

The meeting was called to order at 5:30 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, Louis & Marcella Adelmeyer, Bill Linzenmeyer, Chad Graff

Discuss/Approve the following Operators License:

Brad Haugland, Mayville

Motion by Ald. Pasbrig, second by Ald. Moede to Approve Brad Haugland Operator's License.

Ald. Smith questioned what had lead to the denial in the first place. Chief Linzenmeyer answered that the record lead to the denial. The Chief continued that the individual came into the office and spoke to the Captain and then the Operator's License was then recommended to Council. The Chief also reviewed the process involved for approving Operator's Licenses and the background checks involved.

Motion Carried 5-0.

Presentation and Review of Received Petition.

The Clerk presented the petition received at the November 12, 2009, meeting. She then read the State Statute 62.23 (7) (d) (2m). Vern Hilker noted that he had calculated that 20 % of the area was on the petition thus requiring a ¾ vote.

Ordinance 1019-2009 To Be Acted Upon – (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.

Mayor Heron introduced Ordinance 1019-2009 by inviting Chad Graff to the podium. Chad noted that he is exploring Sr. Housing or CBRF Community Based Residential Facility. He had talked to a developer noting that the smallest they offer is a 24 unit building. There would need to be a feasibility study done. If it can support itself he is interested. It could be rezoned with the condition that he will look into the Sr. Housing. Mayor Heron asked the question if this was the appropriate zoning for Sr. Housing. It was noted that the feasibility study would take at least 30 days.

The Mayor requested the Ordinance 1019-2009 be read. The Clerk read the Ordinance 1019-2009.

Motion by Ald. Voss, second by Ald. Pasbrig to Approve 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.

Ald. Pasbrig questioned if the zoning is approved and the Sr. Housing does not work out, does this mean Chad Graff can go forward with any development. Vern Hilker noted that there would be other steps in the process requiring approval. The General Development Plan, Specific Implementation Plan, and Overlay District Plan would have to be approved. The property owner and developer have provided more information than normal. There will be other rounds of approval in the process.

Ald. Moede noted he would like assurance that if the Sr. Housing does not go through there would still be additional approval.

The Mayor invited Ken Oechsner to the podium. Ken questioned what guarantees there were. Once the zoning is changed; it is changed. Ken noted that historically the Planning Commission goes with the developer. He noted that he believes that Sr. Housing is treated differently with the tax base. He stated that it would add to the mess multi-zoning on one block and it was zoned single family for a reason. Ken noted that the City does not need anymore apartments. Ken noted that there is no leverage with compromise. Elderly housing is ok but there are no guarantees with this decision.

Ald. Smith noted that with elderly housing they do not pay taxes. They can voluntarily pay PILOT taxes and the TIF would not benefit as much. Ald. Smith noted that the developer and property owner have rights. The reason for the overlay district is to solve messes that all communities have. Any land can be developed. It is in the best interests to explore developments and a property owner should not be forced to provide open space.

Ald. Pasbrig questioned if the rezoning is approved is it enhancing to the property. He would have liked to have looked at Sr. Housing sooner.

Ald. Gering noted that this is a tough decision. He noted that Chad has done his due diligence. He questioned if the decision should be postponed.

Ald. Smith noted that if the zoning is approved than there are two more chances. It was noted that Chad has honorably taken on where more growth is needed.

Ald. Smith noted that there would have to be approval from the State for the Sr. Housing.

Chad Graff noted that he was not going to stick anymore money in the project. He would like a vote this evening.

Mayor Heron noted that the City needs growth, and if a decision is put off we might be right back here. Growth may be inconvenient for some people. Sr. Housing and apartments are not an evil presence in the City. They can be attractive upscale properties. Here is a property owner and developer that is willing to invest and work with the Council and Neighbors. There is an element of trust and the pros outweigh the cons.

Motion Carried 4-1, Ald. Moede voted no.

ADJOURNMENT.

Motion by Ald. Voss, second by Ald. Smith to adjourn at 6:25 p.m. Motion carried 5-0.

Deanna Boldrey
City Clerk