

**CITY OF ALTOONA
REGULAR COUNCIL MEETING MINUTES
February 14, 2008**

(I) Call Meeting to Order

Mayor Tom Meyer called the meeting to order at 6:00 p.m. held in the Council Chambers at Altoona City Hall.

(II) Pledge of Allegiance

Mayor Meyer led the Common Council and others in attendance in the Pledge of Allegiance.

(III) Roll Call

The City Clerk called the roll. Council Persons Brendan Pratt, Ray Henning, Colleen Weber, William Spangler and Dale Stuber were present. Also present: Mayor Tom Meyer, City Attorney John Behling, City Administrator Michael Golat, Consulting City Engineer Tim Marko and City Clerk Cindy Bauer.

Absent: Council Member Red Hanks.

(IV) Citizen Participation Period

There being no Citizen Participation, motion by Spangler/Weber to close Citizen Participation Period.

Motion carried.

(V) Approval of minutes.

Motion by Spangler/Pratt to approve the minutes of the January 24, 2008 Regular Council Meeting.

Motion carried.

(VI) City Officers/Department Heads Report

City Administrator Golat reported on the following: Attended the EDC annual luncheon; participating in the Clear Vision Process Committee; Making progress on eastward annexation issues; Working with the state on finalizing utility extension grant; Met with a group who is interested in building 5 new tennis courts at 10th Street Park; Received AYSB contract which will be on next council meeting agenda; Ambulance agreement passed with the City of Eau Claire; Moving forward with contract with CottageRidge Group; Met with DNR regarding detention/retention issues on site in River Prairie Development.

Council Member Colleen Weber mentioned that they have established a wellness committee for the City. Weber said they met on February 1st and started establishing goals. Through a grant obtained last year, the committee has \$1,000 to work with incentives; some in gift cards and others in cash.

City Committee Reports – none.

(VII) Unfinished Business - none.

(VIII) New Business

(1) Public Hearing at 6:00 p.m. on Ordinance 2A-08 to rezone the south 82 feet of lots 17 and 18, parcel numbers 201-2066-09 and 201-2066-10 located at the corner of 10th Street West and Lynn Avenue (behind Kwik Trip), from Residential (R-1) to Commercial (C) as Submitted by Scott Teigen, CFO of Kwik Trip Inc.

Mayor Meyer opened the public hearing at 6:08 p.m. Meyer explained that this item was discussed at the February 11, 2008 Plan Commission Meeting.

City Administrator Golat gave some past history regarding the original rezoning of Kwik Trip back in 1993. Golat showed a site plan of the Kwik Trip property. Golat mentioned that at the first rezoning in 1993 there were concerns with commercial use (corner of Lynn and 10th Street). At that time Kwik Trip had no intention of rezoning the remainder two lots. Golat mentioned that this item was on the Plan Commission Meeting agenda this past Monday. At Monday's Plan Commission meeting there were concerns included drainage and lighting standards.

In the past there has been flooding on the corner of Lynn and 10th Street West. Golat mentioned a couple solutions to mitigate the problem in the entire back area to control stormwater issues. Golat mentioned that the City can also look at additional inlets through the main pipe. Golat indicated that Kwik Trip will need to go through a site plan review and conditional use modification. Plans for the proposed addition include changing the facade and adding soffit lighting. There is enough parking on site for the addition.

Scott Teigen, CFO of Kwik Trip was present to answer any questions Council Members had. Teigen explained the proposal and mentioned they will do the landscaping as submitted.

Liz Lorge, 2327 Lynn Avenue, said she attended the Plan Commission meeting. She addressed her concerns and mentioned she was opposed to spot zoning along Lynn Avenue. She asked the Council if they would consider leaving a swath of land on Lynn Avenue to preserve the integrity of Lynn Avenue and remaining residential. Lorge mentioned things that were stated in 1993 that didn't get followed through. Lorge commented that the area used to flood from time to time. There is still a low line/low elevation on the southern property compared to Spooner Avenue.

City Administrator Golat mentioned that the remaining southern area wouldn't be enough to use the property for anything else.

Bill Spangler said it was important for City staff to evaluate the drainage issue and felt it does need to be addressed during site plan review.

Motion by Spangler/Stuber to close the public hearing. **Motion carried.**

(VIII)(2) Consider Ordinance 2A-08 rezoning the south 82 feet of lots 17 and 18, parcel numbers 201-2066-09 and 201-2066-10 from Residential (R-1) to Commercial (C).

Golat said upon talking with City Engineer Marko, we can do something with the remaining 40-50 southern feet of the lots from Lynn Avenue. Consulting City Engineer Marko said there may be an opportunity to look at the inlets and get the water in the inlets in a timely fashion and/or build a rain garden allowing infiltrating into the ground a little quicker.

Motion by Spangler/Pratt to approve Ordinance 2A-08 rezoning the south 82 feet of lots 17 and 18, parcel numbers 201-2066-09 and 201-2066-10 from Residential (R-1) to Commercial (C). **Motion carried 5-0.**

(VIII)(3) Public Hearing at 6:05 p.m. (or as soon thereafter as is practical) on Ordinance 2B-08 amending Chapter 19.52 of the Altoona Municipal Code to reduce the parking requirements for businesses in downtown Altoona.

Mayor Meyer opened the public hearing at 6:32 p.m. Meyer explained that this item was discussed at the February 11, 2008 Plan Commission Meeting.

City Administrator Golat explained that this issue was discussed at previous council meetings. Golat explained the previous discussion and actions. Golat said we need to take a more global look at the downtown parking issues. Golat said City staff looked at a study area of 4 blocks; there are 13 businesses in the 4 block area and an existing gross parking space deficiency of 138 spaces. City staff looked at on-street parking within a one block area of the Golden Spike. Even though there is a deficiency of parking, Golat doesn't see a problem with parking. Golat indicated that Plan Commission did recommend approval of the amendment to the parking ordinance.

Liz Lorge spoke as a former council member, felt it was a good idea to change the offsite parking requirements.

Betty Holzman, has a small business in town (Betty's Sewing,). She recently moved her business to 211 Division Street where the only parking for her customers is on street. Holzman is also in favor of the parking requirements.

Motion by Hening/Weber to close the public hearing at 6:41 p.m. **Motion carried.**

(VIII)(4) Consider Ordinance 2B-08 amending Chapter 19.52 of the Altoona Municipal Code to reduce the parking requirements for businesses in downtown Altoona.

Golat read the amendment to Chapter 19.52 and summarized the following changes; the following parking space requirements shall apply in Blocks 1,2, 7, 8, particular one space for each fifteen seats in each place of public gathering; one space for each 865 square feet of gross leasable area in each retail store, shop, bank or office building, except offices for medical, dental, research and other special organizations; one space for each doctor and dentist, plus one space for each employee in each doctor's and dentist's office and clinic.

Motion by Stuber/Henning to approve Ordinance 2B-0-8 amending Chapter 19.52 of the Altoona Municipal Code to reduce the parking requirements for businesses in downtown Altoona. **Motion carried.**

(VIII)(5) Consider approval of Preliminary Plat of Barland Prairie Subdivision, Parcel #201-1007-10, as submitted by Kramer Land Design Studio, LLC, agent for Robb Majeski, located west of South Willson Drive.

Mayor Meyer explained that the public hearing was held at the February 11, 2008 Plan Commission Meeting.

City Administrator Golat explained that the preliminary plat reflects a residential subdivision within the R-1 zone of 10 lots. Golat said all lots meet the 8000 square foot minimum for the R-1 zone. Utilities exist to serve the lots adjacent to South Willson Drive. Golat mentioned that the Plan Commission recommended approval of the subdivision. Staff also recommends approval of the preliminary plat of Barland Prairie Subdivision.

Robb Majeski was present to answer any questions Council Members had regarding this proposed subdivision.

Motion by Spangler/Weber to approve the preliminary plat of Barland Prairie Subdivision, parcel #201-1007-10 as submitted by Kramer Land Design Studio, located west of South Willson Drive. **Motion carried.**

(VIII)(6) Consider approval of bartender licenses to Lindsay Jo Shoemaker. (Approved by the Altoona Police Department).

The bartender license has been approved by the Altoona Police Department.

Motion by Spangler/Henning to approve the bartender license to Lindsay Jo Shoemaker. **Motion carried.**

(VIII)(7) Consider approval of annual application for Mobile Home Park License.

City Administrator Golat explained that this is an annual license to operate and maintain a mobile home park in the City of Altoona in accordance with Chapter 17 of the Altoona Municipal Code.

Roger Huftel commented that years back there was one area for a storm shelter, that place doesn't exist anymore. Golat mentioned that MPO just finished a disaster plan preparedness program. Golat said he will ask Chief Chaney if it's addressed in the plan.

Motion by Spangler/Pratt to approve the annual application for a mobile home park license to Hillcrest Estates. **Motion carried.**

(VIII)(8)(9)(10) Consider convening in closed session.

Motion by Spangler/Henning to convene in closed session pursuant to the following:

Wis. Stats 19.85(1)(e). A. Northwest Quadrant of the River Prairie Development, B. Verizon Contract.

Wis. Stats. 19.85 (1)(c) A. City Administrator Review.

Wis. Stats. 19.85 (1)(g) A. Schmidt Property Jurisdictional Offer.

Roll call vote, 5-ayes, Spangler, Henning, Stuber, Weber, Pratt, 0-nays. **Motion carried 5-0.**

(VIII)(11) Reconvening in open session.

Motion by Spangler/Stuber to reconvene in open session at 8:35 p.m. **Motion carried.**

Motion by Spangler/Stuber to direct staff to continue negotiations with Verizon. **Motion carried.**

Motion by Henning/Weber to amend the jurisdictional offer of the Schmidt property from \$56,250 to \$62,000. Roll call vote 4-ayes, Henning, Weber, Pratt, Stuber, 1-nay, Spangler. **Motion carried 4-1.**

Motion by Spangler/Henning to direct staff to continue negotiations with Acre regarding the Northwest Quadrant in River Prairie. Weber against. **Motion carried 4-1.**

(IX) Miscellaneous Business and Communications.

Clerk Bauer mentioned that the rescheduled joint meeting of the Chippewa Valley Cities will be held at the Durand House in Durand on Wednesday, February 20, 2008. Mayors, City Council Members, Administrators and Staff Members are invited to attend.

Clerk Bauer reminded everyone of the Spring Primary Election on Tuesday, February 19 from 7:00 a.m. to 8:00 p.m. at City Hall.

Meyer mentioned that the City of Altoona received a \$1,000 donation from Kwik Trip for the Park & Rec Department.

(X) Adjournment.

Motion by Weber/Spangler to adjourn at 8:40 p.m. **Motion carried.**

Minutes submitted by
Cindy Bauer, City Clerk