

**Minutes
Village Board Meeting
Tuesday, June 10, 2014
7:30pm
Maple Bluff Village Center - 18 Oxford Place**

Members Present: Village President Eric McLeod, Trustees Martha Grasty, Peter Duff, Jennifer Kuehn, Cynthia Johnson, Tim O'Brien and Jim Schuler (via conference call)

Members Absent: None

Also Present: Police Chief/Village Administrator Tim Krueger, Public Works Director Tom Schroeder, Recreation Director/Deputy Treasurer Curt Erickson, Fire Chief Josh Ripp, Assistant Fire Chief Kris Loy, Clerk/Treasurer Sarah Danz, Attorney Clarke Sugar and Planner Ben Zellers

Approval of Agenda: A motion was made by Tim O'Brien and seconded by Martha Grasty to approve the agenda as presented. Motion carried.

Citizen comment on any subject other than items listed on agenda:
None

Discuss and take action on pay request #2 from Advanced Building Corporation: A motion was made by Tim O'Brien and seconded by Martha Grasty to approve pay request #2 from Advanced Building Corporation in the amount of \$82,650. Motion carried.

Discuss and take action on pay request #2 from Parisi Construction: A motion was made by Peter Duff and seconded by Jennifer Kuehn to approve pay request #2 from Parisi Construction in the amount of \$524,142.33. Motion carried.

Discuss and take action on an application for a Temporary Class "B"/"Class B" license from the Maple Bluff Fire Fighters Association to sell beer and wine on July 4, 2014, and a Temporary Operators License for Trevor Easton and Joshua Ripp: A motion was made by Martha Grasty and seconded by Cynthia Johnson to approve the temporary class "B" / "Class B" license from the Maple Bluff Fire Fighters Association to sell beer and wine on July 4, 2014 and temporary operators licenses for Trevor Easton and Joshua Ripp. Motion carried.

Discuss and take action on Operator Licenses: A listing of 12 operator applications was distributed. All applicants have been cleared by the police department. A motion was made by Tim O'Brien and seconded by Peter Duff to approve the operator licenses. Motion carried.

Discuss and take action on the renewal of the following liquor licenses:

Class "B" Beer and "Class B" Liquor:

Applicant: Boaz-Bishop LLC; DBA: Drackenberg's Cigar Bar; Agent:
Jack Halink
Address: 605 N Sherman Ave

Applicant: Maple Bluff Country Club; Agent: Raul Gonzalez
Address: 500 Kensington Dr

Applicant: Rosita's Inc; DBA: Inferno; Agent: Apollo Marquez
Address: 1718 Commercial Ave

Class "A" Beer and "Class A" Liquor:

Applicant: D & E Liquor; DBA: Vic Pierce Liquor and Wine; Agent:
Craig Herling
Address: 609 N Sherman Ave

Class "B" Beer and Class "C" Wine

Applicant: Manna Café; DBA: Manna Café and Bakery; Agent:
Michael Pratzel
Address: 611 N Sherman Ave

A motion was made by Peter Duff and seconded by Jennifer Kuehn to approve the liquor licenses as listed. Motion carried.

Committee Reports:

- a. Building Board Committee: Met 6/10/14
- b. Country Club Committee: Did not meet
- c. Finance and Accounts Committee: Met 6/6/14 Maple Bluff Country Club presented improvement plan and asked about donation deductibility
- d. Fire & EMS Committee: Did not meet
- e. Ordinance Committee: Did not meet
- f. Parks, Recreation and Board of Harbor Commissioners:
 - 1. Discuss and take action on the allocation of \$1,000 from bocce funds to rent carnival activities for Fest on the 4th:**
A motion was made by Cynthia Johnson and seconded by Jim Schuler to approve a \$1,000 allocation from bocce funds to rent carnival activities for Fest on the 4th. Motion carried.
- g. Personnel Committee: Did not meet.
- h. Plan Commission:
 - 1. Discuss and take action on Ordinance 2012-0802 regarding "Uses" in zoning districts:** A motion was made by Peter Duff and seconded by Cynthia Johnson to approve Ordinance 2012-0802. Motion carried.
 - 2. Discuss Redevelopment Project Area No. 1 Blight Finding and take action on Resolution 2014-11 Declaring Redevelopment Project Area No. 1 a Blighted Area.** Ben Zellers from Vierbicher conducted an evaluation to determine whether the conditions exist that meet the statutory definition of "blighted area". Ben's evaluation concluded that 81.2% of the

property in the re-development area met the statutory definition of a blighted area. Properties in the area suffer from lack of upkeep and investment, leading to dilapidation and deterioration of buildings and improvements. Lack of separation between sidewalks and parking lots, deteriorating facades, underutilization of property, inadequate outdoor storage and environmental contamination are the significant conditions that exist in the area. A motion was made by Tim O'Brien and seconded Martha Grasty to approve Resolution 2014-11. Motion carried.

3. Discuss and take action on recommendation to approve the general development plan and petition for rezoning from Maple Bluff Residences with modifications and/or conditions to include economic feasibility study including any TIF assistance, implementation of consultant's recommendations for SIP, and consideration of density.

It was recognized that the adjacent property owners have filed a petition of protest to the zoning change to a PUD and have acquired more than the number of signatures required. With the valid protest filed, it will now require $\frac{3}{4}$ majority vote to approve a zoning change. It was also noted that if the zoning change is denied, reapplication for the same proposal cannot occur for 1 year unless changes to the proposal are made or a majority of the plan commission first determines that a change in circumstances or conditions requires the boards reconsideration. Ben Zellers stated that the board would be considering a rezone to a Planned Unit Development (PUD) and a General Development Plan (GDP). A PUD is made up of two different parts, a General Development Plan and a Site Implementation Plan (SIP). If PUD and GDP are approved tonight, developer would come back with SIP. SIP does not include density, so if the PUD and GDP are approved, density could be up to what is currently proposed. Developers and their representatives provided information regarding marketability of the rental units and preliminary project financials. Resident's comments included; this project is not the only option, how will a worst case scenario impact the village, Sherman Ave should be the buffer between commercial and residential, studies should be done by the village and not the developer and environmental issues still exist with old gas station site and high water table. Discussion among the board included using the SIP for more village control of the project, if there was a benefit to providing the Plan Commission with information obtained at the board meeting before making a decision and how the density directly relates to the financial feasibility of the project. A motion was made by Jim Schuler and seconded by Cynthia Johnson to approve the general development plan and petition for rezoning from Maple Bluff Residences. Roll call vote. Peter Duff-Yes, Tim O'Brien-Yes, Jennifer Kuehn-Yes, Jim Schuler-Yes, Eric McLeod-No, Cynthia Johnson-Yes, Martha Grasty-No. Motion failed.

- i. Police Committee: Did not meet
- j. Public Works Committee: Did not meet
- k. Urban Forestry Committee: Did not meet

I. Zoning Board of Appeals: Did not meet

Reports:

- a. Village President:
- b. Village Attorney: None
- c. Clerk-Treasurer: Sarah Danz reviewed the April 2014 Financials
- d. Public Works: Tom Schroeder reviewed his written report.
- e. Recreation: Curt Erickson reviewed his written report.
- f. Fire Department: Chief Ripp reviewed his written report.
- g. Police Department: Chief Tim Krueger reviewed his report.

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

Discuss and take action on the Village Board Minutes dated May 13, 2014: A motion was made by Tim O'Brien and seconded by Jennifer Kuehn to approve the May 13, 2014 minutes. Motion carried.

Move into Closed Session as permitted by Wis. Stats. Section 19.85(1)(C) to consider employment, promotion, compensation or performance evaluation data of public employees over which the governmental body has jurisdiction. A motion was made by Tim O'Brien and seconded by Cynthia Johnson to move into closed session at 10:20pm. Motion carried.

A motion was made by Peter Duff and seconded by Jennifer Kuehn to move into open session at 10:26pm. Motion carried.

A motion to adjourn was made by Peter Duff and seconded by Martha Grasty at 10:26pm. Motion carried.

Respectfully Submitted,
Sarah R Danz
Clerk/Treasurer