

**PLANNING COMMISSION MINUTES**  
Mayville City Hall, 15 South School Street, Mayville, WI  
June 24, 2020

**1. Call to Order and Roll Call.**

Meeting was called to order at 5:00 p.m.

Members present: Bob Smith, Merlin Kahlhamer, Andy Shoemaker, Rob Boelk, John Gable, Travis Puls, and Joann Gromowski.

**2. Approve Agenda.**

Motion by Puls, second by Gable, to approve the agenda. Motion carried on a voice vote.

**3. Citizens Comment.**

None.

**4. Approve the minutes of the April 22, 2020 meeting.**

Motion by Kahlhamer, second by Gromowski, to approve meeting minutes. Motion carried on a voice vote.

**5. Discuss/Approve Site Plan Review for Poplar Grove Dayton Street Apartments, Parcel #251-1216-2322-068.**

Tom Baade, with Integris, was present and gave a brief overview of their proposed multi-family development project, which will include three – 18-unit buildings, along with the possibility of a fourth – 18-unit building in the future. Tom mentioned that he reviewed the plans with Fire Chief Marx regarding the number of fire hydrants and their locations, as well as the site layout in terms of access for fire apparatus. Tom also stated that Integris did perform a market study for the City of Mayville and that the study found 100 additional housing units would be needed in the near future.

Travis Puls asked if Chief Marx had any questions or concerns about there only being one driveway entrance to the development. Tom stated that the Chief noted this, but was not concerned based upon the layout of the site.

Bob Smith stated that he had looked at other existing multi-family developments around the City and that a number of these only have one driveway entrance to them.

John Gable asked if there would be any elevators in the buildings. Tom responded that there would not be elevators in any of the buildings.

Travis Puls asked a Michael Tennesen and Jennifer Fink (1274 Dayton Street, Mayville), who were in attendance and live adjacent to the proposed development, if they are concerned about the traffic that will generated by the new development. Michael stated that he was somewhat concerned about the headlights from people coming and going as well as the amount of traffic. Tom responded that during the site planning process they tried to ensure none of the parking spaces were directed to the south toward neighboring house and that the garages also located south of the parking spots as well, in order to provide screening along with the proposed tree plantings. Tom also stated that they did also conducted a traffic study which indicated that between the hours of 7am-9am approximately 7 vehicles will enter the development and 22 will exit, while during the hours of 4pm-6pm 22 vehicles will enter and 13 will exit.

Motion by Smith, second by Puls, to approve the site plan for the Popular Grove Dayton Street Apartments contingent upon items 1 thru 8 on the Kunkel Engineering Group (dated 6/23/2020) site plan review letter being addressed and submitted for approval. Roll was called: Motion carried on a 7-0 vote.

**6. Adjournment.**

Motion made by Kahlhamer, second by Puls, to adjourn. Motion carried on a voice vote: No objections. Meeting adjourned at 5:29 p.m.

Minutes prepared by Don Neitzel