

SPECIAL COMMON COUNCIL MEETING

DECEMBER 10, 2009

The meeting was called to order at 7:02 p.m. by Mayor Heron with the following roll call:

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

Members Absent: Ald. Voss

Others Present: Mayor Heron, Deanna Boldrey, Vern Hilker, Chris Neu, Frank Winter, Daniel Frey II, Brian Tennes, Bobbi Jo Tennes

PUBLIC HEARING – Rezoning Parcel 251-1216-2314-074, 1 Bridge Street, Mayville WI, Zoned B-1, Central Business District, to RM Multiple Family District.

Mayor Heron called the Public Hearing to order at 7:04 p.m. Mayor Heron explained the process for the Public Hearing.

Mayor Heron invited Vern Hilker, Director of Public Works, to the podium to introduce the item. Vern explained that the rezoning has been recommended from the Planning Commission. It is non-conforming use.

Brian Tennes, prospective buyer, noted that he plans to improve the property and plans on keeping it multi-family and living there. He hopes to make it a better facility in the City and a nice home for his family.

Ald. Pasbrig questioned the timing of his plans.

Brian answered that it will be spring before he can put Exterior Insulation and Finish Systems on the building. Brian noted that E.I.F.S. is a stucco product with a better “R” value.

Ald. Pasbrig questioned what would be done on the interior.

Brian noted that he would upgrade the interior as necessary with bathroom fans.

Ald. Moede questioned how many units there are.

It was noted there are three units.

Brian noted that he may want to tear down the garage or make it so that it is not an eyesore.

Mayor Heron noted that the current zoning has non-conforming elements and has been used as multi-family for years. In the current housing market the commercial zoning makes lending difficult and may require a larger percentage down. Property zoned commercial can be difficult to sell.

Robert Smith commented as a citizen and neighbor he has mixed emotions. This is a blighted corner in the City. Laws do not favor spot zoning. The key element missing in the past was owner occupied.

Ald. Pasbrig noted that the property will never be a grocery store again.

Daniel Frey II stated he owns property next door and plans to remodel.

Ald. Smith noted the rezoning would save equity or down payment. Financing is different now. Assessor told him that this will help the buyer.

Ald. Smith questioned if the spot zoning violates City and State Laws. Vern Hilker answered that spot zoning is not recommended.

Daniel Frey II noted that he understands that times change. Certain areas are not beautiful and may just need siding. This is a wonderful opportunity to clean the corner up.

Ald. Pasbrig stated that he likes people coming in and willing to improve property. Good for the neighbors and Mayville.

Mayor Heron noted that this is an opportunity to react to horrible lending requirements in the housing economy. It is spot zoning but it does make sense in this case.

Mayor Heron closed the Public Hearing at 7:35 p.m.

Ordinance 1020-2009 To Be Introduced – (Ordinance to Rezone Parcel 251-1216-2314-074, 1 Bridge Street, Mayville WI, Zoned B-1, Central Business District, to RM Multiple Family District.

Ald. Smith made the motion to introduce ordinance 1029-2009 Ordinance to Rezone Parcel 251-1216-2314-074, Mayville WI, Zoned B-1, Central Business District, to RM Multiple Family District.

ADJOURNMENT.

Motion by Ald. Pasbrig, second by Ald. Smith to adjourn at 7:45 p.m. Motion carried 4-0.

Deanna Boldrey
City Clerk