

CITY OF BURLINGTON
Committee of the Whole Minutes
Robert Miller, Mayor
Beverly R. Gill, City Clerk
March 1, 2011

1. CALL TO ORDER/ROLL CALL

Mayor Bob Miller called the meeting to order at 6:30 p.m. starting with roll call. Aldermen present: Jim Prailes, Steve Rauch, Ed Johnson, Peter Hintz, Tom Vos, and Katie Simenson. High school students present: Lauren Nadolski and David Martin. Alderman Robert Prailes was excused. Alderman Jeff Fischer was absent.

Also present: City Attorney John Bjelajac, Police Chief Peter Nimmer, Fire Chief Dick Lodle, Treasurer Steve DeQuaker, Public Works Director Connie Wilson, Library Director Gayle Falk and City Engineer Tom Foht of Kapur and Associates.

2. CITIZENS COMMENTS AND QUESTIONS

Matt Gums, 216 Conkey Street, inquired if something can be done to correct the traffic situation at Milwaukee Avenue and Pine Street, particularly vehicles taking a left on Pine, stating traffic seems to get backed up frequently. Mayor Miller stated a study has not been done yet but he will discuss the situation with staff.

Jerry Robinson, 450 Tower Street, a member of the Lions Club, wanted to discuss the importance of ChocolateFest stating that eighty percent of funds raised through the Lions Club at the festival are distributed back to the community. He further stated he hopes the festival will continue, the property will remain as is and that the Council will keep the grounds in mind when looking at potential sale proposals of that area.

3. APPROVAL OF MINUTES FOR FEBRUARY 15, 2011

A motion was made by Rauch with a second by Vos to approve the minutes from February 15, 2011. With all in favor, the motion carried.

4. RESOLUTION 4466(50) "A RESOLUTION TO CONSIDER A FINAL RESOLUTION TO DECLARE INTENT TO EXERCISE SPECIAL ASSESSMENT POWERS FOR NEW SIDEWALK CONSTRUCTION ON PORTIONS OF FALCON RIDGE DRIVE, OAK STREET AND SHILOH COURT"

Mayor Miller introduced Resolution 4466(50).

Rauch questioned why the interest on these assessments was at zero percent. Attorney Bjelajac stated the homeowners for these particular parcels are required to pay 100% of the construction costs as opposed to a reconstruction project and feels it is a gesture from the city.

There were no further comments. This resolution is scheduled for the March 15, 2011 Common Council meeting.

5. RESOLUTION 4467(51) "A RESOLUTION TO CONSIDER A FINAL RESOLUTION TO DECLARE INTENT TO EXERCISE SPECIAL ASSESSMENT POWERS FOR RECONSTRUCTION OF SIDEWALKS AT VARIOUS LOCATIONS"

Mayor Miller introduced Resolution 4467(51).

Alderman Rauch recused himself from this topic as he is one of the homeowners on the sidewalk list.

There were no comments. This resolution is scheduled for the March 15, 2011 Common Council meeting.

Alderman Rauch rejoined the committee at this time.

6. **RESOLUTION 4468(52) "A RESOLUTION TO CONSIDER APPROVING A CONTRACT WITH SCHREIBER ANDERSON ASSOCIATES, INC. AS PROJECT ENGINEERS FOR THE RIVERSIDE PARK SHORELINE RESTORATION PROJECT IN THE AMOUNT OF \$21,931"**

Mayor Miller introduced Resolution 4468(52) to the council for discussion.

Alderman Rauch questioned if the stream bank project at Echo Park that was previously approved by Council was part of this agreement. Tom Foht stated it is a separate item.

There were no further comments. This resolution is scheduled for the March 15, 2011 Common Council meeting.

7. **DISCUSSION REGARDING THE SALE OF THE FORMER DEPARTMENT OF PUBLIC WORKS PROPERTY AND WATER DEPARTMENT PROPERTY.**

Vos questioned if only two proposals were submitted to the city from realtors to list these properties. Mayor Miller stated that at this time only two were presented and staff is still reviewing them.

Vos inquired if there has been an appraisal done of the property at 508 Sheldon Street. Mayor Miller stated that Pitts Brothers is in the process of doing an appraisal on both the Sheldon Street property and the Milwaukee Avenue/Maryland Avenue property.

Vos questioned if the zoning of the properties would be an issue with the sale stating that currently the Sheldon Street property is zoned I-1, Institutional District. Miller stated a rezone could be done at a later date.

Rauch questioned if the Sheldon Street property had been offered to the Park Board. Miller stated it had not and that the property in question is more the piece with the garage on it.

Hintz questioned if both properties could be sold as a package. Miller stated they would not. Hintz further stated he feels the Sheldon property should be held on to as he has heard the Public Works Department could use more storage of their equipment. Connie Wilson stated storage is not a problem at the new Public Works building.

Amy Zott, 141 Davidson Drive, representing the Burlington Rotary, stated they feel the sale of the former Public Works property on Milwaukee Avenue greatly impacts ChocolateFest, especially with ingress and egress issues. She further stated that a one time payment for the property would not offset the yearly financial impact the festival brings to the community. She went on to say that the Rotary Club raises a significant amount of funds at the festival that is distributed to several local organizations and the elimination of the festival would be devastating to the community.

Bill Schoessling, 27411 N. Lake Drive, Burlington, representing Love, Inc., stated he agreed with Attorney Zott regarding the importance of ChocolateFest and raising funds from it. He further stated a large portion of funds for Love, Inc. programs and the food pantry are raised from ChocolateFest which all stays local.

Shannon Picket, W1959 Spring Prairie Road, representing Life Choices, stated funds raised through ChocolateFest help fund programs and supplies offered by Life Choices to parents in need. She further stated she finds the value of the community coming together to volunteer at the festival is just as important as raising funds.

Jeffrey Schmitz, 212 Shore Drive, Mukwonago, representing Forever's Hope stated funds raised through ChocolateFest for his organization are given 100% back to the community. He further stated he is concerned with safety issues in regards to access to and from the festival if property lines were changed. He feels the system runs very smoothly now and would not like to see it changed.

Bill Stone, 1072-288th Avenue, Burlington, gave a brief history of ChocolateFest stating the festival isn't merely the ground it sits on but an entity in itself. He further stated that the festival requires roughly thirty acres for the event and parking to run smoothly. He also agreed with Attorney Zott and Mr. Schmitz regarding entrance and exit points if properties adjacent the grounds were sold.

John Merten, Jr., 189 Lewis Street, representing the Lions Club, stated that ChocolateFest is a statement of the community and that it is in the Council's hands as to what happens to it.

Vos questioned how much of the city-owned land in relation to the old Public Works building is used for the festival. Mr. Stone and Mr. Merten stated almost all of the land at 681, 712, 732 and 733 Maryland Avenue is used.

Bil Scherrer, 650 Meadow Lane, ChocolateFest President, discussed the importance of the festival for the community. He further stated that access is needed to and from the property for about two weeks before and after the festival and recommends it is fully disclosed to potential buyers of the property. He also stated that traditionally part of 824 Milwaukee Avenue, where the former Public Works building sits was just for handicap parking, VIP parking and as an access point for vendors for set-up.

Mayor Miller stated that the original offer that fell through for the property would have preserved the ChocolateFest grounds. He then asked the Council for a consensus of what to do with the lots on Maryland Avenue further stating that it will be a hard sell to a potential buyer knowing they have to be flexible with their property during festival times.

Simenson stated she feels Lot 1 as shown on the Certified Survey Map (824 Milwaukee Ave.) is too large and should end at the access easement where the cellular tower is. She further stated it could be challenging to find the right buyer for Lot 1 as they would potentially have to shut down their business during festival times. She stated she would like the Council to brainstorm ideas of what to do for this area.

Vos stated he feels the timing of the citizen comments was perfect and would like the Council to decide a footprint of what portion of the property the city should sell.

Attorney Bjelajac recommended holding off on a listing contract for the time being until a decision is made on what to sell.

Vos suggested holding off on getting appraisals finalized, demolish the former Public Works building and determine what the footprint will be in order to sell the property.

Mayor Miller stated that reducing Lot 1 will ultimately reduce costs for remediation of the parcel but also reduce revenue received for the property. He further stated that most of the property is clean fill however there is still some remediation work to be done.

Rauch stated the city should determine what the best size marketable lot would be allowed based on the code. J. Prailles agreed stating setbacks and parking needs to be considered as well. Vos recommended waiting until an offer is received before any lot division is done to determine the size for the perspective buyer. Mayor Miller agreed.

Simenson stated the city should talk with members of ChocolateFest to determine exactly what property they need to safely hold the festival.

Vos stated it was never the intention of the Council to sell the ChocolateFest grounds or do anything to harm the festival.

Mayor Miller inquired with the Council if the Sheldon Street property should be sold or kept. He further stated there has been an interested party wanting to potentially purchase the property. John Merten, Jr. stated there is a possibility that the Lions Club may be interested in leasing the garage, pending club approval and is open to discussions with the city regarding it.

A complete consensus could not be obtained whether to sell or keep the property at this time. Miller stated he will take it back to staff to work something out and bring back to the Council at a later date.

8. ADJOURNMENT

A motion was made by Vos with a second by Rauch to adjourn the meeting. With all in favor, the meeting adjourned at 7:28 p.m.

Recording Secretary
Megan E. Johnson
Assistant to the City Administrator