



CITY OF BURLINGTON

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CITY OF BURLINGTON
Committee of the Whole Minutes
Jeannie Hefty, Mayor
Diahnn Halbach, City Clerk
Tuesday, August 21, 2018

1. **Call to Order - Roll Call**

Mayor Hefty called the Committee of the Whole meeting to order at 6:30 p.m.. Roll Call - Present: Mayor Hefty, Alderman Susan Kott, Alderman Theresa Meyer, Alderman Bob Grandi, Alderman Ryan Heft, Alderman Steve Rauch, Alderman Jon Schultz, Alderman Tom Preusker, Alderman Todd Bauman, Student Representative Gabriel King. Excused: Student Representative Jack Schoepke.

Staff present: Administrator Carina Walters, City Attorney John Bjelajac, Finance Director Steve DeQuaker, Director of Administrative Services Megan Watkins, Public Works Director Peter Riggs, Fire Chief Alan Babe, Police Chief Mark Anderson, Lt. Brian Zmudzinski, and Building Inspector Gregory Guidry.

2. **Citizen Comments** - There were none.

3. **Approval of Minutes**

A motion was made by Alderman Schultz with a second by Alderman Bauman to approve the August 7, 2018 Committee of the Whole meeting minutes. With all in favor, the motion carried.

4. **PRESENTATIONS:**

Dave Blank, President/CEO for Real Racine, provided an update and power point presentation regarding Real Racine's marketing and promotional efforts as well as economic development.

5. **DISCUSSION:**

Attorney Richard Scholze spoke on behalf of Cynthia and Aubrey McGaughy regarding a petition to forgo installing a required ADA Restroom at 225 E. Jefferson street also known as 2 Fancie Gals and provided zoning history on the property.

Aubrey McGaughy addressed Council and staff and provided a handout stating why they felt their building should be exempt from being required to install an ADA restroom and if the exemption was granted, it would allow money to be spent on other needed improvements.

City Attorney John Bjelajac responded to the McGaughy family's request and stated that although he is against the exemption, it is up to the Council to make the exception, however also warned against the potential of a slippery slope among other businesses.

Building Inspector Gregory Guidry explained that since this building was changed from residential to commercial, it is required to meet the International Building Code (IBC) standards which requires ADA compliancy.

Alderman Kott inquired as to whether or not a portion of the kitchen could be converted to a bathroom. Aubrey McGaughy responded that there wasn't enough room, however Inspector Guidry stated the space would be adequate.

6. **RESOLUTIONS:**

- A. **Resolution 4915(17)** - To consider an approval of a Certified Survey Map for property located at 1054 Milwaukee Avenue.

Inspector Guidry explained that this request is from GMX Real Estate Group who is seeking a re-division of Lots 1 and 2, which will create a larger Lot 1 and smaller Lot 2. The larger lot will contain the proposed development an additional three-store strip mall. The smaller lot is the primary parcel containing the Fox River Shopping center.

- B. **Resolution 4916(18)** - Approval of a Preliminary Plat for the proposed Glen at Stonegate Subdivision, Addition No. II.

Inspector Guidry reviewed the background history and stated that MC Home Builders would like to develop the vacant lot north of the existing Glen at Stonegate Subdivision and that this 23-acre lot is considered Addition No. II of the Glen at Stonegate Subdivision and the final phase of this residential development project.

- C. **Resolution 4917(19)** - Approval of a Work Order For Baxter & Woodman, INC. to Prepare Preliminary and Final Compliance Alternatives Plans for Phosphorus and WPDES Permit Renewal Assistance Engineering Services for the Not-to-Exceed Amount of \$18,350.

Director Peter Riggs reviewed the background history and stated that because the City of Burlington owns and operates the waste water treatment plant, the Wisconsin Department of Natural Resources (WDNR) requires the City to submit a series of studies and reports concerning efforts to achieve compliance with phosphorus discharge limits, which is critical in determining how the City will proceed with achieving compliance by January 2024.

Don Hefty, WWTP foreman and Brent Perz, Baxter & Woodman were also present. Hefty provided additional information on phosphorus levels and the effect it has on the environment and aquatic life. Perz discussed in further detail alternative treatments.

Alderman Schultz asked if the primary offender is agricultural run-off. Perz responded that storm water run-off attributes to 50% of the issue.

- D. **Resolution 4918(20)** - To approve the Application for an Urban Non-Point Source and Storm Water Management Program Planning Grant for the Purpose of Funding Urban Storm Water Planning With the Wisconsin Department of Natural Resources.

Director Riggs explained that the City has already applied for and received the grant; however, was informed by the DNR that the resolution approved in 2014 was not sufficient and required modification in order to close out the grant and receive final reimbursement. Specifically this included removing the authorized agent's name who is no longer associated with project. Riggs further stated that submittal of the grant's final report and reimbursement request will allow the DNR to issue final payment for their portion of the costs, which amounts to \$46,140, and will be placed in the General Fund as Intergovernmental Revenue.

7. **ORDINANCES:**

- A. **Ordinance 2040(6)** - To consider amending the Racine County Multi-Jurisdictional Comprehensive Plan for property located at 332 Milwaukee Avenue from Commercial to Medium Residential Density.

Inspector Guidry stated that per a rezone request from Craig Faust for property located at 332 Milwaukee Avenue, it was determined that a plan amendment was also required. Per the Comprehensive Plan, 332 Milwaukee Avenue is listed as “Commercial” and would not be consistent with the requested zoning change from B-2, Central Business District to Rd-2, Two-Family Residential. As such, an amendment from “Commercial” to “Medium Density Residential” is necessary to be compliant.

8. **MOTIONS:** There were none.

9. **ADJOURNMENT**

A motion was made by Alderman Preusker with a second from Alderman Bauman. With all in favor, the meeting adjourned at 8:02 p.m.

Minutes respectfully submitted by:

Diahnn C. Halbach
City Clerk
City of Burlington