

**PLANNING COMMISSION**  
**Mayville City Hall, 15 S. School Street, Mayville, WI**  
**August 24, 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, Bob Smith, John Gable, Gene Frings

Members Absent: Broc Fleischer

2. Approve Agenda.

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

3. Citizen Comments

Keith Lodahl of 150 North German Street was in attendance to let his support for his neighbor Mike Hilbert regarding his proposal to build an accessory building. Keith asked that the Plan Commission review and reconsider the computation used to determine the size of the accessory building that could be built.

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

Motion made by Kahlhamer, second by Shoemaker, to approve the July 27, 2022 meeting minutes. Motion carried on a voice vote.

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 came before the Plan Commission to ask that they reconsider how the rear yard is computed. He stated his belief that by adding the additional lot a large portion of the lot should be considered rear yard thus allowing him to build a larger accessory building. At the last meeting a 1,650 square foot building was approved and a 6'x16' overhang was allowed. Mr. Hilbert was asking that the city to reconsider using additional acreage for the lot to be added to allow him to build a larger structure. Mr. Guinn asked what size of garage was smallest that he would be ok with. Mr. Hilbert stated that if the entire lot was to be considered he should be able to build the 2,440 square foot building he originally proposed. He did state that he would need at least a 32'x65' (2,080 sq. ft.) garage. Mr. Hilbert also stated that he did talk with the neighbors since the last meeting and said that the neighbors told him they did not have a problem with his plan to build the accessory building.

A motion was made by Smith, second by Kahlhamer, to allow a 32'x65' accessory building with a 6'x16' overhang be built contingent on the owner merging the current parcels. Roll call vote was taken. Motion passed 7-0

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

The mayor read a prepared statement for Rob Froh (City Building Inspector) that state under the current zoning he does not believe that an apartment in the area in question should be allowed. Ming was in attendance to again discuss his hope to have an apartment at the property that he owns. Ming presented a rough drawing showing the floor layout and stated that the proposed apartment could be around 1,0 square feet in area. He said that he would like to have an apartment or an Airbnb in that area. Smith did mention that years ago there was a previous owner of the property did stat the process to get approved to have an apartment there. The owner at that time did not finish the process as a business decided to move in there instead. The mayor wanted to make his concern know that per the current ordinance ground floor apartments are not allowed and if they were to approve the apartment other business downtown would follow. Ming did bring up that there are currently ground floor apartments behind some of the businesses on Main Street. It was stated that those apartments have been there so long that they pre date the ordinance and are therefore grandfathered in. The mayor asked that Ming consider finding a business that would be allowed to move into the space.

Motion made by Kahlhamer, second by Gable, to deny the request to use the proposed area for an apartment. Motion carried on a voice vote 7-0.

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

Motion made by Shoemaker, second by Kahlhamer to table the agenda item. Motion carried on a voice vote 7-0

8. Discussion/Recommend Replat of River Knoll Parcels 251-1216-1212-006 through 011

The Plan Commission was presented with a preliminary layout of the proposed Hockers Development as the Re-plat was not yet completed. A discussion was had regarding preparing a legal description that the attorneys can use to transfer the land. Once the plat would be recorded the deed would have to be revised to reflect the new document. The City's attorney would have to be consulted and approve of this process.

Motion by Smith, second by Kahlhamer, to do the work necessary to get this property transferred through a legal description and continue to work on getting the Re-plat through the review process. Roll call vote was taken and motion passed

9. Adjournment.

Motion made by Kahlhamer, second by Gable, to adjourn the meeting at 5:51pm. Motion passed on a voice vote 7-0.