

**MEETING: PLANNING COMMISSION**

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

**DATE:** April 23, 2008

**MINUTES**

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

Meeting called to order at 7:00 PM

Members Present: Voss, Benter, Engel, Heron, Kahlhamer, Henkel

Members Absent: Luce

Others Present: Dave Pasbrig, Bob Smith, Sue Smith, Larry Liebenow, Rod Billington, Judd Rux, Jerry Moede

**2.) Approve Agenda.**

Motion by Henkel seconded by Engel to approve the agenda.

Unanimously Carried.

**3.) Approve the Minutes of the March 26, 2008 meeting.**

Motion by Benter seconded by Kahlhamer to approve the 3/26/08 minutes.

Unanimously Carried.

**4.) Review and consider approval of the site plan for a corn slab addition with parking removal for Seneca Foods Corporation, 500 S. Clark St., Mayville. Tax parcel 251-1216-2334-006.**

Rod Billington and Judd Rux of Seneca were present to review the proposal with the Commission. The Building Inspector's report, Hilker's letter to Seneca, Rod Billington's response to Hilker's letter and the parking requirements, and the plans submitted by Seneca were reviewed. Municipal Code 430-74 requires one parking space for every 2 employees. In 2001 they were previously granted a variance. There have been no adverse parking issues that have come up. They will be widening the north driveway to a width that is comparable to their south driveway to accommodate truck traffic.

Mr. Billington and Mr. Rux explained there need to better handle the truck traffic and provided plans as to the slab and where other on site parking existed for their employees. Engel questioned as to whether or not the alterations will eliminate the occasional back up of truck traffic on Clark Street. They indicated that it would lessen the need for that to happen.

Motion by Kahlhamer seconded by Engel to approve the site plan.

Unanimously Carried.

**5.) Review and recommendation to Council on the annexation and zoning request of John Dyke for approximately 77 acres along North German Road. Tax Parcel 048-1216-1343-001. (Part of the E ½ of the SW ¼ and part of the W ½ of the SE ¼ of Section 13, T. 12 N., R. 16 E., Town of Williamstown, Dodge County, Wisconsin.)**

The parcel mapping and the Future Land Use Plan contained in the Comprehensive Plan was reviewed by the Commission.

Hilker indicated that he has contacted Dodge County. The property description and annexation map are now corrected per an e-mail from Dave Addison.

Hilker also contacted George Hall at the state DOA. The Town of Williamstown's Attorney wrote the State a letter but we were not copied on it. Mr. Hall indicated he had no concerns over the City annexing the property.

Hilker also discussed the annexation with the City Attorney. She indicated that the annexation should be done with a temporary zoning assignment of A-1 Agricultural Holding District. This would allow the process of the Development Agreement, and the proposed Plat review to happen during which time the wetland area would need to be defined and described so that the split between a conservancy area and the single family zoning can occur. Part of the woods east of the Golf Course is the wetland area.

Larry Liebenow questioned the Town tax payment issue. Due to the Landfill fees they collect, there is no tax to be paid to the Town of Williamstown by the City.

Mr. Dyke had indicated to Hilker that he would be working with an engineering firm to develop a subdivision proposal, but to date no further contact has been received from Mr. Dyke or his engineering firm.

A sanitary sewer interceptor exists at the property however water stops at the German St. corporate limits. The Weigand property is located west of the Dyke property.

A brief discussion occurred regarding how the Assessor would view the property - (As development property or agricultural property). If tilled it was believed to be able to be considered ag property, otherwise it could be taxed at the higher potential use.

Motion by Kahlhamer seconded by Henkel to recommend the approval of the annexation to Council with the Agricultural Holding District as the temporary zoning.

Aye: Kahlhamer, Henkel, Voss, Benter, Heron

Nay: Engel

Motion Carried 5-1.

**6.) Adjournment.**

Motion by Benter seconded by Kahlhamer to adjourn.

Unanimously Carried.

Meeting Adjourned 7:25 PM

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