

SPECIAL COMMON COUNCIL MEETING

NOVEMBER 12, 2009

The meeting was called to order at 6:30 p.m. by Mayor Heron with the following roll call:

Members Present: Ald. Smith, Ald. Pasbrig, Ald. Voss, Ald. Gering, Ald. Moede

Members Absent:

Others Present: Mayor Heron, Deanna Boldrey, Ken & Sandi Oechsner, Heather Kopsi, Leroy & June Lacharite, Scott & Cheri Stork, Louis & Marcella Adelmeyer, Nancy Bogenschneider, Sue Smith, Chad Graff, Rob Williams, Jay Frederick, and Katy Schuessler

PUBLIC HEARING – Rezoning of the West 6.44 acres of tax parcel 251-1216-2322-005, zoned as RB, Single Family, to RM, Multiple Family, and also to rezone the east 4.50 acres of said parcel that is currently zoned RB, Single Family to RC, Two Family.

The Public Hearing was called to order at 6:32 p.m. Mayor Heron explained the process for the Public Hearing. The Mayor noted that the rezoning process is heavily regulated and the last public hearing posting did not reference a map and missed the publication by a couple of days. The City did get legal advice and there is no right way to do a wrong thing.

Ken Oechsner of 270 Mary Street came forward to speak at the Public Hearing. He noted that he has been appointed to represent the group that opposes the rezoning. He noted that they are not opposed to the RC 2 Family. The City does not need more rental property. Ken read State Statute 62.23 (7) (d) 2m in regards to zoning and formal protest. Ken Oechsner then presented the Clerk with the Protest Petition for the rezoning.

Rob Williams of TDI noted slight changes to the previous plan.

Katy Schuessler of 1351 Carolyn Blvd noted that she has lived here 20 years and is a landlord. The last 12 years there has been growth in rental property. Now rents have fallen. There is downward pressure on rents, and this makes it difficult to maintain property. The increase of supply will put down pressure on rents. She also noted that the rezoning will affect the equity. Katy noted that people rely on the zoning of the property when they bought their home. She also noted concern about setting a precedent with the zoning change. Katy also stated that many are very deliberate about buying a home zoned single family.

Heather Kopsi of 315 Mary Street noted that there are enough apartments in Mayville. She bought her home knowing that it was single family district. She questioned if her family would stay in Mayville if the rezoning goes through. She noted to look at the Breckenridge Apartments.

Ald. Pasbrig questioned the timing of the development and what would start first.

Chad Graff stated that it was noted that the development would start with the road then two, eight families and then split off into lots to build duplexes. The zoning did not seem that far out-of-line, there were apartments there when people bought their homes.

Ald. Pasbrig questioned if someone could build single family right away with slab on grade. Chad noted he would love to build single family if they would sell or modular home. Would not be able to sell without basements.

Ald. Gering questioned if Sr. Housing, Sr. Living, or Assisted Living was discussed. Chad Graeff noted he would consider Sr. Housing but it would get quite involved.

Ald. Moede questioned if Sr. Housing has been looked into with restrictions to one car to lessen traffic.

Ald. Smith noted that Mary Street has quite a few two family homes. Development is restricted by zoning. Sr. Housing means 55 and over, and a need would have to be recognized. Ald. Smith continued that no city has a right to deprive property owners from developing property so that people have open space or space to walk dogs.

Ken Oechsner noted that there are apartments in the area now that were built since he has lived in his home. He did not pay attention when the apartments were built. He noted that Mr. Graff has the right to develop the property but as zoned when it was purchased. He stated that the City does not need another Clark Gardens. He noted that he has a basement and added on to his basement. He questioned why single family homes could not be constructed there.

Katy Schuessler noted that the single family zoning is there for a reason, to protect the investment. She noted that this is an equity situation.

Jay Frederick of Iron Ridge stated that he does not see how it would effect the equity. Nothing states that their homes would be worth less.

Vern Hilker, Director of Public Works, noted that zoning was residual when area was developed. One and Two family homes were allowed in single family zoning. Zoned single family because of concern of excess multi-family zoning. Ald. Smith questioned if a study should be done. Vern Hilker noted that the comprehensive plan showed a little heavy in multi-family.

Ald. Smith noted that there has been compromise. Chad has already changed to two family. With growth there has to be change.

Ald. Pasbrig questioned if the different design shown this evening is more appealing?

Ken Oechsner noted that there are people that have property that press up against the development. He does not want to speak for everyone but generally not opposed to single family and the duplexes.

Roger Gentz noted that he is affected by this. He noted that he has apartment buildings right next to his property. He has had trespassing, lawn ornaments stolen and a lot of police contact. He is concerned about the apartments.

Mayor Heron closed the Public Hearing at 7:49 p.m.

Ordinance 1019-2009 To Be Introduced – (Ordinance to Rezone Parcel 251-1216-2322-005, Mayville WI from the West 6.44 Acres of said parcel from RB, Single Family to RM, Multiple Family, and Rezone the East 4.50 acres of said parcel from RB, Single Family to RC, Two Family.

Ald. Pasbrig made the motion to introduce ordinance 1019-2009 Ordinance to Rezone Parcel 251-1216-2322-005, Mayville WI from the West 6.44 Acres of said parcel from RB, Single Family to RM, Multiple Family, and Rezone the East 4.50 acres of said parcel from RB, Single Family to RC, Two Family.

ADJOURNMENT.

Motion by Ald. Moede, second by Ald. Smith to adjourn at 7:50 p.m. Motion carried 5-0.

Deanna Boldrey
City Clerk