

Village of Bonduel
Plan Commission
Listening Session
March 4, 2010

President Mel Wendland welcomed everyone to the second listening session. The first listening session was held six months ago.

The purpose of these sessions is to promote business and residential growth. Introduction of Plan Commission: Mel Wendland, Steve Berndt, Bob Thayer, Gary Spaulding, Shawn Thorne. Also present were Mike Kunesh, The Commercial Place; Bart Huntington, North Country Homes; Clarence Schabell, Yesteryears and the Sport Shop; Phyllis Folkman; Annita Webber, Meadow View; Tom Haase, Excel Pattern; Tom Randall, The Wood Shed; Ron Drage; Jim Zierdan, Hilgenberg Realtors; Tom Zernicke, Zernicke Trucking; Jesse Van Boxtel, Badgerland Buildings; and Jerry Muck, Bonduel State Bank.

The Village of Bonduel wants to be ready as we come out of these difficult economic times.

The Plan Commission reviewed some of the items that were brought up from the previous listening session. New businesses that were suggested were a hardware and grocery store. Currently we are working with one of the grocery store chains and one of the hardware chains. At this point we are looking at a combined store. One of the things the Plan Commission will be recommending will be a market analysis of the Village. We have looked at a few sites for potential stores, have some investors that will put up a building to lease. Have had a couple of people interested in starting up a business but the financing is very difficult at this point. We would consider someone who is willing to put up the building and operate. The decision of where it would be located would depend on the operator.

Windmill energy in the business park. There is still interest in moving forward on this item. Tom Haase would like to see the green energy. There is some concern about the aesthetics. Would need to have someone come in and do wind studies.

Professional space – need for some space. There was some general discussion on a professional building needs. Former Kwik Trip building is about 2,000 square feet.

Traffic speed and safety on Cecil Street and in particular on North Cecil Street. Talked about putting cross walks in but then we would lose some parking spaces. This is governed by the State and they are not easy to work through to get things changed. Municipal Operations is looking at cross walks and when the decision is made we need to work through the State. There was a suggestion of a speed sign

to let people know how fast they are going. Would still need permission from the State. Village will check into potentially looking into those signs.

Downtown businesses – off premise signage. Looking at signage by the former Kwik Trip parking lot. We can expand the signage there and businesses could put up a sign to direct people to their business. Waiting for a design from World Wide Signs. This has been discussed also by the Business Association. Businesses would pay for their sign. Businesses would need to let us know if they are interested in having a direction sign.

Downtown parking. Will have a sign that points to the municipal parking lot in the back of Chief and Vanden Brook. Suggestion to have the lot marked as it is confusing where the boundaries are back there.

Traffic control at Express Way. The village did a traffic impact analysis. Based on projections, they try to evaluate the traffic control needed. We are still in the process of answering some more questions. Initially there is no traffic control needed at that intersection. By 2029 they are seeing that possibly there is possibly a need for some lights. It will depend on the growth of that area then it may change the requirements. It was asked if the State would possibly look at moving the signs that they currently have. The signs are in the way to see the traffic. It was suggested that letters be sent to the Village so that we can present these to the State.

Discussion was held on round-abouts. North Country would not be able to run their homes through a round-about. It was reported that a round-about was a dead issue for this area due to the type of traffic. A light would be the best for the truck traffic.

The State will be doing State Highway 47 and they will be putting in passing lanes and resurfacing for a project 2010. The bid date is April 3. The project is going to start in May of this year. The project will be completed by November. Hwy 47 will be closed to through traffic during that time. They are also going to be doing a corridor study with this project.

Discussion was held on promoting and supporting our own businesses. Phyllis Folkman talked about how very important to support the local businesses and the businesses need to be working together and communicate with each other. We need to know the businesses and services that are offered in Bonduel. The Business Association is looking for people to participate and take leadership. Need a leader for the business association and it would be advantageous for the businesses participate in the association.

Barb Wickman explained about the Business Association and what they have tried to do over the past few years. Talked about the Bus Assn. Home & Cottage Show. Bonduel Bucks.

Promoting the village as a place to seek employment. KI is concerned about having enough employees. Advertise Bonduel – advertise the parks, etc.

Promote the village as a place to live. We could put different items on our web site. Advertise the land that is available.

Question on Kwik Trip corner. With the economy it is a little difficult to get someone.

Other issues: The Wood Shed does a great job of promoting the village. Bonduel has so much to offer but no one wants to do anything. Sidewalks – weeds. Need to do something with sidewalks. We have so much potential but nothing is done. Advertising costs a lot of money. We have a lot of nice shops but no one helps. Should have beautify Bonduel and making the downtown beautiful. Need to have a sign – businesses need help from the Village. Need to promote. The Business Assn needs to be a part of that. We need participation. Need to find a way to work together to complete different things. In Augusta they have a Beautification Committee.

Anita discussed the participation. Families visit their family at Meadowview they go to restaurants, stores, etc. Talked about what the Bus Assn and what the goals of the association was to begin with.

In January the state changed the assessment of ag land that is changed to another use. They are assessed at three times what it is valued. Trying to be repealed. Be aware of that change and contact your state representatives.

Talked about social media. Facebook. Share information. You can choose to be a fan of the Village of Bonduel. Can promote the village and businesses.

Beautification project could sponsor a section of town. Adopt that part of the town to put flowers, keep the weeds clean and in return put a sign that it is sponsored by that business. Area homemakers and 4-H groups to sponsor. Business Assn could get some committees together. The people who own the buildings should really be taking care of the weeds. There may be grant dollars available for sidewalks. Need hanging flowers and flags. Classes up the town.

Village board can help the Business Assn to promote and beautify the village.

Have another meeting 6 months from now.

Call to order at 7:40 p.m.

Statement.

Agenda: Thorne/Berndt. Motion carried.

Introduced Bob Thayer as new member.

Minutes: Thorne/Berndt.

Commercial lots offered by Randy Bohm. Letter received from them asking if the village would like to purchase these back. Village has the right of first refusal under the covenants of the plat. The covenant would still cover if Bohm's sell the property. Spaulding made a motion to recommend not to purchase the lots from Bohm's. Thayer seconded. Motion carried.

Proposal to conduct market analysis of the village. In talking with Tom Grant from Super Valu is that we need a market analysis of the community for a grocery store. This would be a desktop study and looks up information to put a study together. Tom felt this would be sufficient. The quote is \$850 to do the desktop study. Spaulding felt this is a necessary so they can make an intelligent decision. Spaulding motion to recommend to the board that we conduct the market analysis for a grocery store. Thorne seconded. Motion carried.

Thorne motion to adjourn at 7:55 p.m. Bendt seconded. Motion carried.