

March 11, 2019

CITY OF WASHBURN COMMON COUNCIL MEETING

5:30PM Washburn City Hall

Present: City Council Members:

Aaron Austin, Jennifer Maziasz, Karen Spears-Novachek, Linda Barnes, John Gary  
(arrived at 5:40), Jeremy Oswald, Mary McGrath

Municipal Personnel:

Mayor Richard Avol, City Administrator Scott J. Kluver, Assistant City Administrator  
Dan Stoltman, City Attorney Max Lindsey

Excused Absence:

None

**Call to Order** - Meeting called to order at 5:30PM by Mayor Avol. Roll call attendance depicted six (6) of seven (7) members of the Common Council in attendance. Quorum of the Council recognized.

**Approval of Minutes** – City Council Meetings of February 11, 2019– A motion was made by Barnes to approve the February 11, 2019– minutes, second by McGrath. Motion carried unanimously.

**Approval of Expenditures-** A motion was made by Novachek to approve the monthly expenditures, second by McGrath. Motion carried unanimously via roll call vote.

**Public Comment** – Deanna Yost spoke on housing and stated that housing is needed but not on the Omaha St. property. Richard Olson spoke on the Omaha St. property and feels a better use can be found over housing. John Carlson spoke on the Omaha St. property and is against housing there. Roth Edwards spoke on the Omaha St. property and parks. Marcus Warren spoke on the Omaha St. property and wants the city to explore other options. Seth Vasser stated that a lot of empty buildings in town need to be used before housing from a developer is built. Rebecca Nielson discussed needing more public input and being an eco-municipality. Dave Anderson stated he hopes Council will open the floor during the meeting. Thomas Yost discussed housing and wants more community involvement.

**Mayoral Announcements, Proclamations, Appointments-** The Mayor stated that the city has vacancies on BART Board, Zoning Board of Appeals, and Harbor Commission. The Mayor read the proclamation for longtime resident Izzy Moe declaring March 16, 2019 “Izzy Moe Day” in honor of her 100<sup>th</sup> birthday.

**Public Hearing, Discussion, and Action on Ordinance 19-003 Amending Chapter 3 Land Use Map of the Comprehensive Plan as Indicated to Change Two Parcels from Planned Waterfront Special Development to Marina** – A motion was made by McGrath to open the public hearing, second by Barnes. Motion carried unanimously. No public comment. A motion was made by McGrath to close the public hearing, second by Novachek. Motion carried unanimously. Kluver gave an overview. He stated that under the current zoning code these buildings are non-conforming, and this change would be the first step in bringing them back into compliance. It was discussed that currently, if the buildings are damaged or destroyed, they would not be allowed to be rebuilt, and this change would change that. Barnes stated that the reasons for the current zoning was so no more storage buildings in that area could be built, and asked if this change would impact that. Kluver stated that it would only effect the current buildings. A motion was made by Oswald to approve Ordinance 19-003, second by McGrath. Motion carried 6-1 Barnes no.

**Discussion & Action on Conditional Use Amendment Request for Contractor Yard and Personal Storage Facility for Alltemp Heating and Cooling. Amendment will Address Exterior Façade and Architectural Changes from the Previously Approved Plan. – Property Located at 330 South 1<sup>st</sup> Avenue East – Jeff Pipgras, Petitioner** – Barnes asked if the change was only to the outside color to the building. Mr. Pipgras stated that the outside of the building would become all steel instead of a brick like lower section along with the steel upper section. Oswald stated that the Plan Commission had no issue with the change. A motion was made by Oswald to approve conditional use amendment request for contractor yard and personal storage facility for Alltemp Heating and Cooling, to address exterior façade and architectural changes from the previously approved plan, second by Novachek. Motion carried unanimously.

**Discussion & Action on Conditional Use Request for a Home Occupation – Operate a Private Practice Counseling/Meditation Service in Accordance with Regulations of 8-536 out of the Property Located at 877 Jackson Road – Carol Kouba, Petitioner** – The Mayor stated that Plan Commission approved the request. No discussion took place. A motion was made by McGrath to approve conditional use request for a home occupation – operate a private practice counseling/meditation service in accordance with regulations of 8-536 out of the property located at 877 Jackson Road, second by Novachek. Motion carried unanimously.

**Discussion & Action on Request to Amend Water and Sewer Credit Policy – Sharilyn Sandstrom, Petitioner and on Amendment Proposed by Staff** – Kluver gave an overview. A discussion was had on how the new policy would work. A motion was made Maziasz to approve the staff amendments to the water and sewer credit policy, second by Barnes. Motion carried unanimously.

**Discussion & Action on Respondent to Omaha Development RFQ Process and Next Steps** – The mayor gave a speech regarding the Omaha St. property. A discussion was had on what the city would receive in tax revenue if the Movin’ Out project was to move forward. Kluver stated that he would expect between \$35,000 and \$40,000 per year. A discussion was had on tax increment financing (TIF). McGrath gave a speech regarding the Omaha St. property. A discussion was had on different areas of the Omaha St. property that could be used for the Movin’ Out project. It was stated that Movin’ Out would not take ownership of the entire property, only the area needed for their development. A discussion took place on needing housing and using portions of that property for such a purpose versus wanting to wait for a different type of development on that property. A discussion was had having more planning and more public involvement. A motion was made by Barnes to open the floor, second by Novachek. Motion carried unanimously. Jamie Peterson spoke on council needing to make decisions and doesn’t feel like a decision would be rushing, that a lot of work has already gone into the discussion. George Engelhard spoke and stated there should be concrete plans and figures before the city agreed to a development. Wendy Young spoke on the Omaha St. property and real estate value. John Carlson discussed listening to the people. Dave Anderson discussed waiting for the future to come to Washburn and related it to a study with children where they can eat one marshmallow now or two marshmallows if they wait. Mr. Anderson stated that attracting more poor people to live in Washburn is not good for the city. Roth Edwards spoke on the comp plan and that it is weak on economic development. Seth Vasser asked about the brokedown having housing and how many affordable housing units are currently in Washburn. Jeff Silbert stated he sees the need for affordable housing, but is uncertain the Omaha St. property is the best location. A motion was made by McGrath to close the floor, second by Novachek. Motion carried unanimously. Discussion took place. A motion was made by Maziasz to not to go with the Movin Out proposal at this time, but the city is open to considerations in the future, and will seek more community involvement in creating and developing a vision for the Omaha Street property, second by McGrath. Motion carried 4-3 via roll call vote. Barnes- yes, Gary- yes, Maziasz- yes, McGrath- yes, Austin- no, Novachek– no ,Oswald- no.

**Discussion & Action on the Concept of Establishing an Ordinance to Address Sex Offender Residency Restrictions** – City Attorney Lindsey gave an overview. It was stated the ordinance came to the city from the city’s codifier as a potential new city ordinance. A discussion took place. A motion was made by Oswald to open the floor, second by Novachek. Motion carried unanimously. John Baregi spoke on the topic. A motion was made by McGrath to close the floor, second by Maziasz. Motion carried unanimously. A discussion was had getting the police departments input before making a decision. A motion was made by Novachek to table the item until more information can be

provided by the police department and city attorney and will be brought back to Council at the next possible meeting, second by Barnes. Motion carried unanimously.

**Alcohol Licensing Matters** - Bartender License Applications #20-53 & 54 -. A motion was made by Barnes approve Bartender License Applications – #20-53 & 54, second by Novachek. Motion carried unanimously.

**Closed Session Items**

○ Personnel Matters – Consideration of Compensation for City Treasurer Position -  
A motion was made by Novachek to go into closed session at 8:30pm pursuant to Wisconsin State Statute §19.85(1) (c), for personnel matters; following which the Council may reconvene in open session to take any action that may be necessary on the closed session items, second by Barnes. Motion carried unanimously via roll call vote. Novachek discussed the Personnel and Finances discussion and recommendation. A motion was made by Novachek to continue the City Treasures increased salary of \$57,835 for continued increases in zoning permit related duties until such time that those increased duties are reduced, second by Barnes. Motion carried unanimously.

**Adjourn** – Motion to adjourn by Novachek, seconded by Barnes—unanimous. Meeting adjourned at 8:40 pm.

Dan Stoltman  
Assistant City Administrator

**FINANCE COMMITTEE MEETING 4:30PM**

Committee Member Karen Novackek, Mary McGrath, and Aaron Austin reviewed monthly expenditure vouchers.