

**PLANNING COMMISSION MINUTES**  
**Mayville City Hall, 15 S. School Street, Mayville, WI**  
**April 27, 2022**

1. Call to Order and Roll Call.

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

Members present: Andy Shoemaker, Merlin Kahlhammer, John Gable, Travis Puls, Brock Fliesher, Gene Frings, Bob Smith

Absent: None

2. Approve Agenda.

Motion by Frings, second by Shoemaker to approve the agenda, Motion carried on a voice vote.

3. Citizen Comments

Mathew Schellinger (owner of Red Wing Academy) wanted to reiterate that he hopes the Commission approves the zoning petitions so that he can open his Martial Arts Studio back up.

Bob Rickter expressed his support for Red Wing Academy

Ala Gomez expressed her hope that Mayville grants the Zoning petition for Redwing Academy

4. Approve the Minutes of the April 27, 2022, meeting.

Motion by Puls, Second by Kahlhammer, to approve the April 27, 2022 meeting minutes

5. Zoning Petitions (Recommendation)

- a. Matthew Schellinger, 231 Breckenridge Street #251-1216-2312-012, RB-Single Family to B-3 Neighborhood Business

Shoemaker questioned spot zoning of the proposed martial arts studio site. It was discussed and that the commission previously agreed to change the zoning to B-3 and amend the zoning to include Health and Fitness Centers. The occupancy application was brought up and it was noted that occupancy approval had not been issued yet for the property. It was brought up that the property owner can address known issues with the property before the Occupancy permit is reviewed. Kahlhammer made a motion, Frings seconded, to recommend to Common Council for consideration. Motion carried 7-0.

6. Introduce for consideration a PUD application for the Mayville Albrecht School Apartments located at 200 Dayton Street, Parcel #251-1216-2312-093

Smith made a motion to introduce for consideration a PUD for Mayville

## Albrecht School Apartments

7. Discuss/Approve Site Plan Review for City of Mayville Library at the intersection of John Street and Buchanan Street, Parcel #251-1216-2312-014

Kory, Mark and Tom from the design firms were present to discuss the proposed development. They mentioned that they had filed for a variance request to address setback and parking. They were also going to look into whether a variance may be needed for the proposed green space for the site. They also mentioned that they are still looking into the storm sewer design for the property. They are looking to run the stormwater runoff to the north through an existing storm line adjacent to the former school. They are also working with alliant to figure out the electric supply for the building. They are discussing whether to move the current overhead electric line on the west side of John Street to underground on the east side of John Street. Also, to be addressed are the wall pack lighting for the site. Puls made a motion, seconded by Shoemaker, to approve the site plan on the condition that variances, storm sewer, wall pack lighting, and electrical service have been addressed. Motion carried on a 7-0 vote.

8. Discuss with possible action a proposed self-storage unit development in the River Knoll Industrial Park, Parcel #251-1216-1412-004

Ty was looking for clarification for the zoning of the parcels in the River Knoll Industrial Park. He had a question on whether the current zoning would allow him to build storage units on the property he is looking at. He also asked how if the City would be willing to pay for a site survey for the proposed property and what kind of incentive there was for the purchase of the property. The Mayor decided to give Ty his contact information so they could have a more in depth discussion regarding the proposed development. The item was then tabled.

9. Adjournment.

Motion made by Puls, second by Frings, to adjourn, Motion carried on a 7-0.  
Meeting adjourned at 5:38 p.m.