAP NO. 2475, VOLUME 9, PAGE 2475, DOCUMENT NO. 482291, ALL OF OUTLOT 48 AND PART OF OUTLOT 47 AND 61 OF THE OUTLOT PLAT OF THE VILLAGE OF WOODVILLE** Kevin Oium gave an overview and summary of the proposed CSM and responded to questions from the Plan Commission and Village Board. Discussion was held on the outlots and boundaries of the cemetery. Dave Sanders addressed the Plan Commission and Village Board representing the Cemetery Association and their desire to clarify and re-establish the lot lines. Motion made by Dave Larson, seconded by Randy Gossel to recommend the Village Board approve the CSM. Motion carried by voice vote.
- **VILLAGE BOARD: CONSIDERATION OF CERTIFIED SURVEY MAP FOR ZION LUTHERAN CHURCH- LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER. SECTION 35. TOWNSHIP 29 NORTH. RANGE 16 WEST. VILLAGE OF WOODVILLE. ST. CROIX COUNTY. WISCONSIN, INCLUDING ALL OF OUTLOTS 5 & 6 OF CERTIFIED SURVEY MAP NO. 2475, VOLUME 9, PAGE 2475, DOCUMENT NO. 482291, ALL OF OUTLOT 48 AND PART OF OUTLOT 47 AND 61 OF THE OUTLOT PLAT OF THE VILLAGE OF WOODVILLE** There were no additional questions or discussion from the Village Board. Motion made by Trustee Finn, seconded by Trustee Jordahl to approve the CSM. Motion carried by voice vote.
- **PLANNING COMMISSION: CONSIDERATION OF HIDDEN CREEK HIDEAWAY PRELIMINARY PLAT** Josh Miller with Cedar Corporation reviewed the Preliminary Plat Review analysis given to the Plan Commission and Village Board. Josh Miller and Kevin Oium responded to questions from the Plan Commission and Village Board. Discussion was held on the discrepancies between the zoning ordinance and the subdivision ordinance related to the lot dimensions, frontage, and the setback lines. The Plan Commission and Village Board reviewed the preliminary plat and the preliminary plat site plan. Discussion was held on the number of lots, outlots and the request from the Village to remove outlot 2 and absorb that area into the actual lots in the plat. Discussion was held on the best way to correct the discrepancies between the zoning and subdivision ordinances or to complete a planned unit development. The developer was not in favor of completing a planned unit development. Cedar Corporation will work with Autumn on language to correct the discrepancies and then with the Clerk to provide the public notices and publication for the October meeting. Discussion held on the

timeline to approve a preliminary plat. Motion made by Dave Larson, seconded by Trustee Leque to recommend to the Village Board the approval of the preliminary plat deadline be extended by 90 days. The developer was in agreement with the 90-day extension. Motion carried by voice vote.

- **VILLAGE BOARD: CONSIDERATION OF HIDDEN CREEK HIDEAWAY PRELIMINARY PLAT** There were no additional questions or discussion from the Village Board. Motion made by Trustee Jordahl, seconded by President Lawson that approval of the preliminary plat deadline be extended by 90 days. Motion carried by voice vote.
- **PLANNING COMISSION: ADJOURNMENT** There being no further business, motion made by Dave Larson, seconded by Trustee Leque to adjourn. Motion carried by voice vote.
- **VILLAGE BOARD: ADJOURNMENT** There being no further business, motion made by President Lawson, seconded by Trustee Russett to adjourn. Motion carried by voice vote; meeting adjourned at 7:29 p.m.

Respectfully Submitted,  
Julie A. Wathke  
Village Clerk-Treasurer