

Village of Maine

6111 N. 44th Avenue

Wausau, WI 54401

OFFICIAL NOTICE AND AGENDA

The Village of Maine Plan Commission will hold a monthly meeting on Monday, June 14, 2021, at 7:30 p.m. at the Maine Municipal Center, 6111 N. 44th Avenue, Wausau, WI. Please note that a quorum of the Village of Maine Board of Trustees will be in attendance. **NOTE - we are continuing COVID-19 precautionary measures.**

AGENDA

1. Call the Plan Commission to order – Betty Hoenisch, Village President
2. Motion to dispense of the reading and approval of the March 8, 2021, Plan Commission Meeting minutes
3. Village President’s Report
4. Zoning Administrator’s Report and Zoning Enforcement Report
5. Call the Public Hearing to order
 - A. Discussion regarding Applied Fab & Machining’s petition for a Conditional Use Permit that would allow them to operate a M1 – Limited Industrial Manufacturing business at 4003 Dixie Drive in the Village of Maine.
6. Adjourn the Public Hearing
7. Other Business:
 - A. Discussion and possible action on Applied Fab & Machining’s petition for a Conditional use Permit that would allow them to operate a M1 – Limited Industrial Manufacturing business at 4003 Dixie Drive in the Village of Maine.
8. Schedule the next Plan Commission meeting
9. Adjournment

I certify that this agenda was posted at the Brokaw Post Office, the Brokaw Village Hall, the Red Granite Bar & Grill, Richard’s Restaurant & Bar, Schmidt’s Bar, and the Maine Municipal Center, 6111 N. 44th Avenue, Wausau, WI on June 12, 2021.

Betty Hoenisch, Village of Maine of President

Minutes
Plan Commission Meeting June 14, 2021

The Village of Maine Plan Commission held a monthly meeting on Monday, June 14, 2021, at 7:30 p.m. at the Maine Municipal Center, 6111 N. 44th Avenue, Wausau, WI. A quorum of the Village of Maine Board of Trustees was in attendance. **COVID-19 precautionary measures continued to be taken.**

1: Call the Plan Commission to order.

President Hoenisch called the meeting to order at 7:30 p.m.

In attendance at the meeting: Ed Bohte, Mark Stubbe, Mario Meverden, Scott Breneman, Wes Schoepke, Attorney Frokjer, President Betty Hoenisch, Administrator Rich Grefe, Secretary Merriebeth Russ

2: Motion to dispense of the reading and approval of the March 8, 2021 Plan Commission Meeting minutes.

Ed Bohte made a motion to approve the March 8, 2021 Plan Commission Meeting minutes. Mark Stubbe seconded the motion. Motion carried.

3. Village President's Report

President Hoenisch has been working closely with Administrator Grefe and public works on driveway sites due to visibility and wetland delineation issues for N. 44th Avenue driveways on the former Paul Marquardt land.

She and Attorney Frokjer have spent a significant amount of time on the Applied Fab and Machining Conditional Use Permit petition.

She also has been working with Public Works employees and road contractors on 2021 projects.

4. Zoning Administrator's Report and Zoning Enforcement Report

Administrator Grefe reported that he issued 29 permits so far this year, with half of them being zoning related. Permits have been issued for 3 new homes, alteration projects, home additions, decks and 3 wrecking projects.

President Hoenisch commented that she had checked with the homeowner on N. 4th Avenue and Cassidy Drive because it appeared that a new deck was being built. The owner explained that he is adding onto his retaining wall. The structure that he had put up was just to hold the fill and former wall in place until the new wall is built.

Administrator Grefe reported that 2 decks were built without permits, therefore he will be sending enforcement letters to the property owners. He stated he plans to meet with Attorney Frokjer on the various signs that he has observed along the roadway that are not permitted.

5. Call the Public Hearing to Order

Village President Hoenisch called the Public Hearing to Order at 7:38 p.m.

A. Discussion regarding Applied Fab & Machining's petition for a Conditional Use Permit that would allow them to operate a M1-Limited Industrial Manufacturing business at 4003 Dixie Drive in the Village of Maine.

Applied Fab and Machining is seeking a Conditional Use Permit to operate their fabricating and machining company at the facility located at 4003 Dixie Drive. General Manager Matt Bielke was present to discuss their request. Mr. Bielke explained that Tim Sheridan started Applied Fab Machining in 2010. Since then, they have developed the business to include lasers, fabricating, welding, and machining. They currently lease a portion of the former Fiskars building, however the building was sold and the new owners want to take over the entire facility. Consequently, Applied Fab & Machining was asked to vacate the building by November, however the owners realize that it probably is not a realistic timeline for AFM to relocate. Mr. Bielke explained that he and Mr. Sheridan and have looked at several commercial properties that are for sale. The former Central Wisconsin Woodworking building at 4003 Dixie Drive would work well for their business. To proceed with their purchase plans and make an offer to the current owners, they need an approved Conditional Use permit.

Attorney Frokjer and President Hoenisch brought up the fact that there is a drainage issue due to building run-off, terrain and deterioration of parking and dock areas and maintenance of the granite driveway areas.

Mr. Lundin who owns 4105 Dixie Drive and the vacant parcel south of his business building was present. Mr. Lundin said that his concern is not with the manufacturing business, but he is concerned that the increased activity will create additional problems to the on going drainage problems. If that situation was resolved, he would have no issue with the Conditional Use Permit being issued for AFM's manufacturing business. Mr. Lundin provided pictures of his driveway and Dixie Drive debris after the recent storm. Erosion is taking place because of the water coming down Dixie Drive instead of entering the ditch.

President Hoenisch explained that the parking lot where Tommy Docks is staging their semi trucks is deteriorating. At some point, Central Wisconsin Woodworking paved over what should be road right of way so when there is a lot of rain the water washes from east to west, plus it sheds off of the parking areas onto Dixie Drive and down into Mr. Lundin's property.

Attorney Frokjer asked how long Tommy Docks had been in that location and when the runoff problem first surfaced. President Hoenisch said Tommy Docks has been there for 3-4 years. Mr. Lundin stated that it became an issue last fall. He does not recall if there was a problem the first

couple of years after Tommy Docks was there, but it is getting worse. President Hoenisch said that in the area where they park the trucks, the blacktop surface is eroded. They have also put some loose, road base type material in the driveway, and with the slope there is no way for the water to get to the ditch. She said they would need to work with either Scott Fletcher, the current owner, or with Applied Fab to create a ditch between the property and Mr. Lundin's property, with shaping and perhaps blacktop, to create a way for the water to flow to the ditch. She said this problem is becoming common since we have been experiencing such heavy rains the last three or four years. These storms are raising havoc on all roads including the county highways.

Attorney Frokjer said that the Conditional Use Permit could stipulate that the drainage issue be addressed. He said that Applied Fab & Machining would want to look closely at the cost of addressing the drainage situation in terms of cost and how that might affect their offer to purchase the property. President Hoenisch said she and Maine's public works employees would be glad to meet with AFM to provide ideas on correcting the parking lot, dock, and drainage issues, as well as the Road Right of Way Agreement that will have to be created for the area that is paved into the existing road right of way. Mr. Bielke asked if it was a shared responsibility with the Village of Maine. Attorney Frokjer explained that it is the property owner's responsibility since it is in their interest to be allow to pave into the road right of way where the Village would normally have created a ditch line for adequate drainage. President Hoenisch explained that the owner also carries full responsibility for the paved area.

When asked if there were other modifications they would make to the building, Mr. Bielke stated that they would want to elevate the ceiling heights to accommodate their equipment. They will need to work with the State regarding the potential expansion and are working with Urban Construction to get estimates for what they need to do to make the building work for their business.

In response to questions about feedback from other nearby property owners, President Hoenisch said that Bill Waldvogel had called and let her know they were fine with a Conditional Use Permit for AFM. Mr. Lundin is present, plus he called and said he was fine with it except for the drainage issue. Mr. Springer who owns 4001 Dixie, the building to the south which is also light manufacturing did not have any issues with the petition. President Hoenisch stated she explained the project to Patrick and Sandra Schmitt when she delivered their packet and they did not comment or appear tonight.

Trustee Graveen inquired about outdoor lighting. Administrator Grefe explained that he and President Hoenisch had met with Mr. Bielke and Mr. Sheridan. At that meeting they discussed the building to land ratios, parking, lighting, water usage and handling a well and on-site septic system. Outside storage was also mentioned in the meeting. Pallets only would be stored outside behind or east of the building where there are trees for a sight buffer. A cargo container may be needed but would be stored inside. There are 2 shifts: 5:00 a.m. to 3:00 p.m. and 3:00 p.m. to 1: 00 a.m. Monday through Thursday. Mr. Bielke said that the noise is limited with the grinder being the loudest and with the doors closed he doubts that it would be heard.

Attorney Frokjer told the Plan Commission and audience that AFM is looking for a Conditional Use Permit because Village ordinances do not specifically allow for this kind of manufacturing. AFM's business falls within a category of light manufacturing. If the Plan Commission determines it's consistent with the other factors of light manufacturing, they could recommend to the Village Board to approve a Conditional Use Permit for AFM. The conditions would be relative to the drainage, outdoor storage, lighting (wall packs) and other conditions the Plan Commission would like to recommend to the Village Board.

6. Adjourn the Public Hearing

Wes Schoepke made a motion to adjourn the Public Hearing at 8:10 p.m. Mark Stubbe seconded the motion. Motion carried.

7. Other Business

A. Discussion and possible action on Applied Fab & Machining's petition for a Conditional Use Permit that would allow them to operate a M1 – Limited Industrial Manufacturing business at 4003 Dixie Drive in the Village of Maine.

Attorney Frokjer said that in the Conditional Use Permit the Plan Commission would want to specify wall packs, limited outside storage of 100 pallets or less, and correction of drainage so that runoff water doesn't go out onto the road.

Wes Schoepke made a motion to recommend approval of Applied Fab & Machining's Conditional Use Permit to would allow them to operate a M1 – Limited Industrial Manufacturing business at 4003 Dixie Drive in the Village of Maine with the conditions that outside lighting is provided with wall packs, outside storage is limited to 100 pallets or less, and drainage is corrected so that runoff water doesn't go out onto the road. Scott Breneman seconded the motion. Motion carried.

7. The next Plan Commission Meeting is scheduled for July 5, 2021.

8. Adjournment

Wes Schoepke made a motion to adjourn the meeting at 8:12 p.m. Mario Meverden seconded the motion. Motion carried.

Respectfully submitted,

Merriebeth Russ

Approved on: August 9, 2021

