

PLANNING COMMISSION MINUTES
Mayville City Hall, 15 South School Street, Mayville, WI
January 5, 2021

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, Travis Puls, and John Gable.

Absent: Joann Gromowski

2. Approve Agenda.

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

3. Citizens Comment.

None.

4. Approve the minutes of the December 3, 2020 meeting.

The meeting minutes for the December 3, 2020 Plan Commission meeting were not completed in time for this meeting. This item will be put on the next Plan Commission agenda for approval.

5. Discuss/Recommend Certified Survey Map for Parcels #251-1216-2422-095 and #251-1216-2423-052 on High Street.

Motion by Smith, second by Kahlhamer to recommend approval of the Certified Survey Map to the City Council as presented. Roll call vote was taken. Motion carried on a 6-0 vote.

6. Discuss with possible action 1-acre parcels in the River Knoll Industrial park.

Travis Puls stated that he was on the City's website and could not find the covenants for the River Knoll Industrial Park or any mention of incentives. He feels it should be listed on the website, rather than requiring interested parties to contact the realtor.

Bob Smith feels that specific incentives should not be listed on the City's website, as there are many factors that can play into incentives depending on the development. He also did not feel that the proposed area for the 1-acre lots should be subdivided prior to selling them and that it should be marketed more as build to suit.

Travis Puls agreed that the proposed 1-acre lots should not be subdivided prior to selling them, but feels that there needs to be a conceptual plan in place of how these lots will layout.

It was agreed that River Knoll Drive, from Hilltop Drive to Slag Road, really needs to be finished before marketing/selling any of these proposed lots which would be located on the west side of River Knoll Drive, north of the existing storage units. This would include extending the watermain, storm sewer, curb & gutter, and asphalt pavement. A cost estimate for this work would be prepared and made available for the next Plan Commission meeting.

No action was taken. This item will be reviewed further at the next Plan Commission meeting.

7. Discuss/Recommend proposed TID #6 boundary.

Don Neitzel discussed the proposed TID boundary map that was in the packets.

Andy Shoemaker questioned the development process and Mayor Boelk addressed those questions.

Bob Smith stated that having worked on a number of other TID's in the past, he feels this is a relatively safe TID.

Travis Puls asked if the current Ernie Von Schledorn building on Horicon Street is put in this TID, could the City EMS purchase and occupy this property. Don Neitzel stated that they could, but the City would not want that as they would be tax exempt which defeats the purpose of the TID.

Motion by Smith, second by Puls to recommend approval of the proposed TID #6 boundary to the City Council as presented. Roll call vote was taken. Motion carried on a 6-0 vote.

8. Call for Public Hearing for Creation of TID #6.

Motion by Kahlhamer, second by Puls, to call for a public hearing for creation of TID #6 contingent upon the City Council approving to move forward with the proposed TID creation at their January 11, 2021 meeting. Roll call vote was taken. Motion carried 6-0.

9. Adjournment.

Motion made by Kahlhamer, second by Gable, to adjourn. Roll call vote was taken. Motion carried on a 6-0 vote. Meeting adjourned at 5:48 p.m.

Minutes prepared by Don Neitzel