

PLANNING COMMISSION MINUTES
Mayville City Hall, 15 South School Street, Mayville, WI
February 24, 2021

1. Call to Order and Roll Call.

Meeting was called to order at 3:30 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. Public Hearing regarding the proposed project plan, boundaries and creation of Tax Incremental District No. 6 (See the Public Hearing Notice which was published on February 4, 2021 & February 11, 2021).

Motion by Kahlhamer, second by Puls to open the public hearing. Motion carried 6-0.

There were no comments from the public.

Motion by Smith, second by Gable to close the public hearing. Motion carried 6-0.

4. Citizens Comment.

None.

5. Approve the minutes of the December 3, 2020 and January 5, 2021 meeting.

Motion by Smith, second by Kahlhamer to approve the December 3, 2020 and the January 5, 2021 meeting minutes as presented. Motion carried 6-0.

6. Consideration and possible action on "Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 6, City of Mayville, Wisconsin".

Bob Smith asked if the proposed boundary includes the existing vacant land at the Dayton Street Commons. Mayor Boelk replied that it does include this area.

Merlin Kahlhamer asked how many TIF's the City currently has open. Mayor Boelk stated that the City currently has 1, which is TID #5.

Motion by Kahlhamer, second by Smith to recommend approval of the "Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 6, City of Mayville, Wisconsin" to the City Council as presented. Roll call vote was taken. Motion carried on a 6-0 vote.

7. Discuss/Approve Site Plan Review for Metalcraft Addition at 1000 Metalcraft Road, Parcel #251-1216-1322-001.

McKenzie Berg of Quam Engineering gave a summary of the proposed site plan for the addition.

Travis Puls stated that he felt there should be a small pond or berm on the southern end of Metalcraft's site to help address stormwater run-off before it reaches the ditch.

Bob Smith stated that he doesn't want to make the stormwater situation worse for the neighbors immediately to the south of Metalcraft.

Bill Hoch, with Blowfish Architects stated that he felt the last time that Metalcraft submitted a site plan for an addition in 2020 that the City and Metalcraft agreed that the culverts on Slag Road

and County Hwy V would be inspected to ensure they no longer back-up due to debris and that was it. Mayor Boelk and other PC members did not agree with this statement.

Travis Puls stated that he felt it was important to address the concerns of the neighbors to the south and that the City Engineer should work with Metalcraft and their engineer to come up with a plan to help address this.

Don Neitzel asked about Metalcraft's schedule for this proposed addition, and it was stated that they would like to begin as soon as possible.

Motion by Puls, second by Kahlhamer, to table this matter until the issue of stormwater management has been resolved.

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

Plan Commission members further discussed the location and layout for proposed 1-acre lots in the industrial park.

Travis Puls stated that he is having troubles even getting quotes for utilities, etc... for a new building without there being a parcel to reference.

After further discussion it was decided to put this item on the agenda for March and have the City Engineer come up with a preliminary layout of 1-acre lots along the northside of Hilltop Drive, between River Knoll Drive and Mallard Drive which can be reviewed at the March meeting.

9. Adjournment.

Motion made by Kahlhamer, second by Gable, to adjourn. Motion carried on a 6-0 vote. Meeting adjourned at 4:09 p.m.

Minutes prepared by Don Neitzel