

PLANNING COMMISSION MINUTES
Mayville City Hall, 15 S. School Street, Mayville, WI
January 24, 2018

1.) Call to Order and Roll Call.

Meeting called to order at 5:00 PM

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

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

Others present: Don Neitzel, Dan Moldenhauer, Dave Kempf, Mike Hansen, Mark Fox, Dave Pieper, Rick Ruenzel, Jeffrey Polzin, Edward Barrera, Kevin Dittmar.

2.) Approve Agenda.

Motion by Neumeyer, second by Gable to approve agenda. Motion carried 5-0.

3.) Citizen Comments

Mark Fox (913 Green Bay Dr) stated that the agenda for the planning meeting did not clearly state what was going to be discussed under Items 6 and 7. He does not want storage sheds built in the area near Ribbens Field.

Mike Hansen (876 Green Bay Dr) said the meeting notice he received was vague. He does not want storage sheds or low income housing near Ribbens Field.

Edward Barrera (890 Green Bay Dr) does not know what type of development is planned for the area around Ribbens Field.

Bob Smith stated there will be no storage sheds near Ribbens Field. He clarified that the storage shed discussion on the agenda is regarding the industrial park area in the north area of the city.

Rick Ruenzel (986 Green Bay Dr) is concerned storage sheds near Ribbens Field would decrease property values of the surrounding area.

4.) Approve the Minutes of the December 13, 2017, meeting.

Motion by Kahlhamer, second by Smith to approve minutes of the December 13, 2017 meeting. Motion carried 5-0.

5.) Discuss/Approve Developer's Agreement for Cardinal Storage development in the River Knoll Industrial Park.

Don Neitzel gave a brief overview of the developer's agreement. The purchase price will be \$9,424. Cardinal Storage will get the first right of refusal for the property to the north. The minimum assessed value was listed as \$400,000 by January 1, 2019, however Dan Moldenhauer stated that he had mentioned at a past meeting that he planned to build in stages and asked that the number be revised accordingly.

Motion by Kahlhamer, second by Smith to approve the developer's agreement with Cardinal Storage with an amendment to revise the Minimum Assessed Value to be \$200,000 by January 1, 2019. Role call vote was taken; Motion carried 5-0.

Next step is preparing an offer to purchase and a site plan submittal.

6.) Discussion regarding potential development near Ribbens Field.

Jeffrey Polzin presented a development plan for the area near Ribbens Field. His plan includes the parcels both to the east and west of the soccer fields. He explained that he believes the property is currently a hazard due to the fact that it has not been maintained and placing housing development would increase the surrounding property values. He suggested including the property as part of a TIF. Bob Smith mentioned that a TIF can be utilized for residential development if the property is in a condition of blight. Polzin is proposing residential multi-family development for the area. The property is zoned for multi-family housing.

7.) Discussion regarding planning and rezoning of land near Ribbens Field, parcel #251-1216-2523-016.

Item was discussed as part of Item 6.

8.) Discuss updates to City of Mayville 30-Year Comprehensive Plan document.

Motion by Smith, second by Neumeyer to table until the next meeting. Motion carried 5-0.

9.) Discussion regarding storage units in the City of Mayville.

Kevin Dittmar presented a plan for a storage unit development on the parcel north of Bird Road, west of CTH TW. He is not looking for a TIF or government assistance. His plan included several buildings and would be an estimated assessed value of \$270,000/Acre; which amounts to \$1,000,000 overall. Dittmar stated his desire to have the property annexed into the city. There was a consensus among the Commission to pursue this proposal further and to continue working with Dittmar to take the next steps, including starting the process to petition for annexation.

10.) Adjournment.

Motion made by Smith, second by Kahlhamer to adjourn. Motion carried 5-0. Meeting adjourned at 6:10 p.m.