

PLANNING COMMISSION MINUTES
Mayville City Hall, 15 S. School Street, Mayville, WI
June 27, 2012

1.) Call to Order and Roll Call.

Meeting called to order at 5:30PM

Members Present: David Pasbrig, Merlin Kahlhamer, Jerry Moede, Bob Smith, and DJ Legas

Absent: Ron Henkel, Dolores Neumeyer

Others present: Kathy Sertich, Bob Redeker, Peter Thompson, Harold Johnson, Russell Kottke, John F. Corey, Daniel J. Congdon, Joel L. Iakiri, Charles W. Averbeck, Andrew Johnson, Megan Sheridan, Phil Eckert

2.) Approve Agenda.

Motion by Smith, second by Pasbrig to approve the agenda. Motion carried on a voice vote; no objections.

3.) Approve the Minutes of the March 28, 2012, meeting.

Motion by Smith, second by Kahlhamer to approve the Minutes of the March 28, 2012 planning commission meeting. Motion carried on a voice vote; no objections.

4.) Introduction / Preliminary review of zoning change request for Parcel 251-1216-1414-005, 850 Mallard Drive, River Knoll Industrial Park, from M-2 General Manufacturing District to I-1 Institutional District. No Action Will Be Taken.

Joel Iakiri, with Brandenburg Capital Management, presented the same background information on above mentioned parcel. Mr. Iakiri then stated that Brandenburg Capital Management was approached by the Dodge County Highway Department in October of 2011 about the possible sale of this property to Dodge County for use as a Highway Department satellite office. As part of this purchase, Schmid Pipeline would continue to lease a portion of this property from the County. Mr. Iakiri briefly reviewed the April 2, 2012 petition for rezoning that he submitted, that requested the current property at 850 Mallard Drive be rezoned from M-2 Manufacturing District to I-1 Institutional District. Some of the key points in the petition that he touched on were as follows:

- Schmid Pipeline employees get to stay in Mayville (Mr. Iakiri stated that this consists of 4.5 office people).
- County employees would remain in Mayville and utilize Mayville amenities, as well as the Dodge County Highway Department may close its Neosho location and relocate those 6-7 positions here in Mayville.
- The relocation of the Dodge County Office from its current location on Horicon Street in Mayville to 850 Mallard Drive in the City of Mayville would benefit the City by less County traffic in its downtown, alleviate the noise in a residential area, and faster response times for snowplowing both north and east of Mayville.

Don Neitzel, City of Mayville Planning & Engineering Department, asked Mr. Iakiri if only office space was going to be leased from the County. Mr. Iakiri confirmed that the lower office space would be leased from the County to be used as office space for Schmid Pipeline employees.

Charles Averbeck, Attorney for M-6 Holdings, LLC, stated that the proposed new location of the Dodge County Highway satellite office at 850 Mallard Drive would be much more compatible with its surroundings at this location than at its current location on Horicon Street.

Don Neitzel asked if M-6 Holdings, LLC is requesting to rezone the entire parcel. Attorney Averbeck stated that the rezoning request is for the entire 14.458 acres.

John Corey, Attorney for Dodge County, stated that the County has determined that it can definitely utilize this facility and property. Mr. Corey also stated that there have been discussions about also utilizing this site for part of their emergency management plan.

Mr. Neitzel requested permission to invite the City of Mayville's financial consultant, Ehlers, Inc., to the next Plan Commission meeting in order to provide information and address Plan Commission questions on the City's Tax Incremental Financing District. Motion by Smith, second by Legas, to recommend to City Council that Don Neitzel be able to contact Ehlers, Inc. and request them attend the next Plan Commission meeting. Roll was called; Motion carried 5-0 (2 absent).

5.) Discussion of Land Division Split for James Gerndt, Parcel 048-1216-2444-000.

Sal Okon, Land Surveyor for Mr. Gerndt, was present to discuss the land division Mr. Gerndt would like to have done for the above mentioned parcel.

Don Neitzel reminded everyone that there is no action to be taken on this item at this time and it was only for discussion purposes. Mr. Neitzel then stated that Mr. Gerndt would like to have the current Parcel 048-1216-2444-001, which he also owns and his home sits on resurveyed from a 10.006 acre parcel to a 4.5 acre parcel and have this remaining acreage reverted back to Parcel 048-1216-2444-000, which he also owns. Reverting this left overage acreage from Parcel 048-1216-2444-001 back to Parcel 048-1216-2444-000 would increase the overall acreage of Parcel from 38.121 acres to over 40 acres. By increasing the acreage of Parcel 048-1216-2444-000 to over 40 acres, Mr. Gerndt is hoping that the Plan Commission would then approve the creation of two, 2 acre parcels as part of their extraterritorial plat approval jurisdiction.

Mr. Okon confirmed that this is the intent of Mr. Gerndt, but he didn't want to move forward with this work and submitting it to the County and Township until he knew the City would potentially approve this.

Bob Smith asked if this met the City's ordinance.

Don Neitzel stated that he felt it would meet the requirements of Ordinance 425-20, based on the fact that the acreage would be reverted back to the parent parcel (Parcel 048-1216-2444-000), and then this parcel would be split. It would also qualify for two splits based on the fact that it would be over 40 acres.

Bob Smith stated that the initial survey of the property being reverted back to Parcel 048-1216-2444-000 would have to be recorded at the county prior to the request for approval of the land split is brought before the plan commission.

Both Don Neitzel and Sal Okon agreed that this would happen prior to the Plan Commission acting upon any request by Mr. Gerndt for approval of the creation of two, 2 acre parcels.

6.) Discussion of Next Meeting Date with Possible Action.

The next Plan Commission meeting is scheduled for July 25, 2012 at 5:30 p.m.

7.) Adjournment.

Motion made by Pasbrig, second by Kahlhamer, to adjourn. Motion carried on a voice vote; no objections. Meeting adjourned at 6:03 p.m.

Minutes prepared by Don Neitzel