



City of Algoma
Plan Commission Minutes
Thursday, April 28, 2016 at 5:30 PM

The April 28, 2016 meeting of the Plan Commission was called to order in the Common Council Chambers at 5:30 PM by Mayor Schmidt.

Present at roll call: Mayor Schmidt, Dachelet, Glime, Konkel, Mcluen, Mueller, Olejniczak, Ortlieb, Wiese and Wiswell. Absence excused at roll call: Groessl and Haasch.

It was noted that the meeting was in compliance with the open meeting law.

Dachelet moved, seconded by Glime, to approve the agenda. Motion passed.

A motion was made to approve the minutes of the: March 24, 2016 regular meeting of the Plan Commission by Ortlieb, and seconded by Olejniczak. Motion passed.

Old Business

At the January 21, 2016 Commission meeting Ms. Ots, who owns property located 618 Third St., Algoma, WI, (part of lot "9", lot "10" and "11") presented a written request to convey land to an adjoining property.

The proposed conveyance, of five feet of land on the southerly side boundary of her partial lot "9", to the owner of the other piece of lot "9" would adjust the boundary to coincide with the lines of occupation on the ground. Currently, the fence, landscaping and garage of the neighboring parcel encroach onto property titled to Kim Ots. All of these have been in place for many years.

At that meeting Mr. Olejniczak stated that since this conveyance of land, if approved by the Plan Commission, would reduce the size of the lot below its minimum acceptable size that this matter falls within the jurisdiction of the city's Zoning Board of Appeals. The Planning Commission, by consensus, agreed with Mr. Olejniczak and directed the Administrator to inform Ms. Ott that this matter falls within the jurisdiction of the city's Zoning Board of Appeals which was done.

Ms. Ots disagreed with this position and asked her attorney to appear before the Commission on her behalf regarding this matter. Attorney Jacob Blazkovec explained to the Commission that Ms. Ots owns lot ("11") on the northerly side and directly adjacent to her property at 618 Third St. (lot "10") and that she is seeking to officially combine her partial lot "9" and "10", and possibly lot "11") into one new parcel. The resulting parcel would meet and exceed the minimum acceptable lot size needed to permit the proposed conveyance of five feet of land on the southerly side boundary of her lot.

After discussion by the Commission, Olejniczak moved, seconded by Glime, to recommend that subject to the City Administrator being presented with an official Certified Survey Map (CSM) with the correct legal description covering the parcels, the Common Council approve combining lots (her part of lot "9" and lot "10," and perhaps lot "11")." Motion passed.

A motion was then made by Dachelet, and seconded by Konkel, to recommend that based upon the completion of the motion above that the proposed conveyance of five feet of land on the southerly side boundary of the new CSM created lot be attached to the adjacent parcel (part of lot "9"), once again subject to the City Administrator being presented with an official Certified Survey Map (CSM) with the correct legal description covering the parcels, be approved by the Common Council. Motion passed.

New Business

Administrator Wiswell reported that the Algoma School District is seeking approval from the City for an easement to permit the Algoma school bus service to have access across the City owned parking lot to approach the new “drop-off and pickup” area at the transportation porch at the rear of the elementary school.

After discussion by the Commission, Dachelet moved, seconded by Mueller, to recommend that the Common Council approve this proposed easement, subject to the City Administrator being presented with the correct legal description covering the easement. Motion passed.

Administrator Wiswell reported that the Algoma School District is also seeking to convey an easement to the City to permit the relocation of the sidewalk at the front of the school, along the southerly side of Fremont St., as a result of planned street construction for a proposed vehicle lane for student “drop-off and pickup”.

After discussion by the Commission, Ortlieb moved, seconded by Wiese, to recommend that the Common Council approve accepting this proposed easement, subject to the City Administrator being presented with the correct legal description of the new vehicle lane and the land covering the sidewalk easement. Motion passed.

The City Attorney reported that upon further research that City Hall and the Algoma Elementary School share a common driveway, and not an alley. Therefore it is his opinion based upon this finding that there is no legal need to vacate an alley.

Gary Becker, Principal Community and Economic Development Planner at Vierbicher Planners and Engineers, then reviewed the planning project kick-off effort with the Commission for: (1) updating City of Algoma’s 20-Year Comprehensive plan; (2) creating and implementing the Strategic Plan for Community and Economic Development, and (3) reviewing Algoma’s Tax Incremental Financing status.

Planning Director’s Report

Administrator Wiswell provided the commission with an update on the GrandStay Hotel project and the developer’s upcoming formal application covering the conceptual site plan and design plan.

He noted that Kevin Kleinert’s construction amendment to Maritime Pointe Developers Agreement had been signed and sent to the register of deeds office for recording.

Administrator Wiswell reminded the commission that Mr. Mantione is planning to appear before the Commission at its May meeting to discuss City abandonment of street ends off from of Greenfield and Kirkland Avenue.

The administrator provide the Commission with a legislative update covering the following bills that the Governor recently signed into law:

- 2015 AB 582, Property Rights Bill (Act 391) makes numerous changes to land use law.
- 2015 AB 720, (Act 376) sets out procedures regarding abandoned residential property in a foreclosure action. The League of Wisconsin Municipalities opposed this bill and joined the City of Milwaukee in asking the Governor to veto it.
- 2015 SB 459 (Act 387) providing flexibility and clarifying application of wetland rules to stormwater compliance efforts.

Motion made by Glime, to adjourn, with a second made by Ortlieb. The motion carried at 7:46 PM and the Commission stood adjourned until Thursday, May 26, 2016 at 6:00 PM.