

**PLANNING COMMISSION MINUTES**  
Mayville City Hall, 15 S. School Street, Mayville, WI  
April 27, 2016

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

Meeting called to order at 5:00PM

Members Present: Bob Smith, Rob Boelk, Dolores Neumeyer, Merlin Kahlhamer, D.J. Legas, Arlitt Del Ponte, and John Gable (late).

Absent: None

Others present: Dave Pieper, Jason Kuptz, Ryan Loehrke, Bill Ruan, Carolyn Jacquot, Jeff Kummerow, Don Moldenhauer, Alan Gillette, Jim Underberg

**2.) Approve Agenda.**

Motion by Schmidt, second by Kahlhamer to approve agenda. Motion carried 6-0.

**3.) Citizen Comments**

None.

**4.) Approve the Minutes of the February 24, 2016, meeting.**

Motion by Neumeyer, second by Kahlhamer to approve minutes of the February 24, 2016 meeting. Motion carried 6-0.

**5.) Discussion with possible action on Proposed Site Plan Review for TAG Center Addition at 1700 Breckenridge Street, Parcel #251-1216-1544-001.**

A representative from ADCI gave a presentation introducing the project to the Commission. ADCI stated that the basin on site was adequate to handle the additional non-pervious surfaces as part of the expansion project. ADCI stated the lighting from the parking lot would not spill over to adjacent properties. Dave Pieper stated that the leaking roof repairs will not be included as part of the expansion project and there will be a number of security upgrades to the building. Don Neitzel expressed concern about the location of the sidewalk in the middle of the parking lot. ADCI stated the sidewalk could be relocated to the west end of the parking lot. ADCI stated they would provide lighting plans and DNR permit approvals to the City. ADCI agreed to revise the site plan to show the addition of curb & gutter along the south side of the parking lot and the sidewalk located along the east side of the parking lot. Gabel arrives during discussion.

Motion by Smith, second by Kahlhamer to recommend approval of the site plan review, contingent on the curb & gutter and sidewalk revisions as discussed. Roll call vote was taken; Motion carried 7-0.

**6.) Discussion with possible action on variance request to omit driveway per 17.01.160 for storage garage w/ overhead door at 1380 Dayton Street, Parcel #251-1216-2322-062.**

Don Neitzel gave a quick overview of the application for variance and the plans for the proposed storage garage. Smith stated that the intent of the ordinance is to prevent owners from constructing a car repair garage in their backyard rather than a garden shed.

Motion by Kahlhamer, second by Neumeyer to recommend approval of the variance request to the Zoning Board of Appeals. Roll call vote was taken, motion carried 7-0.

**7.) Lake Country Corporation, acquisition of Lot 2 (6.5 acre portion), in the River Knoll Industrial park, Tax Parcel #251-1216-1413-005, (Part of TID #3).**

**A. Recommendation to Council Sale of Property.**

Don Neitzel stated that Lake Country is offering to purchase the property next to Merwin Oil. He added that, because of the value of the development on the land, the cost incentive does apply in this case. Alan Gillette, representative from Lake Country, stated that they are looking to break ground in 2-3 months.

Motion by Smith, second by Gable to recommend the purchase of the property to the Finance Committee. Motion carried 7-0.

**8.) Discussion with possible action on Proposed Site Plan Review for Lake Country Corporation.**

Lake Country did not have a complete plan for review prior to the meeting so this item was tabled until next month.

Motion by Smith, second by Kahlhamer to table the item until next month's meeting.

**9.) Zoning Petitions (Introduction)**

**A. Dudley and Phyllis Metke Request for Rezoning:  
Parcel #215-1216-2314-024 from B-1 Central Business to RM Multiple Family.**

Don Neitzel gave an overview of the application for rezoning. No action was taken on this item because it was only an introduction. This item will move on to the May meeting for a recommendation.

**10.) Zoning Petition**

**A. Act upon Rezoning Petition from Fairway Terrace LLC Request with recommendation to the Common Council at the May 9, 2016 meeting.**

Don Neitzel explained that this item was introduced in February. The developer was not present at the meeting but does want to rezone the property. Neitzel stated that the property is a PUD and the City will not be taking ownership of the road within the property limits. The PUD also would need to be amended for single family houses. Smith stated he would recommend approval if the roadway remains part of the PUD.

Motion by Smith, second by Legas to recommend approval of the rezoning to the Common Council. Motion carried 7-0.

**11.) Discussion on Storage Units in River Knoll Industrial Park.**

Don Neitzel stated that storage units are not listed in the Code as a permitted use within the Industrial Park and this area is within a TIF District. The owner stated he is proposing approximately 110 storage units on 3-4 acres of land at a value of \$125,000 each and construction of the units would progress according to the demand. Neitzel explained the value of the development would not be enough for the land purchase incentive to apply.

After further discussion, Neitzel stated that there was enough direction to move forward with the development and the City would work with the owner to choose an appropriate location within the Industrial Park.

**12.) Discussion on Microbrewery in River Knoll Industrial Park.**

Don Neitzel stated that he was contacted by Ryan Loehrke about the possibility of the microbrewery development within the River Knoll Industrial Park. The owner stated the reason he was interested in the land within the Industrial Park is based on cost and not having to renovate an existing building. He also stated he was looking for about ½ to 1 acre of land with the possibility of future expansion. The owner stated his business would primarily be manufacturing beer. Bob Smith stated the business would not be granted a liquor license if it were located within the Industrial Park. Rob Boelk stated the owner should work with the City to see if there may be a more beneficial location within the City for a microbrewery.

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

The date of the next regular scheduled meeting is Wednesday, May 25th, at 5:00 p.m.

**14.) Adjournment.**

Motion made by Kahlhamer, second by Smith to adjourn. Motion carried 7-0. Meeting adjourned at 6:10 p.m.