

CITY OF ALTOONA, WI
REGULAR COUNCIL MEETING MINUTES
May 13, 2021

(I) Call Meeting to Order

Mayor Brendan Pratt called the meeting to order at 6:00 p.m. The Regular Council Meeting was held via Zoom Teleconference/Video conference due to Coronavirus COVID-19.

(II) Pledge of Allegiance

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

(III) Roll Call

City Clerk Cindy Bauer called the roll. Mayor Brendan Pratt, Council Members Dale Stuber, Timothy Lima, Maria Guzman, Matt Biren, Tim Sexton and Susan Rowe were present. Also Present: Attorney John Behling, City Administrator Michael Golat, City Engineer/Director of Public Works (CE/DPW) Dave Walter, City Planner Joshua Clements, Public Works Foreman Scott Kwick, Parks Maintenance Ben Coenen, Management Analyst Roy Atkinson, and City Clerk Cindy Bauer. Finance Director Tina Nelson arrived later.

(IV) Citizen Participation Period

There being no Citizen Participation, motion by Lima/Rowe to close the Citizen Participation Period.
Motion carried.

(V) Approval of minutes.

Motion by Stuber/Sexton to approve the minutes of the April 20, 2021 Organizational Council Meeting.
Motion carried.

(VI) City Officers/Department Heads Report

City Administrator Golat commented on the following: How to proceed with future Council Meetings. Golat asked for thoughts of going back to some in person Council Meetings, starting either the end of May or beginning of June. Golat felt the Council Chambers might be too small at this time, he suggested either holding the Council Meetings at the new Fish House or River Prairie Center for a temporary basis.

City Management Roy Atkinson commented that River Prairie Festival was held this past Saturday (May 8, 2021) and said it was a great success.

City Committee Reports – None.

(VII) Consent Agenda

- **Proclamation recognizing May 21, 2021 as Altoona Intermediate School “AIS Day”**

Mayor Pratt read the Proclamation recognizing the School District of Altoona for its Blue-Ribbon School Designation. The National Blue Ribbon Schools Program, in its 38th year, recognizes public and private elementary, middle, and high schools based on their overall academic excellence or their progress in closing achievement gaps among student subgroups. 2020 National Blue-Ribbon Schools were announced on September 24, and the Altoona Intermediate School was among them, one of 367 schools nationally and eight schools in Wisconsin to attain this high honor. This proclamation proclaims May 21, 2021 as Altoona Intermediate School “AIS Day” in Recognition of their 2020 National Blue Ribbon School Designation.

Motion by Lima/Biren to approve Consent Agenda 1. **Motion carried.**

(VIII) Unfinished Business – None.

(IX) New Business

(1) Quarterly Tourism Report Presented by Visit Eau Claire.

Benny Anderson, Executive Director of Visit Eau Claire, was present at the meeting to discuss tourism marketing in Altoona and presented the April 2021 Market Report for Visit Eau Claire and Altoona.

(IX)(2) Public Hearing at 6:00pm or as soon thereafter is possible regarding Ordinance 5A-21 rezoning parcels 201103703220 and 201103703230 in the Prairie View Ridge subdivision from R1 One Family Dwelling District to TH Twin Home District as requested by CE Wurzer Builders, and parcel 201103304000 owned by the City from R1 to TH Twin Home District and C Commercial District recommended by the Planning Department.

Mayor Pratt opened the public hearing at 6:20 p.m.

City Planner Clements referred to the following:

- Staff Report 21-05A
- Prairie View Ridge II Rezone Application
- Prairie View Ridge II Public Notice & Mailing Labels
- Ordinance 5A-21

City Planner Clements explained that Craig Wurzer has submitted an application to rezone two outlets totaling 3.92 acres in the Prairie View Ridge Subdivision (4.52 acres with right-of-way) from R1 One Family Dwelling District to TH Twin Home District. The original Preliminary Plat for the subdivision illustrated 16 lots. The rezoning would enable Platting the property with 28 lots (14 Twin Homes). Enjoined and concurrent with this rezone appeal is a city-initiated motion consistent with § 19.68.020 to rezone a City-owned parcel adjacent to the Prairie View Ridge Subdivision. The City owned property is 0.92 acres and will be bisected by Baumbach Way. The City has an agreement with Wurzer to sell the portion south of Baumbach Way to Mr. Wurzer to incorporate into the development, and this area is proposed to be rezoned from R1 to TH (Twin Home District). The portion north of Baumbach Way is proposed to be rezoned C (Commercial District).

City Planner Clements explained that the appeal for rezoning is concurrent with the proposed new plat for the subject properties, and incorporating the City owned property. Clements noted that the Plan Commission met and recommended approval 6-1 at its May 11, 2021 Plan Commission Meeting.

Craig Wurzer, Developer was available to answer any questions Council Members had regarding the rezoning of the aforementioned parcels.

Motion by Lima/Biren to close the public hearing at 6:31 p.m. **Motion carried.**

(IX)(3) Discuss/consider Ordinance 5A-21 rezoning two parcels in the Prairie View Ridge subdivision and adjoining parcel 201103304000 owned by the City.

Motion by Rowe/Sexton to approve Ordinance 5A-21. **Motion carried.**

(IX)(4) Discuss/consider approval of a Preliminary Plat for Prairie View Ridge II.

City Planner Clements referred to the following:

- Staff Report 21-05A (enclosed with ITEM 2)
- Prairie View Ridge II Preliminary Plat
- Preliminary Plat (approved), Prairie View Ridge
- Prairie View Ridge II Preliminary Plat Application
- Environmental Assessment Checklist
- Community Impact Statement & Use Statement
- Prairie View Ridge Soils Report
- Declaration of Covenants and Restrictions (Draft)

City Planner Clements explained that Craig Wurzer has submitted an application for a Preliminary Plat for 4.52 acres in the Prairie View Ridge subdivision and the adjoining .92-acre adjoining property presently owned by the City. The Preliminary Plat for Prairie View Ridge was approved on January 23rd, 2020 and the Final Plat

on April 21, 2020. Outlot 3 and Outlot 4 of the Plat for Prairie View Ridge is zoned R1 and shown on the Preliminary Plat as 16 lots, ranging between 0.24 and 0.27 acres (10,320 – 11,542 SF). The proposed Plat for Prairie View Ridge II would accomplish a change from 16 parcels to 28 parcels, enabling a change from 16 single family detached dwellings to 14 twin homes (28 dwellings). Each twin home parcel ranges from 6,000 to 7,765 SF.

The adjacent City-owned parcel of 0.92 acres was acquired by the City to facilitate the Prairie View Ridge subdivision for continuity in the public road and utilities. The portion south of Baumbach Way is to be sold to the developer per existing agreement, and incorporated into the lots.

City Planner Clements noted that the Plan Commission held a public hearing regarding the Preliminary Plat on May 11th and recommended approval 6-1 to approve the Preliminary Plat with the amendment to add language on the plat to ensure that there be a no cut zone on the western 32 feet on the property southerly of the future Baumbach Way that was previously owned by the Mayer family. The purpose is to preserve existing trees to the maximum extent possible to maintain visual distinction and buffer between existing homes to those to be added in the Prairie View Ridge subdivision.

City Administrator Golat suggested possibly preparing an ordinance to list those affected properties as a no cut zone. Staff to research.

Motion by Biren/Sexton to approve the preliminary plat for Prairie View Ridge II with the amendment to add language on the final plat to ensure that there be a no cut zone on the western 32 feet on the property southerly of the future Baumbach Way that was previously owned by the Mayer family and direct Staff to pursue a no cut zone ordinance. **Motion carried.**

(IX)(5) Public Hearing at 6:05 p.m. or as soon thereafter as possible to regarding Ordinance 5B-21 to rezoning parcel 201116101020 located at 1425 North Mayer Road from C Commercial District to I Industrial District submitted by Tambornino, LLC (Public Hearing at May 13, 2021 City Council).

Mayor Pratt opened the public hearing at 6:46 p.m.

City Planner Clements referred to the following:

- Staff Report 21-05C
- Appeal for Rezoning (2021-0410)
- Public Notice and Mailing Labels
- Ordinance 5B-21

City Planner Clements explained that the 13.28-acre property is located on North Mayer Road and adjacent to Highway 12. The property is currently zoned C Commercial District and features an existing single-family dwelling. The property also contains a stormwater pond that serves multiple properties and is reserved via easement. The owner seeks to rezone the property to I Industrial District to facilitate development of an industrial facility. The proposed zoning classification is consistent with adjacent property.

City Planner Clements noted that the Plan Commission recommended approval of the rezoning at its May 11, 2021 Plan Commission Meeting.

Motion by Rowe/Lima to close the public hearing at 6:48 p.m. **Motion carried.**

(IX)(6) Discuss/consider Ordinance 5B-21 rezoning parcel 201116101020.

City Administrator Golat commented on the stormwater pond review/capacity. Golat has had extensive discussions with Curt Tambornino regarding the compliance of the stormwater pond on the new development.

Motion by Biren/Sexton to approve Ordinance 5B-21. **Motion carried.**

(IX)(7) Public Hearing at 6:10pm or as soon thereafter is possible regarding a proposed Certified Survey Map to subdivide parcel 201229901000, located east of 1410 Lake Road, into two parcels. (Discussed at May 11 Plan Commission).

Mayor Pratt opened the public hearing at 6:53 p.m.

City Planner Clements referred to the proposed Certified Survey Map and CSM Application from applicant Mark Vollendorf. Clements explained that the applicant proposes to subdivide a 2.93-acre property located east

of 1410 Lake Road into two parcels, 1.47 and 1.46 acres. Each proposed parcel includes shoreline and steep slope area, and features approximately 89 feet of frontage on Lake Road. The proposed lots meet City of Altoona minimum lot requirements. The Plan Commission met and recommended approval of the CSM at its May 11, 2021 Plan Commission Meeting.

Motion by Sexton/Lima to close the Public Hearing at 6:56 p.m. **Motion carried.**

(IX)(8) Discuss/consider approval of a proposed Certified Survey Map to subdivide parcel 201229901000 into two parcels.

Motion by Rowe/Lima to approve the CSM on Lake Road. **Motion carried.**

(IX)(9) Discuss/consider approval of part time wage increases for 2021.

City Administrator Golat explained that Staff has been having a difficult time with hiring of Seasonal part time employees in the Recreation, Parks and Public Works Departments. Golat spoke of other local/area businesses in the Chippewa Valley area who are having issues with obtaining personnel. Staff felt if the wages would be more in line with other municipalities, the City might have more applicants to fill those part time positions. With that in mind, Golat suggested the part time wage increases for 2021 as presented at the Personnel Committee Meeting. Golat provided a list of area businesses and wage comparisons in various positions within the Chippewa Valley. Golat noted that the Personnel Committee met prior to the Council Meeting and recommended to Council approval of the presented part time wage increases for 2021 contingent on budget availability.

Parks Maintenance Supervisor Ben Coenen commented on his struggles with hiring of seasonal part time workers based on current wages.

Public Works Foreman Scott Kwik also commented on struggles with hiring of seasonal part time workers based on current wages.

Finance Director Tina Nelson commented on the proposed wages and how it will affect the 2021 Budget.

Public Comment from Natalia Ripeckyj who asked the Council if Staff would accept volunteers to assist in helping out with these positions.

Motion by Sexton/Guzman to approve the part time wage increases for 2021 as presented and if necessary, to amend the budget at a later date. **Motion carried.**

(X) Miscellaneous Business and Communication.

(XI) Adjournment.

Motion by Sexton/Lima to adjourn at 7:28 p.m. **Motion carried.**

Minutes submitted by Cindy Bauer, City Clerk