

**AMERY PLAN COMMISSION PROCEEDINGS**  
**July 25, 2019**

The Plan Commission for the City of Amery met on July 25, 2019 at City Hall. Chairperson, Michael Karuschak, Jr. called the meeting to order at 9:00 a.m.

Present: Chairperson, Mike Karuschak, Jr.; Members – Fran Hawksford (left at 9:50 a.m.); Stan Proden and Julie Riemenschneider.

Excused: Linda Millermon

Staff present: City Administrator, Kim Moore and City Clerk-Treasurer, Patty Bjorklund.

Others present: Mayor, Paul Isakson; Surveyor, Ed Flanum; Michael LaForce and George Risberg.

***Consideration of Michael LaForce property located at 329 Deronda Street. The property which may be rezoned from R-1 Single-Family District to R-2 Residential Duplex Family Dwelling.***

Mr. LaForce was present and he would like to convert his residential house to a duplex rental unit. The Main level would have a garage attached and the lower level would have parking outside. There is no street parking there. A rental permit would be required. There are several duplexes and single family homes surrounding the house located at 329 Deronda Street. City Clerk-Treasurer, Bjorklund noted that the neighbors had been notified and there were no concerns reported back. The Notice of Public Hearing had been published as a Class 2 Notice in the June 25, 2019 and July 2, 2019 issues of the Amery Free Press. It was also posted at the Amery City Hall and Amery Public Library as well as on the City Website located at: [www.amerywi.gov](http://www.amerywi.gov). The request would go before the Common Council on: Wednesday, August 7, 2019 at 5:00 p.m. during the Public Hearing portion of the meeting.

Motion to approve the request and recommend to the Common Council to approve change of zoning for 329 Deronda Street from R-1 Single-Family District to R-2 Residential Duplex Family Dwelling by Member, Proden; seconded by Member, Hawksford.

Ayes – 4                      Nays – 0                      Motion carried.

***First Baptist Church property located at 131 Broadway Street. The portion of property which may be rezoned from R-1 Single-Family District to C-2 Central Business District and dedicate portions of property to the public.***

Surveyor, Ed Flanum was present to discuss the survey map detailing First Baptist church's request to combine Lot 1 with adjoining property to make the lot larger to expand building of the existing church there. Also, change the existing R-1 zoning of the attached piece to C-2 Central Business District. Lot 2 will be remain R-1 for the time being, however; in the future will be looked at to change to C-2 zoning. Also dedicate land along Broadway Street and River Street

as public property to the existing centerline was discussed. City Clerk-Treasurer, Bjorklund noted that there were no objections to this request from the neighbors. The Notice of Public Hearing had been published as a Class 2 Notice in the June 25, 2019 and the July 2, 2019 issues of the Amery Free Press. The notice was also posted at the Amery City Hall and Amery Public Library as well as the City Website at: [www.amerywi.gov](http://www.amerywi.gov).

Motion to approve the request by Member, Riemenschneider and recommend to the Common Council to approve First Baptist Church property located at 131 Broadway Street with the portion of property be rezoned from R-1 Single-Family District to C-2 Central Business District and dedicate portions of property to the public. Motion seconded by Member, Proden.

Ayes – 4                      Nays – 0                      Motion carried.

***George Risberg & Megan Sondreal Fence Height Request – 228 W. Maple Street.***

George Sondreal was present to request a 6-foot fence variance for his and Megan Sondreal’s property located at 228 W. Maple Street. His reasons for the 6-foot fence variance is that there is a park/beach next door that adjoins up to their property line and currently there is a hedge and trees growing between the two properties that serve as a border. He would like to remove the hedge and clean up the area and build a 6-foot fence to stop people from using the hedge/tree area from unwanted uses such as leaving trash, urinating, defecating, noise, and unwanted behavior. This would help cut down on mosquitos. It would be a clear line of site down the fence from the east from the sidewalk and the road so no one could hide behind the fence. He would like to construct a fence similar to what was built along the new boat launch on North Twin Lake and that property owner’s land. He would pay for the fence and also remove hedge located on city-owned property nearby as well. The appearance of the fence and fence material would follow the City of Amery Code of Ordinances. Member, Proden wondered why there was no satellite porta-potty located at the park/beach. City Administrator, Moore will look into that with the Public Works Department. Chairman, Karuschak would like to make sure it is determined where the property line is and if setbacks are followed before installation of the fence takes place.

Motion by Member, Hawksford to approve recommend that the Common Council approve George Risberg & Megan Sondreal’s request for a 6-foot fence variance for their property located at 228 W. Maple Street as long as property line and setbacks are followed before installation of the fence takes place. Motion seconded by Member, Proden.

Ayes – 4                      Nays – 0                      Motion carried.

***Partner Properties, LLC 2 Lot Certified Survey Map.***

Surveyor, Ed Fl anum was present to discuss approval of dividing Lot 3 and Lot 4 of the survey map for Partner Properties, LLC (Scott Lee). Scott would like to build a house on Lot 3 and in the future build a duplex on Lot 4. The neighboring Part of Lot 1, Block 5 noted encroachments of a garage and a shed. The former owner was granted an easement of 10’ for those buildings. If the buildings ever go away, the original lot line will go back as before the easement was established. Scott sold Lot 3 which is currently R-1. The owners of that lot will have a house

built there. Lot 4 which is currently R-1, and at some point; Mr. Lee will come back to the city to request a rezone of that Lot to R-4.

Motion by Member, Riemenschneider to approve and recommend that the Common Council approve Partner Properties, LLC (Scott Lee's) request for the Certified Survey Map (CSM) for lot division of Lot 3 and Lot 4. Motion seconded by Member, Proden.

Ayes – 4                      Nays – 0                      Motion carried.

***City of Amery Ordinance 18-2019 (Signs, Canopies, Awnings and Billboards).***

City Clerk-Treasurer, Bjorklund presented the revised sign ordinance with changes to Sec. 13-01-108 (F) (Signs not requiring a permit) and Sec. 13-01-113 Vision Clearance.

Motion by Member, Hawksford to approve Ordinance 18-2019 (Signs, Canopies, Awnings and Billboards) with changes to recommend to the Common Council at the August 7, 2019 Public Hearing at the Regular Meeting. Motion seconded by Member, Riemenschneider.

Ayes – 4                      Nays – 0                      Motion carried.

City Clerk-Treasurer, Bjorklund presented fence Ordinance 19-2019 Fences and Walls for approval.

Motion by Member, Riemenschneider to approve Ordinance 19-2019 Fences and Walls to the Common Council at the August 7, 2019 Public Hearing at the Regular Meeting. Motion seconded by Member, Proden.

Ayes – 4                      Nays – 0                      Motion carried.

Motion by Member, Riemenschneider and seconded by Member, Proden to adjourn at 10:05 a.m.

Ayes - 3                      Nays - 0                      Motion carried.

Patty Bjorklund, WCMC/CMC/CMTW  
City Clerk-Treasurer