

PLANNING COMMISSION MINUTES
Mayville City Hall, 15 S. School Street, Mayville, WI
August 29, 2012

- 1.) **Call to Order and Roll Call.**
Meeting called to order at 5:30PM
Members Present: Dolores Neumeyer, David Pasbrig, Merlin Kahlhamer, Jerry Moede, Bob Smith, Ron Henkel, and DJ Legas

Absent: None

Others Present: James Gerndt, Sharon Gerndt

- 2.) **Approve Agenda.**
Motion by Henkel, second by Kahlhamer to approve the agenda. Motion carried on a voice vote; no objections.
- 3.) **Approve the Minutes of the July 25, 2012, meeting.**
Motion by Smith, second by Pasbrig to approve the Minutes of the July 25, 2012 planning commission meeting. Motion carried on a voice vote; no objections.

- 4.) **Discuss and Act upon Letter of Intent Notification for Parcel 048-1216-2444-000 and 048-1216-2444-001, N8105 Madison Road, Town of Williamstown.**

Don Neitzel stated that the intent of Mr. Gerndt is to reduce the size of the current parcel which his home is situated on, which is Parcel 048-1216-2444-001, from 10.006 acres to 4.1 acres +/- . The 5.9 acres +/- of land that is removed from Parcel 048-1216-2444-001 would then be transferred or added to Parcel 048-1216-2444-000, thereby increasing the total acreage of this parcel from 38.121 acres to 44.02 acres +/- . Following this, Mr. Gerndt would then like to split the north end of Parcel 048-1216-2444-000 into 2 – two acre lots that would front Hwy Y, as shown on the attached parcel map in their packets. Based on Parcel 048-1216-2444-000 exceeding 40 acres following the land transfer, this parcel would then qualify for two splits as stated in Section 425-20 of the City Ordinances. Mr. Neitzel also stated that Mr. Gerndt was present to answer any questions the Plan Commission members may have.

Bob Smith asked if Don Neitzel was sure that this would comply with the City's zoning code and Mr. Neitzel stated that it would.

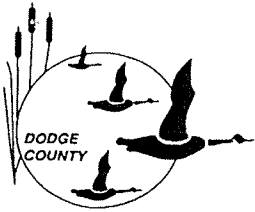
Don Neitzel asked that if a motion is made to approve this request that it be made contingent upon his confirmation with the County that the land transfer and recording did indeed take place.

Motion made by Legas, second by Pasbrig, to recommend approval of the Letter of Intent Notification to Dodge County, contingent upon Don Neitzel confirming that the land transfer took place and was recorded. Roll was called; Motion carried 7-0.

- 5.) **Discussion of Next Meeting Date with Possible Action.**
The next Plan Commission meeting is scheduled for September 26, 2012 at 5:30 p.m.

- 6.) **Adjournment.**
Motion made by Kahlhamer, second by Henkel, to adjourn. Roll was called; Motion carried 7-0; Meeting adjourned at 5:38 p.m.

Minutes prepared by Don Neitzel



Dodge County Land Resources and Parks Department

127 East Oak Street · Juneau, WI 53039-1329
PHONE: (920) 386-3700 · FAX: (920) 386-3979
EMAIL: landresources@co.dodge.wi.us

DATE SENT TO CITY: AUGUST 7, 2012

DEADLINE FOR CITY DENIAL: SEPTEMBER 7, 2012

LETTER OF INTENT NOTIFICATION

Please find attached a copy of the minor subdivision letter of intent(s) submitted to our department for approval.

<u>NAME</u> JAMES & SHARON GERNDT	<u>TOWN</u> WILLIAMSTOWN	<u>ACTIVITY NUMBER</u> 2012-0519
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Please notify our department of your City's position on the enclosed letter(s) of intent. If your City does not return the completed form by the above deadline or file a request that the County review be delayed until a date after which your City has reviewed the proposal, we will assume that the City is in favor of the land division request and we will then proceed with scheduling County Planning Committee review at their next available meeting.

CONTACT: Land Resources and Parks Department
ATTN: Land Division
127 E. Oak Street
Juneau, WI 53039

Phone: (920) 386-3700
FAX: (920) 386-3979

Thank you!

CITY'S RECOMMENDATION

APPROVE DENY NO RECOMMENDATION

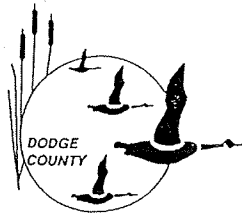
LAYOVER TO DATE: _____

COMMENTS: Recommendation to Approve per Section 425-20 of City Ordinance, Contingent upon parcels being recorded as depicted by MR. OLSON:

- Parcel 2444-001 reduced from 10.006 acres to 4.1 acres +/-
- Left over 5.9 acres +/- added to parcel 2444-000 to create 44.02 acre +/- parcel that would then allow for (2) two acre parcels to be split from parcel 2441-000, per section 425-20 of (over)

CITY REPRESENTATIVE

CITY ORDINANCE AND AS SHOWN ON MR. OKON'S
APPLICATION & ATTACHMENTS. THE TWO LOTS THAT ARE
TO BE CREATED & FRONT COUNTY HWY 4 ARE TO BE NO LARGER
THAN 2 ACRES PER SECTION 425-20 OF CITY ORDINANCE.



DODGE COUNTY
 LAND RESOURCES AND PARKS DEPARTMENT
 127 E. OAK STREET • JUNEAU, WI 53039
 PHONE: (920) 386-3700 • FAX: (920) 386-3979
 E-MAIL: landresources@co.dodge.wi.us

MINOR LAND DIVISION LETTER OF INTENT FORM

THIS AREA FOR OFFICE USE ONLY	
Activity No. 120519	Expiration Date
Application Date: 8/7/12	Receipt #: 635221

Application Fee: \$75 (Non-Refundable)

NAMES & MAILING ADDRESSES	PROPERTY DESCRIPTION										
Applicant (Agent) SAL OKON	Parcel Identification Number (PIN) 048-126-2444-000 J 2444-001										
Street Address P.O. Box 372	Town WILLIAMTOWN										
City • State • ZipCode LOWELL, WI 53557	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%; text-align: center;">T</td> <td style="width: 25%; text-align: center;">N</td> <td style="width: 25%; text-align: center;">R</td> <td style="width: 25%; text-align: center;">E</td> </tr> <tr> <td style="text-align: center; font-size: 1.5em;">12</td> <td style="text-align: center; font-size: 1.5em;">16</td> <td colspan="2"></td> </tr> </table>	T	N	R	E	12	16				
T	N	R	E								
12	16										
Property Owner (If different from applicant) JAMES & SHARON GERNDT	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%; text-align: center;">1/4</td> <td style="width: 25%; text-align: center;">1/4</td> <td style="width: 25%; text-align: center;">Section</td> <td style="width: 25%; text-align: center;">Acreage of Parent Parcel</td> <td style="width: 25%; text-align: center;">Acreage of Proposed Lot(s)</td> </tr> <tr> <td style="text-align: center; font-size: 1.5em;">SE</td> <td style="text-align: center; font-size: 1.5em;">SE</td> <td style="text-align: center; font-size: 1.5em;">24</td> <td style="text-align: center; font-size: 1.5em;">48</td> <td style="text-align: center; font-size: 1.5em;">2-2 ACRES 1-41 ACRES</td> </tr> </table>	1/4	1/4	Section	Acreage of Parent Parcel	Acreage of Proposed Lot(s)	SE	SE	24	48	2-2 ACRES 1-41 ACRES
1/4	1/4	Section	Acreage of Parent Parcel	Acreage of Proposed Lot(s)							
SE	SE	24	48	2-2 ACRES 1-41 ACRES							
Street Address N3105 MADISON RD	Subdivision (Name, lot and block) or CSM # (Volume/Page/Lot)										
City • State • ZipCode MAYVILLE, WI 53050	Site Address Of Property (DO NOT include City/State/ZipCode)										
	Is this property connected to public sewer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No										

CONTACT PERSON	
Name and daytime phone number (include area code) of a person we can contact if we have any questions about your application.	
Name SAL OKON	Daytime Phone (920) 210-8099

CURRENT PROPERTY USE	PROPOSED USE
<input type="checkbox"/> Vacant Property <input checked="" type="checkbox"/> Single Family Residential <input checked="" type="checkbox"/> Active Working Farm Operation <ul style="list-style-type: none"> • Does the current owner conduct the majority of the farm operations on this parcel? <input type="checkbox"/> Yes <input type="checkbox"/> No • Does the current owner rent the existing land to another individual who conducts the majority of the farm operations on this parcel? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Recreational / Wetlands / Wooded Parcel <input type="checkbox"/> Business / Industrial / Commercial Use (Describe Below) <input type="checkbox"/> Other (Describe Below)	<input checked="" type="checkbox"/> Single Family Residential <ul style="list-style-type: none"> • Is the prospective owner of the proposed residential lot the person who currently conducts the majority of the farm operations on this parcel? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No • Is the prospective owner of the proposed residential lot a parent or child of the person who currently conducts the majority of the farm operations on this parcel? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No • Is the prospective owner of the proposed residential lot the past farm operator who conducted the majority of the farm operations on this parcel? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No • Is the proposed lot(s) to be sold to an individual that does not currently conduct the majority of the farm operations on this parcel? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No • Is this land division a farm consolidation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Active Working Farm Operation <input type="checkbox"/> Business / Industrial / Commercial Use (Describe Below) <input type="checkbox"/> Other (Describe Below)

A SKETCH PLAN SHOWING THE PROPOSED LAND DIVISION IS REQUIRED TO BE SUBMITTED WITH THIS APPLICATION.

CERTIFICATE

I, the undersigned, hereby apply for Minor Land Division approval and certify that all the information both above and attached is true and correct to the best of my knowledge. I hereby authorize members of the Dodge County Planning, Development and Parks Department to enter the above-described property for purposes of obtaining information pertinent to my request.

Signature SAL OKON

Date 8/7/12

Daytime Contact Number (920) 210-8099

E1/2 SE1/4 Sec. 24
Town of Williamstown

2414-000

2414-001

2444-000

COUNTY ROAD Y

Y

GILL RD

2441-003
SCOTT RYCZEK

DONALD
BOUACE L

1932-00

2441-000
ROBERT SMITH

1932-00

GERAID
BELLIN
TRUST

MAYVILLE

2444-000
SHARON GERNDT LC

40 AC±

MADISON RD

1933-00

GERAID
BELLIN
TRUST

2444-001
JAMES GERNDT

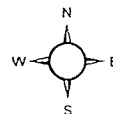
ROGER STREHLER

2511-000



FEMA Floodplain (April 19th, 2010)

DNR Wetland



0 75 150

1 inch = 300 feet
2006 Aerial Photo

E1/2 SE1/4 Sec. 24
Town of Williamstown

2414-000

REC. 2414-001

2444-000

COUNTY ROAD Y

Y

GILL RD

(5)

(4)

2441-003
SCOTT RYCZEK

DAVID
BOLACK L

1932-00

2441-000
ROBERT SMITH.

MAYVILLE

1932-00

GERAID
BELLIN
TRUST

2444-000
SHARON GERNDT LC

(2)

1933-00

GERAID
BELLIN
TRUST

Williamstown Rd

2444-001
JAMES GERNDT

(1)

ROGER STRENCOW

2511-000

FEMA Floodplain (April 19th, 2010)
DNR Wetland

