

PLANNING COMMISSION MINUTES
Mayville City Hall, 15 S. School Street, Mayville, WI
April 22, 2015

1.) Call to Order and Roll Call.

Meeting called to order at 5:00PM

Members Present: Mike Schmidt, Bob Smith, Bob Redeker, Dolores Neumeyer, Arlitt Del Ponte, and Merlin Kahlhamer

Absent: D.J. Legas

Others Present: Bud Bessler – Oliver Construction, Chris Frame – Metalcraft, Mike Bemis – Metalcraft, Martin Gallun – Metalcraft, Diane Goodrich – Metalcraft, Danielle Weiles – Prairie Ridge Assisted Living, Mike Eisenga – Prairie Ridge Assisted Living, Chad Graff.

2.) Approve Agenda.

Motion by Smith, second by Kahlhamer to approve agenda. Motion carried 6-0.

3.) Citizen Comments

(Citizen Comments are to be kept to a maximum of five minutes per speaker unless the chairperson allows an extension of time. Each citizen is to make comments at the podium after stating name and address. Each citizen may comment only one time per public hearing / meeting.).

None.

4.) Approve the Minutes of the January 28, 2015, meeting.

Motion by Schmidt, second by Neumeyer to approve minutes of the January 28, 2015 meeting. Motion carried 6-0.

5.) Discussion with possible action on application for site plan review for Metalcraft of Mayville, 1000 Metalcraft Drive, Parcel #251-1216-1322-001.

Bud Bessler from Oliver Construction was present to present the proposed plans and answer any questions.

Bob Smith stated that he was in favor of the project and Metalcraft improving their current facility. He did have a question on how stormwater would be addressed as part of the proposed improvements.

Merlin Kahlhamer also had a question on stormwater management and the capacity of the existing 72” storm sewer pipe, with the additional impervious area that is being proposed.

Don Neitzel stated that Metalcraft’s engineer has prepared a stormwater management plan report and as part of this has to show that the proposed stormwater facilities will meet the requirements of NR 151 set forth by the Wisconsin Department of Natural Resources. Metalcraft or their engineer is to provide the City of Mayville with a copy of the WDNR approval/permit for on-site stormwater management.

Bob Smith brought up the issue of past noise complaints from residents about Metalcraft. A representative for Metalcraft stated that they have worked on addressing this issue and will continue to do so.

Bob Smith stated that he would like the Fire Chief to review this site plan and approve it in terms of emergency vehicle access. Don Neitzel stated that he would have this done and asked that should a motion be made to approve said site plan that it be contingent upon Fire Chief’s review and approval.

Motion by Kahlhamer, second by Schmidt to approve Metalcraft site plan as submitted, contingent upon review and approval by Fire Chief for emergency vehicle access. Roll call vote was taken; Motion carried 6-0.

6.) **Discussion regarding possible development, Parcel #251-1216-2322-005 Breckenridge Street.**

Chad Graff, owner of said parcel, and Michael Eisenga, interested developer in a portion of said parcel, were present to discuss their proposed plans that each of them have for a portion of this lot.

Michael Eisenga is proposing to purchase roughly the western half of this parcel and develop this as an assisted living facility, with a proposed private drive coming off of Breckenridge Street.

Chad Graff would then look to develop the remaining eastern portion of the property as multi-family housing, with either a public street or private drive coming off of Mary Street. There would not be a through street or drive from Mary Street to Breckenridge Street. Mr. Graff wanted to ensure that should he sell the western portion of the property that his multi-family development on the eastern portion would still be approved by the City when he decides to develop.

Chad Graff brought up that when he initially looked at developing this parcel back in 2008, the Mayville Utility was requiring him to replace the interceptor sewer that is crossing this parcel. Don Neitzel said he would have to contact the Utility and discuss this with them.

Michael Eisenga stated that he has done a few market studies on assisted living developments in the Mayville area in the past and would look at updating this study. He felt is proposed assisted living development would be in the area of \$3-\$5 million.

Bob Smith stated that he is all for an assisted living facility in Mayville, especially one that goes from a CBRF to a bed facility.

Mayor Redeker asked the number of units in the proposed assisted living facility. Michael Eisenga replied that the current layout is 50 units, but depending on the market study it might be scaled back to a 40 unit facility.

Mayor Redeker did inform Mr. Eisenga that another developer is currently looking at a potential assisted living development in the City of Mayville as well.

There was some discussion about the requirements of a public street or private drive to come off of Mary Street to serve Mr. Graff's proposed multi-family development. Mr. Graff had concerns on how much it would cost him to construct a lengthy public street. It was decided that Mr. Graff would go back and work with his engineer on coming up with a revised layout that would minimize the length of street that would have to be constructed to serve his proposed development.

7.) **Discussion of Next Meeting Date with Possible Action.**

The date of the next regular scheduled meeting is Wednesday, May 27, at 5:00 p.m.

8.) **Adjournment.**

Motion made by Kahlhamer, second by Schmidt to adjourn. Motion carried 6-0; Meeting adjourned at 6:15 p.m.

Minutes prepared by Don Neitzel