

# **Village of Hatley - Plan Commission Meeting**

## **Meeting Minutes**

3/12/19

### **Opening**

The regular meeting of the Village of Hatley - Plan Commission Meeting was called to order at 6:30pm on 3/12/19 in the Village Community Center by Bill Karschney.

### **Present**

- Sharon Stachnik
- Dennis Gilbertson
- Mike Heinrich
- Bill Karschney

### **First order of business**

Need to review and approve the amendments to the floodplain zoning code.

Background: MSA did some surveying for park playground, restrooms and veneer mill. That map was approved in 2015. Some verbiage of the ordinance was changed by MSA and approved by the DNR to match the county. In Sept. 2018 the village was told they didn't need to take action with additional map updates. A lawyer had then advised to change the ordinance to match the county. All numbering of the ordinance was changed to match. The lawyer didn't indicate which paragraphs changed. No map changes were made around the Plover river and the creek floodplains.

Note from attendee (Jim Stachnik) that elevations around hwy 29 weren't accurate from 2010.

This will not impact any floodplain or insurance for any village residents.

Mike made a motion to approve the changes. Sharon seconded. Motion carried (approved) at 6:37pm.

### **Other notes:**

Travis Pahl presented the following info.

He runs a small bulk oil distribution company and would like to buy the SK building. He currently lives on hwy 52. Oil is in barrels and totes and stored inside. He has over 300 customers around the area. He buys brand new starfire oil (lubrication, grease). Due to tank size and non-combustible material DNR doesn't have an issue with his operations. He wants to renovate the building into living space and offices as well. The most he hauls at one time is 275 gallons. A semi delivers new oil from Cincinnati. He stores 4 totes and a couple barrels at one time. Anything bigger than a 5,100-gallon tank needs a DNR permit. Wants to move residence and business to

the location. Has one truck, a secretary and a secondary part-time employee. Hatley may need to issue a conditional use permit for the business/residence since the residence is in front according to the ordinance. Timing: after approved would like to be in within 2-3 months. Plan Commission may need to issue the conditional use permit following the village meetings. Would also need to notify the residents around the building.

He has a loose agreement with SK for the building.

**Adjournment**

Meeting was adjourned at 6:48pm by Bill Karschney.

Minutes submitted by: Mike Heinrich

## **PUBLIC HEARING NOTICE**

**VILLAGE OF HATLEY  
HATLEY VILLAGE HALL  
435 CURTIS AVENUE  
HATLEY, WI**

**MARCH 12, 2019 – 7:00 P.M.**

Mayor Narloch opened the hearing at 7:00pm, and read the following aloud:

The Village of Hatley is holding a Public Hearing regarding the Village's Community Development Block Grant for Public Facilities (CDBG-PF) grant program. This project involves the demolition of buildings on the Veneer Mill site, site improvements, and the installation of street and utilities. The public is invited to review the program performance and to express citizen views. The agenda for the public hearing is as follows:

**1. Review of program performance.**

Laura Jones, from MSA took over the hearing to provide the following information:

- a. Demolition by Badgerland Demolition is completed; demolition came in approximately \$133,000 under budget
- b. Jakes Excavating started work on street and utility work last fall; contractor has been paid \$229,520.01 and has \$155,267.25 remaining; work should be completed this Spring; construction needs to be completed by October 31, 2019.
- c. The Village applied for a grant amendment to increase funds for soil remediation, however, it was determined that these funds were not needed and the Village has withdrawn their request. (Joe Szews, Village Treasurer, stated the request has not yet been withdrawn, it is currently on hold until further information is determined).
- d. Project is currently being monitored for compliance with CDBG rules; nothing to report at this time.
- e. Total project cost is estimated to be approximately \$700,000 so the CDBG grant will be approximately \$350,000. The total project is approximately \$65,000 under budget.

**2. Citizens views on the program.**

**3. Other CDBG issues.**

Laura Jones asked those in attendance for questions, comments, or concerns on the project.

- Treasurer Szews, offered the following information: Of the remaining grant dollars, \$13,000 will be paid to the contractor, and the remainder of the construction will be paid by match dollars due to the ratio to grant : match used up to this point. The remaining funds that may not be used (\$65,000) might be sought to alleviate issues should they come up during construction.

Laura Jones again asked for questions, comments, or concerns

- Mayor Narloch stated the project has been going pretty well

Laura Jones asked for any final questions, comments, or concerns

- Treasurer Szews stated there will likely be some concerns or findings as a result of the monitoring.

Village Trustee Pete Holdridge motioned to close the hearing, Trustee Bill Karshney seconded. None opposed. Hearing closed at 7:12pm.



**MINUTES OF VILLAGE BOARD MEETING AND  
SEWER & WATER UTILITY BOARD MEETING  
March 19, 2019  
VILLAGE OF HATLEY**

President David Narloch called the meeting to order at 6:30 p.m. in the village board room at the community/senior center. The meeting opened with the Pledge of Allegiance. Board officers present were: David Narloch-President, William Karschney-Trustee, Peter Holdridge-Trustee, and Joan Wawrzaszek-Clerk. Absent: Joseph Szews-Treasurer.

**APPROVAL OF MINUTES:**

Minutes of the February 19, 2019 village board meeting were read and approved on a motion by Trustee Holdridge, second by Trustee Karschney. Motion carried. Minutes of the March 12, 2019 Public Hearing for Floodplain were read and approved on a motion by Trustee Karschney, second by Trustee Holdridge. Motion carried. Minutes of the March 12, 2019 CDBG Hearing were read and approved on a motion by Trustee Holdridge, second by Trustee Karschney. Motion carried.

**BUILDING AND ZONING:**

Building/Zoning Report: Zoning Administrator, Bill Karschney, reported that he only had phone inquiries since our last meeting.

Review for Approval – Amending the Floodplain Zoning Code of the Village of Hatley Title 13, Chapter 2 of the Hatley Municipal Code of Ordinances: The Plan Commission recommended approval at the March 12, 2019 Public Hearing. Motion by Trustee Karschney, second by Trustee Holdridge to approve amending the floodplain zoning code of the Village of Hatley Title 13, Chapter 2 of the Hatley Municipal Code of Ordinances. Motion carried. Trustee Karschney noted that the floodplain map for the Village of Hatley did not change, just the Marathon County wording.

Review for Approval – Resolution Disaster Declaration: Motion by Trustee Holdridge, second by Trustee Karschney to approve Resolution #2019-01 Disaster Declaration. Motion carried. A copy of this Resolution and the emergency Resolution is on page 187 of this minutes book.

Street Maintenance – Eugene Murray / Scott Construction, Inc: Mr. Murray addressed the board. He recommends crack filling our newer streets this year and double or single sealing other streets in the future. After frost leaves, he will review our streets with Brian Janikowski and provide estimates. He left a chip sealant brochure.

**CITIZENS TO BE HEARD:**

The residents listed here were in attendance to express their concerns about the extreme flooding that occurred over the past five days: Jacob & Rebecca Onesti (404 Mysteria LN), Don Gusman ( 508 Emmons ville RD), Cliff Putnam (402 Mysteria LN), Reggie Taylor (406 Mysteria LN), Jason Cherek (407 Mysteria LN), Jeremy Laabs (403 Mysteria LN), Colette Fritz (416 Emmons ville RD), and Aaron Gardner (501 Lepak ST). These residents all experienced flooding to varying degrees and believe the adjacent Matsche Farms field contributed to the situation. They expressed their frustrations and expectations. Trustee Karschney advised he had the opportunity to speak with Marathon County Emergency Government on Saturday and was informed they do not have machinery/equipment to deal with flood waters; they can suggest resources such as the



Red Cross and Salvation Army for assistance with food and lodging. President Narloch advised he had a follow up meeting on Monday and was informed that residents who experienced floodwater damage to their residence and personal property were encouraged to file a report by dialing 211 and entering the Hatley zip code 54440. The county will consolidate residential floodwater damages and submit to the State of Wisconsin; this is only a verbal report of damages and not a claim. The local Wausau office indicated typically assistance for floodwater damaged has not been received in the past; however, if a report is submitted it could be considered should funding become available. The village will work with Emergency Government and Matsche Farms on a mitigation grant for an enhanced berm wall or other solution to controlling the run off waters that contributed to the March flooding. The board acknowledged the many hours and dedication of Brian Janikowski, our utility operator, who worked endlessly in assisting with the pumping operations while keeping the wastewater plant in operation. The board also acknowledged the quick responses of Ostrowski Farms, Fraaza families, K&D Construction, Schairer Farms, Matsche Farms, and Kautza Sanitation who all provided equipment and manpower to assist with water hauling and pumping (160 tanker loads) and helping build the berm to hold back the water. This was all greatly appreciated.

**TIF PROJECTS/UPDATE:**

Dollar General Project: The Agreement with Jake's Excavating and Notice to Proceed were signed by President Narloch. Approved at February 19, 2019 meeting.

Veneer Mill Area Street & Utilities Construction: No changes.

Veneer Mill Area Developers Agreement: The Developers Agreement is ready to be reviewed by potential developer. The DOA must be notified as soon as a Developer's Agreement is in place.

Review Veneer Mill Area Plat/discussion/action: Preliminary Veneer Site Subdivision Plat was reviewed. Lee Emmer noted that access easement along the river needs to be addressed and depicted on the plat; we need at least 20 feet of easement. Street name and Subdivision name are also needed. Recording fees will be a TID expense; MSA will pay and invoice us for same.

Development along Highway 29: If additional development along State Road is planned, looping of the water main needs to be considered. This could be a TIF project.

TID Update Report and Other TID items for discussion: Lee Emmer presented a report. Lee Emmer suggested we create a file entitled 2019 Emergency Expenses-Flood-TIF Project; expenses incurred with the flooding are TID.

**OLD BUSINESS-SEWER & WATER UTILITY:**

Update on Water Tower Repair: Date for repair has not yet been scheduled. Molly Schultz would like to provide ideas for logo painting of water tower.

**NEW BUSINESS- SEWER & WATER UTILITY:**

Utility Report: Brian Janikowski presented a utility report. Plant is meeting permit. Brian will attend the WRWA annual technical conference on March 28, 2019 in LaCrosse. The board commended Brian on his endless work during the recent flooding.

**OLD BUSINESS-GENERAL:**

Update on Plover River Trout Unlimited Project: Nothing new to report.

**NEW BUSINESS-GENERAL:**

Fire & Ambulance District Update: 2/11/2019 District Minutes were reviewed.



**REVIEW AND APPROVE BILLS:**

Tax Account and Treasurers Report: Treasurer Szews left a treasurers report for board review, as well as bank statements and account detail.

Sewer & Water Utility: Checks #6429 - 6452 were reviewed and approved for payment from the Utility Operating account.

General Fund: Checks #11442- 11460 were read and approved for payment.

Ambulance Grant Account: No checks issued.

TIF Account: Checks #665-669 were issued. CDBG Account: No checks issued.

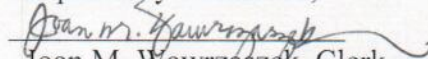
Veneer Mill Area Re-development Account: No checks issued. All Checks presented for payment this evening were approved on a motion by Trustee Karschney; second by Trustee Holdridge. Motion carried.

**SET APRIL MEETING DATE:**

The **April** meeting was scheduled for **TUESDAY, APRIL 9, 2019 at 6:30 p.m.** at the Community Center/Village Offices.

There being no further business, the meeting adjourned at 10:09 p.m. on a motion by Trustee Karschney, second by Trustee Holdridge. Motion carried.

Respectfully Submitted,

  
Joan M. Wawrzaszek, Clerk