



REGULAR VILLAGE BOARD MEETING

MEETING NOTICE AND AGENDA

Monday, October 19, 2020, 6:00 PM

Meeting will be held at: <https://www.gotomeet.me/wfbvillage/village-board>

Access Code: **348-527-221**

Phone Number Log In: **+1 (872) 240-3212**

I. Call to Order and Roll Call

II. Consent Agenda – Upon request of any Trustee, any item may be removed from the Consent Agenda for separate consideration under General Business.

1. Minutes of the regular meeting held on September 21, 2020.
2. Minutes of the regular meeting held on October 5, 2020.
3. Investment Report for September, 2020.

III. Report of Village Officers

1. Village Attorney
2. Village Manager
3. Village President
4. Miscellaneous Trustee.

IV. Petitions and Communications – Members of the public wishing to communicate to the Village Board should email manager@wfbvillage.org at least 24 hours prior to the meeting with “Message to Village Board” in the subject line. Those messages will be provided to the Board Members.

V. General Business

1. Overview of the 2021 Village Budget.

VI. Adjourn

Due to the COVID-19 pandemic, this meeting is being held via remote conference only. Members of the media and public may attend by logging onto <https://www.gotomeet.me/wfbvillage/village-board>. The access code is 348-527-221. The phone number to log in is +1 (872) 240-3212. All public participants will be muted during the meeting. Members of the public wishing to communicate to the Village Board should email manager@wfbvillage.org at least 24 hours prior to the meeting with "Message to Village Board" in the subject line. Those messages will be provided to the Board Members. Agendas and minutes are available on the Village website (www.wfbvillage.org)

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. Contact Village Hall at (414) 962-6690. It is possible that members of and possibly a quorum of members of other Boards, Commissions, or Committees of the Village including in particular the Community Development Authority may be in attendance in the above stated meeting to gather information; no action will be taken by any other Boards, Commissions, or Committees of the Village except by the Board, Commission, or Committee noticed above. Agendas and minutes are available on the Village website (www.wfbvillage.org)

REGULAR VILLAGE BOARD MEETING

A regular meeting of the Board of Trustees of Whitefish Bay was held via GoToMeeting on September 21, 2020

Pursuant to law, written notice of this meeting was given to the press and posted on the public bulletin boards.

I. Call to Order and Roll Call

President Siegel called the meeting to order at 6:00 pm.

Present: Trustees Serebin, Fuda, Buckley, Demet, Davis, Saunders and President Siegel

Also Present: Village Manager Paul Boening
Village Attorney Chris Jaekels
Police Chief Michael Young
Assistant Village Manager Tim Blakeslee
Finance Director/Village Clerk Jaimie Krueger
Director of Public Works John Edlebeck
Director of Building Services Joel Oestreich
Library Director, Nyama Reed
Deputy Clerk Erin Granstrom

II. Public Hearing

1. Public Hearing on Ordinance 1872 to Rezone 721 East Silver Spring Drive from District 4-Churches, Public Buildings & Grounds to District 7-Automobile Parking to PDD-Planned Development District for development of a seven lot single-family subdivision.

- a. **Petitioner, Blaire Williams**, presented a proposal for a seven lot, single family subdivision including describing past work in Shorewood and the history of the site of proposed subdivision. Williams explained the process of how the current proposal was developed and the steps including working with the Architectural Review Commission & Plan Commission. He described how the proposed subdivision would fit into the existing neighborhood and his work with John Edlebeck, Director of Public Works, to accommodate Village Public Works services as well as make the subdivision sustainable. The alley will be a private alley and therefore maintained privately.
- b. **Roy Wagner (6831 N Barnette Lane)** spoke on behalf of the United Methodist Church (UMC). Wagner is opposed to the proposed development and expressed concern about a loss of parking in the area, and therefore the development having an adverse impact. He raised concerns of traffic flow, gridlock during events, increased jaywalking, and UMC members having to park farther from the church.
- c. **Kathleen Schulter (5057 N Palisades Road)** Is opposed to the proposed development. Schulter stated it would detract from the community with uniform houses that are expensive, have small side yards, and the dwelling to lot ratio is not consistent with the community. Schulter states constructing four (4) to five (5) single family homes more appropriate and other development options should be explored.
- d. **Monica Bassett (6167 N Alberta Lane)** Is in opposition to development. Bassett represents the daycare and preschool that operate out of UMC. Bassette's concerns are the safety of families picking up and dropping off, streets being narrow in the winter, and families having to park farther from the building. Bassette states that the development is extremely detrimental to their programming.
- e. **Dennis Garrett (6501 N Sunset Lane)** Is in opposition to development. Garrett is a member of UMC and states the development does not support/encourage racial diversity. He states he has physical issues and needs to park close to the building and this development will take away parking.
- f. **Matt Hadley (819 E Silver Spring Drive)** Is in opposition to the development. Hadley questions if community "fabric" loss is worth taxes gained. Hadley expressed concern with loss of parking. He expressed concern over the safety of the UMC visitors.
- g. **Joelle Karth (1133 S 72nd St)** Is in opposition to the development. Karth is involved in the North Shore School for Seniors which operates out of UMC. She described

programming and stated the development limits parking and their students need to maintain the parking.

- h. **Dick Steinmetz (819 E Silver Spring Drive)** Is in opposition of the development. Steinmetz spoke on behalf of UMC. Steinmetz stated that the development does not support the recent racial equality statement
- i. **Suzanne Webster (6590 W Pierner Place)** Is in opposition to the development. Webster stated UMC already has a parking problem and with the loss of parking lot she has safety concerns with walking farther, jaywalking, and the alleys creating unsafe conditions near UMC.
- j. **Elizabeth Lentini (5525 N Hollywood Ave)** Is opposed to the development. Lentini cited the housing as being disingenuous to the community, taller than surrounding buildings, it having a corporate look and not supporting racial equality.
- k. **Bill Mulligan (10825 N Pebble Drive)** Is in opposition to the development. As a former Whitefish Bay resident and developer as well as a UMC member he urged the board to reject the current proposed development and to back to the drawing board to address concerns of the neighbors.
- l. **James Hoelzle (8030 Lake Drive)** Is in opposition to the development. Hoelzle stated his children attended Carpenter's Shop daycare. He raised concerns about traffic problems on Danbury Road, stating the current parking lot is safer and with the loss of the lot families will have to park farther from UMC.
- m. **Brenda Senski (806 E Glen Ave)** Is in support of the development. Senski lives across Danbury from the proposed development. She states homes are more desirable to look at out her window than a parking lot. She comments that if multi-family were considered as mentioned by others the traffic issues and parking loss would be magnified.
- n. **Kevin Gorham (6233 N Lake Drive)** Is in opposition to the development. Gorham summarized concerns raised by others and encouraged the Village Board to reject the current proposal.

Public comment closed at 7:03 pm

- 2. **Village Manager, Paul Boening:** Commented that since the public hearing was on rezoning Village Code states notices went out to property owners within 500 feet of the proposed development site resulting in 142 notices that went out regarding the public hearing on this ordinance.

III. Consent Agenda

It was moved by Trustee Demet, seconded by Trustee Buckley and unanimously carried by the Village Board to approve the consent agenda as presented. Motion unanimously carried.

- 1. Minutes of the regular meeting held on September 8, 2020.
- 2. Investment Report for August, 2020.
- 3. Appointment of Kyle Alvarez to the Architectural Review Commission for a term to expire in 2021.
- 4. Extension of Whitefish Bay's Public Health Emergency Declaration to November 6, 2020 to coincide with the eligible expenditure period for the Wisconsin Routes to Recovery program.

IV. Report of Village Officers

- 1. **Village Attorney** – Jaekels stated that Governor Evers' mask mandate is currently scheduled to expire next Monday. The Village Ordinance would still be in effect if the mandate is not extended. Trustee Serebin asked for clarification on deadline vs. Routes to Recovery.
- 2. **Village Manager** – Absentee ballots arrived last week and Village staff is working to process the initial 6,000 requests. Boening submitted COVID expenses for the Wisconsin Routes to Recovery and was notified that all \$75,000 of expenses have been approved.
- 3. **Village President** – Recently toured Village with Paul Boening and John Edlebeck to review work done throughout the Village to beautify Village property throughout the Village. Village staff efforts are appreciated both by residents and President Siegel.
- 4. **Miscellaneous Trustees** – Trustee Saunders requested that information regarding mask ordinance and mandate be included in Village communication to keep the public informed.

V. **Petitions and Communications** – No email correspondence was received.

VI. **General Business**

1. **To Rezone Discuss/Action on Ordinance No. 1872 to Rezone 721 East Silver Spring Drive (Tax Key Parcel 198-0037-001) from District 4 – Churches, Public Buildings & Grounds / District 7 – Automobile Parking to PDD – Planned Development District for development of a seven lot single-family subdivision.**

Village Manager, Paul Boening, explained that the Village Board has the final authority of rezoning parcels. He explained that the PDD is connected to a specific development proposal. The process to bring this proposal in front of the Village Board started eleven (11) months ago and steps involved in the process include pre-petition with the Plan Commission, a full petition in summer with the Architectural Review Commission, and finally tonight bringing it in front of the Village Board. The PDD has worked with both Graef Consultants and John Edlebeck, Village of Whitefish Bay Director of Public Works. If the development is approved tonight the development will continue to take steps following procedure.

Attorney Jaekels informed the Village Board members that this is a legislative act and if the ordinance is adopted the board can give direction on the development agreement. It is recommended in the proposal that the agreement be subject to staff and president approval.

Trustee Davis inquired that if the ordinance is approved tonight would it be possible to make changes to details, for example, elevation, size or style). Attorney Jaekels confirmed that it is possible to make changes as it is a contingent rezoning.

President Siegel stated that the property is privately owned property and the proposed development is what is being considered tonight.

Williams commented that he is open to all comments or concerns on the development. He addressed concerns of additional parking for UMC in nearby locations. Williams discussed considerations on traffic flow in and around the development. Trustee Davis asked what the target price was. Williams stated that was not determined at this point but likely over \$1 million. Williams addressed the roof height in relation to the neighborhood.

Trustee Saunders commented that board may agree a development is good but not like what they see. Boening stated that the board can modify aspects. President Siegel commented that if not approved the developer can go back to the drawing board and work on a new proposal.

Trustee Davis commented to Mr. Williams that he feels these appear to be “cookie cutter” or repetitive and recommends considering some stylistic changes. Williams responded by citing other repetitive styles throughout the Village.

Trustee Serebin inquired about traffic flow around the subdivision. Exiting onto E Silver Spring Dr. will be right turn only Mr. Williams described traffic flow throughout and around the development. Serebin inquired on sewer lines in relation to existing infrastructure. Edlebeck commented that sanitary would be straight forward but storm would flow through the alley and between homes to the street. Edlebeck commented on considerations to reduce run off such as impervious pavers.

The height of the homes was addressed. Mr. Williams explained that there are 14 foot ceilings planned and there would also be space for a furnace.

It was moved by Trustee Buckley, seconded by Trustee Fuda and carried by the Village Board to approve Ordinance 1872 to rezone 721 E. Silver Spring Drive (Tax Key Parcel 198-0037-001) from District 4 – Churches, Public Buildings & Grounds / District 7 – Automobile Parking to PDD – Planned Development District for development of a seven lot single-family subdivision, subject to staff review and approval of final engineering and building plans. Motion carries, 6-1.

VI. **Adjourn**

There being no further business, it was moved by Trustee Fuda, seconded by Trustee Demet, and unanimously carried by the Village Board to adjourn the meeting at 8:00 pm.

Erin Granstrom
Deputy Clerk

DRAFT

REGULAR VILLAGE BOARD MEETING

A regular meeting of the Board of Trustees of Whitefish Bay was held via GoToMeeting on October 5, 2020

Pursuant to law, written notice of this meeting was given to the press and posted on the public bulletin boards.

I. Call to Order and Roll Call

President Siegel called the meeting to order at 6:01 pm.

Present: Trustees Serebin, Fuda, Buckley, Demet, Davis, Saunders and President Siegel

Also Present: Village Manager Paul Boening
Village Attorney Chris Jaekels
Police Chief Michael Young
Assistant Village Manager Tim Blakeslee
Finance Director/Village Clerk Jaimie Krueger
Director of Public Works John Edlebeck
Director of Building Services Joel Oestreich
Lieutenant Patrick Whitaker
Deputy Clerk Erin Granstrom

II. Public Hearing

Village Manager Paul Boening stated that the winter overnight parking regulations were discussed at a Village Board Meeting in February of 2020. At this time the Village Board directed staff to draft an ordinance. Police, Public Works and Village Hall staff worked together to come to a proposed ordinance.

Lieutenant Patrick Whitaker reviewed current regulations for both summer and winter parking. Overnight parking enforced 3-5 am year round, residents get 15 free nights a year to park on the street overnight. Summer parking is \$30 per month. Winter parking includes 13 zones in the Village where there are approximately 205 spots available. Current winter parking is confusing to residents, some residents do not like cars parked in front of their residence, and Public Works has a hard time clearing snow in the parking zones. Whitaker explained the proposed ordinance would increase free nights a year to 25 and winter parking would be alternative side parking where residents are required to park in front of or across the street from their property. This would require cars to be moved within a 24 hour period. Public Works would be able to completely clear snow, it would be less confusing to residents and is more equitable to all residents. Whitaker mentioned public concerns brought up were snow clearing to be more difficult, border streets are an issue, not wanting cars parked in front of their property, and residents voiced an increase and decrease in quality of life. Whitaker said snow clearing would be improved in talking with Public Works staff, border streets would only park on Village side of the street, and only neighbors could park by your property with this ordinance. Whitaker said the department does not anticipate an increase in overnight parking with the new ordinance.

Public Comment:

Nick Hermann (507 Day, previously 5937 Berkeley): Hermann echoed statements of Lieutenant Whitaker and added that in past winters he required a monthly pass and the closest parking was approximately 15 minute walk from his home. He often would have to walk in the dark and sometimes with small children, raising safety concerns. With the new ordinance residents would be safer in that there would no longer be long walks from the overnight parking zones to their residence.

III. Consent Agenda

It was moved by Trustee Fuda, seconded by Trustee Buckley and unanimously carried by the Village Board to approve the consent agenda as presented.

1. Claims for July, 2020.
2. Resolution No. 3076 Authorizing Levy Limit Exception for North Shore Fire Department charges.
3. Resolution No. 3077 relating to the 2021 North Shore Fire Department Fees for Service.
4. Resolution No. 3078 Approving the North Shore Fire Mutual Assistance Agreement.
5. Appointment of Emily Clinard to the Whitefish Bay Business Improvement District Board for a term to expire in 2023.

IV. Report of Village Officers

1. Village Attorney – None

2. Village Manager

Village Manager Paul Boening stated Jaimie Krueger, Village Clerk, and Erin Granstrom, Deputy Clerk have been keeping up with absentee ballot requests. A new drop box has been installed in the vestibule at Village Hall which residents like for returning mailed ballots. The Village is getting a large number of ballots back every day.

3. Village President

Village President Julie Siegel shared an event, UN Fun Day. There is a zoom link if interested.

4. Miscellaneous Trustees - None

V. Petitions and Communications

No email correspondence was received. President Siegel commended the DPW for collection of driftwood brought up to Palisades from the beach at Big Bay Park. Though this is a county park materials were not collected for an extended period of time, DPW crews collected the driftwood. Trustee Saunders seconded.

VI. General Business

1. Discussion/Action on Ordinance No.1873 Pertaining to Overnight Parking Regulations.

Trustee Demet inquired about the impact of the new ordinance on crime and policing. Whitaker stated that he did not believe that it would have an impact, that unlocked vehicles and keys left in vehicles is a larger factor in crime which would not be affected by the new ordinance. President Siegel inquired about vacations and how extended overnight parking would be handled under the new ordinance. Whitaker mentioned that vehicles do need to be moved every 24 hours but the Police Department would work with residents to find a location to park for an extended time during a vacation. Trustee Serebin inquired about the border of Glendale and Whitefish Bay and how parking would work there. Whitaker stated on those streets only the Whitefish Bay side of the street would be used for overnight parking.

It was moved by Trustee Buckley, seconded by Trustee Davis and unanimously carried by the Village Board to adopt Ordinance No.1873 pertaining to Overnight Parking Regulations.

2. The Village Board may convene into Closed Session pursuant to Wisconsin State Statute §19.85(1)(e) deliberating or negotiating the purchase of public property, investing of public funds, conducting other specified business whenever competitive and/or bargaining reasons require a closed session – specifically regarding negotiations with special counsel and other consultants to provide assistance on traffic, zoning, and land development matters.

It was moved by Trustee Serebin, seconded by Trustee Buckley at 6:25 pm and unanimously carried to convene into Closed Session pursuant to Wisconsin State Statute §19.85(1)(e) deliberating or negotiating the purchase of public property, investing of public funds, conducting other specified business whenever competitive and/or bargaining reasons require a closed session – specifically regarding negotiations with special counsel and other consultants to provide assistance on traffic, zoning, and land development matters.

3. Return to Open Session

It was moved by Trustee Saunders and seconded by Trustee Davis to return to Open Session at 7:40 pm. Motion carries.

VI. Adjourn

There being no further business, it was moved by Trustee Fuda, seconded by Trustee Buckley, and unanimously carried by the Village Board to adjourn the meeting at 7:40 pm.

Erin Granstrom
Deputy Clerk

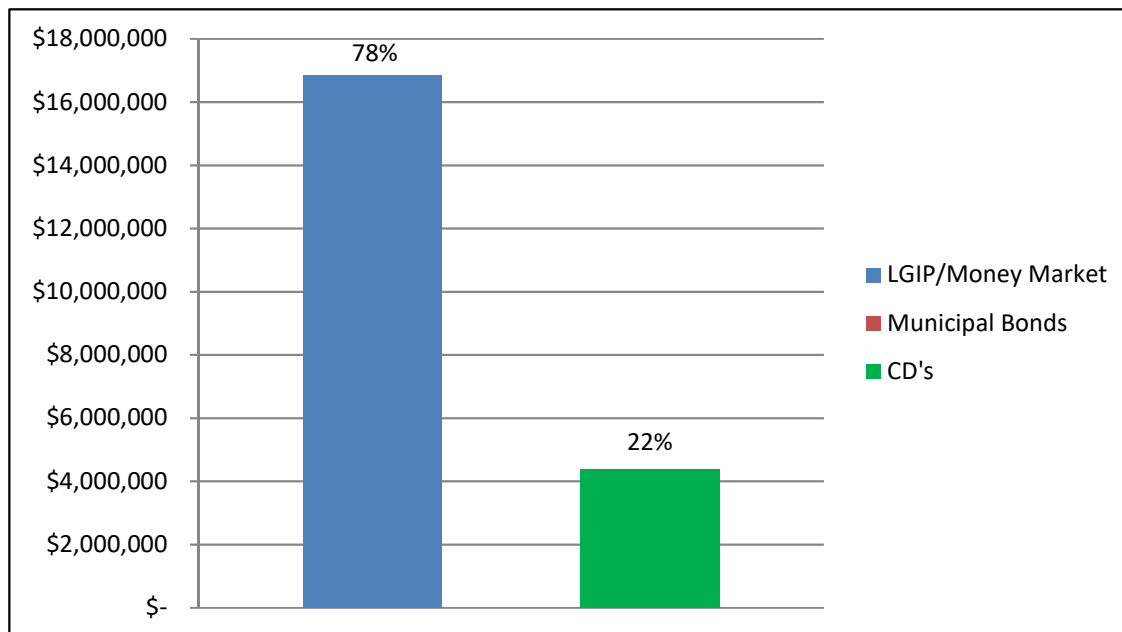
DRAFT

Monthly Investment Summary

September 2020

	General Investments	Post Retirement Investments	Total
LGIP/Money Market	\$ 10,754,570	\$ -	\$ 10,754,570
Municipal Bonds	-	-	-
CD's:			
Less than 1 Year	877,895	356,668	1,234,563
1 to 3 Years	2,487,350	723,836	3,211,186
3 to 5 Years	-	-	-
Total CD's	3,365,245	1,080,504	4,445,749
Total Investments	<u>\$ 14,119,815</u>	<u>\$ 1,080,504</u>	<u>\$ 15,200,319</u>

Accrued Interest	<u>\$ 44,849</u>	<u>\$ 17,005</u>	<u>\$ 61,854</u>
------------------	------------------	------------------	------------------





Village of Whitefish Bay
5300 N. Marlborough Drive
Whitefish Bay, Wisconsin 53217

Memorandum

To: Village President Siegel and Members of the Village Board
From: Jaimie Krueger, Finance Director/Clerk
Date: October 19, 2020
Re: 2021 Budget Introduction & Overview

In November 2015, the Village Board adopted a fiscal and infrastructure investment strategy for the 2017-2022 budget years that provides for the following targets;

- (1) annual infrastructure investments thru debt of \$4,000,000;
- (2) an annual average market basket impact of 2.5% for operating and debt service costs combined

Over the past few months staff has worked hard to put together a 2021 Recommended Budget that is within the financial parameters set above, but also follows a financial discipline that balances resident expectations while continuing on a progressive infrastructure improvement plan. This budget year was difficult to balance the individual wants/needs of each department while adhering to financial parameters.

The 2021 Recommended Budget includes a projected market basket increase from 2020 to 2021 of 2.54%. A market basket increase of 2.54% will mean that the owner of a home assessed at the average assessed value of \$467,320 will pay \$74.62 more in taxes/utilities for the next year (based on average water consumption). The overall increase in the market basket from the base year of 2014 to 2021 is 9.11% or \$251.70.

You will receive a copy of the 2020 Recommended Budget on October 23rd and the budget workshop is scheduled for November 2nd, but I wanted to highlight a few items that have a significant impact on the 2021 budget. We will discuss the budget in detail on the 2nd, however, feel free to contact me prior to discuss any budget related item.

Water Rate Increase

The last water rate increase was in 2012. Water utilities are regulated by the Public Service Commission (PSC), so before any rate change can occur, a rate case with the PSC needs to be completed. The PSC recommends a Rate of Return (ROR) of 4.9%. To accomplish this, the Village would require a 15.47% increase in water utility rates. The Village plans on implementing the new rates in second quarter of 2021 for an overall increase of 12.07% in 2021.

Other Significant Items

- 1.65% increase in municipal tax rate
- \$269,477 or 2.33% increase in tax levy
- 0% sewer rate increase with no supplement from General Fund
- 0% stormwater rate increase with no supplement from General Fund
- Retiree health/dental benefits for police and DPW to be paid out of OPEB fund balance
- Includes wage increase for cost of living of 2%
- Includes 9.5% increase in medical and 0% increase in dental premium costs
- Reflects reduction in State Transportation aid of \$82,961 and State Shared Revenue of \$13,440
- Includes \$130,000 in Police overtime to effectively cover expected vacant positions

Below please find two tables summarizing the municipal charges on an average Whitefish Bay home, including the proposed 2021 impact, as well as a three year history of municipal rates.

Proposed Market Basket & Three Year Rate History

TABLE 1 - Three Year History of Municipal Charges on Average Home & Utility Usage	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>Proposed 2021</u>	<u>\$ Change from 2020</u>	<u>% Change from 2020</u>
Taxes on Average Assessed Value Home	\$ 2,172.00	\$ 2,220.00	\$ 2,267.00	\$ 2,304.00	\$ 37.00	1.65%
Annual Average Water Utility Bill	\$ 311.70	\$ 311.70	\$ 311.70	\$ 349.32	\$ 37.62	12.07%
Annual Average Sewer Utility Bill	\$ 253.70	\$ 260.70	\$ 260.70	\$ 260.70	\$ -	0.00%
Annual Average Stormwater Utility Bill	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ -	0.00%
Total Annual Municipal Charges	\$ 2,837.40	\$ 2,892.40	\$ 2,939.40	\$ 3,014.02	\$ 74.62	2.54%
\$ Change from Previous Year		\$ 55.00	\$ 47.00	\$ 74.62		
% Change from Previous Year		1.94%	1.62%	2.54%		

TABLE 2 - Three Year History of Municipal Rates	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>Proposed 2021</u>	<u>\$ Change from 2020</u>	<u>% Change from 2020</u>
Municipal Tax Rate	\$ 5.43	\$ 5.55	\$ 4.85	\$ 4.93	\$ 0.08	1.65%
Local Water Usage Rate per CCF	\$ 2.23	\$ 2.23	\$ 2.23	\$ 2.40	\$ 0.17	7.40%
Local Sewer Usage Rate per CCF	\$ 3.84	\$ 3.95	\$ 3.95	\$ 3.95	\$ -	0.00%
Stormwater Usage Rate per ERU	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ -	0.00%