

PLANNING COMMISSION MINUTES
Mayville City Hall, 15 S. School Street, Mayville, WI
August 29, 2013

1.) Call to Order and Roll Call.

Meeting called to order at 5:00PM

Members Present: David Pasbrig, Merlin Kahlhamer, Jerry Moede, Dolores Neumeyer, Bob Smith, and Ron Henkel

Absent: DJ Legas

Others Present: Kathy Benter – Mayville School District, Bonnie Baerwald – Moraine Park Technical College, Russell Kottke – Dodge County Board Chairman, Grant Larson – JRB Public member, Jim Mann of Ehlers and Associates, Inc., Jim Hammes, City Attorney, Don Neitzel, Wayne Larson, Don Carter, Susan Smith, Susan Perry, Brian Perry, Kim Weinberger, Laurie Westphal, Shelly Nied, Joe Nied, Allen Schellinger, Loris Geschke, Cindy Fredrick, Robert Tippel, Dianne Slater, Kate Liebenow, John Westphal, Pat Antony, Mark Fox, Pam Fox, Cheryl Congdon, James Congdon, Norb Dornfeldt, Cindy Steinbach, Phillip Gohr, Jayne Gohr, Andrew Johnson, Bill Muche, Jerry Mountin, Paula Stork, Tim Dessueau, Mary Dessueau

2.) Approve Agenda.

Motion by Henkel, second by Neumeyer to approve the agenda. Roll call vote was taken; Motion carried 6-0.

3.) Approve the Minutes of the June 26, 2013.

Motion by Smith, second by Pasbrig to approve the Minutes of the June 26, 2013 planning commission meeting. Roll call vote was taken; Motion carried 5-0, Henkel abstained.

4.) PUBLIC HEARING – Public Hearing regarding the proposed project plan, boundaries and creation of Tax Incremental District No. 5 (See the Public Hearing Notice which was published on August 15, 2013 & August 22, 2013)

(Citizen Comments are to be kept to a maximum of five minutes per speaker unless the chairperson allows an extension of time. Each citizen is to make comments at the podium after stating name and address.

Each citizen may comment only one time per public hearing / meeting.)

Jim Mann with Ehlers and Associates gave a brief presentation on what a TIF District is and how they work. Jim then reviewed the project plan for TID No. 5 with the Plan Commission and the audience.

Mayor Moede asked Jim to explain the proposed \$650,000 builder incentive. Jim reviewed the incentive and explained how it gets paid back.

Dolores Neumeyer asked if the \$650,000 builder incentive is only going to Shopko and Jim stated that he believed this was true.

City Attorney Jim Hammes briefly explained the development agreements and the components of them that Common Councils typically use in working with developers.

Bob Smith stated that he had an issue with the TIF Boundary based on the 35 acres of the Gross Property being for commercial use only. Attorney Hammes stated that the Plan Commission can discuss the topic later in the agenda.

Bob Smith questioned why the 35 acres were being brought in and was it only to make the property contiguous. Attorney Hammes stated no, it was based upon a common property owner.

The floor was opened for public comment, with the following people coming up to the podium to speak:

Mark Fox – 913 Green Bay Drive; spoke against TID Project Plan
John Westphal – W3600 County Road Z; spoke against TID Project Plan
Al Schellinger – N8825 German Street; spoke against TID Project Plan
Bill Muche – 482 S. German Street; spoke against TID Project Plan
Jim Congdon – N7911 Schwarze Road; spoke against TID Project Plan
Cheryl Congdon – N7911 Schwarze Road; spoke against TID Project Plan
Laurie Westphal – W3600 County Road Z; spoke against TID Project Plan
Tony Trunkel – 125 Valley Street; spoke against TID Project Plan
Shelly Nied – W7770 Prawatschke Road; spoke against TID Project Plan

5.) **Consideration of “Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 5, City of Mayville, Wisconsin”.**

Bob Smith stated that he does not like dual purpose resolutions. He believes that the project plan is incomplete and is uncomfortable with this. He stated that Mayville has a CDA and it should have been used for this.

Ron Henkel stated that this topic has come to the Plan Commission very quickly and late. He would have liked to be involved much earlier in the process, along with the CDA.

Bob Smith stated that Brodhead tabled this same issue for 1 year and felt it may be appropriate to do this same thing with this. He asked Attorney Hammes if this can be sent onto the City Council without the Plan Commissions recommendation. Attorney Hammes stated that it can not.

Motion by Smith to table the resolution until the next Plan Commission meeting. There was no second for this motion.

Motion by Pasbrig, second by Kahlhamer, to approve the resolution and move it onto the City Council. Roll call vote was taken; motion carried 4-2; Neumeyer and Smith voted no.

6.) **Discuss and Recommendation on Annexation Petition and Temporary Zoning Classification.**

Attorney Hammes explained this issue to the Plan Commission.

Ron Henkel stated that he doesn't like dual motions and asked if the Plan Commission can approve the annexations and leave the zoning until the site plan review process.

Attorney Hammes stated that they can choose to do this if they like.

Motion by Henkel, second by Kahlhamer, to approve the annexation resolution and to leave the zoning classification until the site plan approval process takes place. Roll call vote was taken; motion carried 6-0.

7.) **Discussion with Possible Action on Letter of Intent Submitted by Leo Bonack, 042-1217-0633-000, W2472 County Road TW.**

Don Neitzel explained the Letter of Intent as submitted by Leo Bonack. No one related to the application was present to answer any questions on the matter.

Motion by Smith, second by Pasbrig, to postpone decision on this issue in order to allow petitioner time to try reach the 2 acre maximum lot size limit as set forth in City Ordinances. Roll call vote was taken; motion carried 6-0.

8.) **Discussion of Next Meeting Date with Possible Action.**

The next scheduled meeting would be September 25th at 5:00 p.m., if necessary.

9.) Adjournment.

Motion made by Kahlhamer, second by Neumeyer, to adjourn. Roll call vote was taken; Motion carried 6-0; Meeting adjourned at 6:16 p.m.

Minutes prepared by Don Neitzel