

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

1. Call to Order and Roll Call.

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

Members Present: John Guinn, Andy Shoemaker, Merlin Kahlhamer, Broc Fleischer, Bob Smith, John Gable

Members Absent: Gene Frings, Travis Puls

2. Approve Agenda.

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

3. Citizen Comments

No citizen comments

4. Approve the Minutes of the June 22, 2022, meeting

Motion made by Smith, second by Kahlhamer, to approve the June 22, 2022 meeting minutes

5. Discussion with possible action of proposed accessory structure for 210 N. German Street to be constructed on current parcel 2511216-2422-071 Washington Street, following said parcel to be combined with parcel 251-1216-2422-069, 210 N. German Street

Mike Hilbert (property owner) and Jay Fredrick (builder) were in attendance to discuss the proposed garage. The proposed garage would be a stick-built garage and the proposed size would be 32'x72'. It was discussed that the two lots the owner currently has would have to be merged in order for him to build the accessory building. Rob Froh (building inspector) questioned how he was supposed to calculate the maximum square footage that would be allowed for the garage. City ordinance allows for the accessory building to be a maximum 15% of the rear yard area. Being that both lots front different streets he was wonders exactly what would be considered rear yard. In order for Mike to build the proposed garage the rear yard would have to been computed use the rear yard of the parent property and the entire parcel to be added. Rob's interpretation of the ordinance was to use the parent property lot lines and extend them onto the parcel to be added and the would be the rear yard area. By doing this it would allow for a maximum of 1,650 sq ft (roughly 30'x55'). The proposed garage was 2,400 sq ft and did not include the proposed attached overhang. A variance to allow for additional square footage was brought up and it was determined that it would not meet the requirements. Discussion was also had regarding the driveway situation. Mike currently shares a driveway with his neighbor off of German Street. Per his proposal he would connect to the existing drive and extend to the parcel to be added. The proposed driveway extension would cross an existing storm sewer and the easement it is in. It was discussed that if/when the storm would need to be replaced the property owner would not subject to any expenses for restoration in the work area. It was discussed that once the parcels were merged, Mike could file for a variance that would allow him to have a second driveway off of Washington Street.

Motion was made by Guinn, second by Kahlhamer, that pending the merging of the lots the city would allow a garage that totals 1,650 sq. ft. and also allow for the owner to have an overhang for the patio of 6'x16'. Motion passed on 6-0 vote.

6. Discussion with possible action regarding zoning for 130 N Main Street, current zoning (B-1 Central Business) does not allow for first floor apartments

Ming was looking to purchase the property and was looking to get approval to add an apartment to the building. His proposal would keep the radio station at the front of the building and have an apartment next to the H&R Block business. Smith brought up that a number of years ago the city passed a resolution that would allow for 6 apartments downtown and that this property was one of them. Shortly after that was passed a business moved into the area that was supposed to be the apartment that was allowed on the property. Smith stated that Rob Froh (building inspector) would need to review the resolution/ordinance to see if it would allow for a second apartment in the building. There was some discussion regarding the basement and whether that could be used as a parking garage. It was decided that if Ming would pursue using the basement in this fashion, he would have to comply with building codes.

Smith made a motion to table until next months meeting to allow Rob time to research the ordinances/resolutions to see if a second apartment would be allowed, seconded by Shoemaker. Motion passed on a 6-0 vote.

7. Discussion with possible action regarding the proposal to move the parks department to the Tag Center and build a new building to house the parks department equipment

The mayor stated that in meeting with the EMS they expressed their concerns that they are currently at full capacity for the room they have. The mayors though that a solution would be to move the parks department out of the shared building to give the EMS additional room. Two potential sites were discussed for a location to build a new building for the parks department. One being behind the Tag Center and the other being next to the Senior Center. John with the parks department stated that their current building is 40'x80' and would like to have something of similar size. He would also like to have a portion of the building heated so he can work on equipment during the winter. It would also need to have water for a restroom and for filling tanks or washing equipment. The Commission discussed the proposed locations and it was agreed that the Tag Center would be better location. It was discussed that they could remove the current smaller shed and build a bigger one in its place.

Motion to made by the mayor, second by Smith, to recommend to the Common Council to proceed with moving the Parks department out to Tag Center sit and get pricing for the work. Motion passed on a 6-0 vote.

8. Discussion with possible action regarding proposed renovations/site improvements of parcel 251-1216-2214-001 (1420 Horicon Street, Old EVS Building)

Keith from Mayville Tire was in attendance to discuss his plans for the property he just purchased. The mayor brought up that the property was located in a TIF and there may be some incentives that Keith could apply for. Keith did state that they would be doing a good amount of rehab to the building. The building itself was structural solid and he did not see the need to do any major work. Keith did add that he would be looking to build a couple of loading docks on the back of the building. These loading docks would be used for deliveries and for a trailer to sit there so he could load it with tires. These

loading docks would be recessed into the ground so it could meet the existing finish floor. The drainage of the loading docks would need to be addressed at that time. There were a couple of things discussed that needed further review to make sure they comply with building codes. Those items include the proposed new lighted sign, and a waste oil burner. One of the Commission members questioned if they would provide an electric vehicle charging station. Keith stated that at this time he would not be installing a charging station. Smith reiterated that the Planning Commission and Common Council support this project and are willing to work with Keith on his planned development.

No motion was made as there was not any required action.

9. Discussion with possible action regarding proposed development of parcel 251-1216-1333-064 (located at the north end of Easy Street right of way)

Property owner was not in attendance. Some discussion was had regarding the property in question and the history with previous inquires to develop the site. Since the owner was not in attendance to answer questions about his proposal the item was tabled.

Motion was made by Shoemaker, second by Gable, to table to the next Planning Commission meeting. Motion passed on a 6-0 vote.

10. Adjournment.

Motion made by Shoemaker, seconded by Kahlhamer, to adjourn the meeting at 6:19 p.m.

Minutes prepared by Nick Chikowski