



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

JANUARY 3, 2018
6:00 PM

AGENDA

Call to Order

Roll Call

Citizen's Comments

Public Works Report

Closed Session: Tower Lease

- The Common Council may, by roll call vote, convene in Closed Session, pursuant to Wis. Stats. 19.85(1)(e) in deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, after which they may reconvene in Open Session pursuant Wis. Stats. 19.85(2).
- Reconvene in Open Session to Take Possible Action on Items Discussed in Closed Session.

New Business

- Discussion and Action on Alzheimer's & Dementia Alliance using Community Room once a Month for Half a Day Free of Charge

Old Business

- Discussion and Action on Razing Process at S. Bridge Street Properties
- Discussion and Action on Bench Donation for Park
- Discussion and Action on Creating an Ordinance in Regards to Feeding Non-Domesticated Animals/Wild Animals
- Update on Industrial Park Businesses Paving

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.

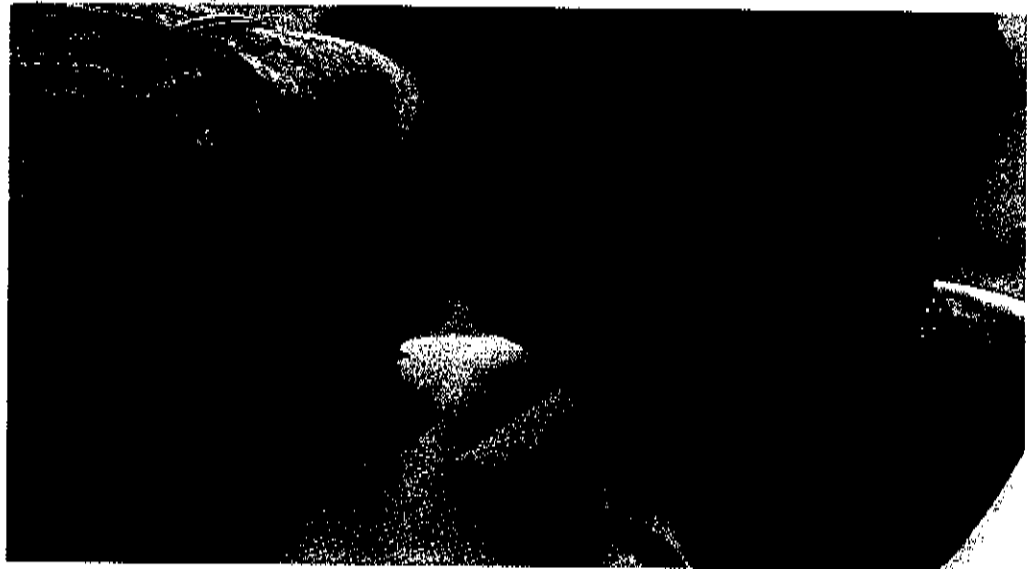
Any person requiring special assistance to participate in this meeting should contact the Clerk-Treasurer at 398-3031 at least 24 hours prior to the meeting so appropriate accommodations can be made.

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

Dated January 2, 2018
Elizabeth A Amend, Clerk-Treasurer

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Care consultations provide a lifeline

"I wish I would have found you sooner" is a comment families often make to staff at the Alzheimer's & Dementia Alliance of Wisconsin (ADAW).

A diagnosis of Alzheimer's disease or another form of dementia can be overwhelming for both the person and the caregiver. Question after question may jump to mind. As the disease progresses, the answers to those questions can change. Physicians may not go into detail about the effects of dementia. Important information may not be heard or may be lost among all the other discussion that may happen.

Caregivers may turn to support groups to help fill in the gaps but it's not always the place to obtain information or answers as time constraints may not allow for each person's unique situation to be discussed. Because dementia can affect each person differently, it is difficult to anticipate all of the possible situations families may experience. Sharing personal information can be uncomfortable. Asking for help is often difficult because it can make the person asking feel less than adequate in the task at hand. Sometimes, it's hard to know the right questions to ask.

One of the most valuable services ADAW offers is the supportive care consultation. ADAW outreach staff and family support specialists can help identify, understand, and respond to the challenges of Alzheimer's and other types of dementia; problem-solve specific issues; set individualized goals; and provide connections to useful services and support. Staff can meet with individuals

Continued on page 2

888.308.6251 toll-free
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support@alzwwisc.org

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Madison, WI 53705
608.232.3400

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8820 Hwy 35/61 S
Lancaster, WI 53813
608.723.4288

Columbia/Sauk Office

2825 Hunters Trail
Portage, WI 53901
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Green Lake/Marquette/ Waushara Office

209 S. Saint Marie St.
Wautoma, WI 54982
920.765.3359

Rock County Office

136 W. Grand Ave., Ste 304
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December 22nd, 2017

City of Markesan
ATTN: City Clerk
Betsy Amend
P.O. Box 352
Markesan, WI 53946

Hard Copy Sent: 12-22-17

Fax Sent: 12-22-17 (920) 398-3991

Betsy:

Writing in response to Attorney Dan Sondalle's letter dated 12/4/17.

As I mentioned on December 5th at your council meeting I fully intend to do what's needed to save our building.

We've had our own inspectors provide their opinions and they coincide with mine. This is a good sound building. It's structurally sound and has a nearly full basement that during my ownership has always been dry. An expensive gutter system put on a few years back needed only to be cleared. One 7' x 22' basement wall will need minor tuck pointing, not all the basement walls. Our building only received smoke damage. No fire or water damage at all. It has newer windows, level floors, hot water heat, central air and the current roof doesn't leak and has always served us well. Our front facing Bridge Street has always looked good in my ownership and still does.

As for our repair and utilization of the building - - - the upper apartment was rented for the past 9 years to the same (terrific) family and who want to re-rent as soon as we get this project done. So, the upper will remain a 2 bedroom apartment. The lower unit will be office or retail. We'll remove smoke damaged ceiling/wall/floor coverings (we've done a good deal already) and re-

paint/carpet/tile, etc.). As noted my gutter, which is vital to keeping the basement dry has been repaired. Cement wall will be tuck pointed. Outside stairway will be repaired or replaced as needed. This is if Gary's building stays up.

If Gary's building is razed much depends on what our engineers/contractors say, but I would assume completing north wall/providing new roof and the above as noted (paragraph 4).

I am scheduled to meet with foundation specialist next week and quite possibly structural engineer (maybe we are out 2 weeks for the engineer).

20 days is not enough time to get to all the people we would like to see to help evaluate our building/discuss repairs, especially considering Christmas. But we've made good progress. Enough to feel worthy and confident keeping our building is the right thing to do.

A central and overriding concern is how I can unilaterally go ahead and repair my building when the other 2 remain. I don't think that's possible. My attorney feels the liability issues are too great. The Contractor and Building Inspector I had on-sight this past week agreed. They felt we need to do this in stages. Stubby's first, then Gary to assess and either repair or raze, and then after that process I can begin my repairs. I don't know what I have to undertake until Stubby & Gary determine what they are going to do, and do it.

I would suggest that once after each neighbor to the north has removed or repaired their building give that neighbor (Gary in the first case) a 45-60 day period to assess (call in appropriate people to inspect and determine if repair or razing is the best alternative) and then another 45-60 to days to complete the work.

If Gary keeps his building, I would only need 30 days to complete my repairs with no time for assessment. If Gary razes his building I believe I can assess in 45 days (much of my assessment is being done now, but I'll need to get plans as needed, firm up contracts, meet with contractors- - hence the 45 days) and then do the work in 60 days.

I think the feeling is definite timelines need to be given and followed especially given the track record to date and that starts with Stubby's. If it's not razed timely, I hope the city can raze it and begin this process.

Feel I need to mention the dollar value of my building. Please also allow me to say the dollar loss to me is far greater than assessed value shown for tax purposes. So often assessed value has little or nothing to do with real value. If the building is razed my loss will be significant. Several times more than assessed value. This is certainly a factor in me keeping my property as well.

Very much enjoyed our meeting the other night and look forward to getting this finally completed. Look forward to working with you.

Thanks.

Sincerely,
WHITEMARSH PROPERTIES L.L.C.

A handwritten signature in black ink, appearing to read "R. Dennis Whitemarsh", written over the typed name.

R. Dennis Whitemarsh
RDW:dab

cc: Attorney Daniel Sondalle

Four Reasons Not to Feed Wildlife

Source: the Humane Society of the United States

Feeding wild animals, whether on purpose or not, does more harm than good

1. **"People" food isn't good for animals.** Human foods aren't nutritious enough for animals and may cause serious health problems. A deformity called "angel wing" is commonly found in ducks, geese, swans and other waterfowl who are fed white bread, popcorn, crackers, or other people food. (This doesn't mean you can't feed ducks and geese; you just have to identify areas where feeding waterfowl is supported, and offer the birds the right foods. Look for waterfowl feed or duck pellets at feed stores. Other healthy foods include seedless grapes cut in half, shredded kale, Swiss chard or romaine lettuce, and grains, including wheat, barley and oats. Make sure anything you feed is bite-sized to avoid choking hazards.)
2. **It makes wild animals lose their natural fear of people.** Feeding can make large, potentially dangerous animals become too comfortable in residential or recreational areas. Once animals learn they can panhandle for food, they can become a nuisance—or even worse, a safety risk.
3. **Feeding wildlife from or near vehicles is dangerous to animals, people, and property.** Animals can be hit by moving vehicles or might try to enter vehicles in search of food.
4. **Wild animals who depend on people for food can cause injuries or spread disease.** When wild animals gather for food handouts, it can cause crowding and competition. These unnatural conditions increase the chances of fighting and injury among animals. It can also increase the spread of diseases, some of which may be transmitted to pets and humans.

Problems Associated with Unattended Feeding:

Source: <https://www.scribd.com> (related to ordinances in cities in Minnesota)

Feeding of wild animals in rural areas is a common practice. However, in urban areas with smaller lots, the activity can quickly become a nuisance that cities wish to regulate. Feed left out for "desirable animals" such as stray (or feral) cats, dogs and deer also may attract the following:

1. Rats
2. Raccoons
3. Skunks
4. Coyotes (who do not attack humans, but may attack small cats and dogs)
5. Bears (on occasion depending on locale)

It is important to note that even "desirable animals" for whom the proffered food is intended may become nuisances in large numbers. Deer can quickly ruin neighboring lawns, trees and gardens. Stray cats who linger nearby for food left outside can quickly multiply. Attracting wild animals to a neighborhood can create some obvious problems, such as property damage (for example, raccoons tearing apart garbage), increased risk of attack (even wild turkeys may become aggressive during breeding season) and disease (for example, rabies and the roundworm parasites carried by

raccoons http://www.dnr.state.mn.us/livingwith_wildlife/raccoons/index.html). However, some less obvious problems with feeding wild animals can be just as problematic. Feeding can alter normal patterns of movement and congregation among animals. The more food, the denser the

congregation of animals looking to eat becomes. This can spread disease among the animals and cause reproduction rates to skyrocket. Becoming too used to humans may make animals more susceptible to harm.

EXAMPLE

The Council of the Borough of Wilkinsburg find that the feeding of unconfined wild animals is detrimental to the animals, causes a public health nuisance, and a safety hazard that is detrimental to the general health, safety, and general welfare of the public.

Section 112-11 Definitions

As used in this Article, the following terms shall have the meaning indicated:

“Feed” or “Feeding” means the act of furnishing, exposing, placing, depositing, distributing or scattering, whether intentionally or negligently, any food or substance of any kind which is likely to attract, lure, or entice wild animals.

For the purpose of this section, feeding shall mean provision of grain, fruit, vegetables, nuts, hay or other edible material, either on the ground or at a height of less than five feet above the ground, in a manner that attracts wild animals on a regular basis. Living food sources, such as fruit trees and other live vegetation, shall not be considered as feed.

“Person” shall mean any individual, owner, occupier, corporation, company, partnership, firm, association, club, society, or any other form of association or organization subject to the jurisdiction of the Borough of Wilkinsburg.

“Wild animal” shall mean any species of animal wild by nature, as distinguished from the common domesticated animals. A wild animal is one that can survive in its natural environment without the help or assistance of humans, including but not limited to raccoons, bears, coyotes, deer, foxes, groundhogs, opossums, skunks, and waterfowl.

Section 112-12 Prohibited Conduct

It shall be unlawful for any person, or any agent thereof to feed wild animals upon public property or private property. It shall further be unlawful to authorize or aid or abet any other person to feed wild animals upon public or private property.

Section 112-13 Exclusion

The feeding of small songbirds or other backyard birds shall be permitted outdoors at such times and in such numbers that:

- Such feeding does not create an unreasonable disturbance that affects the rights of surrounding property owners and/or creates a nuisance;
- Does not create an accumulation of droppings on the property or surrounding properties in violation of health and safety ordinances.
- Does not become an attractant for rodents, wild animals.
- Bird feeders or other mechanical devices for feeding small birds shall be placed at least five (5) feet above the ground and utilized so as to not be an attractant to wild animals.

- **The feeding of wildlife is permitted within confined zoos, educational and environmental centers or federally protected wildlife reserves.**
- **Baiting wild animals for the purpose of removal or abatement of nuisance wild animals on private or public property.**

Section 112-14 Enforcement

Police officers, animal control officers, code enforcement officers, or any other designated and authorized personnel of the Borough of Wilkinsburg are hereby given full power and authority to enforce this ordinance.

Any person found to be in violation of this ordinance shall be ordered to immediately cease the feeding of wild animals, removing all food, substances or devices placed on the property in violation of this Ordinance

Section 112-115 Penalties

Any person, firm or corporation who shall violate any provision of this Ordinance, or fails to comply therewith, or with any of the requirements thereof, upon conviction thereof in an action brought before the Magisterial District Judge in the manner provided for the enforcement of summary offenses under the Pennsylvania Rules of Criminal Procedure, shall be sentenced to pay a fine of not less than \$100.00 nor more than \$1,000.00, plus costs, including reasonable attorney's fees incurred by the Borough, and, in default of payment of said fines and costs, to a term of imprisonment to the extent permitted by law for the punishment of summary offenses.

A separate offense shall arise for each day or portion thereof in which a violation of this Ordinance is found to exist, or for each section of this Ordinance found to have been violated. The Borough may also commence appropriate actions in equity or other to prevent, restrain, correct, enjoin or abate violations of this Ordinance. All fines and penalties collected for violation of this Ordinance shall be paid to the Borough Secretary.