

**MINUTES**  
**CITY PLAN COMMISSION**

City Plan Commission, Tuesday, December 14, 2010 at 4:00 P.M. in the Third Floor conference room, City Hall, 828 Center Avenue. Chairperson Mayor Bob Ryan presided.

Present: John Van Der Male, Ald. Marilyn Montemayor, Mayor Ryan, Steve Hemsing, Ryan Sazama and Don Cvetan

Excused: Jerry Jones

Staff present: Steve Sokolowski and Chad Pelishek

Others present: Phil Cosson, Robert Schmidt, Steve McLean, Mark Hinze, Roger Laning and Bill Bittner

Mayor Ryan called the meeting to order and the Pledge of Allegiance as recited.

Approval of minutes of the November 23, 2010 meeting.

John Van Der Male moved, Ald. Montemayor seconded to approve the minutes of the November 23, 2010 meeting. The motion passed unanimously.

Public Hearing regarding the proposed creation of the Project Plan for Tax Incremental District No. 14 (See the Public Hearing Notice which was published on November 30, 2010 and December 7, 2010).

No one appeared to speak at the Public Hearing.

Ald. Montemayor moved, Ryan Sazama seconded to close the hearing. The motion passed unanimously.

Consideration of "Resolution approving a Project Plan and boundaries for Tax Incremental District No. 14, City of Sheboygan, Wisconsin.

Phil Cosson of Ehlers, Inc. distributed the draft of Project Plan for the creation of Tax Incremental District No. 14 and the proposed boundaries of the proposed district.

Following due consideration, Ald. Montemayor moved, Ryan Sazama seconded to recommend approval of the Resolution approving the project plan creating Tax Incremental District No. 14, City of Sheboygan and the proposed boundaries. The motion passed unanimously.

Res. No. 157-10-11 authorizing the sale of Lots 23 and 39, North Field Meadows Subdivision.

Mark Hinze was present and has submitted an offer to purchase the two lots for \$25,000 per lot. These are the last two remaining lots in the subdivision. Mr. Hinze is proposing to build a house on each lot.

City Attorney Steve McLean indicated he would recommend the lots be sold to Mr. Hinze for \$25,000 per lot.

Following due consideration, Ald. Montemayor moved, Ryan Sazama seconded to recommend approval of the Resolution. The motion passed unanimously.

Res. No. 156-10-11 authorizing the purchase of 712 S. Water Street for the purposes of razing the property for future redevelopment.

The house is vacant, in foreclosure and is not economical to rehabilitate. The property will be purchased with Block Grant funds in the amount of \$26,000 and will be razed. The rear of this property is located along the river and will be retained for the future extension of the riverfront trail.

Following due consideration, Steve Hemsing moved, Ald. Montemayor seconded to recommend approval of the Resolution. The motion passed unanimously.

Res. No. 158-10-11 authorizing the purchase of 1026, 1028, 1028A Erie Avenue for the purpose of razing the property for new private investment in the neighborhood as part of the Neighborhood Revitalization Strategy Area activities.

The house is vacant and is not economical to rehabilitate because it is in disrepair. The house will be razed and the 60 by 150 foot lot will be sold for new housing or land dedication. The house will be purchased for \$47,500 with Block Grant funds.

Following due consideration, Ald. Montemayor moved, Ryan Sazama seconded to recommend approval of the Resolution. The motion passed unanimously.

Res. No. 159-10-11 authorizing the sale of City-owned property at 1309 Center Avenue.

The City recently took title to this vacant single family house located at 1309 Center Avenue to satisfy existing Community Development Block Grant Housing Rehabilitation loans on the property and has an accepted offer to sell the house.

Following due consideration, Ald. Montemayor moved, Ryan Sazama seconded to recommend approval of the Resolution. The motion passed unanimously.

R. O. No. 314-10-11 submitting a communication from James Kennedy requesting that the city vacate the street that is immediately south of his property at 532 S. Water St.

Steve McLean indicated he spoke to Mr. Kennedy regarding this request. There is a tree located in the right-of-way that Mr. Kennedy would like removed, but there is a fence located in the right-of-way which was constructed without an encroachment. The City would be willing to remove the tree if the fence is removed from the right-of-way.

City staff recommends this portion of Jefferson Avenue not be vacated.

Following due consideration, Steve Hemsing moved, Ald. Montemayor seconded to recommend the document be placed on file and request Ryan Sazama contact Mr. Kennedy regarding his request to remove the tree as discussed above. The motion passed unanimously.

Discussion and possible action relating to Offers to Purchase from Sheboygan County to purchase a portion of City owned property needed for the CTH "OK" and CTH "EE" roundabout.

Bill Bittner, Director of Public Works, indicated the city owned property is needed to construct the improvements to the intersection of CTH "OK" and CTH "EE" and would recommend the City accept the Offers to Purchase in the amount of \$29,373.80.

Following due consideration, Ald. Montemayor moved, Steve Hemsing seconded to recommend proper documents be drawn and passed accepting the Offers to Purchase in the amount of \$1,180.40 for Parcel #4 and \$28,193.40 for Parcel #7. The motion passed unanimously.

Being no further business, the meeting adjourned at 4:30 P.M.

Carol Rudie  
Recording Secretary