

PLANNING COMMISSION MINUTES
Mayville City Hall, 15 South School Street, Mayville, WI
December 3, 2020

1. Call to Order and Roll Call.

Meeting was called to order at 5:00 p.m.

Members present: Bob Smith, Merlin Kahlhamer, Andy Shoemaker, Rob Boelk, Travis Puls, John Gable, and Joann Gromowski.

Absent: None

2. Approve Agenda.

Motion by Kahlhamer, second by Gromowski, to approve the agenda. Motion carried on a voice vote.

3. Citizens Comment.

Ken Oechsner – 270 Mary Street, spoke in favor of the proposed sale of the golf course.
John Gwen – 525 Fairway Terrace, spoke in favor of the proposed sale of the golf course.
Jerry Moede – 361 Pinecrest Court, spoke in favor of the proposed sale of the golf course.

4. Approve the minutes of the October 28, 2020 meeting.

Motion by Gable, second by Kahlhamer, to approve meeting minutes. Motion carried on a voice vote.

5. Discuss/Approve Minor Land Division Parcel #048-1216-1423-004, Brenda & Glen Ehlers.

Glen Ehlers – 509 River Drive was present and addressed the Commission. He stated that they are looking to split the existing parcel in order to sell a portion of the open land to their son to build on. He said the existing house that is on the parcel will be razed, but the shed will remain. He also stated that there may be an easement for the new parcel to utilize the existing driveway for access if it is determined that a new driveway is not feasible, or it cannot be permitted.

Bob Smith asked Mr. Ehlers if they had applied for a septic system to the County and Mr. Ehlers replied that they have not done this yet but do understand that they will need to do this.

Motion by Smith, second by Kahlhamer to recommend approval of the land split to Dodge County as presented. Roll call vote was taken. Motion carried on a 7-0 vote.

6. Discuss/Approve City of Mayville sign on the corner of Horicon and Main Street.

Mayor Boelk discussed the proposed sign project and discussed the maps contained in the Plan Commission packets.

Travis Puls asked about the center piece that is shown on the conceptual drawing.

John Gable asked if there would be a footing for the sign and Mayor Boelk responded that there would be a 3' footing and the sign would be 6' tall. He also stated that the area in front of the sign will not be concrete.

Bob Smith stated that he felt that this should be sent back to the Community Development Authority (CDA) to have it defined as a sculpture rather than a sign.

Motion by Smith, second by Gromowski to have this item sent back to the CDA to have it defined as a sculpture rather than a sign. Roll call vote was taken. Motion carried on a 7-0 vote.

7. **Discuss/Recommend sale of Mayville Golf Course.**

Mayor Boelk stated that the Declaration of Restrictions and the Right of First Refusal has been prepared and thanked Travis Puls for his assistance in helping develop the deed restrictions for the sale.

The Declaration of Restrictions and the Right of First Refusal was presented by Nolan Franti of the Madden Law Group. Attorney Patrick Madden then went through sections of the document in more detail and noted some changes that were made.

Merlin Kahlhamer asked about the changes in Section 1.C of the Declaration document and also asked what the current zoning is for this property.

Travis Puls wanted to be sure that all of the parcel numbers listed in the Declaration document covers all of the property that is part of this sale.

Bob Smith stated that as a representative of the City Council, he is satisfied with Declaration of Restrictions and the Right of First Refusal document as presented.

Joann Gromowski stated that she had an issue on Page 2, Item 1(b). regarding the Highschool Cross Country Team. She felt that the language in this section should be more general so that it could apply to the Middle School as well should they ever develop a cross country team. Attorney Madden stated that he spoke to both Tom Noennig and Lee Zarnott with the School District while drafting this.

Joann Gromowski also stated that she also had an issue with language requiring Golf Team members to purchase their equipment through the pro shop at the golf course, as noted on Page 3, Item 1(b). Attorney Madden noted that this is a typo and that it should be stated that the Golf Team will be required to purchase their equipment through the pro shop and not the individual members of the Golf Team.

Joann Gromowski also noted she had an issue with Item 4(c) on Page 4 and thought more language needed to be added. She also stated she had an issue with Items 3, 4, & 5 on Page 6 with no language being provided that the City is able to see counter offers, just original offers.

Motion by Gromowski to deny the Declaration of Restrictions and the Right of First Refusal as presented and send it back for changes. There was no second on the motion. Motion failed.

John Gable and Joann Gromowski both felt that approval of the sale should have come to the Plan Commission first rather than the City Council voting on this first. Attorney Madden said that he agreed with this, but said ultimately the process is being followed. Mayor Boelk further discussed how and why this process was followed.

Motion by Kahlhamer, second by Smith to recommend approval of the Declaration of Restrictions and the Right of First Refusal, contingent upon Section A, Item 1(b) being amended as discussed. Roll call vote was taken. Motion carried on a 6-1 vote (Gromowski – no).

7. **Adjournment.**

Motion made by Gromowski, second by Gable, to adjourn. Roll was called. Motion carried on a 7-0 vote. Meeting adjourned at 5:59 p.m.