

**MEETING: PLANNING COMMISSION**

**PLACE:** Mayville City Hall, 15 S. School Street, Mayville, WI

**DATE:** February 27, 2008

**MINUTES**

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

Meeting called to order by Mayor Heron at 7:00PM

Members Present: Luce, Heron, Liebenow, Benter, Engel

Members Absent: Kahlhamer, Henkel

Others Present: Vern Hilker, Jim Hurlbert (Briefly for Flood Plain Ord. Question)

**2.) Approve Agenda.**

Motion by Luce seconded by Engel to approve the agenda.

Unanimously Carried.

**3.) Approve the Minutes of the December 12, 2007 meeting.**

Motion by Benter seconded by Luce to approve the minutes of 12/12/08.

Unanimously Carried.

**4.) Alliant Utilities easement request / River Knoll Industrial Park – Slag Road frontage.**

The parcel map and the aerial photo indicating the easement area was reviewed. Alliant Utility wants to install a 6” gas main in the easement area along the south right of way of Slag Road. The gas main installation would be beneficial for the eventual further development of River Knoll Industrial Park

Hilker indicated he had talked to both Mike Krakow of Alliant Utilities and Charles Wagner, who is leasing the land from the City of Mayville for farming purposes. Alliant pays crop damage if they affect planted areas based on market conditions at the time. Mr. Wagner indicated that he was agreeable to that situation.

Larry Liebenow questioned the strip of City owned land that is not within the corporate limits and is west of the communication tower. The City still grants the easement since we own the land but the Town would be notified. Alliant will have to work with the Town and their property owners also since they are also constructing the gas main in areas west of River Knoll Industrial Park along an area not within the City of Mayville corporate limits.

The Commission agrees with granting the easement however they want to see the documentation before recommending it to Council so that we are sure to get the crop damage issue addressed in writing and to allow review by our City Attorney.

Motion by Luce seconded by Engel to table until the actual easement documentation is submitted.

Unanimously Carried.

**5.) Public Hearing to consider the amended Shoreland Wetland Zoning Code and the amended Floodplain Zoning Code (Chapter 18).**

Hilker reported that the current DNR Model Ordinances now separate the Shoreland Wetland code from the Floodplain code. When it was adopted years back the DNR had a version that combined the ordinances and that is what we used at the time. With these new ordinances there is minimal content change except that the reference to available mapping is updated and the ordinances are now split into two ordinances. No mapping changes are being made with this ordinance modification. Mr. Jim Hurlbert was in attendance and was satisfied that the mapping wasn't being changed. He will come to City Hall during daytime hours to get a copy of the map for his property if he needs it.

Motion by Benter seconded by Engel to close the hearing.

Unanimously Carried.

Hearing was closed at 7:12 PM

**6.) Public Hearing to consider amendments to the Zoning Code (Sections 17.60.020, 17.04.170C, 17.06.010, 17.06.060, 17.25.030(3), 17.25.040C(1), 17.43.10, 17.44.010, 17.44.202C, 17.08.020, 17.08.070, 17.14.080L, 17.10.010, 17.10.040E, 17.10.040, 17.56.020, 17.56.030, 17.58.20) .**

The list of changes as outlined in the public notice were reviewed. Specifically addressed were the definition of building height, the definition of family, and the definition of rear yard. Most changes were not changes in content but just relocation within the Municipal Code and section numbering etc.

No one was in attendance to speak on the amendments.

Motion by Luce seconded by Benter to close the hearing.

Unanimously Carried.

Hearing was closed at 7:19 PM

**7.) Recommend amended Shoreland Wetland Zoning Code to Council.**

Motion by Liebenow seconded by Engel to recommend to Council that the amended Shoreland Wetland Zoning Code be adopted.

Unanimously Carried.

**8.) Recommend amended Floodplain Zoning Code to Council.**

Motion by Luce seconded by Liebenow to recommend Council that the amended Floodplain Zoning Code be adopted.

Unanimously Carried.

**9.) Recommend amended Zoning Code to Council.**

Motion by Benter seconded by Engel to recommend to Council that the amended Zoning Code be adopted.

Unanimously Carried.

**10.) Report on 2030 Comprehensive Plan Directive List by Director of Public Works.**

Hilker gave a status report on the Comprehensive Plan Directive List. The blue highlighted items on the handout were items previously completed and reviewed by the Commission. The yellow highlighted items are new items for the Commission to be made aware of.

A “Potential Residential Infill” map was also reviewed. As weather improves an actual count of lots available in the City will be made and documented as recommended by the Comprehensive Plan.

**11.) Adjournment.**

Motion by Engel seconded by Benter to adjourn.

Meeting adjourned 7:28 PM

Vern Hilker, Director of Public Works / Secretary to the Planning Commission