

PLANNING COMMISSION MINUTES
Mayville City Hall, 15 S. School Street, Mayville, WI
September 22, 2010

1.) Call to Order and Roll Call.

Meeting called to order at 7:00PM

Members Present: Scott Mastalish, Ron Henkel, Merlin Kahlhamer, Jerry Moede, Gary Benter, Bob Smith, Phil Luce

Members Absent: None

Others Present: Al Voss, Bob Redeker

2.) Approve Agenda.

Motion by Luce, second by Smith to approve the agenda.

Unanimously Carried

3.) Approve the Minutes of the May 26, 2010, meeting.

Motion by Henkel, second by Luce to approve the May 26, 2010, minutes.

Unanimously Carried

4.) Fairway Terrace Subdivision, 500 S. German Street, Mayville

A.) Report on Article Regarding Assessment and Tax of Unbuilt Condo Units.

Don Neitzel stated that all plan commission members should have a copy of this article from "The Municipality" in their packets. Don said that the article was for informational purposes only. The City Attorney reviewed the findings contained in this article and concurred with Don's interpretation that the developer is required to pay taxes on each parcel based on the land value, and not the value of the proposed condos, even though they have not been built yet.

Ron Henkel stated that is was an interesting article.

No action was required or taken.

5.) Discuss / Possible Action on Proposed Construction of a Concession Stand for Mayville Youth Football.

Don handed out preliminary plans and a brief summary of the project that was submitted earlier in the afternoon by Mark Mansueto of MM Builders of Mayville, LLC. Ron Henkel stated that he had concerns over the parking for this proposed football field and concession stand. Mr. Henkel stated that he saw no sidewalk or access to the existing parking lot at the middle school, because there is not enough on street parking available. All plan commission members agreed that they wanted to see good access provided to this middle school parking lot.

Bob Smith stated that he had concerns with heating the concession stand during the winter months. Don said that the building would be closed up and winterized for the winter months.

Ron Henkel stated that even though this is a project based on donations, that the City of Mayville's plan submittal process and procedures would still have to be followed. Some plan commission members stated that it seems as though they are fairly close with these preliminary plans already.

Scott Mastalish wanted Don Neitzel to speak with the Fire Chief in regards to fire department access to this proposed concession stand. Don stated that he would do this.

Phil Luce asked Don Neitzel speak with Mark Mansueto about considering the additional access to the middle school parking lot, prior to the October submittal to the plan commission. Don stated that he would speak with Mark about this.

Bob Smith asked about the location of the sewer and water laterals, as well as a site grading plan. Don Neitzel stated that they would have to provide this yet as part of their plan submittal to the plan commission.

6.) Discuss / Possible Action on Extra-Territorial Jurisdiction and Intergovernmental Agreement.

Don Neitzel handed out to all Plan Commission members, a copy of the gravity sanitary sewer study for the City of Mayville, as well as information regarding the different types of intergovernmental agreements between City and Towns. Don stated that the idea of an intergovernmental agreement between the City of Mayville and the Town of Williamstown, was the main reason for the sanitary sewer study being done. He also noted that Williamstown did cover half of the cost for the sewer study to be performed.

Bob Smith stated that the prior intergovernmental agreement proposal from the Town stated that they would like to receive sanitary sewer service in some areas of the Town it is needed, without having municipal water service or annexing to the City. The City would not agree with this.

Don Neitzel told the plan commission that he felt the Town was willing to work with the City on the agreement, with a "give and take" attitude, based on the future gravity sewer service area provided for in the in the study.

Ron Henkel stated that he was open to this idea, but wanted to review the information that was handed out before discussing anything. Other members of the plan commission stated that they felt the same way.

Don Neitzel said that he would put this on the agenda for discussion at next month's meeting.

7.) Adjournment.

Motion by Kahlhamer, second by Mastalish to adjourn. Meeting was adjourned at 7:53 p.m.