



P.O. Box 352 • 150 S. Bridge St. • Markesan, WI 53946 • P: (920) 398-3031 • F: (920) 398-3991

PUBLIC PROPERTY & HEALTH COMMITTEE
Markesan City Hall

JULY 5, 2016
7:30 p.m.

AGENDA

Call to Order

Roll Call

Citizen's Comments

Public Works Report

- Consideration of City Hall HVAC Maintenance Contract
- Notice of Rezoning Request – Town of Mackford, ±25 acres from A-1 to A-2
- Industrial Park Covenants regarding Paving Drives and Parking Lots

New Business

- Consideration of Library Security Cameras Cost Sharing
- Library Request for Information regarding City Employee Health Insurance
- Consideration of Blue Skies & Lullabies Child Care Lease Renewal
- Consideration of Request to Cancel Mowing Invoice for Mathweg Property
- Consideration of Invasive Weeds at 421 W. John

Adjournment

A quorum of the Markesan Common Council may be in attendance at this meeting to gather information about a subject over which they have decision making responsibility. Under Wisconsin Open Meeting Law, this may constitute a meeting of the Common Council pursuant to the Badtke Decision, however, the Council will not take action at this meeting.

Any person requiring special assistance to participate in this meeting should contact the Clerk-Treasurer at 398-3031 at least 24 hours prior to the meeting so appropriate accommodations can be made.

Posted: Markesan State Bank City Hall
Farmers State Bank Post Office
www.markesanwi.gov

Dated July 1, 2016
Lavonne Athorp, Clerk-Treasurer

NOTICE OF PUBLIC HEARING

The Land Use Planning and Zoning Committee of *Green Lake County* will hold a public hearing in County Board Room #0902 of the Government Center, 571 County Road A, Green Lake, WI, on *Thursday, July 7, 2016, at 5:30 p.m.* to consider the following item:

Item I: Owners/Applicants: John F & Diana M Werth **General legal description:** N2347 County Road A, Parcel #010-00052-0000, Part of the NW¼ of Section 3, T14N, R13E, Town of Mackford, ±25 acres **Request:** Rezone request from A-1 Exclusive Agriculture District to A-2 General Agriculture District

All interested persons wishing to be heard at the public hearing are invited to attend. For further detailed information concerning this notice and for information related to the outcome of public hearing items, contact the Green Lake County **Land Use Planning and Zoning Department** at (920) 294-4156.

Publish: June 23, 2016
June 30, 2016

LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT
PUBLIC HEARING

July 7, 2016

ITEM I: ZONING CHANGE

OWNER:

John F. & Diana M. Werth

APPLICANT:

John F. Werth

REQUEST: The owners are requesting a zoning change from A-1 Exclusive Agriculture District to A-2 General Agriculture District, ±25 acres

PARCEL NUMBER / LOCATION: The affected parcel number is 010-00052-0000, located in the NW¼, Section 3, T14N, R13E, Town of Mackford. The site proposed for zoning change is located at N2347 County Road A.

EXISTING ZONING AND USES OF ADJACENT AREA: The current zoning of the parcel in question is A-1 Exclusive Agriculture District and lands to the north, south, and west of the subject site are also A-1, with the predominant use of the land being agricultural. East and across County Road A are lands zoned M-1 (Mining), M-2 (Sanitary Landfill) and A-1 (Exclusive Agriculture) and, in most cases, appear to be used similarly.

According to Flood Boundary and Floodway Map Panel 55047C0204C, all lands under consideration for this request are located out of the general floodplain.

ADDITIONAL INFORMATION / ANALYSIS: The owners would like to rezone their ±25 acres to A-2, General Agriculture. The owner plans to retain the all of the lands; however, in order to refinance, his bank is requiring him to separate the income-producing land from his other lands. In either the case of the income-producing lands, or the other lands, both parcels created will have to be greater than 8 acres in size and will have to be created by certified survey map (CSM).

STATUTORY CRITERIA PER 91.48(1): Land may be rezoned out of a farmland preservation zoning district (A-1 Exclusive Agriculture District in Green Lake County) if all of the following are found after public hearing: **(Staff comments in bold type)**

- a) The land is better suited for a use not allowed in the farmland preservation zoning district. **The goal of the Town Comprehensive Plan and the County Farmland Preservation Plan is to preserve and protect quality agricultural lands. This request does preserve and protect lands as the zoning classification allows for agricultural uses.**
- b) The rezoning is consistent with any applicable comprehensive plan. **The request is to rezone to the General Agriculture District where all agricultural uses are permitted uses. Therefore, staff considers the request to be consistent with the applicable comprehensive plans.**
- c) The rezoning is substantially consistent with the county certified farmland preservation plan. **The overall goal of the County certified farmland preservation plan is to maintain the integrity and viability of county agriculture. It is staff's belief that the request does not negatively impact the integrity or viability of county agriculture and is, therefore, substantially consistent with the County's certified farmland preservation plan.**

- d) The rezoning will not substantially impair or limit current or future agricultural use of the surrounding parcels of land that are zoned for or legally restricted to agricultural use. **This request allows the property to remain in a zoning district that allows agricultural uses; therefore, it will not impair or limit current or future agricultural use.**

TOWN OF MACKFORD: An Action Form requesting the Town of Mackford's input related to this zoning change request was mailed to the Town Clerk on May 6, 2016.

Lavonne Athorp

From: Lucy Hazlewood
Sent: Wednesday, June 29, 2016 11:47 AM
To: Lavonne Athorp (lathorp@markesanwi.gov)
Subject: letter to put on the agenda
Attachments: ~\$ty council letter regarding health insurance.docx

Dear Lavonne,

As you will remember I had faxed a letter on June 5 which was dated May 19, 2016, addressed to the Mayor, the Public Property Committee, and the City Council asking about health insurance. You emailed on June 6 answering the questions.

The Library Board reviewed your response at the June 16 meeting. They made a motion to have me send the original letter back requesting that it appear on the Public Property Committee agenda and the City Council agenda.

I do not have a draft of the minutes yet from the board meeting showing the motion. However, paraphrasing the discussion, they believe that the discussion is between the Library Board of Trustees and the City Council.

Please include the attached letter in the packet for committees. Let me know if you can't open the file.

Thank you,

Lucy Hazlewood
Library Director

May 19, 2016

Honorable Mayor Slate
Public Property Committee
Markesan City Council

City of Markesan
150 S Bridge St
PO Box 352
Markesan, WI 53946

Dear Public Property Committee,

The Library Board would like to continue the dialog on health insurance coverage for our employees. We understand that with the Affordable Care Act you are working on clarifying your responsibility to city employees.

Our first question has been answered as to whether the Library employees are also considered city employees. That answer is yes. We now turn to you for how your policies handle health insurance for city employees. We have three questions we hope you can answer for us.

1. What qualifies an employee to receive health insurance?
2. Are all city employees offered health insurance?
3. Are there any State Statues that would apply?

We look forward to working with you as we research this issue.

Sincerely,



Molly Stegeman,
On behalf of the entire Library Board President

Lavonne Athorp

From: Lavonne Athorp
Sent: Monday, June 06, 2016 10:36 AM
To: Lucy Hazlewood
Subject: Health Insurance Questions
Attachments: KMBT20020160606091555.pdf

Lucy,

In response to Molly's letter regarding health insurance policies for the City, I can provide the following information:

- 1) The City's current policy is attached. This policy was adopted in 2001, and to my knowledge has not been updated since. It currently provides that "regular full-time employees" are eligible for health insurance. Employees currently pay 10% of the premium, with an adjustment for employees who have worked here more than 20 years.
- 2) No, all employees are not offered health insurance, only those that are full-time, i.e. at least 40 hours per week.
- 3) I am unaware of any specific State Statutes related to offering health insurance. I am aware that the Affordable Care Act requires employers that offer health insurance to offer it to all employees working 30 or more hours per week. The City does not have any other employees that fall into this 30 hr/wk category, except for possibly Lucy.

As you know, the City is working on updating their employee handbook, therefore, some of this information may change, as we address various items throughout the handbook (including the changes required by the Affordable Care Act).

If there are any other questions I can answer for you, please don't hesitate to ask.

Lavonne Athorp

Lavonne Athorp, WCMC
Clerk-Treasurer
City of Markesan
PO Box 352
150 S. Bridge Street
Markesan, WI 53946
P: 920-398-3031
F: 920-398-3991
lathorp@markesanwi.gov
Pop: 1,444



INSURANCE

The City shall continue to maintain the year 2001 policy or policies providing the present level of surgical and medical insurance benefits for regular full-time employees and their dependants if applicable. Each year the City will review with the employee on what percentage of the premium the City will pay and how much the employee will pay. Currently, the City provides a health care benefit plan through the State of Wisconsin Employees Trust Fund. The City retains the right to change the health carrier and plan to provide a competitive plan at reasonable rates.

Adopted 9-18-2001

Lavonne Athorp

From: Julie Maslowski
Sent: Friday, June 17, 2016 9:47 AM
To: lathorp@markesanwi.gov
Cc: jv_kermit@yahoo.com; mayorsl8@aol.com
Subject: Betty Mathweg Trust

Hi LaVonne,

Thank you for taking my call yesterday relative to my client's property located at 111 S. High Street, that is titled in the name of her revocable trust.

As we discussed, Betty's granddaughter, Jennifer Dudzinski, is the acting Trustee of Betty's trust. Therefore, all communications relative to this parcel should be mailed to Jennifer, as Trustee, at 437 W. Oshkosh Street, Ripon, WI 54971, unless she provides you with a different address.

As we discussed, Betty has had a lawn service under contract for several years who maintains the grass on this property. We do not know why he did not show up to mow in the past month, however, when he did show up this week to mow, the city was there mowing. My client received a letter on 6/16/16 from your office dated 6/9/16 advising that my client would be billed for the city's time mowing. We are attempting to negotiate in good faith with the city relative to its interest in acquiring my client's parcel. Therefore, under these circumstances, I request the city's consideration of retracting it's \$100 mowing charge to my client.

My client is obtaining a qualified appraisal of her property and once that is completed, I will continue discussions with the Mayor in response to his letter of 6/1/2016.

Attorney Julie M. Maslowski

Young & Maslowski, LLP
600 S. Main St, Suite 301
P.O. Box 917
Oshkosh, WI 54903-0917
Phone: (920) 651-1820
Fax: (920) 651-1823
jmm@vsmlawfirm.com

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Rich Slate

Mayor of Markesan

June 1, 2016

Attorney Julie M. Maslowski
Young & Maslowski, LLP
P.O. Box 917
Oshkosh, WI 54903-0917

RE: 111 S High Street
Fred and Betty Mathweg

Dear Attorney Maslowski,

It was nice talking to you the other day about the Mathweg property and thank you for sending me the information. As a point of interest, the sold lots sited in the market analysis were buildable lots with water and sewer hook-ups already stubbed to the lots.

The reason for inquiring about this property is the City is currently engineering a 2017 street project that includes South high Street. The City is planning to replace the street, utilities, curbs, sidewalks and proposing a cul-de-sac turnaround on part of Mathweg's lot.

Enclosed you will find two maps. One shows various utility lines already running underground through the property and the proposed turnaround on the property. The second map clearly shows that a large majority of the property is in the floodplain, which will make it difficult to build on the lot.

I am asking if your clients would consider donating the property to the City and take advantage of the \$25,000 tax credit for the donation. Please contact me at any time to discuss this further.

Sincerely,

Rich Slate

cc: City of Markesan

PO BOX 400
Markesan, WI 53946
(920)398-2371