

Building Inspector/Zoning Administrator Pagel reported that his only concern was the fact that the map did not meet the 50-foot minimum of frontage on the street. Jim Dupke replied that the land is unusable, and therefore he did not see a problem with less than 50 feet of lot frontage.

City Attorney Hayden suggested that this be delayed until the next meeting. An adjustment could be made to the map and the adjusted map could then be considered at that next meeting.

No action was taken at this time.

3. A Resolution approving a Certified Survey Map on Rae Road in the Town of Scott by Lise Stefronik, Trustee.

This was part of an amended agenda. Copies of the map were distributed at the meeting.

Building Inspector/Zoning Administrator Pagel explained that the map requires City Plan Commission consideration because the land falls within the extraterritorial zone of the City. He has no concerns with the map as presented.

Motion (Schroeder/Reimann) to approve the Certified Survey Map.

RESULT:	APPROVED & SENT TO COUNCIL	Next: 1/12/2016 7:00 PM
----------------	---------------------------------------	--------------------------------

4. Public Hearing (6:00 P.M.) on City of Merrill request for rezoning of property at 120 South Mill Street (former Lincoln House site) from Business District to Planned Unit Development (PUD) for residential/commercial development.

At 5:38 P.M., Mayor Bialecki declared a recess until 6:00 P.M., the time scheduled for the public hearing portion of the meeting. At 6:00 P.M., he called the meeting back to order.

City Attorney Hayden read the public hearing notice.

Motion (Willman/Schroeder) to open the public hearing. Carried. The public hearing was opened at 6:02 P.M.

A copy of the proposal for redevelopment was distributed. Mayor Bialecki provided verbal information. A four-story building is being proposed. Mayor Bialecki added that a joint meeting made up of several City governmental bodies will be held later in January, to discuss this issue further.

Linda Berlin questions the reasoning for scheduling a public hearing before the proposal was made public.

Erik Pfantz spoke against using this property for an apartment building. He would rather see it used as a business.

Christine Vorpapel urged the City to join the Main Street group. She also urged a review of the Strategic Plan and how this project would fit in with that plan. Mayor Bialecki responded to her comments.

Erik Pfantz questioned whether there is currently a need for this type of housing.

Tim Haight, who lives downtown, stated that he was not opposed to housing being on the property. However, he recalled that when the Lincoln House was inhabited by primarily low-income people, tenants frequently loitered in the downtown area. He expressed his concerns that this could be repeated if the housing involves primarily low-income people. He repeated that he was not opposed to housing on the property, but would prefer business there.

Motion (Maule/Lokemoen) to close the public hearing. Carried. The public hearing was closed at 6:28 P.M.

Motion (Maule/Lokemoen) to recommend considering the rezoning at this time, pending additional plan submittal and approval. Carried.

IV. Public Comment Period

There was no public comment.

V. Establish date, time and location of next meeting

Sometime in January, there will be a special joint meeting of the Common Council, City Plan Commission and Redevelopment Authority.

The next regular City Plan Commission meeting will be Tuesday, February 2nd, 2016 at 5:00 P.M. in the City Hall Common Council Chambers.

VI. Adjournment

Motion (Lokemoen/Reimann) to adjourn. Carried. Adjourned at 6:32 P.M.