

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

1. Call to Order and Roll Call.

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

Members present: Andy Shoemaker, Rob Boelk, Joann Gromowski, Travis Puls, John Gable, and Gene Frings.

Absent: Merlin Kahlhamer.

2. Approve Agenda.

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

3. Citizens Comment.

None.

4. Approve the Minutes of the November 17, 2021, meeting.

Motion by Gable, second by Shoemaker to approve the November 17, 2021, meeting minutes as presented. Motion carried on a voice vote.

5. Discuss regarding possible retail store development for 1420 Horicon Street (old EVS site), Parcel #251-1216-2214-001.

Nick Feira, with United Development Group LLC, attended the meeting via Zoom and presented the proposed idea of splitting the existing parcel and then purchasing and developing the east portion of it. Nick stated that it would be a combination of a Dollar Tree and a Family Dollar.

Travis Puls stated that he has concerns about losing the potential for a large retail development by splitting this existing parcel. He also felt that people would be upset with there being a new building on this site and that the old EVS building would still be standing next to it.

John Gable stated that he didn't feel that the old EVS building was usable anymore.

Mayor Boelk stated that the City recently had a structural engineer go through the building who following his inspection felt that the building is still structurally sound.

Nick Feira stated that his group will continue to work toward getting this development off the ground.

6. Discuss with possible action updates on Poplar Grove apartment development.

Tom Baade and Kory Krieser with Integris were in attendance to give the Plan Commission an update on their development. Tom stated that the new development plan is for all market rate housing and no affordable housing as previously presented to the Plan Commission. They also stated that there will no longer be detached garages. Garages are to be a one car garage will be attached to the apartment buildings. There will also be additional outside parking. The apartment buildings are to be built one per year starting with the first Unit 1 as shown on the plan sheet and then working their way west. They are looking to start construction in April 2022 and have the building ready for occupancy in May of 2023.

Final site plan submittal will be made to Plan Commission for the January 2022 meeting.

7. Discuss/Recommend Certified Survey for Parcels #251-1216-1412-003, located in the River Knoll Industrial Park.

Motion by Frings, second by Puls to recommend approval of the certified survey map, as presented, to the Common Council. Roll call vote was taken. Motion carried on a 6-0 vote.

8. Discuss/Recommend Certified Survey for Parcels #251-1216-1321-003, located on Slag Road.

Motion by Puls, second by Gromowski to recommend approval of the certified survey map, as presented, to the Common Council. Roll call vote was taken. Motion carried on a 6-0 vote.

9. Discuss with possible action, revisions to the ordinance conditional uses of Section 430-45 M-2 General Manufacturing.

Travis Puls presented a list uses to the Plan Commission that he obtained from the City of West Bend M-2 zoning for consideration. He felt that this list should be a good place to start with the changes, along with adding the verbiage for auto sales within the M-2 General Manufacturing.

Motion by Puls, second by Shoemaker to recommend to Common Council to add this list of uses, along with automotive sales, to the City of Mayville M-2 General Manufacturing zoning code as conditional uses. Roll call vote was taken. Motion carried on a 6-0 vote.

8. Adjournment.

Motion made by Frings, second by Boelk, to adjourn. Motion carried on a voice vote. Meeting adjourned at 5:08 p.m.

Minutes prepared by Don Neitzel