

SPECIAL COMMON COUNCIL MEETING

Water Department
300 Bliss Avenue

November 4, 2010
5:30 P.M.

Mayor Andrew Halverson, Presiding

Roll Call: Alderpersons Mallison, Suomi, O'Meara, Wiza, M. Stroik, Slowinski, Trzebiatowski, Molski, R. Stroik, Brooks and Moore.

Also

Present: City Clerk Moe; Director Ostrowski; Jane Jones; John Bailiff; Dave Karch; Jason Glisczynski; Cathy Dugan.

1. Consideration of the minutes and actions taken at the Plan Commission meeting of October 4, 2010.

Ald. Moore **moved**, Ald. Trzebiatowski seconded, to approve the minutes and actions taken at the Plan Commission meeting of October 4, 2010.

Ayes: All, Nays: none, motion carried.

2. Public Hearing – Ordinance Amendment to Zoning – Rezone 2854 Church St from “R-2” Single Family Residence to “B-4” Commercial.

As no one wished to speak, the Mayor closed the public hearing.

3. Consideration of Ordinance Amendment on the above.

Ald. Molski asked if the rezoning was on Church Street or the lot behind it.

Director Ostrowski replied that the property has split zoning with the building being zoned B-4 and the parking lot being zoned R-2.

Ald. Mallison moved, Ald. O'Meara seconded, to approve the Ordinance Amendment.

Director Ostrowski reminded the Council that the Planning Commission voted to deny the request for rezoning.

Mayor Halverson said the Planning Commission voted to deny the request because the area is primarily residential and it could become more intensively used under the request. The Mayor noted that the city's long term Comprehensive Plan calls for the district to be B-4 commercial.

Ald. Wiza asked if there were any other issues with the request.

Director Ostrowski noted that the Commission denied the request because it would not be consistent with surrounding properties.

Ald. Trzebiatowski asked if the request was granted what could be done with the property.

Director Ostrowski said pretty much anything.

Ald. O'Meara feels the city should not go against its Comprehensive Plan. If the Council feels that the Comprehensive Plan is wrong then it should be changed. The Plan notes this area is to become commercial but then regulate it so that the plan cannot be implemented is bad management policy.

Ald. R. Stroik said the City should petition the neighbors so they can change at the same time rather than spot zone. If the large majority of the area wishes to keep it residential then it would be wrong of the Council to force this one change on the area.

Ald. O'Meara said the split zoning of the property could make it more difficult for the owner of the property to receive a loan.

Mayor Halverson asked Director Ostrowski to talk about the non-conforming nature of a commercial use within a residential district.

Dir. Ostrowski noted a split lot is not illegal though it is not recommended. State law is quite clear, if a use exists, it can continue into perpetuity unless it is expanded.

Call for the Vote:

Roll Call: Ayes: Alderpersons Mallison and O'Meara.
Nays: Alderpersons Suomi, Wiza, M. Stroik, Slowinski, Trzebiatowski, Molski, R. Stroik, Brooks and Moore, motion failed.

4. Public Hearing – Conditional Use – 1020 First St. – Adding a worship and activity area, kitchen and social dining area, common area with fireplace, and exterior seating.

John Bailiff, resident of the building, spoke in opposition to the conditional use because he feels there is no attempt to make the addition architecturally consistent.

Jane Jones, resident of the building, feels that an internal remodel could have accomplished what the owners wanted without the addition and changing the historical heritage of the building.

Dave Karch, agent of the building owner, noted that architecturally they did try to match the entrances and have looked at interior changes.

Cathy Dugan wants to ensure that the changes to the building meet standards to keep the building on the National Registry and these changes need prior approval.

Dir. Ostrowski said that he did have contact with Jen Davel, Senior Preservation Architect with the Wisconsin Historical Society, and she indicated that the massing and location of the addition appear not to have negative effects on the original building. However, she would recommend that the addition have wood or fiber cement board siding, instead of vinyl, as the original building had wood siding.

5. Consideration of Resolution on the above.

Ald. Trzebiatowski **moved**, Ald. Wiza to approve the conditional use with all the staff recommendations and that the addition must be in compliance with the National Historic Registry and cleared by the State Historic Preservation Office.

Ald. Brooks asked for more clarification on the reason for and process taken with this project.

Dave Karch said the owners are doing this to bring in more tenants. He cannot speak about the rest.

Roll Call: Ayes: Alderpersons Mallison, Suomi, O’Meara, Wiza, M. Stroik, Slowinski, Trzebiatowski, Molski, R. Stroik and Moore.
Nays: Alderperson Brooks, motion carried.

6. Public Hearing – Amendment to the Conditional Use – 2124 Rice St. – To allow for a temporary premise expansion to include the sports center area for four events.

As no one wished to speak, the Mayor closed the public hearing.

7. Consideration of Resolution on the above.

Ald. Suomi **moved**, Ald. M. Stroik seconded, to approve the Resolution.

Ald. R. Stroik asked if the City Departments and/or Police Department will do any follow-up during these events to see how well they are run for future requests. He encouraged City staff to monitor these events so the Council can have better information.

Mayor Halverson noted that the Police Department will be watching quite closely.

Ald. Sumoi would like quantifiable information from the Police Department.

Call for the Vote:

Roll Call: Ayes: Alderpersons Mallison, Suomi, O’Meara, Wiza, M. Stroik, Slowinski, Molski and R. Stroik.
Nays: Trzebiatowski, Brooks and Moore, motion carried.

8. Consideration of Resolution – Naming of Street - Woodward Drive.

Ald. Trzebiatowski **moved**, Ald. Molski seconded, to approve the resolution naming the south drive in the Spectra Print property to be named Woodward Dr.

Roll Call: Ayes: Alderpersons Mallison, Suomi, O’Meara, Wiza, M. Stroik, Slowinski, Trzebiatowski, Molski, R. Stroik, Brooks and Moore.
Nays: None, motion carried.

Adjourned at 6:08 p.m.