

MEETING MINUTES
Village of Palmyra
Combined: Committee of the Whole Meeting
And Plan Commission
Monday March 17, 2025
6:00 pm
Village Hall Board Room
100 W. Taft Street.
Palmyra, WI.

The meeting was called to order by Village President Kathy Weiss at 6:00 p.m. Roll call: Ball, Gorsegner, Kinjerski, Petruska, Smith, Tucker, Weiss-present.

Plan Commission meeting was called to order by Chairperson Gorsegner- Holcomb, Ball, Gorsegner, Scheffner by phone, Sheppard - present.

Pledge of Allegiance

Communications: President Weiss mentioned that April 9th the Community band will be playing at the Methodist Church, April 5th is the first yardwaste of the year. April 14th first brush chipping. Mike Fischer spoke he is with the Palmyra Lions club. He said they will be purchasing \$2000 of fish and stocking Lower Spring Lake in September. He hasn't heard anything about the drawdown.

Department Reports:

Building Inspection

Clerk / Treasurer- Clerk Mueller said that the auditors were here 2 days last week, this Wednesday she will be meeting with the workers compensation insurance auditor. She has been attending TEAMS meetings with a Rep from EMS/MC and they are getting the financial piece worked out.

Library-typed Director's report

Parks & Recreation-typed report

Public Safety- Chief Pavlock reported that Officer Paul Blount returned to full time today. There has been a burn ban extended until further notice.

Public Works- Scott said they are working on Spring projects, cleaning up parks. He has 2 people interested in the weed harvester position, but they haven't sent in an application. And the new mower is in.

Committee Reports:

Building Permits:

Plan Commission:

1. Holcomb/Ball motion to approve the minutes from Nov. 18, 2024. All ayes-motion carried.
2. Holcomb/Sheppard motion to approve the Extra Territorial Land Division from John & Michelle Mehring on Town of Palmyra parcel number: 024-0516-3342-001 on Hwy H. MSA recommends approval. All ayes-motion carried.

Entire Committee of the Whole: Item taken out of order from the agenda

- B.** Gorsegner/Smith motion to approve the Plan Commission's recommendation for an Extra Territorial Land Division from John & Michelle Mehring on Town of Palmyra parcel number: 024-0516-3342-001 on Hwy H. All ayes- motion carried.
3. Update and review from Virtus Development on the Marsh Road Housing Project. David Koziol – from Virtus Development gave update on the Marsh Road Development. Joe DeYoung, Village engineer with MSA Professional Services was in meeting via teams as well. Koziol presented slides. At this point everything is just a concept but they have made

good progress. Koziol said they want to create a community within a community. Hoping for some retail and pedestrian active areas. Mixed use, walkable downtown district, shops, and paths more like an urban development. Green space in the middle, park areas. There will be apartments along Hwy H with retail on the first floor. These will have approx. 160 apartments. 3 floors high. Town homes behind the apartments, then single family homes in back, 2-3 bedroom single family homes. Virtus will be investing probably \$100 million over the next few years. The topo is done DeYoung says. The concept plan and platting will need to go to the Plan Commission. Koziol will send a pdf of tonight's presentation to the Village Clerk. Virtus will hire a Broker who will try to get retail there. There is a possibility of utilizing some of the wetland area. The homes will have basements. Probably a year before construction starts. \$300,000 for smaller homes. There will be a mix of ranch and 2 story homes. There is a possibility of HOA for maintenance of grass and sidewalks. The Fire Chief said we do NOT have equipment to fight a 3-story fire for the apartment buildings. The developer said there is a possibility of 4 story buildings. The audience asked some questions. No action taken.

Ball/Sheppard motion to adjourn the Plan Commission meeting at 6:53 pm. All ayes-motion carried.

New Business:

1. Entire Committee of the Whole

A. Update and review from Virtus Development on the Marsh Road Housing Project. See Plan Commission minutes above. No action taken.

3. Administration & Planning: Chairperson Gorsegner- item taken out of order

A. Petruska/Kinjerski motion to approve the special events request for the Makers Market dates every Monday June – Sept except Labor Day on Taft St. between Maple and Third Streets.. All ayes-motion carried.

B. See above

C. Gorsegner/Ball motion to approve the March 3, 2025 Village Board meeting minutes and March 12, 2025 Special Village Board meeting minutes with noted corrections. All ayes-motion carried.

D. Petruska/Gorsegner motion to direct the Village President to draft a letter of support to the State Historical Preservation Commission that would allow the Village to begin work on establishing whether Main St between First and 5th Streets may qualify as a historic district. Alissa Simmons explained the background on this. There are grants available for research and possible state and federal grants and tax credits. All ayes-motion carried.

2. Budget & Finance Committee: Chairperson Tucker

A. Gorsegner/Smith motion to approve the payment of Bills totaling \$40,375.18 on the bill list with extras presented tonight to Brightspeed, AFLAC, Premium waters, UNUM, and WE Energies group bill. Roll call vote: Ball, Gorsegner, Kinjerski, Petruska, Smith, Tucker, Weiss-aye. Motion carried.

B. Petruska/Ball motion to approve the Jan. 2025 Financial statement, bank statement and cash account balances as read by the Clerk. All ayes-motion carried.

Gorsegner/Ball motion to adjourn at 7:18 pm. All ayes-motion carried.

Respectfully submitted,

Laurie Mueller
Village Clerk/Treasurer

Minutes approved with corrections April 7, 2025