

Date: September 10, 2019
To: Village Council
From: Planning Commission
Subject: 7th Street Property Report

The previous Village Council created the Citizens Task Force Committee and appointed Mr. Gerald Schatz to lead it. Mr. Schatz's charge was to gather citizen opinions regarding potential 7th Street property uses. The Planning Commission conducted a public hearing September 19, 2018, to solicit citizen input regarding the disposition of the Village owned 7th Street property. The hearing was attended by then Trustees McLeod and Stoffel as well as several of the 7th Street residents. The residents indicated they would like to see the Village sell the property in the hopes that a developer would purchase the property, build houses and create a sense of community in their area which they felt was lacking.

At the February 19, 2019, joint meeting of the Village Council and the Planning Commission, Mr Schatz provided his report on the 7th Street property. Unfortunately his report indicated that the residents did not understand that the property is a wetland. It is questionable whether the property qualifies as a wetland. The term "wetland" is a legal designation which requires analysis of the property characteristics over the course of the four seasons as well as an analysis of what is growing in the area. On March 1, 2019, the Planning Commission suggested to the Village Council President that the Council engage the services of an expert to determine the viability of any future plans for the property.

The Planning Commission is offering a list of suggested potential uses for the property and the associated pros and cons of these uses. These suggestions came from various Village residents and various Planning Commission members. The Planning Commission is again suggesting that the Council engage the services of an expert such as a consulting engineer, a professional planner or the DEQ to determine the viability of any of the following suggestions.

Sell the Property

Pro: Income for the Village
Potential Tax Revenue if Buildable
Potential for New Sewer Hook-Ups if Buildable
Sense of Community for the Residents if Buildable

Con: Appraisal Expense
Potential Increased Density along the Waterfront

Park

Pro: More Green Space

Con: Additional Maintenance Duties for the DPW Staff
Development Costs – Parking, Rest Rooms

Brush Recycle

Pro: Addresses the Need for Village Brush Recycling

Con: Contrary to the 7th Street Residents' Wishes
Unightly
Additional Duties for the DPW Staff

Community Garden

Pro: Advantage to the Community

Con: DPW Would Have to Install Fencing and Irrigation Source
Removal of Multiple Trees

Rustic Camping

Pro: Handle Overflow from the State Park
Potential Revenue for the Village

Con: Additional DPW Duties in Preparation and Maintenance
Noise and Traffic in the Neighborhood

The Planning Commission urges the Council to take the appropriate action on this property. The Council could adopt more than one of the suggestions by splitting the property. The Planning Commission will be happy to assist in any way the Council deems appropriate.