

PLANNING COMMISSION MINUTES
Mayville City Hall, 15 S. School Street, Mayville, WI
June 28, 2017

1.) Call to Order and Roll Call.

Meeting called to order at 5:00 PM

Members Present: Rob Boelk, Dolores Neumeyer, Merlin Kahlhamer, and John Gable.

Late: Bob Smith.

Absent: Arlitt Del Ponte, D.J. Legas.

Others present: Dan Moldenhauer, Ginger Thew, Don Neitzel.

2.) Approve Agenda.

Motion by Neumeyer, second by Kahlhamer to approve agenda. Motion carried 4-0.

Smith arrives.

3.) Citizen Comments

Dan Moldenhauer expressed concern that his storage shed development is behind schedule due to the wetland delineation process. He would like to know what the schedule is for the delineation and was hoping he could negotiate a better deal on the land as compensation for the income he is missing out on due to the delays.

Ginger Thew added that she estimated they were losing about \$4,400 per month based on the number of people that are on the waiting list for storage shed rentals.

4.) Approve the Minutes of the April 26, 2017, meeting.

Motion by Smith, second by Kahlhamer to approve minutes of the April 26, 2017 meeting. Motion carried 5-0.

5.) Discussion with possible action regarding wetland delineation in the River Knoll Industrial Park.

Don Neitzel directed the Commission to their packets that included an e-mail from the Wisconsin DNR regarding the results of the wetland identification done on the parcel intended for the storage shed development proposed by Moldenhauer. The identification did find wetland areas within the parcel. Neitzel stated that the DNR will now require a wetland delineation to be done on the parcel in order to issue a permit for any development on the site – the cost for the delineation is about \$2,900. Neitzel added that a permit could restrict the locations for structures on the parcel. There was discussion about relocating the development to a different parcel. Moldenhauer stated that he has spent \$10,000 on engineering for the current location and relocating to a different parcel would cost him another \$10,000 for engineering.

Rob Boelk stated that the City will have to spend the \$3,000 on the delineation in order to be allowed to build on the property. Smith added another \$1,000 was already spent on the wetland identification. Smith said the City could be open to increasing the incentives

based on the situation and his initial thought was a credit around \$2,500. Moldenhauer stated he was hoping for an incentive closer to \$3,000/Acre for a total of \$6,000. Smith responded that any additional incentive would have to be in line with past incentives and the \$4,000 that will be spent by the City on both wetland identification and wetland delineation should also be factored in.

Motion by Smith, second by Kahlhamer to authorize the wetland delineation to be done to determine a remedy for the applicant based on the results of the delineation and applicable permits. The City will be flexible in negotiations. Role call vote was taken; Motion carried 5-0.

6.) Adjournment.

Motion made by Smith, second by Kahlhamer to adjourn. Motion carried 5-0. Meeting adjourned at 5:34 p.m.

Minutes prepared by Nathan Kempke