

November 12, 2015

PUBLIC HEARING

5:00 P.M.

Mayor Wilkie opened the public hearing to the public regarding the Conditional use permit application submitted by Dixie Langreck, 813 S. Apple Ave., Marshfield, MN 54449 for 1107 S. Main Street – Alma, WI, currently zoned residential for a change of use to allow a do it yourself pottery, painting, drawing and craft projects business.

Mayor Wilkie asked for public comment in favor of the Conditional Use Permit:

Speaking in favor of the Conditional Use Permit was Dixie Langreck and her husband Kevin. Dixie gave a background of her education in art including a master's degree. She further stated that both her and her husband will be living in the upstairs of the building. All activities will be contained on the inside of the building. Kevin commented that he felt that people would come in groups to do the projects together and at the most, he predicts approximately 10 people at the business at one time. Kevin further stated that it will be seasonal 10 a.m. to 6:00 p.m. Off-season may have clubs such as boy scouts, seniors, etc. and the season will run from May until October.

Mayor Wilkie asked for public comment opposed to the Conditional Use Permit. None received.

Hearing no further public comments, Mayor Wilkie closed the public hearing.

November 12, 2015

PUBLIC HEARING

5:15 P.M.

Mayor Wilkie opened the public hearing to the public regarding the Conditional use permit application submitted by Amy Redepenning, 1735 Garvin Heights Rd, Winona, MN 55987 for 401 S. Main Street – Alma, WI, currently zoned residential for a change of use to allow a coffee shop and short term rental in current duplex structure.

Mayor Wilkie asked for public comment in favor of the Conditional Use Permit:

Amy Redepenning commented that the Planning Commission had met and recommended approval of her Conditional Use Permit. Amy Redepenning stated that she is in favor of her Conditional Use Permit.

Mayor Wilkie asked for public comment against the Conditional Use Permit:

Dan Kordiak, 305 N. Main Street business owner in Alma, heard the plan to put a coffee shop in that location and gun shop and day spa and a pottery place in yet other properties for a total of five residential properties wanted to go commercial. Kordiak stated that the City of Alma has been searching for more population due to the fact that Alma receives funding for residents. Kordiak stated that he promotes walk downtown Alma and would be thrilled to have 5 businesses sitting up and down Main Street. Kordiak stated that the business property owners with vacant buildings would be happy to sell and listed the locations. Kordiak stated that there is a dead spot in the business district between the Bakery and the Commercial building where

tourists don't venture south beyond that point and on that basis not approve commercial in the residential district. Kordiak stated that he had heard, he was not there, at the Planning Commission his name was mentioned and it was led to believe he was in favor of the

Conditional Use Permit and he wanted it known that he is not in favor of the Conditional Use Permit. Kordiak stated as far as the coffee shop, his business on a good day may sell 5 cups a coffee and there are 5 restaurants currently in the City of Alma and many of them are on the market for sale because they are either hurting or want out of the business. He felt that a sandwich shop wouldn't make it and that it would have a better chance in the business district especially the building across from the Post Office. Finally, Kordiak stated that he had driven past the motel rooms that were approved in the residential area on Riverview Drive with 2 big dumpsters out front and stated that if he was a resident there he would not want to look at it. He further stated that due to regulations businesses operate under it may hinder sales of adjoining residential property owners and these residential properties would sell because of the river view at that location. Kordiak thanked the Council for listening to his opposition to the Conditional Use Permit.

Hearing no further testimony for or against the Conditional Use Permit, Mayor Wilkie closed the Public Hearing.

November 12, 2015

PUBLIC HEARING

5:30 P.M.

Mayor Wilkie opened the public hearing to the public regarding the 2016 Budget.

No testimony was received for or against the 2016 Budget.

Mayor Wilkie closed the public hearing.

Mayor Jim Wilkie called the regular monthly meeting of the Common Council of the City of Alma to order.

Pledge of Allegiance was said.

Clerk Linda Torgerson took roll call with the following members present: Mayor Jim Wilkie, Corey Hanson, Gary Ruff, Monica Moham, Mary Johnson, Matt Olson and David Earney. Absent: Larry Farl.

Motion by Ruff seconded by Johnson to approve the September 10, 2015 Council Proceeding minutes as presented. All members voting yes.

Motion by Moham seconded by Ruff to approve the Financial Report as presented. All members voting yes by roll call vote.

Motion by Ruff seconded by Moham to approve the Treasurer's Report as presented. All members voting yes.

Citizen Comments:

Orlyn Hoksch wanted to address the Council regarding Badland Road. Mayor Wilkie stated that this was an agenda item and would come in under the Utilities Committee report.

Gene Gardner, Riverfront, Inc., wanted to thank the City of Alma and especially Foreman Debra Burce for allowing placement of a worker from Riverfront to do work with the City. Gardner informed the Council that Riverfront deals with people of mental and/or handicap disabilities and really appreciated the time and effort Foreman Burce put into this program. Gardner thanked the City as leaders of the community and for allowing this opportunity.

Mayor Wilkie thanked Gene Gardner for his attendance and presentation.

PLANNING COMMISSION

Mayor Jim Wilkie informed the Council that the Planning Commission met on October 29, 2015 regarding the Conditional Use Permit applications submitted by Dixie Langreck and Amy Redepinning. All Council stated that they had received a copy of the Planning Commission minutes.

Mayor Wilkie read the Planning Commission minutes regarding the application submitted by Dixie Langreck to conduct a business for art education, do-it-yourself pottery, painting, drawing and craft projects along with small retail sales. The house currently is zoned residential at 1107 S. Main Street. The Planning Commission recommended approval of the Conditional Use Permit (4 yes and 3 no votes) with the following conditions:

1. 2nd & 3rd Floor to be used as residential use only.
2. All business is to be conducted inside the building with outside use for personal use only.

David Earney commented that he felt the citizens on the Planning

Mayor Wilkie stated that he voted no at the Planning Commission meeting because he felt the City has zoning for a reason and that the residential should remain residential. Wilkie stated there is plenty of empty commercial space and a lot of the Conditional Use Permits that have been approved have not necessarily had a good impact in the City.

Mary Johnson stated that she is concerned about the parking since there is only parking on one side of Main Street. Johnson inquired what if the business takes off and there is a need for the parking of 20 cars? Kevin stated to Johnson that they would look to relocate if the business took off in that direction and they will be parking their vehicles off the street next to their building. Mary inquired why they chose this house instead of downtown and Dixie commented that they couldn't afford any of the buildings downtown and this house offered them the square footage for the business and living quarters on the 2nd floor.

Amy Redepenning commented that we should encourage this business because it is more family oriented for the local people.

Matt Olson stated that he liked the proposed business, however, would like it to be in the business district instead of the residential district.

Amy Redepenning stated that it is residential now, however, when she checked with the Historical Society it was business all up and down this part of South Main Street.

Corey Hanson stated that there are businesses down there such as the Laue House just two doors down from this building.

Amy stated that the business is on Main Street, therefore, houses on 2nd Street where there may be more parking available isn't as desirable.

Corey inquired if a condition could be placed on the Conditional Use Permit limiting the permit only to the Langrecks. Jon Seifert, attorney, stated no that the conditional use permit deals with the use of the property and so long as the use stays the same as approved, it will continue with the property.

Motion by Earney seconded by Hanson to approve the Conditional Use Permit submitted by Dixie Langreck for 1107 S. Main Street with the following conditions:

1. 2nd & 3rd Floor to be used as residential use only.
2. All business is to be conducted inside the building with outside use for personal use only.

Four members voting yes (Hanson, Moham, Johnson and Earney) and 2 members voting no (Ruff and Olson) by roll call vote.

Mayor Wilkie asked if the Council had read the Planning Commission minutes regarding the application submitted by Amy Redepenning, 1735 Garvin Heights Rd, Winona, MN 55987 for 401 S. Main Street – Alma, WI, currently zoned residential for a change of use to allow a coffee shop and short term rental in current duplex structure. All Council stated that they had.

Earney commented that in the Planning Commission they had found it favorable to start a business in Alma as a positive thing, however, parking and other concerns were discussed.

Matt Olson inquired if the primary business is summer time. Redepenning stated that the coffee shop would be seasonal but the transient rental would not.

Olson commented that the corner adjacent to this property, CTH E and Main St. (Hwy 35) is a bad intersection anyway and with the flower shop open for the season and trucks going up and down the hill there, causes him great concern and feels it is an accident waiting to happen.

Mayor Wilkie stated that his speech is the same as the prior Conditional Use Permit application regarding maintaining the zoning for residential. Wilkie further stated that the comments here are not a judgment on the type of business, however, a question of zoning and maintenance of the zoning. There are strong reasons for favoring the conditional use permit and strong reasons for not favoring the conditional use permit.

Amy Redepenning presented a brochure/business card at this time of the kind of rentals she has in Winona that would be like the proposed rentals in Alma. They are furnished and have kitchen utensils, plates, etc. more of a cabin type rental on a weekly (or could be daily) basis. It is not a bed and breakfast. She further stated that this property has been a duplex (long term rental) for many years.

Motion by Earney seconded by Johnson to approve the Conditional Use Permit application submitted by Amy Redepenning with the following conditions:

1. No exterior lighting before 4 a.m. and no later than 5 p.m.
2. Provide 3 off-street parking spaces (1 for staff and 2 for transient rentals)
3. Coffee shop is not to exceed in size any different from the original capacity approved by the Buffalo County Health Department in the initial permit.

Five members voting no (Hanson, Ruff, Moham, Johnson and Olson) one member voting yes (Earney) by roll call vote.

Amy Redepenning inquired how to appeal this process and decision.

Attorney Jon Seifert stated that she could appeal the decision of the Council to the Circuit Court to determine whether or not the decision was arbitrary and capricious and that is her option for reasons such as the Mayor just didn't like you instead of the zoning issue. Seifert advised her to consult with an attorney if she wishes to pursue this avenue.

Motion by Earney seconded by Olson to approve the Planning Commission report as presented. All members voting yes.

FINANCE/TAX & LICENSE/ZONING COMMITTEE

Chairman Gary Ruff reported that the committee had met this morning and approved the vouchers and bills, discussed health insurance options for the employees and reviewed the 2016 proposed budget.

Motion by Ruff seconded by Johnson to approve Option 3 of the Western WI Municipal consortium plan for the employee health insurance. All members voting yes by roll call vote.

Motion by Ruff seconded by Olson to adopt the proposed 2016 Budget for the City of Alma as presented. All members voting yes by roll call vote.

Ruff stated that the committee discussed Shawnee Estates and will be placing this item on their future agendas.

Motion by Ruff seconded by Hanson to approve Operator Licenses to: Joshua Ruff and Debra McDonough. All members voting yes.

Motion by Hanson seconded by Moham to approve the Finance/Tax & License/Zoning committee reports for Oct. 7, Oct. 26 and Nov. 12th as presented. All members voting yes.

SERVICES COMMITTEE

Chairman Monica Moham reported that her committee had met on October 23, 2015 at which time they went into closed session and no action was taken in open session.

Motion by Ruff seconded by Johnson to approve the Services Committee report as presented. All members voting yes.

UTILITIES COMMITTEE

Chairman David Earney informed the Council that the committee met on October 21, 2015 and one of the items discussed were street concerns and Badland Road.

Orlyn Hokschi, resident, spoke to the Council regarding Badland Road and that the City should talk to the Town of Nelson for snow removal for the winter. Orlyn stated that the crushed rock was finally placed on the City's section of Badland Road and the road is better, however, feels the City and the Town of Nelson need to meet regarding the finishing of Badland Road as well.

Discussion was held.

Mayor Wilkie suggested that five persons meet informally, 2 from the City (himself and Chairman Earney) and two Town of Nelson representatives to include the Town Chairman and Orlyn).

Matt Olson suggested that a written document be drafted stating who's responsible for what maintenance on Badland Road.

Previously the Utilities Committee passed a motion for the City to only maintain the City portion and the Town of Nelson maintain their portion of the road as was always done in the past. The Town of Nelson's portion serves residents and is substantially longer than the City's section of Badland Road. The City's portion only serves agriculture land and does not receive any Shared Revenue for a resident on Badland Road.

Motion by Earney seconded by Ruff to authorize the 5 member meeting, two from the City of Alma and two from the Town of Nelson along with Orlyn Hokschi. All members voting yes.

Earney informed the Council that the committee discussed the fact that Alley Street cannot be plowed by any of the City's vehicles since it is too narrow. The committee will be looking into possibly purchasing a skid steer.

Earney stated that the CMOM report was reviewed again and at the next meeting goals will be discussed.

The agenda item regarding brush in the alley behind the Catholic Church will be discussed at the next utilities meeting.

The annexation for the County shop development is still in the process phase.

Motion by Olson seconded by Hanson to approve the Utilities Committee report as presented. All members voting yes.

TRAIN DERAILMENT

Mayor Jim Wilkie informed the Council that he attended a meeting at the marina where Senator Tammy Baldwin was present and thanked every federal government agency involved with the train derailment.

Mayor Wilkie wanted to acknowledge and thank the "quiet" people involved that really got the job done. Mayor Wilkie read a list of city crew, the police chief, the fire department, ambulance crew, Buffalo County Sheriff's department, State Trooper Haigh and other agencies involved.

Mayor Wilkie especially thanked Police Chief Todd Ritscher, who had come off of a late night shift and continued working with the train derailment for 16 hours. Todd's knowledge of the local people who lived on Riverview Drive was instrumental in directing traffic and the evacuation, Wilkie stated.

The fire department was on scene and worked with the traffic, traffic signage and any instructions given by the Hazmat teams once they arrived.

Kwik Trip donated cookies and coffee.

Motion by Hanson seconded by Moham to approve the Resolution of Thanks for everyone involved in the train derailment. All members voting yes.

No additional mayor comments were received.

Upcoming meetings:

Services Committee---November 19, 2015 at 1:00 p.m.

Utilities Committee----November 20, 2015 at 8:30 a.m.

Council will be on December 7, 2015 at 6:00 p.m.

Motion by Hanson seconded by Olson to adjourn. All members voting yes.