

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

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

Meeting called to order at 5:00PM

Members Present: Mike Schmidt, Bob Smith, Bob Redeker, Dolores Neumeyer, Merlin Kahlhamer, and Arlitt Del Ponte.

Absent: D.J. Legas.

Others Present: None

**2.) Approve Agenda.**

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

**3.) Citizen Comments**

None.

**4.) Approve the Minutes of the December 16, 2015, meeting.**

Motion by Smith, second by Kahlhamer to approve minutes of the December 16, 2015 meeting. Motion carried 6-0.

**5.) Discussion with possible action on Proposed Site Plan Improvements for off-street parking at 48 N. Main Street, Parcel #251-1216-5314-069.**

Brock Fleischer was present to discuss his proposed project and request. He stated that he would like to leave the driveway as gravel until such time that the renovations he intends to undertake are completed, as he will have construction dumpsters in the back during this time.

Mike Schmidt asked how long the proposed renovations to the building will take. Brock stated that he was not due to the renovations being partially funded by historic grants and having to coordinate the moving around of renters without vacating the property. Brock felt that 5 years would be the maximum, but felt that 2-3 years is possible.

Arlitt Del Ponte asked about the existing street light pole north of the building and if this would be in the way of the proposed driveway. Don Neitzel and Brock stated that they have already looked at this and it shouldn't be an issue, as the driveway will not be that wide.

Mayor Redeker stated that his main concern is the driveway remaining in gravel for 5 years.

Brock stated that the driveway approach off of Main Street will be done in concrete right away, but the remainder of the driveway from the back of sidewalk to the east is the part that would remain in gravel until the renovations are complete.

Merlin Kahlhamer asked if asphalt millings could be used in lieu of gravel. Brock stated that he would be o.k. with using these.

Bob Smith had concerns with the steep slope of the driveway and would like to see an erosion resistant surface.

Motion by Smith, second by Kahlhamer to approve the proposed site plan improvements for off-street parking, with the conditions that it be part of the building permit process for 1) the final paving of the driveway surface following building renovations, which are not to exceed 5 years, 2) existing curb & gutter and crosswalk must be restored, 3) that the temporary driveway surface be something that is erosion resistant and is approved by the City Engineer. Roll call vote was taken. Motion carried 6-0.

6.) **Preliminary Review/Recommendation to Consider Zoning Change Request from Two Family to Single Family for the Fairway Terrace Subdivision, as well as Amending Planned Unit Development, Covenants, and Development Agreement for Fairway Terrace. (Adjacent to Golf Course, on North Side of S. German St.)**

Attorney Patrick Madden was present to discuss the proposal on behalf of Fairway Terrace, LLC.

Attorney Madden stated that the existing duplex development has not taken off and that Fairway Terrace, LLC would like to remarket this as a single family development, using the existing plat. Attorney Madden also stated that Fairway Terrace, LLC would ideally like to see the City accept the roadway when it is completed.

Arlitt Del Ponte liked the idea of rezoning this to single family, as did Bob Smith and Dolores Neumeyer.

Bob Smith thinks there is a big market for smaller homes, but is concerned how the current Planned Unit Development (PUD) will be affected. There is a density requirement for a PUD's that should be looked into and see how this would affect the current development.

Attorney Madden stated that this does not need existing duplex owners' approval in order to make this change.

Bob Smith is in favor of this rezoning if it can be worked out with the PUD. He feels this needs to be looked at.

Mayor Redeker likes the idea as well. He feels it is unique and marketable.

Attorney Madden stated that he would like the City to entertain the idea of accepting dedication of the roadway once it is completed.

7.) **Discussion of Land Division Split for James Gerndt, Parcel #048-1216-2444-000, N8105 Madison Road.**

James Gerndt was present to explain his current situation.

Don Neitzel stated that Lot 1 as shown would be vacated back to the parent parcel in order to allow enough acreage to allow another split to create this proposed lot.

Bob Smith stated that he would agree to a 3 acre lot, if the unbuildable portion of the lot made up at least a 1/3 of the 3 acres, due to the steep grade.

Plan Commission felt a maximum 3 acre lot would be acceptable based upon the terms outlined by Bob Smith. Plan Commission stated that City Engineer could review and act upon the Letter of Intent Notification once received from Dodge County, based upon this 3 acre maximum lot size.

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

The date of the next regular scheduled meeting is Wednesday, February 24th, at 5:00 p.m.

**9.) Adjournment.**

Motion made by Schmidt, second by Neumeyer to adjourn. Motion carried 6-0. Meeting adjourned at 5:58 p.m.

Minutes prepared by Don Neitzel