

SPECIAL COMMON COUNCIL MEETING

JUNE 16, 2009

The meeting was called to order at 8:10 p.m. by Mayor Heron with the following roll call:

Members Present: Ald. Hoy, Ald. Voss, Ald. Gering, Ald. Moede, Ald. Smith, Ald. Pasbrig
Members Absent: None
Others Present: Mayor Heron, Kathie Wild, Deanna Boldrey, Sue Smith, Sally Kahlhamer, Marge Nitschke, Tom Herman, Andrew Johnson, Rob Williams, Sharon Gindt, Roger Gindt, Michele Polster, Russ Turk, Heather Kopsi, Donald Kopsi, Debra Koch, Franklin Koch, Sue Weinberger, Nancy Bogenschneider, Tiffany Gering, Larry Bogenschneider, Ken Oechsner, Sandi Oechsner, Dennis Adelmeyer, Connie Adelmeyer, Marcella Adelmeyer, Louis Adelmeyer, Sharon Chmiewlewski, Justin Graef

Resolution 4329 – 2009 (Approve Mayville Golf Club Inc. to purchase Fairway Mower.)

Motion by Ald. Smith, second by Ald. Gering to postpone to a future meeting. Motion carried 6-0.

Resolution 4330 – 2009 (Authorizing the Borrowing of Funds for City Operations.)

Motion by Ald. Hoy, second by Ald. Pasbrig to approve Resolution 4330-2009 to Approve Authorizing the Borrowing of Funds for City Operations. Motion carried 6-0.

PUBLIC HEARING – Rezoning of the West 6.977 acres of tax parcel 251-1216-2322-005, zoned as RB, Single Family, to RM, Multiple Family, and also to rezone the east 3.960 acres of said parcel that is currently zoned RB, Single Family to RC, Two Family.

The Public Hearing was called to order at 8:14 p.m. Mayor Heron explained the process for the Public Hearing. Rob Williams of TDI gave a short presentation and was available to answer questions at the Public Hearing. Rob explained the site area. 56 multi-family units and 18 duplex units are planned. A cul de sac is included in the plan to limit traffic and a 35 foot buffer/barrier is also planned to Mary Street.

Ken Oechsner of 270 Mary Street stated that he does not want the rezoning approved. He checked the 7 blocks of Mary Street and counted 250 apartments in that area and feels he is surrounded by multi-family units already. This could be an additional 140 people and cars. There would be increase of traffic, people and children. There are not sidewalks on Mary Street. He has lived in his home for 27 years. It is currently a quiet neighborhood and he would like to keep it that way.

Michelle Polster of Emmer and Breckenridge Streets is against the rezoning because of the same reasons Mr. Oechsner said and the increased traffic. She has lived in her home for 25 years. There is a lot of pedestrian traffic, and she believes the proposal is not safe. Another great concern is that it is a very wet area, and she has seen water standing even in dry times. Where will the water go? She is concerned it will go into her backyard. Consider where the water will go and the increased traffic.

Heather Kopsi of 315 Mary Street is concerned about the increased traffic on Mary Street. She has lived in her home for 7 years. She already has concerns about the apartments behind her and has complained many times about the apartments. They do not need more apartments. No problem with building homes instead of the apartments.

Mayor Tracy Heron asked for a show of hands of how many are here for the rezoning. Twenty people raised hands.

Ald. Hoy questioned the definition of multi-family. Vern Hilker answered three units and up. This does have to come back to the planning and development and will require another public hearing after the Common Council's approval.

The question of if there would be basements was asked. Rob of TDI answered, it would be on a slab due to the fill on the property. Rob reiterated that there would be a buffer between Mary Street to help with the noise.

Ald. Moede asked about the schedule of the building. Rob answered that a phased construction is planned starting with the multi-family.

Ald. Pasbrig noted if that land were to be developed as single family dwelling they could be on slabs and limited to square footage.

Ald. Pasbrig asked since this is on the TIF 3 what financial impact would be on the City. Vern Hilker confirmed that this would be in the TIF 3 district. The financial impact would be a positive significant impact on the city.

Sharon Chmiewlewski announced that she is concerned about the water issues. Vern Hilker said that there is a pond in place that is designed to take the water and not flood.

Rob noted that the natural grades of the property will lead the water to the northwest corner to the retaining pond.

Mary Polster came back to the podium and said that in regards to the water situation when the pond overflows the water will come down Mary Street. The residents next to her have had the water run right down their steps. She saw four vacant rent signs on her way to the meeting.

Mayor Heron asked Rob if there was a needs assessment done. Rob said that would be with the next phase of the project. Mayor Heron asked Rob to have a needs assessment with the next phase.

Ald. Smith mentioned that the nature of the building and how they look would have an impact. This property has had a series of three or four owners. Several years ago there was a builder looking to build single family homes.

Ken Oechsner came back to the podium. Ken Oechsner mentioned that he had a basement put in his home and his sump pump runs constantly. There is nothing new from when his home was built 30 years ago. He is concerned about can't and looking at a plan from several years ago. How does this impact the TIF? Does it impact incrementally or at the end of the project. It was answered incrementally.

Ald. Hoy asked if the developer owns the land. Rob answered that he believes the land is owned by the developer.

Ald. Smith noted that after the developing is done. Engineers spend long hours controlling the water problems. He is confident that the current water problems would be lessened with this project.

Ald. Gering noted that he would like to see the feasibility study.

Heather Kopsi reiterated her concern about no sidewalks on Mary Street. This will affect the children.

Frank Koch of 235 Mary Street mentioned that kids walk down Mary Street to school and then play in the creek and water.

Rob stated that the developer had offered to sell the land to the existing homeowners. No one has taken him up on it. A member of the gallery stated that it was only if all accepted the offer.

Sharon Chmiewlewski questioned why there could not be basements. Rob noted there could not be basements due to the fill used on the property.

A member of the gallery noted that there is trouble with people walking thru her yard at all hours. The question was asked if the units are built on slabs where will tenants put their things? Concerned this will be in her backyard.

Ald. Moede asked for the planning commission agenda to be sent to all of the individuals before the planning commission meeting that this item would be on. City Clerk asked those who did not receive the notice in the mail to see her afterwards to get their name on the list.

Mayor Heron closed the Public Hearing at 8:57 p.m.

Ordinance 1017-2009 To Be Introduced – (Ordinance to Rezone Parcel 251-1216-2322-005, Mayville WI from the West 6.977 Acres of said parcel from RB, Single Family to RM, Multiple Family, and Rezone the East 3.960 acres of said parcel from RB, Single Family to RC, Two Family.)

Ald. Pasbrig made the motion to introduce ordinance 1017-2009 Ordinance to Rezone Parcel 251-1216-2322-005, Mayville WI from the West 6.977 Acres of said parcel from RB, Single Family to RM, Multiple Family, and Rezone the East 3.960 acres of said parcel from RB, Single Family to RC, Two Family.

ADJOURNMENT.

Motion by Ald. Pasbrig, second by Ald. Gering to adjourn at 9:00 p.m. Motion carried 6-0.

Deanna Boldrey
City Clerk