

**Minutes**  
**Village Board Meeting**  
**Tuesday, January 12, 2016**  
**Immediately following the conclusion of the caucus**  
**Maple Bluff Village Center - 18 Oxford Place**

Members Present: President Jim Schuler, Trustees Tim O'Brien, Carl Vieth, Peter Duff, Jennifer Kuehn, Eric McLeod and Cynthia Johnson.

Also Present: Administrator/Chief of Police Tim Krueger, Public Works Director Tom Schroeder, Fire Chief Kris Loy, Recreation Director Curt Erickson, Deputy Clerk Rene Dopkins and Clerk/Treasurer Sarah Danz.

The Village Board Meeting was called to order at 7:45pm and the roll was taken.

**Approval of Agenda:** A motion was made by Carl Vieth and seconded by Eric McLeod to approve the agenda as presented. Motion carried.

**Citizen comment:** 27 citizens completed appearance slips. 13 citizens spoke in favor of the McCormick development, 13 citizens were opposed, 1 spoke for informational purposes only and one additional letter of support was received.

Those in opposition had the following comments; needs environmental study, how will runoff be maintained, are water table levels known and how will they be dealt with, community should work together to find a use for property, massing is too large, not keeping with Comprehensive and Gateway Plans, houses will live in the shadow, decreased housing values for surrounding homes, questions whether units are actually high end, what is actual above grade height, does not relate to or enhance neighborhood, not enough parking, not enough green space, no storage for residents, no guest parking, units too small, building too big/dense, timing not right, incompatible with neighboring heights/rooflines, need to slow process down and referencing that 350 citizens have signed a petition in opposition.

Those in favor had the following comments; unsightly building there now, optional place for her to live, the process has been very transparent, reducing scale is not economical, SIP will allow village to further craft design, this development will provide support for development across the street, would like to see multi-family in the village for diversity, support the project not blight, Village Board has done well reviewing project, scale is appropriate, McCormick is a good property manager and the land use is appropriate.

**Maple Bluff Residences Development Project:**

- a. Presentation from Joe McCormick:** Joe McCormick presented information regarding a proposed development at the corner of Roxbury Road and N Sherman Avenue. The building is 3 stories plus a

loft and contains 38 units. Amenities include cable TV, Wifi, hospitality room, exercise room, granite countertops, stainless steel appliances and underground parking. He talked about blight elimination, shadow study, step down in rear of building and construction materials. Joe has been developing property since 1981 and has done similar projects in Delafield and Madison.

- b. Review from Vierbicher:** Gary Becker from Vierbicher then addressed the board to review a memo drafted by Dan Lindstrom regarding the development. The memo contained information regarding overview, comprehensive plan comparison, site analysis, materials and landscaping.
- c. Review from MD Roffers:** At the December village board meeting, the board agreed to hire a consulting firm to perform a second review of the McCormick development. Mark Roffers presented his review memo to the board. The memo contained a summary of requested approvals, current and proposed land use, current and proposed zoning, surrounding zoning and land use, project background, overview of his review and his recommendation. The memo also contained detailed information comparing the proposed project to standards in the ordinances, comprehensive plan and gateway plan.
- d. Discuss and take action on recommendation from Plan Commission to approve, as submitted, the petition for rezoning property for a development at the corner of N Sherman Ave and Roxbury Rd in the form of Ordinance 2016-01:** Discussion concerned the process to date, conditions that can be addressed in the SIP, rendering against Kensington properties not in perspective, economic viability, inclusion of larger units, massing towards N Sherman, rear of building being stepped down, the process as outlined in the ordinances has to be followed and professionals are hired for guidance, TID clock is ticking, Plan Commission followed the process, concerned with information distributed by Preservation Group, how to factor 350 petition signatures when methodology was biased and did not show an option for support and board members receiving comments from residents. A motion was made by Jim Schuler and seconded by Tim O'Brien to approve Ordinance 2016-01 regarding the rezoning of the property at the corner of N Sherman Ave and Roxbury Road from Business "A" to PUD. Roll call vote was taken. Tim O'Brien - Yes, Cynthia Johnson - Yes, Carl Vieth - Yes, Jennifer Kuehn - No, Eric McLeod - No, Jim Schuler - No. Motion failed. Jim Schuler commented that he voted no for procedural purposes only in order to possibly bring the item back for reconsideration.
- e. Discuss and take action on recommendation from Plan Commission to approve, as submitted, the contemplated general development plan (GDP) for a development at N**

**Sherman Ave and Roxbury Rd in the form of Resolution 2016-01:** This item is not able to be considered because the rezoning ordinance did not pass.

**Discuss and take action on granting authorization for the Village of Maple Bluff to serve beer at Winterfest January 29<sup>th</sup> & 30<sup>th</sup>, 2016:** A motion was made by Peter Duff and seconded by Cynthia Johnson to grant authorization for the Village to serve beer at Winterfest. Motion carried.

**Discuss and take action on new building permit fee schedule from General Engineering:** The new fee schedule was reviewed. The “fuel charge” has been rolled in to the permit amount and will no longer be a separate charge. A motion was made by Peter Duff and seconded by Jennifer Kuehn to approve the new building permit fee schedule. Motion carried.

**Discuss and take action on new fee schedule for appliance disposal:** Paul Elliott, Public Works Foreman, drafted the new fee schedule based upon current costs. A motion was made by Jennifer Kuehn and seconded by Cynthia Johnson to approve the new fee schedule for appliance disposal. Motion carried.

**Discuss and take action on Resolution 2016-02 “Maple Bluff Country Club - Lease” and “Consent to Collateral Assignment of Lease” relating to the financing of the Country Club improvements:** If approved, these documents will allow the Country Club to use the buildings as collateral in order to obtain a loan. Tim Fenner, village attorney, has reviewed the agreement. A motion was made by Carl Veith and seconded by Cynthia Johnson to approve Resolution 2016-02 “Maple Bluff Country Club - Lease” and “Consent to collateral Assignment of Lease”. Motion carried.

**Committee Reports:**

- a. Building Board Committee: Met 1/12/16
- b. Country Club Committee: Did not meet
- c. Finance and Accounts Committee: Did not meet
- d. Fire & EMS Committee: Did not meet
- e. Ordinance Committee: Did not meet
- f. Parks, Recreation and Board of Harbor Commissioners: Winterfest update. No action items
- g. Personnel Committee: Did not meet
- h. Plan Commission: Did not meet
- i. Police Committee: Did not meet
- j. Public Works Committee: Did not meet
  1. Discuss and take action on Lakewood Blvd/Country Club intersection. Still waiting for comments from Blake Theisen, SAA Design Group, as to incorporation into the Beach Park plan.
  2. Discuss and take action on pedestrian crossing on N Sherman Ave at Roxbury Rd

3. Discuss and take action on tennis court project.
4. Discuss and take action on Country club bike/pedestrian paths.  
A motion was made by Tim O'Brien and seconded by Carl Vieth to table all four Public Works action items until February's board meeting.  
Motion carried.
- k. Urban Forestry Committee: Did not meet
- l. Zoning Board of Appeals: Did not meet

**Reports:**

- a. Village President: None
- b. Village Attorney: None
- c. Clerk-Treasurer: November 2015 Financial Reports were reviewed.
- d. Public Works: Tom Schroeder reviewed his written report.
- e. Recreation: Curt Erickson reviewed his written report.
- f. Fire Department: Chief Loy reviewed his written report.
- g. Police Department: Chief Tim Krueger reviewed his written report.

**Claims List Approval:** A motion was made by Peter Duff and seconded by Cynthia Johnson to approve the claims list as presented. Motion carried.

**Discuss and take action on the Village Board Minutes dated December 8, 2015:** A motion was made by Cynthia Johnson and seconded by Jennifer Kuehn to approve the December 8, 2015 Village Board minutes. Motion carried.

A motion to adjourn was made by Eric McLeod and seconded by Cynthia Johnson at 10:25p.m. Motion carried.

Respectfully Submitted,  
Sarah Danz, Clerk/Treasurer