

**CITY OF CEDARBURG
MEETING OF COMMON COUNCIL
MARCH 13, 2017 – 7:00 P.M.**

A meeting of the Common Council of the City of Cedarburg, Wisconsin, will be held on Monday, March 13, 2017 at 7:00 p.m. **at the Community Center Gym, W63 N641 Washington Avenue**, Cedarburg, WI.

PLEASE NOTE THE CHANGE IN LOCATION

AGENDA

1. CALL TO ORDER - Mayor Kip Kinzel
 2. MOMENT OF SILENCE
 3. PLEDGE OF ALLEGIANCE
 4. ROLL CALL: Present – Common Council – Mayor Kip Kinzel, Council Members John Czarnecki, Jack Arnett, Dick Dieffenbach, Rick Verhaalen, Mitch Regenfuss, Patricia Thome, Mike O'Keefe
 5. STATEMENT OF PUBLIC NOTICE
 6. APPROVAL OF MINUTES* - February 27, 2017 Meeting
 7. PUBLIC HEARINGS
- * A. Consider Resolution No. 2017-04 amending the City of Cedarburg Comprehensive Land Use Plan – 2025 for the properties located at N44 N6035 and N43 W6005 Hamilton Road and the parking lot across the street along with the vacant parcel located between the parking lot and Spring Street from the High Medium Density Residential (5.2 to 10.8 units/acre) Use classification as referenced in the text of the plan and the High Density Residential (10.9 to 16.1 units/acre) Use classification as shown on the map, to the High Density Residential (18.24 units/acre) Use classification and Medium Density Residential (12,000 square feet) for the 17,000 square foot area on Spring Street; and action thereon (Plan Comm. 03/06/17)
- * B. Consider Ordinance No. 2017-08 to rezone properties located at N44 W6035 and N43 W6005 Hamilton Road and the parking lot across the street along with the vacant parcel located between the parking lot and Spring Street from I-1 Institutional and Public Service District to Rm-2 (PUD) and Rs-3/PUD Multiple-Family Residential District, Single-Family Residential District and Planned Unit Development Overlay District; and action thereon (Plan Comm. 3/6/2017)

8. UNFINISHED BUSINESS

- * A. Consider Ordinance No. 2017-09 to rezone the portion of properties located at N44 W6035 and N43 W6005 Hamilton Road where the Rectory is located to remove the HPD, Washington Avenue Historic Preservation Overlay District: and action thereon (Landmarks Comm. 09/22/16, Plan Comm. 10/03/16)

9. NEW BUSINESS

- * A. Consider payment of bills for the period 02/24/17 through 03/06/17, transfers for the period 02/28/17 through 03/08/17, and payroll for the period 02/12/17 through 02/25/17; and action thereon

10. REPORTS OF CITY OFFICERS AND DEPARTMENT HEADS

- * A. Administrator's Report
- * B. Building Inspector's Report – February 2017

11. COMMUNICATIONS

- ** A. Comments and suggestions from citizens
- B. Comments and announcements by Council Members
- C. Mayor's Report

12. ADJOURNMENT

Individual members of various boards, committees, or commissions may attend the above meeting. It is possible that such attendance may constitute a meeting of a City board, committee or commission pursuant to State ex. rel. Badke v. Greendale Village Board, 173 Wis. 2d 553, 494 NW 2d 408 (1993). This notice does not authorize attendance at either the above meeting or the Badke Meeting, but is given solely to comply with the notice requirements of the open meeting law.

* *Information attached for Council; available through City Clerk's Office.*

** *Citizen comments should be primarily one-way, from citizen to the Council. Each citizen who wishes to speak shall be accorded one opportunity at the end of the meeting. Comments should be kept brief. If the comment expressed concerns a matter of public policy, response from the Council will be limited to seeking information or acknowledging that the citizen has been understood. It is out of order for anyone to debate with a citizen addressing the Council or for the Council to take action on a matter of public policy. The Council may direct that the concern be placed on a future agenda. Citizens will be asked to state their name and address for the record and to speak from the lectern for the purposes of recording their comments.*

*** *Information available through the Clerk's Office.*

UPON REASONABLE NOTICE, EFFORTS WILL BE MADE TO
ACCOMMODATE THE NEEDS OF INDIVIDUALS WITH DISABILITIES.
PLEASE CONTACT THE CITY CLERK'S OFFICE AT (262) 375-7606
E-MAIL: cityhall@ci.cedarburg.wi.us

03/09/17 ckm

**CITY OF CEDARBURG
COMMON COUNCIL
February 27, 2017**

**CC20170227-1
UNAPPROVED**

A regular meeting of the Common Council of the City of Cedarburg, Wisconsin, was held on Monday, February 27, 2017, at City Hall, W63 N645 Washington Avenue, second floor, Council Chambers. Council President O'Keefe called the meeting to order at 7:00 p.m.

ROLL CALL: Present - Common Council: Council Members John Czarnecki, Jack Arnett, Dick Dieffenbach, Rick Verhaalen, Mitch Regenfuss, Patricia Thome, Mike O'Keefe

Excused - Mayor Kip Kinzel

Also Present - City Administrator/Treasurer Christy Mertes, Director of Public Works and Engineering Tom Wiza, City Clerk Constance McHugh, Library Director Linda Pierschalla, City Assessor Cathy Timm, Library Board President Sue Karlman, Economic Development Board Chair Peter Welch, interested citizens and news media

STATEMENT OF PUBLIC NOTICE

At Acting Mayor O'Keefe's request, City Clerk McHugh verified that notice of this meeting was provided to the public by forwarding the agenda to the City's official newspaper, the *News Graphic*, to all news media and citizens who requested copies, and by posting in accordance with the Wisconsin Open Meetings law. Citizens present were welcomed and encouraged to provide their input during the citizen comment portion of the meeting.

Council Member O'Keefe said as Acting Mayor he is retaining his right to vote as Council Member of the 7th Aldermanic District.

APPROVAL OF MINUTES

Motion made by Council Member Thome, seconded by Council Member Dieffenbach, to approve the minutes of the February 13, 2017 meeting of the Common Council as presented. Motion carried unanimously.

**CONSIDER MOTION TO REMOVE FROM THE TABLE: ORDINANCE NO. 2017-04
CREATING SEC. 7-1-26 OF THE MUNICIPAL CODE OF ORDINANCES PERTAINING
TO THE KEEPING OF DOMESTICATED CHICKENS**

Motion made by Council Member Arnett, seconded by Council Member Czarnecki, to remove from the table Ordinance No. 2017-04 creating Sec. 7-1-26 of the Municipal Code of Ordinances pertaining to the keeping of domesticated chickens. Motion carried unanimously.

CONSIDER PROPOSED ORDINANCE NO. 2017-04 CREATING SEC. 7-1-26 OF THE MUNICIPAL CODE OF ORDINANCES PERTAINING TO THE KEEPING OF DOMESTICATED CHICKENS AND CONSIDER PROPOSED ORDINANCE NO. 2017-07 AMENDING SEC. 7-1-25(a) OF THE CODE OF ORDINANCES RELATING TO PENALTIES

Attorney Herbrand said the first ordinance to be considered is one that would allow the keeping of domesticated chickens in the City upon obtaining a permit from the Building Inspection Department. The second ordinance is to change enforcement provisions in the Code of Ordinances should the ordinance allowing for chickens be adopted. He said the ordinance regulating chickens was discussed at the January 30, 2017 Council meeting but was tabled to allow Council Members time to obtain input from constituents.

Council Member Arnett said he has been looking into this issue. He said there are three newer subdivisions in his district and all three prohibit the keeping of fowl. He said he would like a sentence added to the ordinance that clarifies that this ordinance will not override restrictions that may be contained in subdivision deeds or covenants. Council Member Arnett said he would like to see existing historic structures that currently house chickens be grandfathered. He also said he still has concerns about the requirement that coops and pens must be located at least 30' from a neighboring residential structure and at least 5' from a side or rear property line. He feels these distances are too short. Other than these concerns the proposed ordinance is acceptable to him.

Council Member Czarnecki said the proposed ordinance is fine to Council Member Arnett because his district has subdivisions with covenants or restrictions that do not permit fowl. He said he cannot find one person who is in favor of this ordinance. He said it is a slippery slope and not a good idea. Next will be ducks, goats, pigs, etc...

Council Member Dieffenbach said he is in favor of the ordinance. He said there are residents in the City that have historic structures that house chickens. These should be grandfathered in.

Council Member Thome said she is in favor of the ordinance with some modifications. She agrees there needs to be some flexibility in terms of the type of structure that can be used. She also said the ordinance restricts chickens to the rear yard and perhaps there is a way to allow chickens elsewhere on lots if there is some sort of screening. She questioned the requirement that those applying for a permit must provide the registration number of the applicant's completed Livestock Premises Registration with the Wisconsin Department of Agriculture, Trade, and Consumer Protection.

Attorney Herbrand said this is required by the State and is necessary to track chickens if there is an outbreak or some other issue.

Council Member Thome said the fee charged for the permit needs to be determined by the Council and should be such that it covers only the cost of issuing the permit.

Council Member Verhaalen said he talked to neighbors and constituents and no one had issues with the proposed ordinance or the concept of keeping chickens. He said some residents welcomed the

ordinance. He questioned if there have been any issues relating to chickens reported to the Police Department.

Council Member Arnett said he talked to Chief Frank about this briefly. Chief Frank indicated there are few complaints. The complaints generally relate to noise, smell, and fear of rodents.

Council Member Regenfuss said all Council Members have received calls regarding neighbor disputes. He feels allowing chickens will increase the number of calls received. He said this is not the right thing to spend Council and staff time on. It does not make sense and will be one more thing for neighbors to disagree about.

Acting Mayor O'Keefe said there is an active Brittney Spaniel that lives in the house behind his. He wonders if chickens would aggravate the dog, if he had any.

Mal Hepburn, W62 N736 Riveredge Drive, said he and his wife have a Brittney Spaniel and four hens. He said that chickens are less trouble than dogs in the neighborhood. He said if this ordinance is passed it will probably be a non-event. He encouraged the Council to find a way to allow chickens.

Council Member Arnett asked if it is necessary for chickens to be able to run loose.

Kevin Steers, W61 N634 Mequon Avenue, said he has had chickens for three or four years. He said dogs do not pose a problem. He said chickens do not have to have free range, but must be watched closely if they are allowed to roam free. This is because of natural predators such as hawks.

Lori Torner, W61N679 Mequon Avenue, said she does not have chickens and likely never will. Her neighbors have chickens and they do not bother her at all. There are no problems with noise or smell.

A resident on Center Street said many houses have detached garages and if there is a requirement that coops and pens be 30' from a residential structure this may exclude most homes from having chickens.

Attorney Herbrand said a detached garage is not considered a residential structure.

Kristen Burkart, W67 N542 Evergreen Blvd., said the City of Madison has allowed chickens for 13 years. Even with a large population Madison has only 200 licenses. She said there will be a spattering of chickens throughout the City.

Council Member Arnett asked Ms. Burkart if she believes it would be a drawback to home buyers if a property next to a house they are interested in has chickens.

Ms. Burkart said it depends on the person and the condition of the coop.

Deb Spiering, W61 N673 Mequon Road, said her chickens have a pretty good deal as they are housed in a building in the backyard that was probably once a barn. She said the ordinance needs leeway or flexibility in terms of the type of structures that can be used.

Matthew Lust, N72W5371 Georgetown Drive, said he agrees with Council Members Czarnecki and Regenfuss in that chickens will open up other problems. He said if some subdivisions have rules and covenants not allowing chickens the keeping of them will not be open to everyone.

Council Member Arnett said the City cannot override deed restrictions. He said there must also be ways to address issues such as noise, odor and potential disturbances.

Attorney Herbrand said there are provisions dealing with these issues in the proposed ordinance.

Council Member Verhaalen suggested the ordinance include a provision that chickens cannot roam free unless the property has a fenced yard so the chickens do not wander on to other properties.

Council Thome said she feels this will come down to common sense and now sees the importance of applicants going through the Department of Agriculture.

Council Member Arnett said he still feels the requirement that pens and coops must be located 30' from neighboring residential structures and 5' from side or rear property lines is too short and should be increased.

Attorney Herbrand said he will revise the ordinance based on the following comments and suggestions:

- Language be included that the ordinance cannot override local subdivision regulations, covenants, or deed restrictions;
- The ordinance allow for existing structures or coops or pens to be used if they existed on the date of passage as long as they comply with health and safety requirements;
- Consideration that the location of pens and coops 30' from neighboring residential structures may not be enough;
- Fences or fenced in areas and monitoring is required if chickens are allowed to roam free;
- There be the possibility to allow chickens elsewhere on the property other than rear yard if properly screened;
- A fee to cover the cost of permit issuance.

Motion made by Council Member Thome, seconded by Council Member Dieffenbach, to postpone Ordinance No. 2017-04 related to domesticated chickens and Ordinance No. 2017-07 relating to penalties until the City Attorney has the opportunity to revise Ordinance No. 2017-04. Motion carried with Council Members Arnett, Dieffenbach, Verhaalen, Thome and O'Keefe voting aye and Council Members Czarnecki and Regenfuss voting nay.

CONSIDER AUTHORIZING RESCINDING OF PERSONAL PROPERTY TAXES FOR GG & KR, LLC, DUE TO A PALPABLE ASSESSMENT ERROR (PARCEL 13-000-0387-500, W62 N630 WASHINGTON AVENUE)

City Assessor Timm said an error was made in the personal property assessment for GG & KR, LLC that was not caught during the open book period last year. It was only caught after tax bills were generated and mailed out. Under State Statutes the City is allowed to rescind/refund property taxes if such an error occurs.

Motion made by Council Member Czarnecki, seconded by Council Member Thome, to rescind the taxes in the amount of \$2,112.61 for GG & KR, LLC (parcel 13-000-0387-500, W62 N630 Washington Avenue) due to a palpable assessment error. Motion carried unanimously.

CONSIDER ORDINANCE NO. 2017-06 AMENDING SEC. 10-1-28(h) OF THE CODE OF ORDINANCES TO ESTABLISH FOUR HOUR PARKING FROM 7:00 A.M. TO 7:00 P.M. EXCEPT SATURDAYS AND SUNDAYS ON THE WEST SIDE OF HANOVER AVENUE BEGINNING 18 FEET SOUTH OF THE PUBLIC LIBRARY DRIVEWAY AND CONTINUING SOUTH TO THE INTERSECTION WITH CENTER STREET

Director Wiza said a letter has been received by the Ozaukee County Historical Society requesting four hour parking on the west side of Hanover Avenue between the Library driveway and Center Street. The area is currently posted for two hour parking, but that causes those seeking longer term parking to park in front of the Depot building on Center Street. This makes it difficult for the elderly volunteers to staff the center. The Library Director believes this approach will cause more issues, and Director Wiza said he recently received a request from a resident to remove parking from one side of Center Street.

Library Director Pierschalla said she receives comments about the lack of parking and if the LaBudde Group employees begin to park on Hanover Avenue it will further reduce the number of available parking opportunities. The Library also has elderly people and parents with small children with strollers that need parking access. She said the Library can work with the Historical Society for a solution rather than changing the ordinance.

Mary Ann Velnetske said the parking area between the corner of Center Street and Hanover Avenue is underutilized. Her proposal is to remove the two-hour parking restrictions on the south corner of Hanover Avenue and Center Street (in front of the LaBudde building) and either allow parking at any time or revise it to allow four hour parking. This would permit some of the LaBudde employees to park in front of their building and free up some of the spots for OCHS volunteers and patrons and Rachel's Roses customers.

Council Member Dieffenbach agreed that the Library and Historical Society can probably work out a solution. He said there is a sign in the lot between the two buildings that is designated for Historical Center and Library parking.

Director Wiza said when the new Library was built an easement was granted to allow for shared parking in the lot with the understanding the City would construct the lot and maintain it.

Council Member Arnett asked where Library employees can park.

Director Wiza said there is unrestricted parking on Center Street and parking available in the U.S. Bank parking lot and nearby City parking lot. He said there is no easy solution.

Director Pierschalla said the owners of the LaBudde Group indicated their employees would park in nearby lots. This has never happened. She said she would like to figure out a solution rather than changing the ordinance.

Council Member Czarnecki suggested the LaBudde Group be involved.

Council Member Dieffenbach suggested staff investigate the possibility of purchasing the parking lot across the street.

Council Member Regenfuss said he prefers not to change the parking for this small section. He encouraged finding another solution. Acting Mayor O'Keefe agreed.

Motion made by Council Member Dieffenbach, seconded by Council Member Thome, to postpone this matter until all parties have the opportunity to work out a solution. Motion carried unanimously.

PRESENTATION OF MONOPOLE FEASIBILITY STUDY BY SHORT ELLIOT HENDRICKSON, INC.

Director Wiza introduced Dale Romsos of Short Elliot Hendrickson (SEH). SEH was retained to determine if a free-standing monopole can be erected on Western Road to accommodate telecommunication providers.

Mr. Romsos said the existing tower on Western Road has become overburdened. In 2015 the City had an evaluation done by Dixon Engineering, Inc. on the existing water tower to determine its current overall condition and the ability to continue to support the existing tenants. The report determined the installations were at their maximum and the condition of the water tower is such that it should no longer be used to support telecommunications. In August of 2016 the Council authorized SEH to provide an assessment of an alternative site for consideration.

Mr. Romsos said it was determined that a monopole located next to the existing tower on the Western Avenue site would provide the least obstructive design, require the smallest footprint, and could be the most cost-effective option for construction. The estimated construction cost is \$362,055.

Attorney Herbrand said staff is looking for direction from the Council as to approaching potentially interested tenants. He said the City could build the monopole and lease space or it could be built by the telecommunication providers in return for rent abatement.

It was the consensus of the Council that staff meet to develop a plan to start the negotiation process with interested tenants that is to be presented to the Council at a future meeting.

Council Member Arnett suggested that either he or Council Member Czarnecki be allowed to participate in the staff meeting(s).

CONSIDER LEASE WITH THE CEDARBURG WOMAN'S CLUB, INC. FOR THE GIRL SCOUT HOUSE LOCATED AT W57 N475 HILBERT AVENUE

City Administrator/Treasurer Mertes said the Woman's Club is interested in renewing the lease for the Girl Scout House. While the City pays the utilities, mows the lawn and provides snow removal, the Woman's Club pays for the telephone services and maintenance of the building. The Woman's

Club has replaced the front door, cleaned the chimney, replaced the roof, purchased a new refrigerator and installed a new furnace.

Motion made by Council Member Regenfuss, seconded by Council Member Czarnecki, to renew the lease with the Cedarburg Woman's Club, Inc. for the Girl Scout House located at W57 N475 Hilbert Avenue. Motion carried unanimously. The term of the lease is March 1, 2017 through February 29, 2020.

CONSIDER APRIL, 2017 COMMON COUNCIL MEETING SCHEDULE

City Clerk McHugh said due to spring break and the Easter holiday there may be difficulties in obtaining a quorum for the regularly scheduled Council meeting on April 10.

It was the consensus of the Council to combine the April 10 meeting with the organizational meeting to be held on Tuesday, April 18 at 7 p.m. The April 24 meeting will take place as scheduled.

PAYMENT OF BILLS

Motion made by Council Member Regenfuss, seconded by Council Member Dieffenbach, to approve the payment of the bills for the period 02/10/17 through 02/20/17, ACH transfers for the period 02/13/17 through 02/22/17, and payroll for the period 01/29/17 through 02/11/17. The motion carried unanimously.

LICENSE APPLICATIONS

Motion made by Council Member Thome, seconded by Council Member Arnett, to authorize the issuance of new Operators licenses for the period ending June 30, 2017 to Lisa F. Bender and Lauren A. Welch. Motion carried unanimously.

Motion made by Council Member Arnett, seconded by Council Member Czarnecki, to approve the issuance of a 6-month Class "B" Beer license to GG & KR, LLC, Gordon Goggin, Agent, for a beer garden at the Cedarburg Community Pool, W68 N851 Evergreen Blvd., from May 1, 2017 to October 31, 2017. Motion carried unanimously.

CITY ADMINISTRATOR'S REPORT

City Administrator/Treasurer Mertes said payments have been made to vendors using Agilex.

She reminded the Council that Wi Fi will not be available at the Community Center Gym for the Council meeting on March 13.

Acting Mayor O'Keefe said setup of the Gym for the meeting should perhaps include a timekeeper for those making comments.

Council Member Czarnecki said speakers should be required to follow the two minute rule for speaking at public hearings as established by the Council.

COMMENTS AND ANNOUNCEMENTS BY COUNCIL MEMBERS

Council Member Czarnecki said the local paper made mention of the proposed development at Five Corners. He asked what the City's involvement is.

City Administrator/Treasurer Mertes said the project will have to come to the City for extraterritorial zoning approval.

Attorney Herbrand said the City has limited oversight. He said staff will prepare a summary for the Council.

Council Member Dieffenbach asked when the proposal by Waste Management to alter garbage routes will come back to the Council.

City Administrator/Treasurer said the matter will go back to the Public Works Commission and then return to the Council.

Council Member Dieffenbach asked for an update on the Amcast matter.

City Administrator/Treasurer Mertes said an update will be provided at the March 27 Council meeting.

Council Member Verhaalen inquired about the opening date of the recycling center and key card system that will be used.

City Administrator/Treasurer Mertes said the site will open April 1. The card system is operational.

Council Member Dieffenbach said the Friends of the Library has a Cedarburg Reads program and encouraged Council Members to attend.

ADJOURNMENT

Motion made by Council Member Dieffenbach, seconded by Council Member Thome, to adjourn the meeting at 8:50 p.m. Motion carried unanimously.

Constance K. McHugh, MMC/WCPC
City Clerk

CITY OF CEDARBURG

MEETING DATE: March 13, 2017

ITEM NO: 7. A.

TITLE: Consider Resolution No. 2017-04 amending the City of Cedarburg Comprehensive Land Use Plan – 2025 for the properties located at N44 N6035 and N43 W6005 Hamilton Road and the parking lot across the street along with the vacant parcel located between the parking lot and Spring Street from the High Medium Density Residential (5.2 to 10.8 units/acre) Use classification as referenced in the text of the plan and the High Density Residential (10.9 to 16.1 units/acre) Use classification as shown on the map, to the High Density Residential (18.24 units/acre) Use classification and Medium Density Residential (12,000 square feet) for the 17,000 square foot area on Spring Street; and action thereon (Plan Comm. 03/06/17)

ISSUE SUMMARY:

As part of any rezoning or other land use change, State law requires that the Comprehensive Land Use Plan and the Zoning be consistent with each other before such action can take place. Accordingly, when staff first received the application for the redevelopment of the St. Francis Borgia site our first step was to review the Comprehensive Land Use Map to determine whether or not the use classification shown was consistent with the redevelopment plans being proposed. Based on our findings we determined that the Land Use Plan must first be amended to consider the proposed rezoning.

This request is before you now for two reasons; first, as a result of the comments received at the November 14, 2016 Common Council public hearing the applicant has made certain changes to the plans which are significant enough to require your review and recommendation and secondly, during the review process it was discovered that there is a conflict between the Comprehensive Land Use Plan (Plan) Map and the Land Use Plan Text which needs to be addressed. Specifically, the Comprehensive Land Use Plan Map classifies the future use of the St. Francis Borgia site as High Density Residential for up to 16.1 units/acre while the Text of the Plan indicates High Medium Density Residential at 5.2 to 10.8 units/acre. Accordingly, the intent is to address this conflict by amending both the Map and the Text to now reflect the overall project density of 18.2 units/acre.

As Council Members are aware, the Land Use Plan is the official statement of the City that sets forth major objectives for the physical development of the City. The Plan consists of a compilation of objectives, policies, goals, and programs to guide the future development and redevelopment of public and private properties within the City. The Plan also includes a series of maps which are intended to show current land uses and future land uses. As has been noted in the past, this Plan is intended to be used as a tool to help guide the physical development into functional, healthy, efficient and attractive land use patterns. It is not intended to be considered rigid and unchangeable.

STAFF RECOMMENDATION:

If Council Members vote to approve Resolution No. 2017-04 attached herewith you can then move on to the next Public Hearing to consider the rezoning petition for this site.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION: At their March 6, 2017 meeting, the Plan Commission recommended Land Use Plan amendment as proposed by a vote of 4-2 and one abstention.

BUDGETARY IMPACT:

N/A

ATTACHMENTS:

- Resolution No. 2017-04
- Comprehensive Land Use Map-2025

INITIATED/REQUESTED BY: St. Francis Borgia, c/o HSI Properties, LLC

FOR MORE INFORMATION CONTACT: Jonathan P. Censky, City Planner, 262-375-7610

RESOLUTION NO. 2017-04

**A Resolution Amending the City of Cedarburg
Comprehensive Land Use Plan - 2025
for the Properties Located at N44 W6035 and N43 W6005 Hamilton Road,
the Parking Lot Property Across the Street and the Vacant Parcel
Located between the Parking Lot and Spring Street.**

WHEREAS, the City of Cedarburg, pursuant to the provisions of Section 62.23 of the Wisconsin Statutes, has created a City Plan Commission; and

WHEREAS, the City Plan Commission has prepared a plan for the physical development of the City of Cedarburg and environs, said plan known as *The City of Cedarburg Smart Growth Comprehensive Plan -2025* and

WHEREAS, the City Plan Commission on the 7th day of January 2008 recommended the aforementioned Comprehensive Plan and on the 25th day of February 2008 the Common Council adopted the plan; and

WHEREAS, the adopted Land Use Plan recommends High Density Residential (10.9 to 16.1 units/acre) Use as shown on the Land Use Map and High Medium Density Residential (5.2 to 10.8 units/acre) as indicated in the text for the subject properties; and

WHEREAS, a proposed multi-family housing project on this property would require amending the High Density Residential (10.9 to 16.1 units/acre) and High Medium Density Residential (5.2 to 10.8 units/acre) Use classification to High Density Residential (18.24 units/acre overall project density) Use classification; and

WHEREAS, the Plan Commission reviewed the requested amendment on March 6, 2017, and the Common Council held a public hearing on March 13, 2017 to consider amending the Plan and found such change to be appropriate and compatible with the existing and future nearby uses.

NOW, THEREFORE, BE IT RESOLVED that pursuant to Section 66.1001(4)(b) of the Wisconsin Statutes, the City of Cedarburg Common Council on the 14th day of November 2016, hereby amends *The City of Cedarburg Smart Growth Comprehensive Land Use Plan - 2025*, as follows: the properties at N44 W6035 – N43 W6005 Hamilton Road, the parking lot property across the street and the vacant parcel located between the parking lot and Spring Street are hereby classified as High Density Residential (18.24 units/acre overall project density) Use in the Comprehensive Land Use Plan – 2025.

Passed and adopted this 13th day of March 2017.

Kip Kinzel, Mayor























Attest:

Constance K. McHugh, City Clerk

Approved as to form:

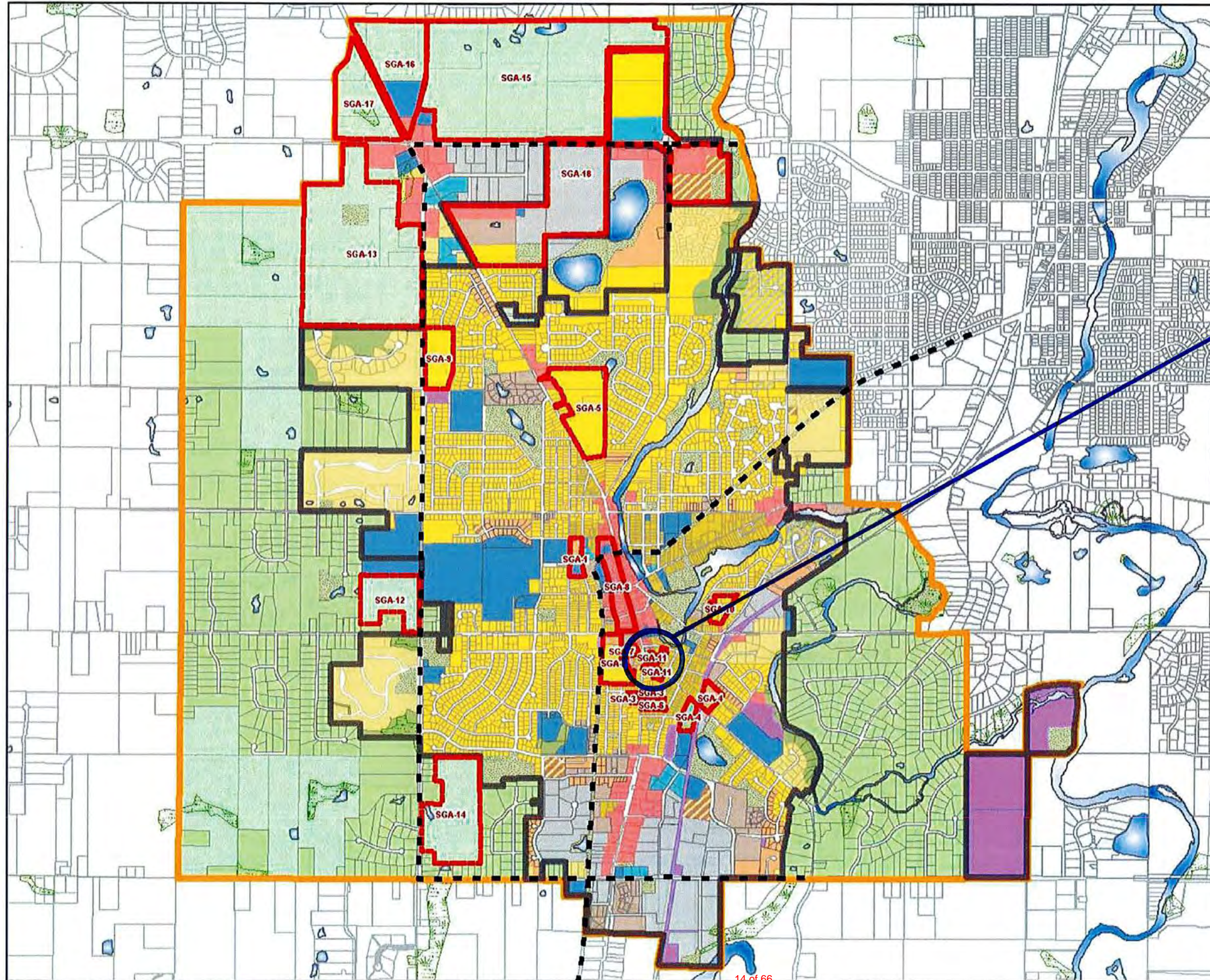
Michael P. Herbrand, City Attorney

CITY OF CEDARBURG 2025 LAND USE PLAN

-  LOW DENSITY DETACHED URBAN RESIDENTIAL (20K TO 40K S.F.)
-  UNSEWERED LOW DENSITY RESIDENTIAL
-  MEDIUM-LOW DENSITY URBAN RESIDENTIAL (12K TO 20K S.F.)
-  MEDIUM DENSITY RESIDENTIAL (8.4K TO 12K S.F.)
-  MIXED SINGLE FAMILY/TWO FAMILY RESIDENTIAL (5.2 TO 10.4 UNITS/ACRE)
-  HIGH-MEDIUM DENSITY RESIDENTIAL (5.2 TO 10.8 UNITS/ACRE)
-  HIGH DENSITY RESIDENTIAL (10.9 TO 16.1 UNITS/ACRE)
-  HIGH DENSITY RESIDENTIAL (ELDERLY HOUSING) (10.9 TO 20 UNITS/ACRE)
-  MIXED USE OFFICE AND/OR HIGH-MEDIUM DENSITY RESIDENTIAL
-  OFFICE
-  COMMERCIAL
-  INDUSTRIAL AND MANUFACTURING
-  GOVERNMENTAL AND INSTITUTIONAL
-  TRANSPORTATION, COMMUNICATION, OR UTILITY FACILITIES
-  RECREATIONAL AND PARKLAND
-  ENVIRONMENTAL CORRIDOR
-  AGRICULTURAL OR OPEN SPACE (1 UNIT/35 ACRES)
-  WATER
-  EXISTING PUBLIC TRAIL SYSTEM
-  WDNR WETLANDS
-  CITY LIMIT
-  SEWER SERVICE AREA BOUNDARY / YEAR 2025 PLANNING AREA BOUNDARY



1 inch equals 2,000 feet



CITY OF CEDARBURG

MEETING DATE: March 13, 2017

ITEM NO: 7. B.

TITLE: Consider Ordinance No. 2017-08 to rezone properties located at N44 W6035 and N43 W6005 Hamilton Road and the parking lot across the street along with the vacant parcel located between the parking lot and Spring Street from I-1 Institutional and Public Service District to Rm-2 (PUD) and Rs-3/PUD Multiple-Family Residential District, Single-Family Residential District and Planned Unit Development Overlay District; and action thereon (Plan Comm. 3/6/2017)

ISSUE SUMMARY:

HSI's plans have been modified and now show a reduction in the number of units from 89 as shown on the plans last November to 69 multi-family units plus one single-family home for a total of 70 units. The previous plans showed a three-story building proposed for the parking lot site and that building has now been redesigned to a two-story, nine-unit townhouse structure with enclosed garages accessed from the rear. The 17,100 square foot lot fronting on Spring Street will support a future single-family home. The proposed two- and three-story buildings where the school currently sits has been reduced in size and length and will now be set back from Hilgen Avenue by 71 feet. The proposed L-shaped two- and three-story building fronting on Washington Avenue will remain as previously proposed.

Nonconformity to Standards

While this project has been downsized, there still remain a number of modifications to the requirements of the underlying basic use district being proposed. However, the degree to which these standards are being adjusted has been reduced as follows:

- **Code Requirement – Floor Area Ratio maximum 75% or 111,078sf Building Size Maximum**
Nonconformity–Proposed Floor Area Ratio–BLDG sites A & B= 78.2% or 79,690sf total building size;
(Parking lot site conforms at - 45% or 19,800sf building size)
- **Code Requirement – Rm-2 Multi-Family District Density Maximum 16.1 Units/Acre**
Overall project density 18.24 units/acre
- **Code Requirement – Maximum 8 Units per Structure**
Nonconformity – Proposed BLDG A – 32 units; BLDG B - 28 units
- **Code Requirement – Maximum Building Height – 35 feet**
Nonconformity – Proposed BLDG A height – 42'1"; BLDG B height – 43'11"
- **Code Requirement – Side Yard Setback – 20 feet**
Nonconformity – Proposed side yard for BLDG C – 10 feet
- **Code Requirement – Street Yard Setback – 25 feet**
Buildings B & C are proposed at 15 feet
- **Code Requirement – Lot Area Requirement for 2 & 3 Bedroom Units is 3,300sf/Unit = School Site = 4.3 Acres; Parking Lot Site = 0.68 Acres**
Nonconformity – Existing school parcel size is 2.4 acres;
(Parking lot site conforms at 0.731 acres)

Parking

The Arrabelle project will be supported by 161 parking stalls; 104 of which are enclosed and 57 are surface stalls. Buildings A and B will be served by underground parking and 39 surface stalls. Building C will be served by 18 enclosed and 18 surface stalls. Staff notes that the Zoning Code requires a minimum of 104 parking stalls to support this apartment complex and therefore the plans are Code-compliant as regards to parking.

As regards to the St. Francis Borgia Church parking, historically parishioners have relied on a combination of an off-site parking lot and on-street parking along Hamilton Avenue and Washington Avenue north of the Church to support their needs. Based on the maximum seating capacity of the Church, a 79-stall parking lot would now be necessary to support their needs if they were operating at full capacity. However, this Church is now being used on a limited basis as they only offer morning Mass on Monday through Thursday during the week and otherwise is unused but for Christmas Eve service or the periodic weddings and funerals. Accordingly, it is difficult to justify requiring a massive parking lot dedicated to the Church use only when that use is minimal but for a few times a year. Therefore, a shared parking arrangement is being proposed for their overflow needs. City Zoning Code **Section 13-1-82(e) states that the location of off-street parking shall be on the same lot as the principle use or not more than 400 feet from the principle use.** In order to provide the most efficient use of parking, the plans propose 40 onsite stalls to satisfy the Church general use and then because the applicant's proposed parking plan exceeds Code requirements, they will provide a cross-easement to the Church for the shared use of the apartment site's 39 surface stalls for those few times during the year when they are needed. The 40 onsite stalls for the Church along with the 39 surface stalls brings the total off-street stalls available the Church when needed to 79 stalls.

Rezoning:

Council Members are reminded that the applicant is seeking rezoning recommendation from I-1 Institutional and Public Service to the basic district zoning of Rm-2 (PUD) Multi-Family Residential for the apartment/townhouse portion of the project and Rs-3(PUD) Single-Family District for the 17,100 square foot area along Spring Street. The PUD Planned Unit Development Overlay District is being applied over both basic district zonings to tie the project together as one.

Council Members are reminded that the PUD Ordinance was recently amended to allow for increased flexibility when determining such things as density, building height, building location, and architectural style. Those limits are to be established on a case-by-case basis, in accordance with the following criteria:

1. Whether the project will provide better utilization of the land than would otherwise be realized if the site were developed with the density requirements of the underlying district or as a PUD without an increased density.
2. Whether the project makes adequate provisions such that an increase in residential density will not have an unreasonable adverse effect on neighboring properties, existing and/or proposed public rights-of-way and/or municipal and other public services as a result of the type, intensity and frequency of the use associated with the proposed project.
3. Whether the structures proposed for the project are harmonious with existing nearby structures and land uses.
4. Whether building materials have been selected and are proposed to be utilized in a manner that is harmonious with the natural environment and the general character of other buildings and structures in the vicinity of the proposed development.
5. Whether the proposed project will result in the construction or upgrade of specific public infrastructure improvements that will benefit the public at no cost to the City.
6. Whether the proposed project will enhance an existing structure that is deemed beneficial to the character of the neighborhood where it is situated.

In addition, the PUD Ordinance requires the Plan Commission and the Common Council shall not give their respective recommendations or approvals unless it is found that:

1. The proposed site shall be provided with adequate drainage facilities for surface and storm waters.
2. The proposed site shall be accessible from public roads that are adequate to carry the traffic that can be expected to be generated by the proposed development.
3. No undue constraint or burden will be imposed on public services and facilities, such as fire

and police protection, street maintenance, and maintenance of public areas by the proposed development.

4. The streets and driveways on the site of the proposed development shall be adequate to serve the residents of the proposed development and shall meet the minimum standards of all applicable ordinances and administrative regulations of the City.
5. Public water and sewer facilities shall be provided.
6. The entire tract or parcel of land to be included in a PUD shall be held under single ownership, or if there is more than one (1) owner, the petition for such PUD shall be considered as one (1) tract, lot or parcel, and the legal description must define said PUD as a single parcel, lot or tract and be so recorded with the Register of Deeds for Ozaukee County, and;

For Residential PUD Planned Unit Development Overlay Districts:

1. Such development will create an attractive environment of sustained desirability and economic stability, including structures in relation to terrain, consideration of safe pedestrian flow, access to recreation space, and coordination with overall plans for the neighborhood.
2. The total net residential density within the PUD Planned Unit Development Overlay District will be compatible with the City's Smart Growth Comprehensive Plan - 2025 and/or the average density permitted in the underlying basic use district.
3. Provisions have been made for the installation of adequate public facilities and the continuing maintenance and operation of such facilities.
4. Provisions have been made for adequate and continued fire and police protection.
5. The population composition of the development will not have an adverse effect upon the community's capacity to provide needed schools or other municipal service facilities.
6. Adequate guarantee is provided for permanent preservation of open space areas as shown on the approved site plan either by private reservations and maintenance or by dedication to the public.
7. Whether the proposed project will result in the construction or upgrading of specific public infrastructure improvements that will benefit the public at no cost to the City.
8. Whether the proposed project will enhance an existing structure that is deemed beneficial to the character of the neighborhood where it is situated.

Traffic Study

While the applicant understands that a traffic impact study will be required as this request advances through the approval process, because of the cost involved (\$10,000 to \$15,000) that requirement would be a condition of his rezoning request.

Rectory

Since the modified plans do not affect their request to remove the structure from the Washington Avenue Historic District, a second public hearing on that request is unnecessary. Staff notes that the Common Council has held the public hearing on the rectory but action on that request has not been taken. The Commission's recommendation to remove the rectory from the Historic District on October 3, 2016 still applies.

Procedure

Because this project involves an amendment to the Comprehensive Land Use Plan and the rezoning of the site that includes an introduction of the PUD Planned Unit Development Overlay District along with the removal of the Historic Preservation District from the area where the rectory sits, the process includes many procedural steps and therefore is rather lengthy. As you will recall, the applicant first appeared before you on a consultation basis seeking feedback before feeling comfortable enough to proceed with submittal of his rezoning and Land Use Plan amendment applications. Following is the summary of steps taken and those pending:

August 1, 2016	Plan Commission reviewed concept plans for a 98 unit apartment complex proposed by HSI Properties Inc. for the St. Francis Borgia property and offered comments.
September 6, 2016	Plan Commission reviewed revised plans showing a reduction in the number of units to 89 and after a lengthy discussion recommended Land Use Plan amendment from the High-Medium Density (10.8 Units/acre) to High Density Residential (26.2 units/acre) and rezoning from I-1 Institutional and Public Service District to Rm-2 Multiple-Family Residential and Planned Unit Development (PUD).
September 22, 2016	Landmarks Commission reviewed the request to remove the Rectory from the Downtown Historic District and to raze the structure. The Commission recommended denial of both the removal of the structure from the District and the razing of the building.
October 3, 2016	Plan Commission reviewed the request to remove the Rectory from the Historic Preservation (HPD) District and to raze the structure and voted to recommended rezoning approval with the condition that a razing permit not be issued until final approval of the PUD plans.
November 14, 2016	The Common Council held three public hearings to; 1) Consider Land Use Plan amendment from High Density Residential 16 units/acre to High Density 26 units/acre. 2) Rezoning from I-1 to Rm-2(PUD) for the 89 unit apartment complex and to rezone the Rectory out of the HPD District. The Council decided to hold off on making a decision on the requests and asked the Developer to consider certain changes to the plan.
March 6, 2017	The Plan Commission considered Land Use Plan Amendment recommendation for a change to 18.24 units/acre overall project density and rezoning recommendation from I-1 Institutional and Public Service to Rm-2/(PUD) and Rs-3/PUD.
March 13, 2017	The Common Council will hold public hearings on the Land Use Plan Amendment and rezoning and possibly make a decision on the rezoning request along with the request to remove the Rectory from the Washington Avenue Historic District. These approvals will be conditional based on accomplishing the following steps.
Next Step	If the Common Council approves the Land Use Plan amendment and the two rezoning requests, the developer will then be required to have a detailed traffic study conducted.
Next Step	Upon receipt of the traffic study, the Plan Commission and then the Common Council will review that study.
Next Step	If the traffic study demonstrates the project that it will not have a significant adverse impact on traffic patterns, the developer will then be required to generate fully detailed site, architectural, landscaping, erosion control and stormwater management plans. In addition, the City will work with the developer to draft a development agreement.

Next Step	Upon submittal of those plans and the development agreement, the Plan Commission and then the Common Council will review and approve the plans.
Next Step	Upon receiving approval of all details and associated plans, the applicant generates construction plans and submits them for review and approval by the State of Wisconsin.
Last Step	The applicant submits the State approved plans to Building Inspector for his review and building permit issuance.

Protest Petition:

State Stats. Section 62.23 2m. a. states that in the case of a protest petition against an amendment proposed under subd. 2., duly signed and acknowledged by the owners of 20% or more either of the areas of the land included in such proposed amendment or by the owners of the land immediately adjacent extending 100 feet therefrom, or by the owners of 20% or more of the land directly opposite therefrom extending 100 feet from the street frontage of such opposite land, such amendment shall not become effective except by the favorable vote of three-fourths of the members of the Common Council voting on the proposed change.

Staff notes that the City has received protest petitions that amount to more than 20 percent of the lands immediately adjacent to the St. Francis Borgia property and therefore this proposed rezoning will only become effective with 6 favorable votes.

Staff Comments:

These plans have been reviewed by the City Engineer, CFD Fire Inspector, Cedarburg Light & Water, Cedarburg Police Department along with the City Planner and based on that review there is no objection subject to the following stipulations:

1. Submittal of a traffic impact study prior to approval of the final detail plans.
2. The exit onto Washington Avenue will need to be posted "No Left Turn" or designed to functionally prohibit no left turns.
3. Submittal of the detailed site, architectural, landscaping, exterior light etc. after the Common Council's decision on the rezoning request.
4. A development agreement to be processed along with the review and approval of the final detailed plans.
5. Grading, drainage and storm water management plans will be required.
6. Impact fees due at time of building permit acquisition.
7. Building must meet all State Fire Codes (sprinkler, alarms, access, etc.).
8. Submittal of a cross-easement to allow parishioners the right to use the 39 surface stalls when needed.
9. Submittal of a Certified Survey Map of the project area.
10. Direct all sanitary sewer laterals to Hamilton Road.
11. Post development runoff shall not exceed predevelopment conditions.
12. Building must meet all State and local Fire Codes.
13. All elevators must be able to accommodate the ambulance cot.

BUDGETARY IMPACT:

Impact Fees:	69 units @ \$5,202.34/unit =	\$358,961.46
	1 single-family home =	<u>\$ 7,592.83</u>
	Total =	\$366,554.29

Estimated project construction costs =\$10,000,000.00

Estimated overall annual taxes = \$188,542.00

Estimated annual City taxes = \$74,600.00

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION: At their March 6, 2017 meeting, the Plan Commission recommended Land Use Plan amendment as proposed by a vote of 4-2 and one abstention.

ATTACHMENTS:

- Ordinance No. 2017-08
- Concept Development Plans

INITIATED/REQUESTED BY: St. Francis Borgia/HSI Properties, LLC

FOR MORE INFORMATION CONTACT: Jonathan P. Censky, City Planner, 262-375-7610

ORDINANCE NO. 2017-08

**An Ordinance Rezoning the Properties Located at
N44 W6035 – N43 W6005 Hamilton Road and
the Parking Lot Property Across the Street on the North Side
of Hamilton Road from I-1 to Rm-2/PUD along with a 17,100
Square Foot Portion of the Vacant Parcel Located between the Parking Lot
and Spring Street from I-1 to Rs-3/PUD**

The proposed ordinance having been submitted to the City Plan Commission for recommendation and notice having been given pursuant to Wis. Statute, the Common Council of the City of Cedarburg, Wisconsin, does hereby ordain as follows:

The following described real estate situated in the City of Cedarburg, Wisconsin, presently being I-1 Institutional and Public Service District is hereby rezoned to Rm-2/Multiple Family Residential District/Planned Unit Development Overlay District; and the north 17,100 square feet of the vacant parcel located between the parking lot and Spring Street being rezoned from I-1 Institutional and Public Service District to Rs-3 (PUD) Single Family Residential/Planned Unit Development District:

LEGAL DESCRIPTION #1

SOUTHWESTERLY PARCEL (APPX. 105,639 SQUARE FEET)

Lot 1 of Block 3 in John Schuette's Subdivision to the City of Cedarburg, Ozaukee County, Wisconsin, EXCEPT the South 6 feet thereof. The piece or parcel of land hereby intended to be conveyed to have a frontage of 134 feet on Hilgen Street, and approximately 186 feet along the present line of the church property.

AND

That part of Lot One (1) in Block Three (3) in John Schuette's Subdivision to the City of Cedarburg, Ozaukee County, Wisconsin, lying and being Northerly of a line perpendicular to the westerly line of South Hilgen Street at a point in said westerly line of South Hilgen Street 149.19 feet distant Southwesterly from the southwesterly intersection of the westerly line of said South Hilgen Street and the southerly line of East Hamilton Road in said City of Cedarburg. The perpendicular line above referred to being the acknowledged boundary line between the respective properties of the parties hereto, as delineated on plat of survey dated April 17, 1961, prepared by Badger Surveying Co. Inc. and signed by Clarence S. Piepenburg, Registered Surveyor.

Tax Key No. [13-112-03-01-000](#)

That part of the Northeast 1/4 of the Northeast 1/4 of Section 34, Township 10 North of Range 21 East, City of Cedarburg, Ozaukee County, Wisconsin, described as follows: Commencing at a point which point is 2 1/2 degrees East,

158.4 feet from the northwest corner of Lot 11 in Block 3 of John Schuette's Subdivision to the City of Cedarburg; thence North 2 1/2 degrees East on the east line of the Milwaukee Cedarburg Plank Road, 100 feet; thence North 87 degrees East, 240 feet; thence South 2 1/2 degrees West, 100 feet; thence South 87 degrees, 240 feet to the place of beginning. Also known as Lot 6 Block 22 of Assessors Plat of the City of Cedarburg.

Tax Key No. [13-050-22-06-000](#)

Lot 7, Block 22 of the Assessor's Plat of the City of Cedarburg, in the Northeast 1/4 of the Northeast 1/4 of Section 34, Township 10 North, Range 21 East. Said land being in the City of Cedarburg, County of Ozaukee, State of Wisconsin.

EXCEPTING THEREFROM

That part of Lot 7, Block 22 of the Assessor's Plat of the City of Cedarburg, in the Northeast 1/4 of the Northeast 1/4 of Section 34, Township 10 North, Range 21 East, in the City of Cedarburg, County of Ozaukee, State of Wisconsin bounded and described as: beginning at the Northwest corner of said Lot 77, Block 22 of the Assessor's Plat of the City of Cedarburg, said point being at the intersection of the East line of Washington Avenue and the Southwesterly line of Hamilton Road; thence South 48 degrees 08 minutes East, 189.49 feet along said Southwesterly line of Hamilton Road; thence South 41 degrees 52 minutes West, 59.51 feet; thence South 48 degrees 08 minutes East, 16.50 feet; thence South 41 degrees 52 minutes West, 33.61 feet; thence North 88 degrees 13 minutes 25 seconds West, 97.62 feet; thence North 1 degree 46 minutes 35 seconds East, 203.89 feet to the point of beginning.

Part of Tax Key No. [13-050-22-07-000](#)

NORTHEASTERLY PARCEL (APPX. 61,099 SQUARE FEET)

Those parts of Lot 9 of Block 22 in Assessor's Plat of the City of Cedarburg, in the Northeast 1/4 of Section 34, and the Northwest 1/4 of Section 35, in Township 10 North, Range 21 East, in the City of Cedarburg, Ozaukee County, Wisconsin, bounded and described as follows: Commencing at the northeast corner of the Northeast 1/4 of Section 34, Town 10 North, Range 21 East; thence South 89 degrees 43 minutes West along the north line of said quarter section, 542.25 feet to a point in the center of S. Washington Avenue; thence South 15 degrees 07 minutes East along the center line of S. Washington Avenue, 351.58 feet to an angle point in said avenue; thence continuing along the center line of said avenue South 1 degree 47 minutes West, 48.62 feet to a point in the northerly line of Hamilton Road extended; thence South 48 degrees 08 minutes East, along the extension of and the northerly line of Hamilton Road, 306.61 feet to the point of beginning of the land to be described; thence North 41 degrees 52 minutes East on a line, 124.69 feet to a point; thence South 45 degrees 53 minutes East on a line 106.67 feet to a point; thence South 33 degrees 31 minutes West on a line, being the easterly line of Lot 9 aforesaid, 121.25 feet to a point in the northerly line of Hamilton Road; thence North 48 degrees 08 minutes West along the northerly line

of Hamilton Road, 120 feet to the place of beginning.

AND

Commencing at the northeast corner of the Northeast 1/4 of Section 34, Town 10 North, Range 21 East; thence South 89 degrees 43 minutes West on a line, being the north line of said quarter section, 542.25 feet to a point in the center line of S. Washington Avenue; thence South 15 degrees 07 minutes East along the center line of said avenue, 351.58 feet to an angle point in said avenue; thence continuing along the center line of said avenue South 1 degree 47 minutes West, 48.62 feet to a point in the northerly line of Hamilton Road extended; thence South 48 degrees 08 minutes East along the extension of and the northerly line of Hamilton Road, 186.61 feet to the place of beginning of the land to be described; thence North 41 degrees 52 minutes East on a line, 120.43 feet to a point; thence South 79 degrees 15 minutes East on a line, 16.31 feet to a point; thence South 45 degrees 53 minutes East on a line, 106.12 feet to a point; thence South 41 degrees 52 minutes West on a line, 124.69 feet to a point in the northerly line of Hamilton Road; thence North 48 degrees 08 minutes West along the northerly line of said avenue, 120 feet to the place of beginning.

AND

Commencing at the northeast corner of said quarter section; thence West along the north line of said quarter section, 542.25 feet to its intersection with the center line of S. Washington Avenue; thence South 15 degrees 07 minutes East along the centerline of said S. Washington Avenue and its Southeasterly extension, 419.87 feet to its intersection with the Northwesterly extension of the northeasterly line of E. Hamilton Road; thence South 48 degrees 08 minutes East along the northeasterly line of E. Hamilton Road and its Northwesterly extension, 160.64 feet to the point of beginning of the land to be described; thence North 41 degrees 52 minutes East on a line at right angles to the northeasterly line of said E. Hamilton Road, 121.34 feet to a point; thence North 79 degrees 15 minutes West on a line, 66.21 feet to a point; thence South 8 degrees 49 minutes West on a line, 103.98 feet to the point of beginning.

Tax Key No. [13-050-22-09-000](#)

That part of Lot 9 of Block 22 in Assessor's Plat of the City of Cedarburg, in the Northeast 1/4 of Section 34 and the Northwest 1/4 of Section 35, in Township Ten (10) North, Range Twenty-one (21) East, in the City of Cedarburg, Ozaukee County, Wisconsin, bounded and described as follows: Commencing at the northeast corner of Lot 9 aforesaid, said point being in the south line of Spring Street and is 344.50 feet South (measured at right angles) to the north line of the Northwest 1/4 of Section 35 at a point, 97.78 feet East of the northwest corner thereof; thence Northwesterly along the north line of Spring Street, 150 feet to a point; thence South 9 degrees 08 minutes West on a line, 254.24 feet to a point; thence South 45 degrees 53 minutes East on a line, 30.32 feet to a point; thence South 59 degrees 15 minutes East on a line, 59.48 feet to the southeast corner of Lot 9 aforesaid; thence North 23 degrees 05 minutes East along the east line of

Lot 9 aforesaid, 285.24 feet to the place of beginning.

Tax Key No. [13-050-22-09-002](#)

This ordinance shall take effect upon its passage and publication as provided by law.
Passed and adopted this 13th day of March 2017.

Kip Kinzel, Mayor

Countersigned:

Constance K. McHugh, City Clerk

Approved as to form:

Michael P. Herbrand, City Attorney

Arrabelle Highlights

Significant changes have been made to the plans:

-The process slowed over the months of December and January as a result of HSI Properties meeting with a neighborhood representative regarding the proposed development.

-What came out of the meeting?

- neighborhood is ok with the property being redeveloped as apartments
- neighborhood is ok with portions of the development being 3 story
- neighborhood has concerns over the number of apartment homes

HSI Properties made significant changes to the plans as a result of meeting with the neighborhood representative and feedback from the Common Council meeting:

- The development was originally planned to include 98 apartment homes.
- HSI has now revised the development plan down to 69 high end apartment homes; a 30% reduction from the original plan.
- Overall project density has been reduced to 18 units/acre (including the single family lot).
- Building "C" has been significantly reduced in size from a 3 story building and has been replaced with a two story, townhome style building with 9 townhomes. Each townhome will have a 2 car attached garage and private entrance.
- Building "B" has been reduced in length by 40 feet creating a 70' green space buffer off of Hilgen Avenue.
- Buildings "A" and "B" have heated underground parking for all residents.
- Building setbacks have been significantly increased.
- Additional green space and landscaping has been incorporated into the design.
- Formal architectural review of the plans has not been completed by city at this point in the approval process.

Why is Arrabelle good for the community?

- First and foremost, there is demand for this type of housing in the community. Cedarburg has a vacancy rate of approximately 2%.
- Cedarburg lacks this type of modern, high end housing.
- There are a lot of people in the community looking for this type of housing. Some people are even leaving Cedarburg in search of something similar to Arrabelle.
- The city does not collect tax revenue from this property because it is tax exempt.
- The school is at the end of its useful life. The "status quo" is not desired for this property.
- Current zoning of the property is institutional which allows the following types of uses: schools, day cares, clinics, offices, funeral homes and other institutional type uses.
- The local businesses in downtown will benefit economically from having more customers within walking distance of their stores.
- Arrabelle will generate an estimated \$340,000 of impact fee revenue for the city.
- The property is a targeted redevelopment site in the city's master plan.

Arrabelle – A New Way of Living

- Arrabelle will appeal to baby boomers, empty nesters and snow birds in particular.
- Arrabelle is a new way of living for those that currently live in area but no longer want the burden of owning a home and everything that goes with it such as:
 - shoveling snow, cutting grass, cleaning gutters, worrying about furnaces or water heaters failing
 - Arrabelle is a hassle free way of living.
- High end finishes will include:

Quartz countertops, high end stainless steel appliances, custom cabinetry, walk in closets, large balconies and underground parking to name a few.
- Building amenities will include:

Fully furnished club room, fitness center, pet friendly, on-site management, on-site storage, complimentary coffee bar, 24 hour controlled building access and car care station.
- High end services provided at Arrabelle will include the following:

Valet dry cleaning services, watering plants while residents are out of town and resident social events
- There is nothing like Arrabelle in the City of Cedarburg.

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DEVELOPMENT SUMMARY

DEVELOPMENT SUMMARY

EXISTING ST. FRANCIS BORGIA CHURCH TO REMAIN - 40 PARKING STALLS PROVIDED FOR CHURCH

EXISTING SCHOOL AND PARSONAGE TO BE RAZED

PROVIDE 69 UNITS IN 3 BUILDINGS
BUILDING A & B BEING TWO AND THREE STORIES OF RESIDENTIAL OVER PARKING
BUILDING C TWO STORY TOWNHOMES WITH ATTACHED GARAGE PARKING

PROVIDE 104 ENCLOSED PARKING STALLS AND 57 ON SITE STALLS FOR APARTMENT RESIDENTS AND GUESTS (2.33 STALLS/UNIT)

CREATE PRIMARY SITE ACCESS OFF OF HAMILTON WITH EXIT ONLY ON WASHINGTON

CREATE TOWNHOME STYLE ACCESS TO FIRST FLOOR APARTMENTS OFF OF HAMILTON AND WASHINGTON

OVERALL PRJECT DENSITY: 18.24 UNITS/ACRE



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Original Building 'B' - View From Hilgen Ave Looking North



Revised Building 'B' - View From Hilgen Ave Looking North



Building Comparison

■ Area of Building Removed

BUILDING 'B' DESIGN COMPARISON

- Reduced the length of building footprint by 40'
- Reduced overall building height due to natural site grading
- Increased building setback off of Hilgen by 40'
- Increased greenspace at corner of Hilgen and Hamilton
- Hilgen front yard setback increased from 34' to 70'
- Hilgen side yard setback increased from 71' to 83'
- Reduced number of units from 33 to 28

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Existing Conditions - View From Hilgen Ave Looking Northeast



Aerial View of Hilgen Ave and Hamilton Road



Existing Conditions - View From Hilgen Ave Looking North



Building B Rendering - View From Hilgen Ave Looking North

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Original Building 'B' - View From Hamilton Road Looking South



Revised Building 'B' - View From Hamilton Road Looking South



Building Comparison

■ Area of Building Removed

BUILDING 'B' DESIGN COMPARISON

- Dropped building corner from 3 stories to 2 stories
- Eliminated gable form to reduce overall height of building by 6'
- Reduced number of units from 33 to 28

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Existing Conditions



Building B Rendering

View From Hamilton Road Looking South

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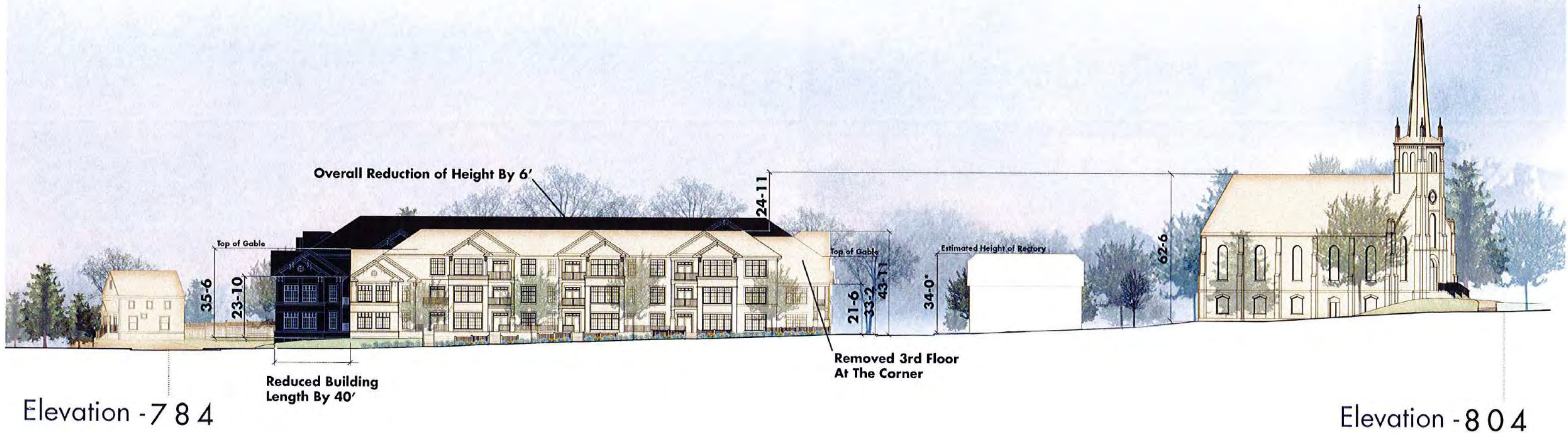


2 Story Residential

Building B

Rectory

St. Francis Borgia Church



Hamilton Road Elevation

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Original Building 'C' - View From Hamilton Road Looking South



Revised Townhomes - View From Hamilton Road Looking South



Building Comparison

■ Area of Building Removed

BUILDING 'C' DESIGN COMPARISON

- Number of units reduced from 28 to 9 with conversion from corridor building to private entry townhomes
- Reduced height of building from 3 stories to 2 stories
- Adjusted building layout to work with existing grade further reducing building height on southern end
- Design aesthetic and rhythm to compliment typical Cedarburg residential road
- Setbacks - side yard - 37' -9"
- rear yard - 36'-10"

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Existing Conditions

View From Hamilton Road



Building C Townhomes Renderings



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g
Architecture

9 Townhomes

2 Story Residential



Elevation - 8 0 4

Elevation - 7 8 4

■ Area of Building Removed

Hamilton Road Elevation

Arrabelle

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PROFESSIONAL REAL ESTATE SERVICES
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Existing Conditions



Building A rendering

Looking South From Washington Ave

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Architecture



Existing Conditions



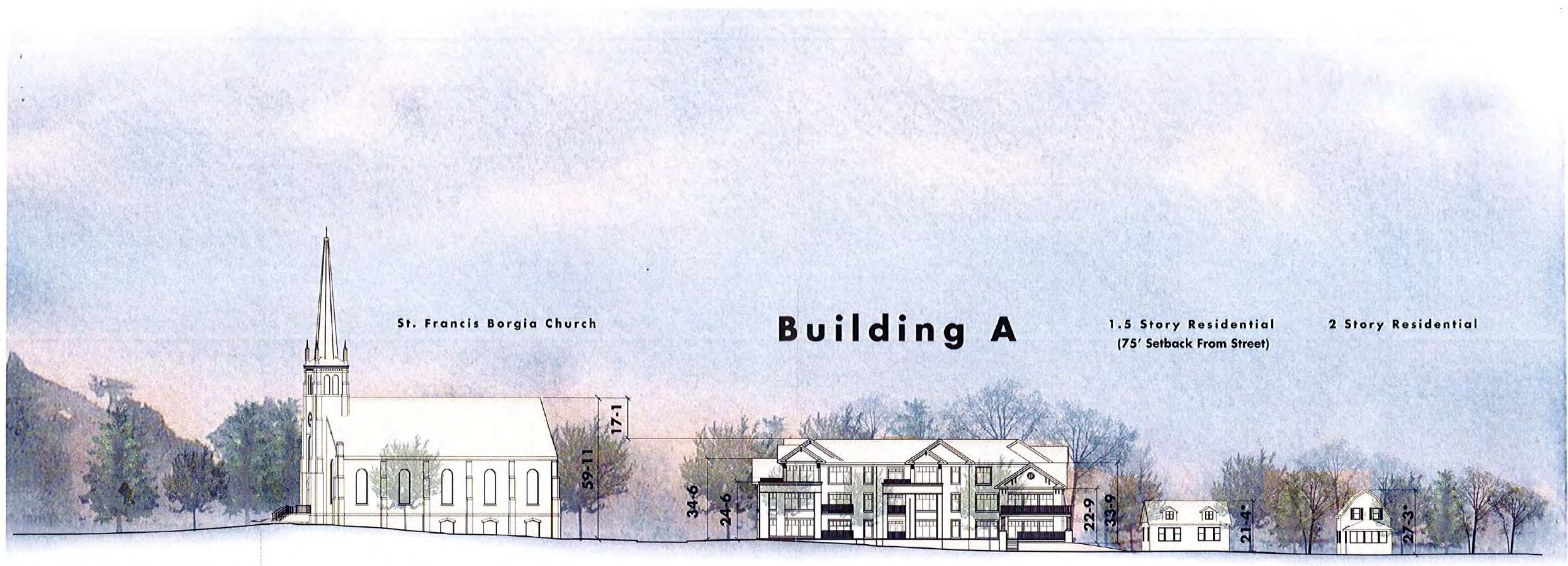
Building A - 2 Story Corner Rendering

Looking Northeast From Washington Ave

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St. Francis Borgia Church

Building A

1.5 Story Residential
(75' Setback From Street)

2 Story Residential

Elevation - 806

Elevation - 798

Elevation - 797

Washington Avenue Elevation

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RECEIVED
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CITY OF CEDARSBURG

CITY OF CEDARBURG

MEETING DATE: March 13, 2017

ITEM NO: 8. A.

TITLE: Consider Ordinance No. 2017-09 to rezone the portion of properties located at N44 W6035 and N43 W6005 Hamilton Road where the Rectory is located to remove the HPD, Washington Avenue Historic Preservation Overlay District: and action thereon (Landmarks Comm. 09/22/16, Plan Comm. 10/03/16)

ISSUE SUMMARY: At its September 6th meeting, the Plan Commission recommended concept approval and rezoning of the St. Francis Borgia redevelopment project subject to, among others, the condition that the church rectory be removed from the Washington Avenue Historic District and then razed. That condition was reviewed by the Landmarks Commission at their September 22nd meeting in accordance with **Section 13-1-70 HPD Historic Preservation District**, which states: **No permit to develop, construct, reconstruct, enlarge, or alter property in the HPD district and no lands shall be removed from the HPD district until the Landmarks Commission has reviewed the application or petition and has recommended approval, approval with conditions, or denial of the application or petition.** At the outset of their discussion, Landmarks Commissioners expressed concern about the request noting that never before has the Washington Avenue Historic District been modified in such a way and since the rectory is classified as a contributing structure in the District, they would not support its removal. The Commission expressed confidence that the site could be redeveloped in a manner that would achieve the same density while preserving the District and saving the rectory. Accordingly, they recommended denial.

Subsequently, the Plan Commission considered the Landmarks Commission recommendation at their October 3rd meeting and after a lengthy discussion they overruled the Landmarks Commission and recommended approval of the request to remove the rectory from the Washington Avenue Historic District and to allow the structure to be razed. However, the Commission did stipulate that the razing permit shall be withheld until the final detailed plans of the 89 unit apartment complex have received approval from the Plan Commission and the Common Council.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION: At their September 22, 2016 meeting the Landmarks Commission recommended denial by a vote of 4-1. Council Representative Thome voted against. On October 3, 2016, the Plan Commission considered the Landmark Commission's recommendation but voted to recommend approval to rezone the property and remove the HPD Historic Preservation District from this portion of the site.

ATTACHMENTS:

- Ordinance No. 2017-09
- Landmarks Commission Minutes from their September 22, 2016 Meeting.
- Plan Commission Minutes from the October 3, 2016 meeting.

REQUESTED BY: St. Francis Borgia, c/o/HSI Properties, LLC

FOR MORE INFORMATION CONTACT: Jonathan P. Censky, City Planner, 262-375-7610

ORDINANCE NO. 2017-09

An Ordinance Rezoning the Portion of the St. Francis Borgia Parcel Where the Rectory is Located From I-1/HPD to Rm-2/PUD

The proposed ordinance having been submitted to the City Plan Commission for recommendation and notice having been given pursuant to Wis. Statute, the Common Council of the City of Cedarburg, Wisconsin, does hereby ordain as follows:

The following described real estate situated in the City of Cedarburg, Wisconsin, presently being I-1/HPD Institutional and Public Service District/Historic Preservation District is hereby rezoned to Rm-2/Multiple Family Residential District/Planned Unit Development Overlay District:

LEGAL DESCRIPTION #2

RECTORY SITE

Part of Lot 7, Block 22 of the Assessor's Plat of the City of Cedarburg, and Hamilton Road adjacent, in the Northeast 1/4 of the Northeast 1/4 of Section 34, Township 10 North, Range 21 East. Said land being in the City of Cedarburg, County of Ozaukee, State of Wisconsin, bounded and described as follows:

Commencing at the northeast corner of the Northeast 1/4 of Section 34, Town 10 North, Range 21 East; thence South 89 degrees 43 minutes West on a line, being the north line of said quarter section, 542.25 feet to a point in the center line of S. Washington Avenue; thence South 15 degrees 07 minutes East along the center line of said avenue, 351.58 feet to an angle point in said avenue; thence continuing along the center line of said avenue South 1 degree 47 minutes West, 48.62 feet to a point in the northerly line of Hamilton Road extended; thence South 48 degrees 08 minutes East along the extension of and the northerly line of Hamilton Road, 288.21 feet to the place of beginning of the land to be described; continuing thence South 48 degrees 08 minutes East along said northerly line of Hamilton Road, 138.40 feet to the Southeast corner of Lot 9, Block 22 of the Assessor's Plat of the City of Cedarburg; thence South 41 degrees 52 minutes West, 127 feet; thence South 86 degrees 16 minutes 06 seconds West, 40.59 feet; thence North 48 degrees 08 minutes West, 110 feet; thence North 41 degrees 52 minutes East, 156 feet to the point of beginning

Part of Tax Key No. 13-050-22-07-000 and Hamilton Road

This ordinance shall take effect upon its passage and publication as provided by law.

Passed and adopted this 13th day of March 2017.

Kip Kinzel, Mayor

Countersigned:

Constance K. McHugh, City Clerk

Approved as to form:

Michael P. Herbrand, City Attorney

LANDMARKS COMMISSION
September 22, 2016

LAN20160922-1
UNAPPROVED

A regular meeting of the Landmarks Commission, City of Cedarburg, Wisconsin, was held Thursday, September 22, 2016 at Cedarburg City Hall, W63 N645 Washington Avenue, lower level, room 2.

The meeting was called to order by Chairperson Judy Jepson at 7:00 p.m.

Roll Call: Present - Council Member Patricia Thome, Judy Jepson, Tomi Fay Forbes, Tom Kubala, Robert Ross

Excused - Doug Yip, James Pape

Also Present - Council Member Jack Arnett, City Planner Jon Censky

STATEMENT OF PUBLIC NOTICE

Chairperson Jepson acknowledged that the agenda for this meeting was posted and distributed in compliance with the Wisconsin Open Meetings Law.

APPROVAL OF MINUTES

It was noted that under the "Adjournment" on the minutes for September 8, it should state that the "Motion was carried without a negative vote with Tomi Fay Forbes, Doug Yip and Tom Kubala excused."

Motion made by Council Member Thome, seconded by Bob Ross, to approve the minutes of the September 8, 2016 meeting as corrected. Motion carried without a negative vote with Doug Yip and James Pape excused.

COMMENTS AND SUGGESTIONS FROM CITIZENS – None

REGULAR BUSINESS

Review and Approve Sign for New Fortune Restaurant to be Opening at W62 N547 Washington Avenue; and Action Thereon.

Jimmy and Bridgida Phoa of W62 N369 Hanover Avenue are re-opening the New Fortune Restaurant Jimmy's parents ran some years ago. The new sign will be placed in the existing frame.

Motion made by Tom Kubala, seconded by Council Member Thome, to approve the sign as proposed. Motion carried without a negative vote with Doug Yip and James Pape excused.

Certificate of Appropriateness to Construct a Columbarium at Advent Lutheran Church at W63 N642 Washington Avenue: and Action Thereon

The columbarium is going to the Plan Commission on October 3. The design, appearance, and use of materials should be consistent with materials now on the church. The landscape and lighting need to be appropriate for the area. Legally the project can proceed. 144 niches will be constructed in the first phase. Doreen Lettau, N78 W8060 TopView Trail, represented Advent Church. She displayed the material to be used, including a stone similar to that used on the church and granite for the façade of the niches. Bob Ross stated he appreciates the landscape design.

Motion made by Tom Kubala, seconded by Council Member Thome, to approve the landscape design as proposed. Motion carried without a negative vote with Doug Yip and James Pape excused.

Consider Removal of the Parish Rectory at N44 W6035 Hamilton Road from the Washington Avenue Historic District and to Raze the Structure; and Action Thereon.

The Plan Commission recommended rezoning of this site subject to the Landmarks Commission approving the razing of the rectory structure. The recommendation of the Landmarks Commission will go on to the Plan Commission's October 3 meeting. After that meeting, a public hearing will be scheduled.

Bob Ross asked about the rezoning of the St. Francis Borgia (SFB) property. Planner Censky stated that the present plan does not include the presence of the rectory. Tom Kubala stated that the job of the Landmarks Commission is to protect the historic district. Both the contributing and non-contributing buildings are critical to the district. The rectory is listed as a contributing building. Demolition is not necessary to develop the SFB property. It is financially viable to move ahead with a smart growth project without razing the rectory.

Tony DeRosa and Eric Harrmann (of Brookfield and Wauwatosa, respectively) represented the developer, HSI Properties. Tony DeRosa stated that the project is still in the design phase, and showed drawings of both the site plan and proposed buildings. He stated that 40 parking spaces are designated for the church. There was some discussion regarding traffic flow.

Eric Harrmann stated that the rectory would block access to Hamilton Road and would force more traffic onto Washington Avenue. There was also discussion regarding the expense of the underground parking and that it will be under each building. Most apartment units will have two bedrooms, probably of interest to an older demographic, and tenants will probably have two cars.

Tony DeRosa stated that if the rectory is not removed, the project, potentially valued at \$12 to \$15 million, would not make financial sense. Tom Kubala asked why not consider keeping the rectory as a starting point in the design? He does not consider this project to be an 'either or' situation.

Council Member Thome reminded those present that the project is still evolving.

Tony DeRosa asked for the definition of a contributing structure. Tom Kubala stated there are three reasons a building can be defined as contributing:

- 1) Architectural significance
- 2) An historic event occurred at this location
- 3) The building is part of a complex of buildings

The historic district was drawn by consultants; the City accepted the recommendation of those consultants. Tom Kubala agreed the building is not necessarily of outstanding architectural style, but it is a 1920 bungalow with fairly good proportions and it is clearly associated with the church complex.

Council Member Thome stated that people are calling her who are done with caring for a house and want a high end quality place to live while remaining in Cedarburg. This complex would satisfy that need. The first step is to make this project the best project the City can do, and HSI Properties are people who can do that.

Judy Jepson expressed concern that the proposal will dominate over the church with buildings, affecting the visual scale of the church. She stated that no one has ever asked the Landmarks Commission to move the border of a historic district. If it is done for one project, will others ask the same?

Tomi Fay Forbes stated she can see the SFB School from her house. She is concerned about the scale of the project, and is opposed to razing the rectory.

Community members were present and expressed their concerns:

Bill Bujanovich, W61 N459 Washington Avenue: The City has worked hard to retain the historic district, which has contributed to Cedarburg's economic success over the years. Chopping away at the historic district is paramount to chopping away at the source of the City's success. The proposed project is not sensitive to the historic district; the scale is out of proportion.

Eric Hofhine, N64 W5782 Columbia Road: A 45-year resident of the City who owns the old stone home that contributed to Bridge Commons, a development of homes he considers aesthetically positive for the community. Mr. Hofhine would like to see a complex that contributes to the City, with buildings scaled to the City. He stated that the rectory is a notable building in the town, part of the church complex, and he does not want to see it removed. Over the years, some buildings have been systematically razed, buildings which were significant to the community.

Planner Censky pointed out that the Landmarks Commission is addressing that challenge by working to identify homes that should be protected through historic designation.

Gus Wirth, N48 W6100 Spring Street: Understands the need for so many units per acre to make the project viable. He stated when he developed Woodmere Apartments, he worked around old trees rather than taking them down. He recalls the proposal to knock down the St. Francis

Borgia Church and stated the same type of thinking applies to this proposal. The rectory contributes to the site.

Bud Palmer, W59 N451 Hilgen Avenue: Moved to Cedarburg four years ago and lives in the oldest house on Hilgen Avenue, his house would back up to the drainage pond on the proposed site. The historic fabric of Cedarburg is what distinguishes it from other communities. He loves the view of the sunset behind the church steeple. The proposed buildings would block that. He is a semi-retired minister. When he visits former churches where he served, he enjoys visiting the entire complex – church, parsonage and cemetery. The rectory is part of that complex for St. Francis Borgia.

Dan Carr (W59 N397 Hilbert): Has been in his home for 19 years and he commented on the local traffic becoming more intense and challenges of parking during festivals. He stated that the City could end up with some huge buildings that don't mix well with the existing older buildings. The rectory is like a bookend to the church and part of the historical fabric of the City.

Bob Ross made a motion to recommend denial of the request to remove the rectory. Tom Kubala seconded the motion. Motion carried with Judy Jepson, Tomi Fay Forbes, Tom Kubala and Bob Ross in favor, Council Member Thome opposed, and Doug Yip and James Pape excused.

ADJOURNMENT

A motion was made by Tom Kubala, seconded by Bob Ross, to adjourn the meeting at 7:55 p.m. Motion carried without a negative vote with Doug Yip and James Pape excused.

Tomi Fay Forbes
Secretary

adk

Action:

Mayor Kinzel moved to approve Option B, but allow Option A to be constructed with the neighbor's approval, contingent upon the following:

1. The applicant securing approval to conduct drainage work on the adjacent property to the north before constructing Option A.
2. The driveway will be right turn out only as no median cut exists at this location.
3. The applicant shall be responsible for only the cost of the removal of the existing street tree and the replacement cost as determined by the City Forester. The value of the street tree is waived.
4. Submittal and City Engineer/Director of Public Works approval of the grading, drainage and storm water management plans.
5. The driveway shall be set back from the north property line at least three (3) feet.

The motion was seconded by Vice Chairperson Burgoyne and carried without a negative vote, with Commissioner Poellot excused.

CONSULTATION REGARDING REDEVELOPMENT PLANS FOR THE ST. FRANCIS BORGIA GRADE SCHOOL SITE AT N44 W6035 HAMILTON ROAD AND N43 W6005 HILGEN AVENUE – HSI PROPERTIES, LLC

Planner Censky noted that at the Plan Commission's September 5, 2016 meeting, the proposed HSI Properties apartment project was conceptually approved and recommended for rezoning subject to, among others, the condition that the Church rectory be removed from the Washington Avenue Historic District and then razed. That condition was reviewed by the Landmarks Commission at their September 22nd meeting in accordance with **Section 13-1-70 HPD Historic Preservation District**, which states: **No permit to develop, construct, reconstruct, enlarge, or alter property in the HPD district and no lands shall be removed from the HPD district until the Landmarks Commission has reviewed the application or petition and has recommended approval, approval with conditions, or denial of the application or petition.**

At the outset of their discussion, Landmarks Commissioners expressed concern about the request noting that never before has the Washington Avenue Historic District been modified and since the rectory is classified as a contributing structure in the District, they would not support its removal. The Commission expressed confidence that the site could be redeveloped in a manner that would achieve the same density while preserving the District and saving the rectory. Accordingly, the Landmarks Commission recommended denial of the request by a vote of 4-1. Council Representative Thome voted against. The Plan Commission is to consider the Landmarks Commission recommendation and then vote to approve, approve with conditions, or deny the request

to remove the rectory from the Washington Avenue Historic District and to allow the structure to be razed.

Tony DeRosa of HSI Properties, LLC argued that the rectory did not contribute to the Historic District, was not an historic property, was added onto through the years, was more of an eyesore, needs significant repair and has pest infestation. He pointed out that the Landmarks Commission was to only consider historical significance and did not base decisions on the broader base of what is better for the City. Mr. DeRosa believed removing the building from the Historic District overlay was a good tradeoff for a quality development.

Jack Steinbrecker, Trustee for St. Francis Borgia Church, advised that the congregation takes the historic character of the City seriously. He noted that the current rectory was not the original and the parish is not interested in investing in the building. The proposal is a quality project they have searched for and will fill a gap for those wishing to downsize and still stay in the City.

Chris Roessler of N47 W6075 Spring Street expressed opposition to the proposed development. She also would like to see the significant trees on the site retained.

William Bujanovich of W61 N459 Washington Avenue reported that he is a parishioner at St. Francis Borgia and a former Landmarks Commissioner in another community. He felt that tourism due to the historic nature of Cedarburg was the most important industry and that chipping away at the Historic District was detrimental.

Robert Roessler of N47 W6075 Spring Street argued that the rectory housed Father Ed which provides it with historic relevance.

Commissioner Zimmerschied did not believe the building was historically or architecturally interesting building and that it only was included in the Historic District because of its proximity to St. Francis Borgia Church. He would advocate razing the building, however, as a tradeoff for a worthwhile project.

Commissioner Burgoyne stated that he has a high regard for the Landmarks Commission, but the Plan Commission weighs its decisions based on what is best for the entire population.

Council Member Czarnecki opined that the building cannot be moved on the site, cannot be moved within the District, and is not a building of architectural significance. He noted that even the current owner (St. Francis Borgia Church) has no emotional attachment to the building.

Judy Jepson, Chairperson of the Landmarks Commission, pointed out that the Rectory was designated as a "contributing," which means it adds value to the Historic District. Planner Censky further clarified that the Rectory was designated as "contributing" on

the National Register of Historic Places Inventory - Nomination Form because it “serves as the parish rectory and is part of the St. Francis complex.”

Mayor Kinzel questioned whether the structure could be restored to its original state and agreed it was only listed as contributing because of its proximity to St. Francis Borgia Church. He has been surprised to find it listed as a contributing building and wondered if it has gained more importance as a tool to impede redevelopment plans.

Action:

A motion was made by Commissioner Cain, seconded by Vice Chairperson Burgoyne, to recommend rezoning the parish rectory at N44 W6035 Hamilton Road to remove it from the Washington Avenue Historic District on the condition that a razing permit would not be issued until the final development plans are approved. The motion carried without a negative vote, with Commissioner Poellot excused.

ZONING TEXT AMENDMENT RECOMMENDATION TO ADD “RESIDENTIAL USE OF SINGLE-FAMILY AND TWO-FAMILY STRUCTURES” TO THE LIST OF PERMITTED USES IN THE B-3 BUSINESS DISTRICT

Action:

Council Member Czarnecki moved to table discussion on this item to a future meeting. The motion was seconded by Commissioner Zimmerschied and carried without a negative vote, with Commissioner Poellot excused.

COMMENTS AND ANNOUNCEMENTS BY PLAN COMMISSIONERS

No comments or announcements were offered.

MAYOR’S ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by Commissioner Zimmerschied, seconded by Council Member Czarnecki to adjourn the meeting at 9:40 p.m. The motion carried without a negative vote.

Darla Drumel,
Administrative Secretary

CITY OF CEDARBURG
TRANSFER LIST
'2/28/17-3/8/17

Date	Amount	Transfer to
PWSB CHECKING ACCOUNT		
3/1/2017	\$226,299.14	DTC-debt payment
3/1/2017	\$185,000.00	PWSB Payroll
3/3/2017	\$495.00	Police Association Union-contributions for 2/12/17-2/25/17
3/3/2017	\$4,160.36	North Shore Bank-contributions for 2/12/17-2/25/17
3/3/2017	\$5,230.15	Health Savings Accounts-contributions for 2/12/17-2/25/17
3/3/2017	\$2,924.92	ICMA-contributions for 2/12/17-2/25/17
3/8/2017	\$479.76	Aflac-February premiums
3/8/2017	\$2,853.62	Minnesota Life-April life insurance premiums
	<u>\$427,442.95</u>	
PWSB PAYROLL ACCOUNT		
3/3/2017	\$129,046.86	Payroll for 2/12/17-2/25/17
3/3/2017	<u>-\$56,128.42</u>	Payroll taxes for 2/12/17-2/25/17
	\$72,918.44	
PWSB MONEY MARKET ACCOUNT		
2/27/2017	\$40,429.22	PWSB Internal Service Money Market
3/1/2017	<u>\$1,228,254.16</u>	DTC-debt payment
	\$1,268,683.38	
PWSB CAPITAL MONEY MARKET ACCOUNT		
2/28/2017	\$266,751.00	PWSB Money Market
SEWER FUND MONEY MARKET		
3/17/2017	\$55,000.00	DTC-debt payment
COMMERCE CHECKING ACCOUNT		
3/1/2017	\$50,000.00	Commerce Money Market



CITY OF CEDARBURG

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MARCH 2017

		Check Amt	Invoice	Comment
111300 PWSB Checking				
Unpaid	ADP, LLC.			
E 100-515600-210	PROFESSIONAL SERVICES	\$449.10	488608602	TREAS-2/11/17 PAYROLL
	Total ADP, LLC.	\$449.10		
Unpaid	AMERICAN RED CROSS			
E 220-555390-372	SAFETY EQUIPMENT	\$20.00	10507420	REC-BABYSITTERS TRAINING
	Total AMERICAN RED CROSS	\$20.00		
Unpaid	APPLELAND LAW ENFORCEMENT			
E 100-522120-380	EQUIPMENT/CAPITAL OUTLA	\$4,611.50	2610	PD-PO# PD749-AMMUNITION
	Total APPLELAND LAW ENFORCEMENT	\$4,611.50		
Unpaid	ARMBRUSTER JEWELERS			
E 100-522120-347	SUPPLIES AND EXPENSES	\$16.50	169015	PD-POLISH BADGE
	Total ARMBRUSTER JEWELERS	\$16.50		
Unpaid	AT&T			
E 260-555110-225	TELEPHONE	\$126.59	262375160301	LIBR-PHONE
E 101-573825-225	TELEPHONE	\$141.71	262375160301	WW-PHONE
0-518100-225	TELEPHONE	\$41.35	262375160301	CH-PHONE
E 100-522230-225	TELEPHONE	\$35.48	262375160301	FIRE-PHONE
E 100-533210-225	TELEPHONE	\$29.51	262375760301	DPW-PHONE
E 100-522110-225	TELEPHONE	\$140.52	262375762402	PD-PHONE
	Total AT&T	\$515.16		
Unpaid	AT&T LONG DISTANCE			
E 260-555110-225	TELEPHONE	\$71.42	836841746-8	LIBR-LONG DISTANCE
E 100-522110-225	TELEPHONE	\$6.32	836841746-8	PD-LONG DISTANCE
G 100-156200	DUE FROM LIGHT & WATER	\$180.54	836841746-8	L&W-LONG DISTANCE
	Total AT&T LONG DISTANCE	\$258.28		
Unpaid	BADGERBUS TOUR & TRAVEL			
G 100-264000	SENIOR CENTER TOURS	\$180.00	164084	SR TOURS-2/24/17 ONEIDA TRIP
	Total BADGERBUS TOUR & TRAVEL	\$180.00		
Unpaid	BAKER & TAYLOR AUDIOBOOK PRE			
E 260-555110-319	PUBLICATIONS AND SUBSCRI	\$34.02	2032647064	LIBR-CMDS
	Total BAKER & TAYLOR AUDIOBOOK PRE	\$34.02		
Unpaid	BAKER & TAYLOR AV PRE PROCESS			
E 260-555110-319	PUBLICATIONS AND SUBSCRI	\$25.10	B43901540	LIBR-DVDS
	Total BAKER & TAYLOR AV PRE PROCESS	\$25.10		
Unpaid	BAKER & TAYLOR BOOKS			
E 260-555110-319	PUBLICATIONS AND SUBSCRI	\$9.82	2032662532	LIBR-BOOKS
E 260-555110-319	PUBLICATIONS AND SUBSCRI	\$15.48	2032662533	LIBR-BOOKS
0-555110-319	PUBLICATIONS AND SUBSCRI	\$14.91	2032662534	LIBR-BOOKS



CITY OF CEDARBURG

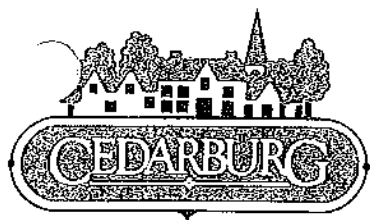
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MARCH 2017

	Check Amt	Invoice	Comment
Total BAKER & TAYLOR BOOKS	\$40.21		
Unpaid BEYER S HARDWARE STORE			
E 601-573830-340 MAINTENANCE SUPPLIES	\$12.48	128772	WW-UTILITY BRUSH/WIRE WHEEL
E 601-573830-340 MAINTENANCE SUPPLIES	\$17.08	128802	WW-GATE VALVE
E 100-533210-353 MAINTENANCE PARTS	\$9.25	128804	DPW-EPOXY PUTTY/KNIFE
E 100-533210-353 MAINTENANCE PARTS	\$82.38	128836	DPW-PIPES/CAULK
Total BEYER S HARDWARE STORE	\$121.19		
Unpaid BLUETARP FINANCIAL, INC			
E 100-533311-363 SIGNS	\$857.72	37340040	DPW-S/DEWIND WELD/CASTERS
Total BLUETARP FINANCIAL, INC	\$857.72		
Unpaid BUSINESS CARD			
E 100-522120-380 EQUIPMENT/CAPITAL OUTLA	\$99.69	0883	PD-LA POLICE GEAR
E 100-522120-380 EQUIPMENT/CAPITAL OUTLA	\$1,861.50	0883	PD-RESCUE ESSENTIALS
E 100-522110-330 TRAVEL & TRAINING	(\$92.04)	1851	PD-CREDIT-KALAHARI RESORTS
E 100-522120-380 EQUIPMENT/CAPITAL OUTLA	\$177.12	1851	PD-OPTICSPLANET INC
E 100-522110-330 TRAVEL & TRAINING	\$158.00	1851	PD-KALAHARI RESORT
E 100-522110-380 EQUIPMENT/CAPITAL OUTLA	\$18.97	1851	PD-RADIO SHACK
E 100-522110-330 TRAVEL & TRAINING	\$11.32	1851	PD-JIMMY JOHNS, BARABOO
E 100-522410-380 EQUIPMENT/CAPITAL OUTLA	\$117.36	3367	EM-BEST BUY-SPLITTERS/ADAPTERS
E 100-522410-330 TRAVEL & TRAINING	\$200.00	3367	EM-WI ASSOC OF CO-GOV. CONFERENCE
E 100-522410-380 EQUIPMENT/CAPITAL OUTLA	\$179.00	3367	EM-WALMART-DVD RECORDER
E 100-533210-330 TRAVEL & TRAINING	\$520.00	3367	PW-AMERICAN PUBLIC WORKS-CONFERENCE
E 100-522130-346 UNIFORMS	\$126.96	8153	PD-LA POLICE GEAR
E 100-522120-380 EQUIPMENT/CAPITAL OUTLA	\$105.58	8153	PD-TARGET
E 100-522110-390 OTHER EXPENSES	\$27.91	8153	PD-WALGREENS
E 100-522130-346 UNIFORMS	\$61.03	8153	PD-MERRELL.COM
E 100-522120-380 EQUIPMENT/CAPITAL OUTLA	\$179.95	8153	PD-IN AMERICAN DEFENSE
E 100-522120-380 EQUIPMENT/CAPITAL OUTLA	\$50.75	8153	PD-ROCK RIVER ARMS
E 100-522120-330 TRAVEL & TRAINING	\$387.00	9068	PD-PAYPAL
E 100-522120-346 UNIFORMS	\$52.83	9068	PD-ALIEN GEAR HOLSTERS
E 100-522120-346 UNIFORMS	\$32.95	9068	PD-SKYLINE CLIPDRAW
E 100-522120-346 UNIFORMS	\$63.95	9068	PD-G T DISTRIBUTORS INC
E 100-522120-330 TRAVEL & TRAINING	\$450.00	9068	PD-POLICEONE
E 100-522120-380 EQUIPMENT/CAPITAL OUTLA	\$427.20	9068	PD-TASER INTERNATIONAL
Total BUSINESS CARD	\$5,217.03		
Unpaid CAPITAL ONE COMMERCIAL			
E 400-533210-847 DPW CENTER IMPROVEMENT	\$899.94	054927	PW-EDSAL RACK
E 601-573830-350 OPERATING SUPPLIES	\$251.95	59419	WW-NITRILE/RAIN X WASH/OFFICE CHAIR
Total CAPITAL ONE COMMERCIAL	\$1,151.89		
Unpaid CDW GOVERNMENT, INC.			
E 100-522110-310 OFFICE SUPPLIES	\$10.66	GTZ2716	PD-PROLINE DP/DV1-1
Total CDW GOVERNMENT, INC.	\$10.66		



CITY OF CEDARBURG

03/06/17 7:44 AM

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Unpaid CEDARBURG FIRE DEPARTMENT			
E 100-522120-347 SUPPLIES AND EXPENSES	\$128.00	2017-101	PD-CURAPLEX NITRILE GLOVES XL
Total CEDARBURG FIRE DEPARTMENT	\$128.00		
Unpaid CENSKY, JON			
E 100-566310-210 PROFESSIONAL SERVICES	\$4,346.00	17-0002	PLANNING-FEBRUARY 2017 SERVICES
Total CENSKY, JON	\$4,346.00		
Jnpaid CHAMBER OF COMMERCE-CAP IMPR			
G 210-212500 ACCRUED VOUCHERS PAYABLE	\$466.58	ROOM TAX	ROOM TAXES-ADDITIONAL 2016 3RD QTR REVENUE
Total CHAMBER OF COMMERCE-CAP IMPR	\$466.58		
Jnpaid CHAMBER OF COMMERCE-GEN VISITO			
G 210-212500 ACCRUED VOUCHERS PAYABLE	\$1,399.76	ROOM TAX	ROOM TAXES-ADDITIONAL 2016 3RD QTR REVENUE
Total CHAMBER OF COMMERCE-GEN VISITO	\$1,399.76		
Jnpaid CITY CEDARBURG-PETTY CASH			
E 100-555140-330 TRAVEL & TRAINING	\$6.95	PETTY CASH	SR CTR-FLIPSIDE C AFE-TOUR PLANNING MTG
E 100-555140-310 OFFICE SUPPLIES	\$18.78	PETTY CASH	SR CTR-DUCT TAPE/JUICE FOR SPEC EVENT/SOAP
00-514200-310 OFFICE SUPPLIES	\$17.25	PETTY CASH	ELECTIONS-COFFEE/CUPLS & PLATES-2/17 ELECTION
G 100-266000 ASSESSOR-CONTEMPLATED ASS	\$19.95	PETTY CASH	ASSESSOR-THREE PRIORITY MAILINGS IN FEBRUARY
Total CITY CEDARBURG-PETTY CASH	\$62.93		
Inpaid COMMUNITY PRINTING INC.			
E 100-533210-350 OPERATING SUPPLIES	\$108.00	1775I	DPW-EMPLOYEE TIME SHEETS
Total COMMUNITY PRINTING INC.	\$108.00		
Inpaid CONVERGENT SOLUTIONS, INC.			
E 100-518100-240 REPAIR AND MAINTENANCE	\$149.00	39953	COMPLEX-SERVICE TO PRIMARY FIRE ALARM SYSTEM
Total CONVERGENT SOLUTIONS, INC.	\$149.00		
Inpaid FORESTRY SUPPLIERS			
E 100-555510-240 REPAIR AND MAINTENANCE	\$273.18	147345-00	PARKS-LEATHER CHAINSAW BOOTS
Total FORESTRY SUPPLIERS	\$273.18		
npaid GEMPLER S			
E 601-573825-372 SAFETY EQUIPMENT	\$59.00	SIO3181486	WW-SHIPPIG SAVER
E 601-573825-372 SAFETY EQUIPMENT	\$243.57	SIO3182868	WW-PARKA/T-SHIRTS
Total GEMPLER S	\$302.57		
npaid GG & KR, LLC (STILTHOUSE)			
E 100-519100-591 UNCOLLECTIBLE TAXES	\$2,112.61	REFUND	REFUND OF 2016 PERS PROP TAXES
Total GG & KR, LLC (STILTHOUSE)	\$2,112.61		
npaid GOLLNICK & SONS TREE SERVICE			



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E 100-555510-290 MAINT/CONTRACTED SERVIC	\$500.00	15455	PARKS-PO#PKS751-ASH TREE REMOVAL-FOUNDERS PARK
E 100-555510-290 MAINT/CONTRACTED SERVIC	\$600.00	15460	PARKS-PO#PKS751-ASH TREE REMOVAL-TOPVIEW TRAILS
E 100-555510-290 MAINT/CONTRACTED SERVIC	\$2,700.00	15472	PARKS-PO# PKS751-ASH TREE REMOVAL-PIONEER PARK
Total GOLLNICK & SONS TREE SERVICE	\$3,800.00		

Unpaid JANI-KING OF MILWAUKEE/ROYAL F

E 260-555110-290 MAINT/CONTRACTED SERVIC	\$448.52	MIL02170615	LIBR-PARTIAL MO CONTRACT FOR FEBRUARY 2017
Total JANI-KING OF MILWAUKEE/ROYAL F	\$448.52		

Unpaid JM BRENNAN, INC.

E 100-518100-240 REPAIR AND MAINTENANCE	\$245.00	SALES000083	COMPLEX-CH-2/1/17 PM
E 100-518100-240 REPAIR AND MAINTENANCE	\$245.00	SALES000083	COMPLEX-LINCOLN BLDG 2/1/17 PM
E 100-518100-240 REPAIR AND MAINTENANCE	\$245.00	SALES000083	COMPLEX-GYM-2/1/17 PM
Total JM BRENNAN, INC.	\$735.00		

Unpaid LAERDAL MEDICAL CORPORATION

E 220-555390-372 SAFETY EQUIPMENT	\$63.95	2017/2000014	REC-BLS PROVIDER MANUAL 2015
Total LAERDAL MEDICAL CORPORATION	\$63.95		

Unpaid NORTH WOODS

E 100-518100-350 OPERATING SUPPLIES	\$287.54	151823	COMPLEX-JANITORIAL SUPPLIES
Total NORTH WOODS	\$287.54		

Unpaid OFFICE DEPOT

E 100-522110-310 OFFICE SUPPLIES	\$143.96	907945573001	PD-COLOR FAST FOLDERS
E 100-522110-310 OFFICE SUPPLIES	\$59.99	908095408001	PD-SECURE POCKETS
Total OFFICE DEPOT	\$203.95		

Unpaid OLSEN S PIGGLY WIGGLY

E 100-519200-343 AWARDS, SUPPLIES	\$32.52	32534	EMPLOYEE REL -2/22/17 EE MONTHLY MO MTG SPLYS
E 100-519200-343 AWARDS, SUPPLIES	\$44.59	32546	EMPLOYEE REL-RETIREMENT SUPPLIES-J. HAFEMEISTER
Total OLSEN S PIGGLY WIGGLY	\$77.11		

Unpaid ONTECH SYSTEMS, INC

E 100-514700-210 PROFESSIONAL SERVICES	\$1,347.00	26371	IT-BARRACUDA BACKUP STORAGE RENEWAL
E 100-514700-210 PROFESSIONAL SERVICES	\$483.50	26532	IT-FEBRUARY 2017 SERVER CARE
Total ONTECH SYSTEMS, INC	\$1,830.50		

Unpaid OZAUKEE COUNTY CLERK OFCOURTS

R 100-451101 COURT PENALTIES & COSTS	\$500.00	BOND	BOND-MARK J ROHRBACK CASE 17-2934
Total OZAUKEE COUNTY CLERK OFCOURTS	\$500.00		

Unpaid OZAUKEE ECONOMIC DEVELOPMENT

E 100-511100-320 PROF PUBLICATIONS AND DU	\$1,500.00	MEMBERSHIP COUNCIL-2017 MEMBERSHIP DUES	
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total OZAUKEE ECONOMIC DEVELOPMENT				
		\$1,500.00		
Unpaid	PAUL, ANDREW			
	R 100-463101 PUBLIC WORKS FEES	\$15.00	REFUND	REFUND OF APPLIANCE PICKUP FEE
	Total PAUL, ANDREW	\$15.00		
Unpaid	POSTMASTER-CEDARBURG			
	E 100-514100-315 POSTAGE	\$225.00	PERMIT	CLERKS-STD MAILING PERMIT RENEWAL
	Total POSTMASTER-CEDARBURG	\$225.00		
Unpaid	RENNERTS			
	E 100-533440-295 STREET SWEEPING	\$137.01	36593	DPW-NST F & M BRASS
	Total RENNERTS	\$137.01		
Unpaid	RE-NU-IT SANDBLASTING			
	E 100-533450-210 PROFESSIONAL SERVICES	\$180.00	SANDBLASTI	SANDBLAST 12' - 6 PIECES=FLAT STEEL
	Total RE-NU-IT SANDBLASTING	\$180.00		
Unpaid	RUSSEL METALS WILLIAMS BAHCALL			
	F 400-533210-847 DPW CENTER IMPROVEMENT	\$1,532.76	02716964	PW FAC-HOLLOW STRUCTURAL SQUARE/RECT.
	total RUSSEL METALS WILLIAMS BAHCALL	\$1,532.76		
Unpaid	SAN-A-CARE, INC.			
	E 100-518100-350 OPERATING SUPPLIES	\$33.30	49670	DPW-RECEIVER TUBE
	Total SAN-A-CARE, INC.	\$33.30		
Unpaid	TIME WARNER CABLE			
	E 100-522110-225 TELEPHONE	\$370.00	709864401	PD-FIBR
	Total TIME WARNER CABLE	\$370.00		
Unpaid	USA BLUEBOOK			
	E 601-573835-347 SUPPLIES AND EXPENSES	\$388.55	181461	WW-FLUORESCENT GREEN SPRAY PAING
	Total USA BLUEBOOK	\$388.55		
Unpaid	WESTER ELECTRIC INC			
	E 260-555110-240 REPAIR AND MAINTENANCE	\$225.00	38421	LIBR-INSTALL NEW DOOR BELL SYSTEM
	Total WESTER ELECTRIC INC	\$225.00		
Unpaid	WISCONSIN STEAM CLEANER			
	E 400-533210-847 DPW CENTER IMPROVEMENT	\$607.00	45332	PW FAC.-55 GAL BUCKSHOT/WALL MOUNT WAND HANGAR
	Total WISCONSIN STEAM CLEANER	\$607.00		
	111300 PWSB Checking	\$36,017.18		



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Fund Summary

111300 PWSB Checking	
100 GENERAL FUND	\$28,941.99
210 ROOM TAX FUND	\$1,866.34
220 RECREATION PROGRAMS FUND	\$83.95
260 LIBRARY FUND	\$970.86
400 CAPITAL IMPROVEMENTS FUND	\$3,039.70
601 SEWERAGE FUND	\$1,114.34
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	\$36,017.18



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111300 PWSB Checking			
Unpaid BRAUN THYSSENKRUPP ELEVATOR			
E 100-518100-240 REPAIR AND MAINTENANCE	\$209.88	125603	CH- 3/1/17-4/30/17 EXAM & LUBE CONTRACT
Total BRAUN THYSSENKRUPP ELEVATOR	\$209.88		
Unpaid EGELHOFF LAWMOWER SERVICE			
E 100-555510-380 EQUIPMENT/CAPITAL OUTLA	\$391.96	223493	PARKS-CHAIN SAW
E 100-555510-240 REPAIR AND MAINTENANCE	\$88.55	223494	PARKS-SHARPEN CHAIN/SAW CHAIN
Total EGELHOFF LAWMOWER SERVICE	\$480.51		
Unpaid EQUIPMENT RENTALS INC.			
E 400-533210-847 DPW CENTER IMPROVEMENT	\$105.60	135683-1	PW-RENTAL OF CORE DRILL/BIT
Total EQUIPMENT RENTALS INC.	\$105.60		
Unpaid FOX WELDING			
E 100-533311-363 SIGNS	\$508.28	352822	DPW-COMPRESSED GAS/ACCESSORIES
Total FOX WELDING	\$508.28		
Unpaid KETTLE-LAKES COOPERATIVE			
E 100-555510-243 FIELD MAINTENANCE SUPPLI	\$443.38	125369	PARKS-PELLETIZED GYPSUM
Total KETTLE-LAKES COOPERATIVE	\$443.38		
Unpaid LARK UNIFORM OUTFITTERS INC			
E 100-522120-346 UNIFORMS	\$66.95	238257	PD-CARGO PANTS
E 100-522120-346 UNIFORMS	\$40.95	238546	PD-HASHMARKS/HC CASE
E 100-522120-346 UNIFORMS	\$49.95	239076-02211	PD-POLICE 4X11 REFLECT.
E 100-522120-346 UNIFORMS	\$450.00	239162	PD-EMBROIDERED EMBLEMS
Total LARK UNIFORM OUTFITTERS INC	\$607.85		
Unpaid LINCOLN CONTRACTORS SUPPLY			
E 100-533210-353 MAINTENANCE PARTS	\$82.00	K93104	DPW-DRIVE DISCS
E 100-533210-353 MAINTENANCE PARTS	\$161.55	K93620	DPW-CIRC SAW BLADES/OIL
Total LINCOLN CONTRACTORS SUPPLY	\$243.55		
Unpaid MILLER-BRADFORD AND RISBERG			
E 100-533210-353 MAINTENANCE PARTS	\$45.00	R00187	DPW-REFUELING OF THE CASE 721G
Total MILLER-BRADFORD AND RISBERG	\$45.00		
Unpaid SHERRILL, INC.			
E 100-555510-240 REPAIR AND MAINTENANCE	\$138.48	inv-365827	PARKS-BOAS SAFETY GLASSES
Total SHERRILL, INC.	\$138.48		
Unpaid SHERWIN INDUSTRIES, INC.			
E 100-533210-353 MAINTENANCE PARTS	\$811.65	SC037539	DPW-HEAT TRANSFER OIL
Total SHERWIN INDUSTRIES, INC.	\$811.65		
Unpaid STREICHER S POLICE EQUIPMENT			
E 100-522120-346 UNIFORMS	\$35.00	11250218	PD-DEW 3 ROWS OF MOLLE WEB



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E 100-522120-346 UNIFORMS	\$6.00	I1250243	PD-ALTERATIONS/EMBLEM.
E 100-522120-346 UNIFORMS	\$947.97	I1250716	PD-VESTS/SHIRTS/NAME TAG CLOTH
Total STREICHER S POLICE EQUIPMENT	\$988.97		
Unpaid UNIFIRST CORPORATION			
E 100-518100-240 REPAIR AND MAINTENANCE	\$45.75	096 0940313	COMPLEX-MATS/MOPS
E 601-573825-372 SAFETY EQUIPMENT	\$39.65	096 0948438	WW-UNIFORMS
E 100-533210-350 OPERATING SUPPLIES	\$47.91	096 0948443	DPW-UNIFORMS
E 100-518100-240 REPAIR AND MAINTENANCE	\$43.20	096 0948456	COMPLEX-MATS/MOPS
Total UNIFIRST CORPORATION	\$176.51		
Unpaid WIL-KIL PEST CONTROL			
E 100-518100-240 REPAIR AND MAINTENANCE	\$43.75	3080901	LINCOLN BLDG-COMMERCIAL MONTHLY
Total WIL-KIL PEST CONTROL	\$43.75		
111300 PWSB Checking	\$4,803.41		

Fund Summary

111300 PWSB Checking	
100 GENERAL FUND	\$4,658.16
400 CAPITAL IMPROVEMENTS FUND	\$105.60
601 SEWERAGE FUND	\$39.65
	\$4,803.41



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		Check Amt	Invoice	Comment
111300 PWSB Checking				
Unpaid	DEMCO			
E 260-555110-310	OFFICE SUPPLIES	\$125.96	6063801	LIBR-ACRYLIC FRAMES/BLU-RAY DVD CASES
	Total DEMCO	\$125.96		
Unpaid	EUROFINS S-F ANALYTICAL			
E 601-573825-217	OUTSIDE LAB TESTING	\$75.80	17021402	WW-NITROGEN
	Total EUROFINS S-F ANALYTICAL	\$75.80		
Unpaid	FINDAWAY WORLD LLC			
E 260-555110-319	PUBLICATIONS AND SUBSCRI	\$2.99	199392	LIBR-PAPER INSERT
E 260-555110-319	PUBLICATIONS AND SUBSCRI	\$134.48	208654	LIBR-BOOKS
E 260-555110-319	PUBLICATIONS AND SUBSCRI	\$827.39	208658	LIBR-BOOKS
	Total FINDAWAY WORLD LLC	\$964.86		
Unpaid	FIRST CHOICE TREE CARE, INC.			
G 100-239837	DEVELOPERS DEPOSIT-TREE PL	\$3,250.00	22986	PARKS-PO# PKS-716-TREES FOR SUBVD.
	Total FIRST CHOICE TREE CARE, INC.	\$3,250.00		
Unpaid	FIVE CORNERS TRUCK & AUTO			
E 100-533210-353	MAINTENANCE PARTS	\$429.25	00340	DPW-VEH #50 WHEEL ALIGNMENT/CHECK ENG LIGHT
	Total FIVE CORNERS TRUCK & AUTO	\$429.25		
Unpaid	FOX WELDING			
E 601-573830-340	MAINTENANCE SUPPLIES	\$366.13	352574	WW-COMPRESSED OXYGEN/CUTTING TORCH
	Total FOX WELDING	\$366.13		
Unpaid	LARK UNIFORM OUTFITTERS INC			
E 100-522120-346	UNIFORMS	\$18.95	237798	PD-COM BAR
E 100-522120-346	UNIFORMS	\$54.99	237894	PD-MOCK INFR COLD GEAR
E 100-522120-346	UNIFORMS	\$41.80	238094	PD-NAMETAGS
	Total LARK UNIFORM OUTFITTERS INC	\$115.74		
Unpaid	MASTER PRINTWEAR			
G 220-212500	ACCRUED VOUCHERS PAYABLE	\$258.00	0042994-IN	REC-POMS APPAREL
	Total MASTER PRINTWEAR	\$258.00		
Unpaid	POMP S TIRE SERVICE, INC.			
E 100-533210-353	MAINTENANCE PARTS	\$987.24	430052201	DPW-TIRES FOR VEH #72 & 84
	Total POMP S TIRE SERVICE, INC.	\$987.24		
Unpaid	RESPONDER SERVICES			
G 100-212500	ACCRUED VOUCHERS PAYABLE	\$248.45	16321	DPW-AED ELECTRODES/CABINET
	Total RESPONDER SERVICES	\$248.45		
Unpaid	RNOW INC			
G 601-185373	TRANSPORTATION EQUIPMENT	\$30,904.65	2017-51331	WW-PO# WW743-INSIGHT MAINLINE PAN



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Total RNOW INC	\$30,904.65		
Unpaid			
ROAD EQUIPMENT PARTS CENTER			
E 100-533210-353 MAINTENANCE PARTS	\$108.95	wm844436	DPW-AIRBAG
Total ROAD EQUIPMENT PARTS CENTER	\$108.95		
Unpaid			
SCHOLASTIC LIBRARY PUBLISHING			
E 260-555110-319 PUBLICATIONS AND SUBSCRI	\$182.00	11476332	LIBR-BOOKS
E 260-555110-319 PUBLICATIONS AND SUBSCRI	\$152.10	11476333	LIBR-BOOKS
Total SCHOLASTIC LIBRARY PUBLISHING	\$334.10		
Unpaid			
SHERWIN-WILLIAMS			
E 100-533311-240 REPAIR AND MAINTENANCE	\$294.85	3321-4	DPW-QP REPAIR KIT/QP EASYOUTFLTR
Total SHERWIN-WILLIAMS	\$294.85		
Unpaid			
STREICHER S POLICE EQUIPMENT			
E 100-522120-346 UNIFORMS	\$946.98	I1248804	PD-VEST/TRAUMA PLATE
E 100-522120-346 UNIFORMS	\$24.99	I1249375	PD-MAG POUCH
Total STREICHER S POLICE EQUIPMENT	\$971.97		
Unpaid			
TACTICAL MEDICAL SOLUTIONS, IN			
E 100-522120-380 EQUIPMENT/CAPITAL OUTLA	\$2,071.23	INV85217	PD-TACTICAL TOURNIQUETS/BANDAGES
Total TACTICAL MEDICAL SOLUTIONS, IN	\$2,071.23		
Unpaid			
UNIFIRST CORPORATION			
E 601-573825-372 SAFETY EQUIPMENT	\$38.71	096 0947373	WW-UNIFORMS
E 601-573830-342 JANITORIAL SUPPLIES	\$47.35	096 0947389	WW-MATS/WIPERS
Total UNIFIRST CORPORATION	\$86.06		
111300 PWSB Checking	\$41,593.24		

Fund Summary

111300 PWSB Checking	
100 GENERAL FUND	\$8,477.68
220 RECREATION PROGRAMS FUND	\$258.00
260 LIBRARY FUND	\$1,424.92
601 SEWERAGE FUND	\$31,432.64
	\$41,593.24



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		Check Amt	Invoice	Comment
111300	PWSB Checking			
Unpaid	ACE IRON & STEEL			
E 400-533210-847	DPW CENTER IMPROVEMENT	\$436.05	PW FACILITY	PW FACILITY CONSTRUCTION-FEBRUARY 17, 2017
	Total ACE IRON & STEEL	\$436.05		
Unpaid	ADP, LLC.			
E 100-515600-210	PROFESSIONAL SERVICES	(\$465.47)	201462417	TREAS-CREDIT-12/12/2016 PAYROLL
E 100-515600-210	PROFESSIONAL SERVICES	\$459.42	486216901	TREAS-1/9/17 PAYROLL
E 100-515600-210	PROFESSIONAL SERVICES	\$1,051.83	4881951549	TREAS-2/6/17 PAYROLL
	Total ADP, LLC.	\$1,045.78		
Unpaid	AURORA MEDICAL GROUP			
E 601-573850-210	PROFESSIONAL SERVICES	\$96.00	2780	WW-DRUG TESTING
E 100-533311-210	PROFESSIONAL SERVICES	\$48.00	2780	DPW-DRUG TESTING
	Total AURORA MEDICAL GROUP	\$144.00		
Unpaid	B & H TUBES			
E 100-533210-353	MAINTENANCE PARTS	\$697.00	31138	DPW-OIL PAN/BOLTS
	Total B & H TUBES	\$697.00		
Unpaid	B&B TRAILERS, INC.			
E 400-533210-847	DPW CENTER IMPROVEMENT	\$47.50	23822	DPW-D RINGS
	Total B&B TRAILERS, INC.	\$47.50		
Unpaid	BAKER & TAYLOR AV PRE PROCESS			
E 260-555110-319	PUBLICATIONS AND SUBSCRI	\$75.39	B43354280	LIBR-DVDS
E 260-555110-319	PUBLICATIONS AND SUBSCRI	\$64.66	B43649200	LIBR-DVDS
	Total BAKER & TAYLOR AV PRE PROCESS	\$140.05		
Unpaid	BAKER & TAYLOR BOOKS			
E 260-555110-319	PUBLICATIONS AND SUBSCRI	\$7.77	2032647188	LIBR-BOOKS
E 260-555110-319	PUBLICATIONS AND SUBSCRI	\$16.60	2032647189	LIBR-BOOKS
E 260-555110-319	PUBLICATIONS AND SUBSCRI	\$16.04	2032647190	LIBR-BOOKS
E 260-555110-319	PUBLICATIONS AND SUBSCRI	\$15.48	2032647191	LIBR-BOOKS
E 260-555110-319	PUBLICATIONS AND SUBSCRI	\$16.59	2032647192	LIBR-BOOKS
E 260-555110-319	PUBLICATIONS AND SUBSCRI	\$32.49	2032647193	LIBR-BOOKS
E 260-555110-319	PUBLICATIONS AND SUBSCRI	\$101.53	2032647194	LIBR-BOOKS
E 260-555110-319	PUBLICATIONS AND SUBSCRI	\$16.47	2032650204	LIBR-BOOKS
E 260-555110-319	PUBLICATIONS AND SUBSCRI	\$236.58	2032650205	LIBR-BOOKS
E 260-555110-319	PUBLICATIONS AND SUBSCRI	\$356.58	2032650206	LIBR-BOOKS
E 260-555110-319	PUBLICATIONS AND SUBSCRI	\$303.83	2032650207	LIBR-BOOKS
E 260-555110-319	PUBLICATIONS AND SUBSCRI	\$35.64	2032650219	LIBR-BOOKS
E 260-555110-319	PUBLICATIONS AND SUBSCRI	\$484.54	2032650220	LIBR-BOOKS
E 260-555110-319	PUBLICATIONS AND SUBSCRI	\$32.65	2032650221	LIBR-BOOKS
E 260-555110-319	PUBLICATIONS AND SUBSCRI	\$10.99	2032656978	LIBR-BOOKS
E 260-555110-319	PUBLICATIONS AND SUBSCRI	\$16.60	2032656979	LIBR-BOOKS
	Total BAKER & TAYLOR BOOKS	\$1,680.38		



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Unpaid	BEYER S HARDWARE STORE			
E 100-533210-353	MAINTENANCE PARTS	\$6.74	128491	DPW-EXTREME MNT TAPE
E 100-522120-347	SUPPLIES AND EXPENSES	\$24.80	128504	PD-WINDSHIELD FLUID/CAR WASH/AA BATTERIES
E 100-533210-350	OPERATING SUPPLIES	\$5.92	128527	DPW-HARDWARE
E 100-533210-353	MAINTENANCE PARTS	\$9.86	128538	DPW-HARDWARE
E 100-533210-350	OPERATING SUPPLIES	\$2.96	128548	DPW-HARDWARE
E 601-573830-340	MAINTENANCE SUPPLIES	\$1.68	128648	WW-TD RD Z/
E 100-533210-350	OPERATING SUPPLIES	\$13.92	128671	DPW-MIX CONTAINER/PUTTY KNIFE/HYDR. CEMENT
E 100-533210-350	OPERATING SUPPLIES	\$8.00	128672	DPW-LEAKSEAL SPRAY
E 601-573830-340	MAINTENANCE SUPPLIES	\$35.08	128685	DPW-UTIL COP TUBE/NEEDLE VALVE
E 601-573830-340	MAINTENANCE SUPPLIES	\$8.29	128688	WW-STRAIGHT STOP/TUBE
E 601-573830-340	MAINTENANCE SUPPLIES	(\$11.69)	128701	WW-CREDIT-RETURNED STRAIGHT STOP
E 601-573830-340	MAINTENANCE SUPPLIES	\$4.86	128732	WW-EXTRACTOR/SUPER GLUE
	Total BEYER S HARDWARE STORE	\$110.42		
Unpaid	BOEHLKE BOTTLED GAS CORP.			
G 100-161500	FUEL INVENTORY	\$872.11	07071	DPW-PROPANE DELIVERY
	Total BOEHLKE BOTTLED GAS CORP.	\$872.11		
Unpaid	BUBLITZ CREATIVE			
E 100-514700-210	PROFESSIONAL SERVICES	\$120.00	3253	IT-SECURITY & BACKUP PKG RENEWAL
E 100-522110-310	OFFICE SUPPLIES	\$120.00	3253	PD-SECURITY & BACKUP PKG RENEWAL
	Total BUBLITZ CREATIVE	\$240.00		
Unpaid	CARDINAL CONSTRUCTION COMPANY			
E 400-533210-847	DPW CENTER IMPROVEMENT	\$56,238.69	PW FACILITY	PW FAC. CONSTRUCTION-FEBRUARY 17, 2017
	Total CARDINAL CONSTRUCTION COMPANY	\$56,238.69		
Unpaid	CARQUEST AUTO PARTS			
E 100-533210-351	GAS AND OIL EXPENSE	\$33.44	1976-310155	DPW-OIL ABSORBENT
E 100-533210-353	MAINTENANCE PARTS	\$664.99	1976-310384	DPW-GENISYS LOYALTY KIT
E 100-533210-353	MAINTENANCE PARTS	(\$22.68)	1976-310406	DPW-CREDIT-RETURNED PS PIL COOLER/ZIP TIES
E 100-533210-353	MAINTENANCE PARTS	\$2.75	1976-310449	DPW-TIRE VALVE
E 601-573830-340	MAINTENANCE SUPPLIES	\$27.59	1976-310595	WW-ENGINE CYLINDER HONE
E 100-533210-353	MAINTENANCE PARTS	\$8.25	1976-310603	DPW-FUEL CAP-VEH#82
	Total CARQUEST AUTO PARTS	\$714.34		
Unpaid	CDW GOVERNMENT, INC.			
E 100-522110-310	OFFICE SUPPLIES	\$189.37	GRN8448	PD-BROTHER THERMAL ROLL PAPER
E 100-522120-380	EQUIPMENT/CAPITAL OUTLA	\$3,736.26	GTJ3175	PD-HP SB 400
	Total CDW GOVERNMENT, INC.	\$3,925.63		
Unpaid	CINTAS CORPORATION			
E 100-533210-350	OPERATING SUPPLIES	\$113.24	184802610	DPW-UNIFORMS
	Total CINTAS CORPORATION	\$113.24		
Unpaid	ENVIRONMENTAL SYSTEMS			
E 100-533110-380	EQUIPMENT/CAPITAL OUTLA	\$400.00	93252346	ENG-ARCGIS DESKTOP BASIC SINGLE USE



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Total	ENVIRONMENTAL SYSTEMS	\$400.00		
Unpaid	FACTORY MOTOR PARTS CO.			
E 100-533210-353	MAINTENANCE PARTS	\$55.76	45-492800	DPW-ACP 9G-VEH# 84
E 100-533210-353	MAINTENANCE PARTS	\$47.86	50-1552066	DPW-SEAL/REAR AXLE GASKET-VEH #84
Total	FACTORY MOTOR PARTS CO.	\$103.62		
Unpaid	FASTENAL COMPANY			
E 400-533210-847	DPW CENTER IMPROVEMENT	\$193.47	WISAU90553	PW FAC.-HOLE BIN
E 400-533210-847	DPW CENTER IMPROVEMENT	\$224.99	WISAU90554	PW FAC.-SWVL BASE UTIL VISE
E 100-533210-350	OPERATING SUPPLIES	\$141.33	WISAU90555	DPW-EZ REACH/SPRAY CLEANER
E 400-533210-847	DPW CENTER IMPROVEMENT	\$460.47	WISAU90711	PW FAC.-4 DRAWER RACK
E 400-533210-847	DPW CENTER IMPROVEMENT	\$434.49	WISAU90712	PW FAC.-RACKBASE
E 100-533210-350	OPERATING SUPPLIES	\$32.25	WISAU90713	DPW-FLNG TOPLK
Total	FASTENAL COMPANY	\$1,487.00		
Unpaid	FILM IDEAS, INC.			
E 260-555110-319	PUBLICATIONS AND SUBSCRI	\$319.70	300227	LIBR-100 YEARS, 100 EVENTS SERIES
Total	FILM IDEAS, INC.	\$319.70		
Unpaid	GALL PLUMBING, INC			
G 100-212500	ACCRUED VOUCHERS PAYABLE	\$3,415.00	13934	PD-PO# PD701-REPLACE WATER SOFTENER
Total	GALL PLUMBING, INC	\$3,415.00		
Unpaid	GOVERNMENT FINANCE OFFICERS			
E 100-515600-390	OTHER EXPENSES	\$280.00		APPLICATION 2017 GFOA BUDGET AWARD APPLICATION
Total	GOVERNMENT FINANCE OFFICERS	\$280.00		
Unpaid	GRAFTON ROOFING AND HOME IMPR			
G 601-212500	ACCRUED VOUCHERS PAYABLE	\$7,070.00	1269	WW-PO# WW725-REPLACE ROOF-GARFIELD LS
Total	GRAFTON ROOFING AND HOME IMPR	\$7,070.00		
Unpaid	GRAINGER			
E 601-573840-340	MAINTENANCE SUPPLIES	\$76.80	9360014998	WW-COUPLER, PUMP
Total	GRAINGER	\$76.80		
Unpaid	JAMES IMAGING SYSTEMS, INC.			
E 100-514700-385	EQUIPMENT OUTLAY	\$239.71	20145547	CLERKS-COPIER RENTAL
E 100-514700-385	EQUIPMENT OUTLAY	\$239.71	20145547	1ST FLOOR- COPIER RENTAL
E 100-555510-350	OPERATING SUPPLIES	\$207.78	20145547	REC-COPIER RENTAL
Total	JAMES IMAGING SYSTEMS, INC.	\$687.20		
Unpaid	KUENY ARCHITECTS, LLC			
E 400-533210-847	DPW CENTER IMPROVEMENT	\$1,865.35	4655	PW FAC.-ARCHITECTURAL SERVICES
Total	KUENY ARCHITECTS, LLC	\$1,865.35		
Unpaid	LIGHT AND WATER			
G 100-256201	DUE TO L&W IMPACT FEES	\$1,856.42	IMPACT FEE	FETTEROLF-N46W7351 MOLDENAUER CT



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		Check Amt	Invoice	Comment
Total	LIGHT AND WATER	\$1,856.42		
Unpaid	MADISON COLLEGE			
	G 100-212500 ACCRUED VOUCHERS PAYABLE	\$50.00	CORP0000004	PD-TUITION ID#2895001-DEVELICE
Total	MADISON COLLEGE	\$50.00		
Unpaid	MUNICIPAL ENVIRONMENTAL GROUP			
	E 601-573850-215 ENGINEERING	\$1,259.61	MEG ANNUAL	WW-2017 MEG ANNUAL DUES
Total	MUNICIPAL ENVIRONMENTAL GROUP	\$1,259.61		
Unpaid	NORTHERN METAL & ROOFING CO.			
	E 400-533210-847 DPW CENTER IMPROVEMENT	\$7,690.25	PW FACILITY	PW FAC. CONSTRUCTION-FEBRUARY 17, 2017
Total	NORTHERN METAL & ROOFING CO.	\$7,690.25		
Unpaid	OFFICE DEPOT			
	E 260-555110-310 OFFICE SUPPLIES	\$48.60	900612737001	LIBR-PENS/CONSTR PAPER/TAPE
	E 260-555110-310 OFFICE SUPPLIES	\$145.51	900613043001	LIBR-COLORED PAPER/OFF SPLYS
Total	OFFICE DEPOT	\$194.11		
Unpaid	ONTECH SYSTEMS, INC			
	E 400-533210-847 DPW CENTER IMPROVEMENT	\$350.00	25981	PD FAC.-SONICWALL
	E 400-533210-847 DPW CENTER IMPROVEMENT	\$25.69	26135	PW FAC.-NETWORK SETUP
Total	ONTECH SYSTEMS, INC	\$375.69		
Unpaid	OZAUKEE ACE HARDWARE			
	E 100-533210-350 OPERATING SUPPLIES	\$28.30	148337	DPW-PIN HITCHES
	E 100-533210-353 MAINTENANCE PARTS	\$5.72	149214	DPW-NUTS/BOLTS
	E 100-533210-350 OPERATING SUPPLIES	\$113.35	149300	DPW-CLAMP/DRILL BIT
Total	OZAUKEE ACE HARDWARE	\$147.37		
Unpaid	PURCHASE POWER			
	E 100-522110-240 REPAIR AND MAINTENANCE	\$250.00	800090900761	PD-02/03/17 POSTAGE METER FILL
Total	PURCHASE POWER	\$250.00		
Unpaid	RYCHTIK WELDING, INC.			
	E 601-573830-340 MAINTENANCE SUPPLIES	\$448.90	49609	WW-FABRICATE PUMP PACKING HOUSINGS
Total	RYCHTIK WELDING, INC.	\$448.90		
Unpaid	SHEFFIELD, MARY			
	E 100-566310-210 PROFESSIONAL SERVICES	\$2,208.33	CONTRACT	ECON DEV-FEBRUARY 2017 SERVICES
Total	SHEFFIELD, MARY	\$2,208.33		
Unpaid	SILK SCREEN SPECIALISTS, INC.			
	E 800-555110-322 DONATION EXPENDITURES	\$526.00	21786	LIBR-EMPLOYEES SHIRTS
	G 220-212500 ACCRUED VOUCHERS PAYABLE	\$621.50	21969	REC-POMS APPAREL
Total	SILK SCREEN SPECIALISTS, INC.	\$1,147.50		
Unpaid	SOLAR ELECTRIC TECHNOLOGIES LL			
	E 400-533210-847 DPW CENTER IMPROVEMENT	\$87,124.50	PW FACILITY	PW FAC. CONSTRUCTION-FEBRUARY 17, 2017



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		Check Amt	Invoice	Comment
Total SOLAR ELECTRIC TECHNOLOGIES LL		\$87,124.50		
Unpaid	STATE PAINTING COMPANY			
E 400-533210-847	DPW CENTER IMPROVEMENT	\$756.20	PW FACILITY	PW FAC. CONSTRUCTION-FEBRUARY 17, 2017
Total STATE PAINTING COMPANY		\$756.20		
Unpaid	TIME WARNER CABLE			
E 100-533210-350	OPERATING SUPPLIES	\$173.00	707258501	DPW-STOP 1-INTERNET
E 100-555510-220	Internet	\$173.00	707258501	PARKS-STOP 1-INTERNET
E 100-522110-225	TELEPHONE	\$113.99	707259901	PD-STOP 2
E 240-555320-210	PROFESSIONAL SERVICES	\$159.99	709737801	POOL-INTERNET
E 100-522110-225	TELEPHONE	\$491.35	709872301	PD-PRI-2
Total TIME WARNER CABLE		\$1,111.33		
Unpaid	U. S. CELLULAR			
E 100-522410-225	TELEPHONE	\$36.90	177585620	EM-CARD
E 601-573825-225	TELEPHONE	\$1.15	177585620	HIGHLAND LS
E 601-573825-225	TELEPHONE	\$28.92	177585620	WWTP-TABLET
E 100-522310-225	TELEPHONE	\$20.50	177585620	BI.-BAIER, M
E 100-533210-225	TELEPHONE	\$28.92	177585620	DPW-J. BUBLITZ-TABLET
E 601-573825-225	TELEPHONE	\$3.25	177585620	WW-KELLEY, M
E 601-573825-225	TELEPHONE	\$2.05	177585620	WW-MALONE, J
E 601-573825-225	TELEPHONE	\$52.40	177585620	WW-HACKERT, E
E 601-573825-225	TELEPHONE	(\$0.09)	177585620	WW-RINK, T
E 100-522410-225	TELEPHONE	\$26.90	177585620	EM-TABLET
E 400-533210-847	DPW CENTER IMPROVEMENT	\$12.35	177585620	DPW-ROUTER (HWY 60)
E 100-522410-225	TELEPHONE	\$36.90	177585620	EM-CARD
E 100-555510-225	TELEPHONE	\$26.90	177585620	PARKS-WESTPHAL, K TABLET
E 100-533210-225	TELEPHONE	\$23.30	177585620	DPW-IPAD PRO 12.9
E 100-533110-225	TELEPHONE	\$0.90	177585620	ENG-WIZA, T
E 100-533210-225	TELEPHONE	\$51.90	177585620	DPW-HINTZ, B
E 100-518100-225	TELEPHONE	\$52.40	177585620	COMPLEX-OSWALD, J
E 100-518100-225	TELEPHONE	\$15.25	177585620	COMPLEX-BUNTROCK, J
E 100-533110-225	TELEPHONE	\$2.50	177585620	ENG-WIESER, M
E 100-522410-225	TELEPHONE	\$0.50	177585620	EM-PHONE
E 800-555145-225	TELEPHONE	\$4.80	177585620	SR VAN-PHONE
E 100-555510-225	TELEPHONE	\$51.90	177585620	PARKS-WESTPHAL, K
E 601-573825-225	TELEPHONE	\$52.40	177585620	WWTP DUTY PHONE
Total U. S. CELLULAR		\$532.90		
Unpaid	USA BLUEBOOK			
E 601-573840-340	MAINTENANCE SUPPLIES	\$307.54	174207	WW-STAINLESS STEEL FLOAT SWITCH
Total USA BLUEBOOK		\$307.54		
Unpaid	WE ENERGIES			
E 100-522100-224	NATURAL GAS	\$10.23	7090-613-994	PD-WAUWATOSA RD UNIT G
E 100-522100-224	NATURAL GAS	\$1,540.13	7289-351-610	PD-WAUWATOSA RD



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Total WE ENERGIES	\$1,550.36		
111300 PWSB Checking	\$189,120.87		

Fund Summary

<u>111300 PWSB Checking</u>	
100 GENERAL FUND	\$20,149.60
220 RECREATION PROGRAMS FUND	\$621.50
240 SWIMMING POOL FUND	\$159.99
260 LIBRARY FUND	\$2,334.24
400 CAPITAL IMPROVEMENTS FUND	\$155,860.00
601 SEWERAGE FUND	\$9,464.74
800 TRUST & AGENCY FUND	\$530.80
	<hr/>
	\$189,120.87



City of Cedarburg

City Administrator's Report

March 9, 2017

Department News

The following information is provided to keep the Common Council and staff informed on some of the activities and events of the City. Points of clarification may be addressed during the City Administrator's Report portion of the agenda; however, if discussion of any of these items is necessary, placement on a future Council agenda should be directed.

Engineering & Public Works— The bids for the 2017 Street & Utility project were opened on Tuesday, March 7 and will be presented to the Public Works & Sewerage Commission on March 9 and the Common Council on March 27.

Assistant Engineer Wieser is working on the annual sidewalk program which will involve bidding the project for sawing tripping hazards instead of replacement this year.

Assessor—Personal Property statements were due March 1. Work has begun on the 2017 Assessments.

The preliminary sales report has been received from the State. The rejected sales are being reviewed because the ratio is off.

Parks, Recreation & Forestry— The Behling Field fence was repaired last week. The basketball hoops at Cedar Pointe Park will be done in April. The new pool heater has been delivered.

The Activity Guide will be released on April 1. The Department collected \$3,500 for ads in this guide.

The Parks & Forestry crew have been working on preconstruction pruning, cycle pruning in Georgetown, and tree removals.

A contractor has been working on ash stump removals. Superintendent Westphal is working on placing the tree planting contract for this spring.

Senior Center— The Cedarburg Senior Center is hosting an innovative new ten-week health and wellness program for Ozaukee County residents 55 and over. The Aging Mastery Program will be held on Wednesdays from March 8 to May 10, 2017 (4:00 p.m. to 5:30 p.m.).

Wastewater—The Department has begun the 2017 sewer cleaning cycle west of Washington Avenue.

Library— The community-wide Book Club Event (Cedarburg Reads) started March 1, involving book discussions everyday. The author of Population 485, Michael Perry will speak on March 16 at the Cedarburg Cultural Center.

A Lunch 'N Learn was held on Wednesday; "Breathe Freely: Treating Allergies and Asthma presented by Dr. Melissa Chudnow. Other programs this month include: Great Decisions by Mr. John Katzka, Future talk led by Assistant Library Director David Nimmer discussing new science and technology trends, Cinema Club, and computer classes on Gmail and Facebook.

Police— The Department is in the process of doing background checks for the second Dispatcher position. The internal posting produced two good candidates from the Fire Department.

Administrator— The auditors from Baker Tilly are at City Hall this week.

The next employee meeting will be held on Wednesday, March 22 at the new Cedarburg History Museum.

Respectfully submitted,

Christy Mertes, City Administrator/Treasurer

2017 PERMIT SUMMARY BY MONTH

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Single Family	2	2											4
Addition/Alteration	7	11											18
Commercial Additions/Alterati	1												1
Heat/Vent	19	11											30
Signs	1	2											3
Plumbing	27	35											62
Electrical	34	17											51
Occupancy	3	2											5
TOTAL VALUE TO CITY	801,731	884,211											1,685,942
INSPECTIONS													
ANDREW LYNEIS	1												1
JOE JACOBS	4	1											5
MICHAEL BAIER	153	182										1	336