

PLATTEVILLE COMMON COUNCIL PROCEEDINGS
SEPTEMBER 9, 2014

The regular meeting of the Common Council of the City of Platteville was called to order by Council President Eileen Nickels at 7:00 PM in the Council Chambers of the Municipal Building.

ROLL CALL

Present: Dick Bonin, Barbara Daus, Mike Denn, Ken Kilian, Council President Eileen Nickels, Amy Seeboth-Wilson, and Barbara Stockhausen. Absent: None.

CONSIDERATION OF CONSENT CALENDAR

Daus asked to have separate action taken on the Class “B” Beer & “Class C” Wine License. Motion by Daus, second by Seeboth-Wilson to approve the consent calendar as follows: August 26, 2014 Council Meeting Minutes; Payment of Bills in the amount of \$702,829.25; August Financial Report; Appointment of Robin Fatzinger (PCA Representative) and re-appointment of Cindy Tang, Kristina Fields, and Tim Ingram to the Community Safe Routes Committee (3 year term); One-Year Operator License to Abby L Beske, Alexandria J Fedie, Zach D Goodwin, and Sarena P Heins; Two-Year Operator License to Bradley J Brunette, Faye M Demes, Philip C Kettler, Agnes L Ledesma, Katie L Peterson, Mark A Redfern, and Cassandra C Thomas; Banner Permit to Theatre of Ballet Arts of Platteville/Mineral Point for November 7 – December 8; and a Street Closing Permit for St Mary Parish Festival for September 28. Motion carried 7-0 on a roll call vote.

Motion by Denn, second by Seeboth-Wilson to waive the restriction set forth in Section 36.09(4)(c) (premises with unpaid taxes or assessments) and recommend the approval of the Class “B” Beer & “Class C” Wine License Application for Don Franklin, Platteville, for premises at 125 E Main Street (Dear Orleans) for the reasons that Mr. Franklin was neither the property owner (now or in the past) and had no responsibility for the payment of the property taxes and unpaid fire inspection fees. Motion carried 7-0 on a roll call vote.

CITIZENS’ COMMENTS, OBSERVATIONS AND PETITIONS, if any.

Daus invited the Council to the ribbon cutting ceremony at the Platteville Municipal Airport on October 13 at 5 PM to celebrate the work done on the taxiways.

REPORTS

- A. Committee Reports – Meeting reports were submitted by the Police & Fire Commission and Commission on Aging.
- B. Other Reports
 - 1. August Airport Financial Report
 - 2. City Attorney Itemized Statement
 - 3. August Water & Sewer Financial Report
 - 4. Department Progress Reports – Written progress reports of department operations and activities were submitted by the City Attorney, Director of Administration, Senior Center, EMS, City Manager, Recreation, Community Planning & Development, and Public Works.

ACTION

- A. *Ordinance 14-15 Amending the Official Traffic Map – 3 Hour Downtown Parking* – Director of Public Works Howard Crofoot reviewed that the ordinance was drafted in response to a business owner request to extend the current 2 hour parking downtown to 3 hour parking. They cited concerns that some businesses require longer service to customers than 2 hours. Crofoot noted that in the past the current 2 hour parking ordinance was a compromise designed to allow maximum use of prime parking spaces by customers during the day with appropriate turnover. This ordinance

would change 40 signs on streets in the downtown area to reflect 3 hour parking (using laminated stickers rather than replacing full signs). Nickels clarified that this ordinance would not affect parking lots, only street parking. Bonin stated concern that the downtown business owners would be back again in another 6 month or so complaining that there isn't enough parking. Seeboth noted that there were several 24 hour spots close to downtown. Denn and Stockhausen expressed favor with the ordinance changing to 3 hours. Motion by Denn, second by Stockhausen to adopt Ordinance 14-15 Amending the Official Traffic Map – 3 Hour Downtown Parking as presented. Motion carried 4-3 on a roll call vote with Seeboth-Wilson, Daus, and Bonin voting against.

INFORMATION AND DISCUSSION

- A. *Contracted 2014-2016 Auditing Services* – Director of Finance Duane Borgen explained that three proposals from auditing firms were received. A summary sheet and copy of the fee structure from each firm's auditing proposal was provided to the Council. Borgen stated he was in the process of reviewing the proposals and checking references and will provide a recommendation at the next meeting. Action at next meeting.
- B. *Conditional Use Permit for Home Occupation at 200 Jewett Street* – Community Planning & Development Director Joe Carroll explained the request is for a conditional use permit to operate an intensive home occupation for a massage therapy business out of the residence at 200 Jewett Street. The Plan Commission recommended approval. Action at next meeting.
- C. *Conditional Use Permit for Home Occupation at 410 West Madison Street* - Community Planning & Development Director Joe Carroll explained the request is for a conditional use permit to operate a business out of the 410 West Madison Street residence that involves the repair and refinishing of furniture and the sale of firewood. The Plan Commission recommended approval with some conditions. The applicant Terry Pohler answered questions of the Council related to concerns with the appearance of the property, the wood in the front yard, the height of the stacked wood, and a timeline of June 1, 2015 to move the current woodpile off of the neighboring property. Action at next meeting.
- D. *Sign Approval for a Bed and Breakfast at 130 North Hickory Street* – Community Planning & Development Director Joe Carroll explained the request is to allow a free standing sign in the front yard at the bed and breakfast establishment at 130 North Hickory Street. The Plan Commission recommended approval. Action at next meeting.
- E. *Final Plat Approval for Platteville Industry Park #7* – Community Planning & Development Director Joe Carroll explained that the Council approved the preliminary plat for this property (600 Eastside Road) at the July 22nd meeting, contingent upon having vehicular access restrictions to Eastside Road noted on the plat. This property was recently purchased by the City with the intent of using it for an expansion of the industry park. The property is divided into 9 lots that would be suitable for a variety of industrial uses, ranging in size from 1.7 acres to 7.5 acres. It also includes an extension of Vision Drive from Eastside Road to Philips Road. The lots will be served by utilities that will be installed as part of the industry park expansion project and all the lots will have utility easements to accommodate the water, sanitary sewer, and storm sewer mains. The Plan Commission recommended approval. Action at next meeting.

ACTION

Motion to take the Consideration of Proposals for the Sale of Kallembach Properties off the Table – Motion by Daus, second by Denn to take the consideration of proposals for the sale of Kallembach properties off the table. Motion carried 7-0 on a roll call vote.

CLOSED SESSION

Motion by Daus, second by Denn to adjourn to closed session per Wisconsin Statute 19.85(1)(e) deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session –

Review of Proposals for Sale of Kallembach Properties – and reconvene to open session for possible action. Motion carried 7-0 on a roll call vote.

ACTION ON CLOSED SESSION TOPIC

Consider Accepting Proposals for Sale of Kallembach Properties – Motion by Daus, second by Stockhausen to award the sale of the following properties, contingent upon the submittal of a completed residential offer to purchase document; submittal of a completed addendum to the residential offer to purchase document; and the approval and execution of development agreement, as follows:

- River Valley Initiatives
 - 565 W Cedar Street for \$20,349.76 – demolish and build new home
 - 255 Division Street for \$22,974 – demolish and build new home
 - 335 Division Street for \$27,758 – renovate and repair
 - 420 Southwest Road for \$24,716 – demolish and build 3-unit (with 440 SW Road)
 - 440 Southwest Road for \$29,411 – demolish and building 3-unit (with 420 SW Road)
- Rigafellers Enterprises LLC
 - 260 S Chestnut Street for \$33,750 – renovate and repair
 - 235 Third Street for \$35,250 – renovate and repair
- Drossler Properties LLC
 - 185 Center Street for \$15,000 – demolish and build new home
 - 430 S Chestnut Street for \$14,000 – demolish and build new home
- John & Dustin Duggan
 - 310 W Gridley Street for \$22,401 – renovate and repair
- Dave & Judy Irish
 - 375 Irene Street for \$25,000 – demolish and build new home
- Duane Wagner
 - 1536 County Highway B for \$51,500 – renovate and repair

If any of the above decline, the Sub-Committee will reconvene and bring forward a recommendation. Motion carried 6-1 on a roll call vote with Denn voting against. Denn commented that he thought it was unfortunate that they were not able to raze all the properties to provide an opportunity for affordable housing - felt it would have been a much better use for the properties.

ADJOURNMENT

Motion by Stockhausen, second by Bonin to adjourn. Motion carried 7-0 on roll call vote. The meeting was adjourned at 9:05 PM.

Respectfully submitted,

Jan Martin
City Clerk