

PLATTEVILLE COMMON COUNCIL PROCEEDINGS
MAY 24, 2016

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: Barbara Daus, Don Francis, Ken Kilian, Tom Nall, President Eileen Nickels, and Amy Seeboth-Wilson. Excused: Katherine Burk.

SPECIAL PRESENTATIONS

- A. *Recognition of the City of Platteville as a Commemorative Partner of the Department of Defense Vietnam War Commemoration Presented by the Veterans Honor Roll, American Legion, and Veterans of Foreign Wars* – Bill Kloster, along with fellow local veterans Paul Budden, Jim Knautz, Mike Myers, and Hap Daus, recognized the City’s participation in the national program to commemorate the 50th anniversary of the Vietnam War and presented a display that was assembled as a reminder to thank and honor local Vietnam veterans and their families. Local businesses and organizations were invited to take turns in exhibiting this display at their establishments. Events are being planned for the next 3 years to meet the objectives of the Commemorative Program.
- B. *Verified Sites Project – Southwestern Wisconsin Regional Planning Commission (SWWRPC) for Platteville Area Industrial Development Corporation (PAIDC)* – Troy Maggied with SWWRPC provided an overview of the verified sites project (an online interactive map that highlights the vacant industrial lots) that they recently were contracted by PAIDC to create. This tool will give Platteville an edge with firms looking to develop industrial sites, brings the statewide certified program to a local level, and creates a time savings with regard to fielding calls for the executive directors.
- C. *Introduction of New City Employees* – Financial Operations Manager Barb Johnson, Parks Foreman Donnie Wand, Senior Center Manager Jon Meidinger, and Summer Intern Emma Cleveland introduced themselves and provided a brief background to the Council.

CONSIDERATION OF CONSENT CALENDAR

Motion by Kilian, second by Seeboth-Wilson to approve the consent calendar as follows: May 10 Regular Council Minutes; Payment of Bills in the amount of \$414,587.93; Appointment of Jeremy Johnson to Plan Commission (3 year term) and Rachel Culbertson to the Parks, Forestry & Recreation Committee (3 year term starting in June); Temporary “Class B” License to serve Wine to Rotary Club for “Uncorked” Downtown Wine Walk on June 10; One-Year Operator License to Stephanie M Walrack, Cynthia K Martens, Alyssa A Miles, Marcia L Taddy, and Ethan W Zielinski; Two-Year Operator License to Taylor L Dora, Bonnie L Kohl, Jane A Middendorf, Jennifer A Roberts, Kristine B Towne, and Jansen G VanLin; Walk/Run Permit (\$50 fee waived) to 4th of July Committee for 5K Walk/Run; and CenturyLink Easement across the driveway access on the south side of City Hall to install fiber under Bonson Street and grant authority to the City Manager to sign the easement on behalf of the City as presented. Motion carried 6-0 on a roll call vote.

CITIZENS’ COMMENTS, OBSERVATIONS AND PETITIONS, if any.

Executive Director Kathy Kopp, on behalf of the Platteville Regional Chamber, asked the Council to put an immediate moratorium on the enforcement of the temporary sign ordinance in an effort to both educate the community and to possibly offer some considerations to the ordinance, and offered to assist coordinating a meeting between the City and the business community. President Nickels noted that topic has come up at the last couple Council meetings and that Community Planning & Development Director Joe Carroll will be reviewing this ordinance in the fall. She asked that a few business owners be selected to contact Joe and meet with him to discuss their concerns and suggestions.

REPORTS

Board/Commission/Committee Reports – Meeting reports were submitted by the Public Library Board of Trustees, Airport Commission, Community Safe Routes Committee, Parks, Forestry & Recreation Committee, Freudenreich Animal Care Trust Fund Committee, and Police & Fire Commission. Daus announced a June 15 Open House at the Airport to debut the recently renovated terminal.

ACTION

- A. *Resolution 16-14 Conditional Use Permit (CUP) at 75-95 N Second Street – Outdoor Eating/ Drinking Area* – Community Planning & Development Director Joe Carroll in response to Council questions from the last meeting, distributed two handouts, one that highlighted the beer gardens currently in the downtown area and another that outlined conditions that could be imposed when approving a CUP. Daus clarified that a CUP could be issued for a year, to which Carroll responded that it wasn't a typical condition, most conditions included hours and uses. The only CUP that has been issued for a year is for the asphalt producing plant. Carroll provided an overview of the request for the former location of the Chicago's Best Restaurant and Tavern and stated that the current owner is in the process of remodeling the remaining portion of the building that was not damaged by fire. The new City Bar is a much smaller footprint than the original building and the remaining portion will be an outdoor eating and drinking area. Plan Commission recommended approval with two conditions: a) the enclosure fence should be between 6 and 7 feet in height; and b) the approval is subject to the standards in Section 22.06(J). Applicant John Utley answered questions regarding landscaping, fencing, food truck, trash receptacles, etc. He stated that the outside area will be decorative stone/pavers rather than the crushed rock he originally was proposing. It will place more emphasis on the front courtyard area as the focal area for serving burgers and drinks, rather than the back deck out of consideration for Jenor Towers. He's looking at installing picnic tables similar to McDonalds and Culvers, doesn't see it like the Back Bar with music all the time - it will be more low key, and didn't have a problem with an annual CUP approval. Motion by Daus, second by Nall to approve a one year Conditional Use Permit (CUP) to allow an outdoor eating and drinking area at 75-95 N Second St with the following conditions: a) wrought iron enclosure fence shall be between 6 and 7 feet in height; b) approval is subject to the standards in Section 22.06(J); c) matching exterior furniture and trash containers; and d) green shrubbery. Motion carried 6-0 on a roll call vote.
- B. *Ordinance 16-11 Amending the Official Traffic Map Authorizing Stop Signs on Vision Drive* – Public Works Director Howard Crofoot explained that the City is approaching completion of the extension of Vision Dr in the Industry Park from Eastside Rd to Philips Rd. The proposed ordinance directs the installation of stop signs for eastbound Vision Dr traffic at Eastside Rd and for westbound Vision Dr traffic at Philips Rd. Motion by Daus, second by Kilian to approve Ordinance 16-11 Amending the Official Traffic Map Authorizing Stop Signs on Vision Drive as presented. Motion carried 6-0 on a roll call vote.
- C. *Ordinance 16-12 Repealing Section 26.06(7) Reserve "Class B" Economic Development Grant* – City Clerk Jan Martin explained that the City currently offers an economic development grant for up to \$9,000 to restaurants who are approved for a \$10,000 Reserve "Class B" liquor license. Due to recent legislation (Act 286), this will no longer be allowed after June 1, 2016. Motion by Nall, second by Seeboth-Wilson to approve Ordinance 16-12 Repealing Section 26.06(7) Reserve "Class B" Economic Development Grant as presented. Motion carried 6-0 on a roll call vote.
- D. *Request for Appeal – 1665 Enterprise Drive Well and Septic Service* – Public Works Director Howard explained that Broker Associate Renee Geyer, on behalf of the potential purchaser of property at 1665 Enterprise Drive who would like to construct a commercial building with an investment of about \$300,000, had requested permission to install well and septic on this parcel.

The Water & Sewer Commission reviewed the request and recommended that the City install water and sewer extensions to serve this and nearby properties and attribute the cost to TIF District #6. The estimated cost is \$140-\$150,000. Crofoot noted that it is possible that a lift station may be required for properties in this area if the property itself does not use an individual pump. An area-wide lift station could increase the cost by \$325,000. The purchaser has indicated a willingness to pay up to \$35,000 (the cost to install a well and septic) towards the installation. Crofoot provided an overview of seven options for consideration by the Council. Two options were rejected by the purchaser as not being financially feasible, and two options involved the City bearing the costs associated with adding the infrastructure with the anticipation that future development will offset the expenses. The other options included: 1) allow well and septic service with the caveat that the owners hook onto the City services when they become available (require developer agreement); 2) City installs water and sewer and assesses all landowners in between regardless of whether there is development or not; and 3) have the installation done as a shared expense between the property owners and City with the City portion (loan) charged as a TID expense. James Schneller, Jr of 620 Ridge Ave, hoped that some compromise could be made so that this development can go forward however, if the installation goes ahead and is special assessed to all the landowners, he would be paying the bulk of that cost and was against that particular option. If the City feels that this investment should be made, that is what TIF districts are for. He suggested that the City let the applicant put in the well and septic and give them a timeframe. Kilian would like to see development in this area and wanted to see the cost to put in the water & sewer extension as a special assessment with the City sharing the cost. Daus noted confusion with the estimate of \$150,000 or \$475,000 and noted that recent devaluations (state manufacturing assessments) have affected the performance of TID #6. Nall noted that a lift station would not need to be put in right away, could be put in later if needed. Discussion was held about special assessments. City Manager Karen Kurt stated that there is a section in the City Code that deals specifically with special assessments. Motion by Nall, second by Kilian to table until the next meeting pending more information on cost. Motion carried 5-1 on a roll call vote with Daus voting against.

- E. *Downtown Parking Task Force Charter* – Per Council directive, Staff drafted a Downtown Parking Task Force Charter purposed to maximize the utility of existing parking in light of current and pending downtown development and competing demands for use. The Task Force will consist of five members with representation from business owners, property owners, landlords, customers and or tenants appointed by President Nickels. Motion by Daus, second by Seeboth-Wilson to approve the temporary 2 year Downtown Parking Task Force Charter as presented. Motion carried 6-0 on a roll call vote.

INFORMATION AND DISCUSSION

Timmerman Mortgage Satisfaction – Request is to authorize the City Manager to execute the satisfaction of mortgage of Timmerman Supply in the Industry Park. PAIDC Director Ela Kakde explained that the dollar value of building improvements by Timmerman Supply since 2013, along with their two employees more than satisfy the requirements of the land price formula. Action at next meeting.

ADJOURNMENT

Motion by Kilian, second by Nall to adjourn. Motion carried 6-0 on a roll call vote. The meeting was adjourned at 8:23 PM.

Respectfully submitted,

Jan Martin, City Clerk