



Village of Maine Minutes

Monday, July 27, 2022

Special Board Meeting/Closed Session

Maine Municipal Center

6111 N. 44th Avenue

Wausau, WI 54401

OFFICIAL NOTICE AND AGENDA

The Board of Trustees of the Village of Maine will hold a **Special Board Meeting and Closed Session on Wednesday, July 27, 2022 at 3:00 p.m.** The Board Meeting and Closed Session will be held at the Village of Maine Municipal Center located at 6111 N. 44th Avenue, Wausau, WI 54401 *** **NOTE - we are continuing to take COVID-19 precautionary measures.**

AGENDA

1. Call the meeting to order – Betty Hoenisch, Village President
2. President will entertain a motion to convene into Closed Session pursuant to Section 19.85 of the Wisconsin Statutes
 - A. Discussion regarding 19.85(1)(c) of Wisconsin State Statutes for the purpose of considering employment, promotion, compensation of performance data of any public employee or subcontractor which the governmental body has jurisdiction or exercises responsibility in connection with Village of Maine's Administration, Fire Department, Utility and Public Works Departments and Committee members.
3. Adjourn the Closed Session and reconvene the Special Board Meeting
4. Discussion and possible action on matters discussed in item 2A
5. Discussion and possible action on bathroom repair quote
6. Discussion and possible action on plan for Maine Lions shelter relocation
7. Discussion on access and land division for Kern Drive properties
8. Adjournment

We certify that this agenda was posted at the Brokaw Post Office, Brokaw Village Hall and the Maine Municipal Center, 6111 N. 44th Avenue, Wausau, WI on July 25, 2022. We certify that this agenda was posted at the Red Granite Bar & Grill, Richard's Restaurant & Bar, Schmidt's Bar on July 26, 2022. The agenda was also posted on Maine's website.

Betty Hoenisch,
Village of Maine President

and

Cindy Bailey
Village of Maine Clerk

Wednesday, July 27, 2022 - Village of Maine Special Meeting/Closed Session Minutes

The Board of Trustees of the Village of Maine held a Special Board Meeting/Closed Session on Wednesday, July 27, 2022, at 3:00 p.m. at the Village of Maine Municipal Center, 6111 N. 44th Avenue, Wausau, WI.

Call the meeting to order

President Hoenisch called the Special Meeting to order at 3:00 p.m.

Present at the meeting:

Present were President Betty Hoenisch, Administrator Keith Rusch, Trustee Tom Mullaley, Trustee Merriebeth Russ, Trustee Joe Yelle, Clerk Cindy Bailey, Treasurer Patti Neumann and Attorney Randy Frokjer.

President will entertain a motion to convene into Closed Session pursuant to Section 19.85 of the Wisconsin Statutes.

Trustee Mullaley made a motion to convene into Closed Session and invite Clerk Bailey, Treasurer Neumann and Administrator Rusch into the Closed Session. Trustee Russ seconded the motion. Motion was carried by a unanimous roll call vote of 4 in favor and 0 opposed.

A. Discussion regarding 19.85(1)(c) of Wisconsin State Statutes for the purpose of of considering employment, promotion, compensation of performance data of any public employee or subcontractor which the governmental body has jurisdiction or exercises responsibility in connection with Village of Maine's Administration, Fire Department, Utility and Public Works Departments and Committee members.

Adjourn the Closed Session and reconvene the Board Meeting

President Hoenisch called for a motion to adjourn the Closed Session and reconvene the Special Board Meeting.

Trustee Russ made a motion to adjourn the Closed Session and reconvene the Special Board Meeting at 4:22 p.m. Trustee Yelle seconded the motion. Motion carried.

Discussion and possible action on matters discussed in item 2A

Trustee Mullaley made a motion to authorize Attorney Frokjer to send a letter to employee Clayton Laszewski stating that his position at the utility has been eliminated and therefore, he is dismissed effective July 29, 2022. Trustee Yelle seconded the motion. Motion carried.

Discussion and possible action on bathroom repair quote

This item was tabled.

Discussion and possible action on plan for Maine Lions shelter relocation

This item was tabled.

Discussion on access and land division for Kern Drive properties

Representatives from the Gehrke, Hillman, Huitfeldt, Kohl and Zernicke families were in attendance.

The attendees were given a handout with Private Way Ordinance and maps depicting options that would correct the access issues.

President Hoenisch explained that there had been several meetings with the Kern Drive residents regarding proper access to the Gehrke, Reissmann, Zernicke and Huitfeldt properties.

The access issues were created prior to Maine adopting a Land Division Ordinance. In 1994 Gehrke's surveyor recorded a land division that created access issues for Reissman's and Huitfeldt's. Mr. Reissman would like to divide his fifteen-acre parcel so that (his daughter) Terry Hilman's children would each have a five-acre parcel. Mr. Reissman's parcel with his home and accessory building would be reduced from fifteen to a five-acre parcel.

President Hoenisch then explained that several families in Maine have asked to do a land division of their parcel to enable their grown children to build on that land. There is also a developer that would like to create a private way that would allow one business on the parcel due to access issues caused by Marathon County Highway regulations.

Due to these requests, Private Way Amendments were approved by Maine's Plan Commission and Village Board on December 13, 2021, and July 11, 2022. The amendments will resolve access and land division issues and problems created by old easements and surveys.

Attorney Frokjer explained that the new Private Way Ordinance allows Kern Drive residents to hire a surveyor to survey a Private Way Out-lot and create the proposed parcels. Once that is completed all parcel owners accessing that out-lot would enter into a maintenance agreement with the Village of Maine.

A lengthy discussion followed:

- One continuous Private Way going both north/south and east/west
- Two Individual Private Ways - north/south private way would provide access for Gehrke's, Reissman's and Zernicke's parcel and the east/west private way would provide access to parcels created for the Hillman family and Huitfeldt's current parcel

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- Private Way would need to have a road maintenance agreement that all owners sign and record at Marathon County Register of Deeds
- Private Ways would be thirty-three feet wide, and no additional land division could occur unless additional land was obtained to build a proper road according to Village of Maine road specifications.
- Potential for creating a cul-de-sac at the current east end of Kern Drive
- Upgrading the current bus, garbage and plow truck turnaround

The Gehrke's and Hilman's had questions on grandfathering and why they were not able to sub-divide their dad's fifteen acre parcel. Attorney Frokjer explained that grandfathering only allows for the current use to continue, however whenever a revision is made the current zoning regulations must be followed.

President Hoenisch added that the newly amended Private Way Ordinance provides a tool to bring properties into compliance. At some point in time all properties are sold or transfer ownership. A bank may not approve a loan for a property if it doesn't have proper access.

Attorney Frokjer suggested that the Kern Drive residents get together and discuss what options will work best for everyone involved. Attorney Frokjer said "the Plan Commission and Village of Maine Board approved the Private Way Ordinance Amendment to give landowners options to use their land provided they have proper access. This is a decision that must be made by all landowners involved."

Adjournment

President Hoenisch asked for a motion to adjourn the meeting.

Trustee Yelle made a motion to adjourn at 6:42 p.m., seconded by Trustee Russ. Motion carried.

Respectfully submitted,

Cindy Bailey

Village Clerk