

Dodge County, WI

Legend

- Parcels
- Parcel Labels
- CSM Boundaries
- CSM Lots
- Sub and Condo Lots
- Subdivisions and Condo Boundaries
- Encumbrances
- ROW
- Address Points
- Address Labels
- Driveways
- Building Footprints
- Misc Lines
- Cities and Villages (scale below 30K)
- Towns
- Sections
- State Roads
- County Roads
- Federal Roads
- Interstates
- Centerline
- Lakes and Rivers
- Horicon Marsh
- Surrounding Counties



DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and the conclusions drawn are the responsibility of the user.

PLANNED	
Drawn 11/16/2023	
07:52:23 WJ:28 AM	
Source:	



NEW FRONTIER LAND SURVEYING LLC

P.O. Box 576- Beaver Dam, Wisconsin 53916

P (920-296-3904) F (920-885-3905)

Email : newfrontier@power.com.net

DODGE COUNTY CERTIFIED SURVEY MAP

SURVEYOR'S CERTIFICATE:

I, Mark R. Tomashek, Professional Land Surveyor of the State of Wisconsin, do hereby certify that I have made a survey for Burt Bushke, agent for the owner, of a part Lot 1 of Certified Survey Map Number 6842, as recorded in Volume 46 of CSM's on Page 270-274 as Document Number 1204379, being located in a part of the Northwest 1/4 of the Southeast 1/4 of Section 23, Town 12 North, Range 16 East, City of Mayville, Dodge County, Wisconsin, being more particularly described as follows:

Beginning at the northeast corner of Outlot 1 of Certified Survey Map Number 6842; thence N.89°05'58"W. along the north line of said Outlot 1, 225.69 feet; thence N.25°54'03"W., 125.74 feet; thence N.1°59'05"E., 114.81 feet; thence N.33°34'28"E., 114.65 feet; thence S.80°11'26"E., 210.77 feet; thence S.34°56'37"E., 89.20 feet; thence S.13°01'37"E., 72.03 feet; thence S.23°50'00"W., 85.75 feet; thence S.1°46'27"W., 69.71 feet to the north right-of-way line of Degner Avenue; thence N.89°05'58"W. along said right-of-way line, 25.00 feet to the Point of Beginning.

Said parcel contains 90,997 square feet or 2.089 acres more or less.
Parcels are subject to easements and restrictions of record.

I further certify that this map is a correct representation of all exterior boundaries and interior divisions thereof according to official records and that I have complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the Subdivision Ordinance for the City of Mayville, Wisconsin in surveying and mapping the same to the best of my knowledge and belief.

Dated this _____ day of _____, 2023

Mark R. Tomashek WI PLS S-2340
at Beaver Dam, Wisconsin

CITY OF MAYVILLE PLAN COMMISSION CERTIFICATE:

This survey is approved by the City of Mayville Plan Commission as being in conformance with the City's Subdivision Ordinance on this _____ day of _____, 2023.

John Guinn, Chairman

, Alderperson Attest

CITY OF MAYVILLE COMMON COUNCIL CERTIFICATE:

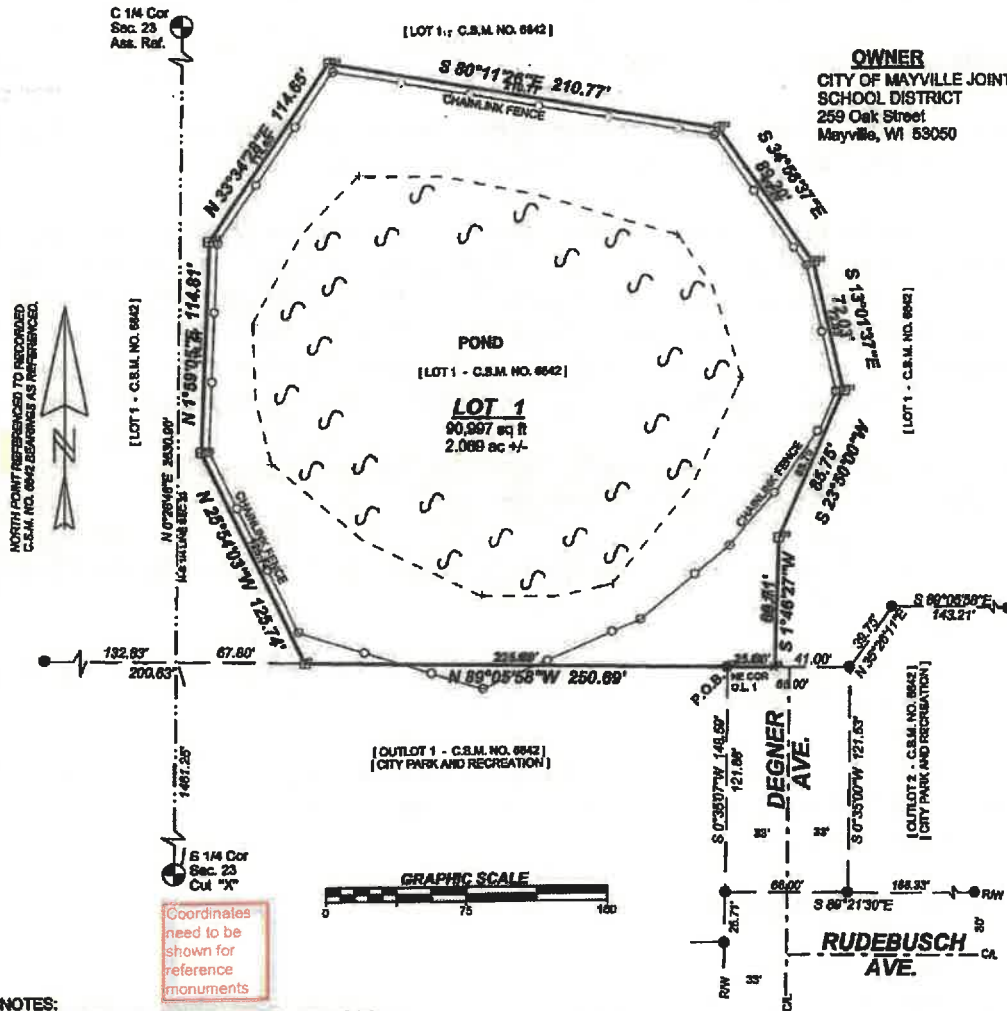
This survey is approved by the City of Mayville Common Council as being in conformance with the City's Subdivision Ordinance on this _____ day of _____, 2023.

John Guinn, Mayor

Anastasia Gonstead, Clerk

DODGE COUNTY CERTIFIED SURVEY MAP

A SURVEY OF PART OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 6842, AS RECORDED IN VOLUME 46 OF CSM'S ON PAGES 270-274 AS DOCUMENT NUMBER 1204379, BEING LOCATED IN A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWN 12 NORTH, RANGE 16 EAST, CITY OF MAYVILLE, DODGE COUNTY, WISCONSIN.



OWNER
CITY OF MAYVILLE JOINT
SCHOOL DISTRICT
259 Oak Street
Mayville, WI 53050

- NOTES:**
1. City of Mayville reserves the right to access, maintain, service, and continued use of existing utilities on and across this CSM.
 2. Subject to any easements and restrictions of record.
 3. Property line follows chainlink fence and parallel to fence with 4' of buffer separation for maintenance.

- LEGEND**
- ⊕ DODGE COUNTY SURVEY MONUMENT AS SHOWN
 - FOUND 3/4" IRON REBAR
 - SET 3/4" X 18" IRON REBAR WEIGHING 1.5 LBS/FT
 - FOUND 1/4" IRON REBAR
 - FOUND 1" IRON PIPE
 - ⊙ FOUND 2" IRON PIPE
 - × CUT CROSS SET
 - (R) RECORD DIMENSIONS

Dated this _____ day of _____, 2023

Mark R Tomaszak WI RLS S-2340
at Beaver Dam, Wisconsin

No further action/discussion

9. Discussion, with Possible Action, a potential Building addition located at 1056B North Main Street, parcel #251-1216-1323-015, Owner DJ Legas.

Mr. Chickowski explained that Mr. Legas wants to do addition to his shop, cold storage area. It's not going to be much of an addition. Sketch and layout are in packet of what he plans to do. It is not something that really warrants a site plan review. Discussion had on where this is located and what other properties are nearby. Mr. Chickowski also adds that the building inspector, Rob Froh will be involved to make sure code is adhered to.

No action needed, largely informational.

10. Discussion, with Possible Action, Zoning Options for 105 Bridge Street, Parcel #251-1216-2314-021, Owner: Dr. Dan Stevens, Current Zoning: B1- Central Business.

Dr. Stevens and his realtor, Brenda Bruyette speak on this matter, looking to rezone as, due to ADA compliance issues, there is difficulty selling this property. Looking to rezone so any buyer could make this in to an apartment. Extensive discussion on the building layout and if it would be considered a first-floor apartment or not. Concerns about rezoning to residential in the middle of a business district and the potential to set precedence and having other buildings asking for the same. Discussion comes to involving City counsel to further interpret the applicable ordinances regarding the zoning.

Motion to table this matter to next month's meeting by Mr. Shoemaker, 2nd by Mr. Kahlhamer. No further discussion. 6-0, one absent – motion carries.

11. Discussion, with Possible Action, Changing the Regular Meeting Time for the Planning Commission

Ald Tillmann had a job conflict that makes 5pm difficult, due to his employment. Discussion had on other dates/times.

Motion to move the regular meeting date and time of the Planning Commission to the third Tuesday of each month, at 5PM, by Mayor Guinn. 2nd by Mr. Frings. No further discussion. 6-0, one absent – motion carries.

Next meeting will be August 15, 2023.

12. Adjournment.

















Motion to adjourn meeting at 5:58 PM by Mr. Kahlhamer, 2nd by Mr. Gable. 6-0, one excused. Motion carries.

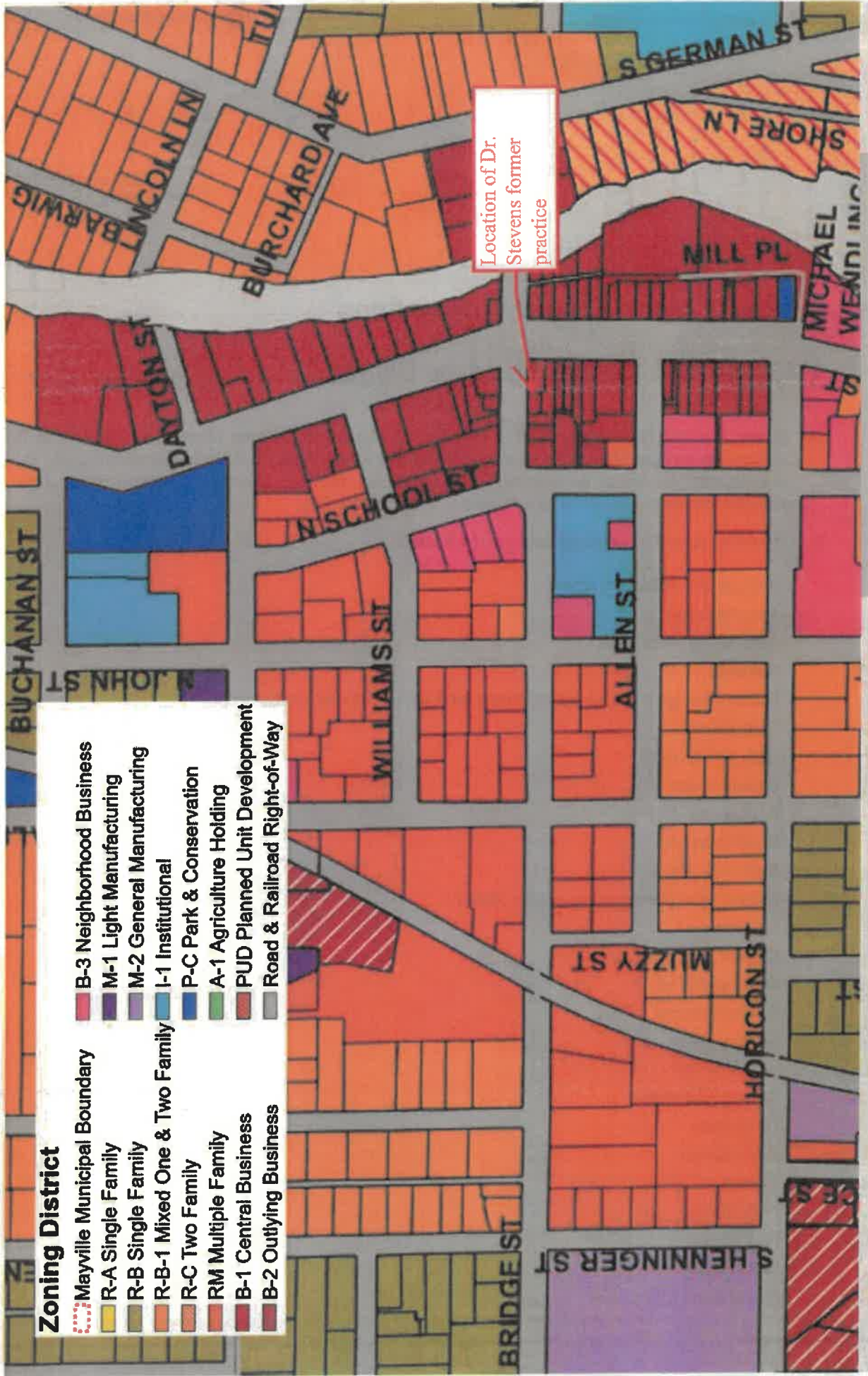
John Guinn
Chairperson

*Minutes prepared and respectfully submitted by
Anastasia Gonstead – City Clerk*

NOTE: Persons with disabilities requiring special accommodations for attendance at the meeting should contact City Hall at least one (1) business day prior to the meeting.

Zoning District

-  Mayville Municipal Boundary
-  R-A Single Family
-  R-B Single Family
-  R-B-1 Mixed One & Two Family
-  R-C Two Family
-  RM Multiple Family
-  B-1 Central Business
-  B-2 Outlying Business
-  B-3 Neighborhood Business
-  M-1 Light Manufacturing
-  M-2 General Manufacturing
-  I-1 Institutional
-  P-C Park & Conservation
-  A-1 Agriculture Holding
-  PUD Planned Unit Development
-  Road & Railroad Right-of-Way



City of Mayville, WI
Wednesday, July 5, 2023

Chapter 430. Zoning

Article V. Basic District Regulations

§ 430-40. B-1 Central Business District.

A. Intent. The B-1 Business District is intended to provide for orderly, appropriate regulations to ensure the compatibility of the diverse uses typical of the "downtown" area without inhibiting the potential for maximum development of commercial, cultural, entertainment, and other urban activities which contribute to its role as the "heart" of the City.

B. Principal uses. The principal uses are as follows:

- Antique and collectors stores
- Apparel repair
- Automotive parts store
- Bakeries
- Banks, savings and loan associations, and other financial institutions
- Barbershops
- Bars and taverns
- Beauty shops
- Bookstores
- Bowling alleys
- Business offices
- Camera and photographic supply stores
- Caterers
- Clinics
- Clothing stores
- Confectioneries
- Delicatessens
- Dental clinics
- Department stores
- Drugstores
- Fish markets
- Florists
- Fraternities
- Fruit stores
- Furniture stores
- Furriers and fur apparel

- Gift stores
- Grocery stores
- Hardware stores
- Hobby and craft stores
- Jewelry stores
- Lodges
- Meat markets
- Music stores
- Newspaper and magazine stores
- Optical stores
- Packaged beverage stores
- Paint, glass and wallpaper stores
- Pet shops
- Photography and art studios
- Professional offices
- Public utility offices
- Radio and television stores
- Restaurants
- Secondhand stores
- Self-service laundries and dry-cleaning establishments
- Shoe repair stores
- Shoe stores and leather goods stores
- Soda fountains
- Sporting goods stores
- Stationery stores
- Supermarkets
- Theaters
- Tobacco stores
- Variety stores
- Vegetable stores

**C. Permitted accessory uses. Permitted accessory uses are as follows:
[Amended by Ord. No. 763-92]**

- (1) Attached garages for storage of vehicles used in conjunction with the operation of the business or for the occupants of the premises.
- (2) Rental efficiency and one-bedroom apartments on a nonground level, provided that there shall be a minimum floor area of 400 square feet for an efficiency apartment, 500 square feet for a one-bedroom apartment, and 600 square feet for a two-bedroom apartment.

D. Conditional uses. Conditional uses are as follows: hotels; motels; medical clinics; dance halls; crematory services; gasoline service stations; automobile and truck rental services; automobile washing; veterinary clinics (provided that no service, including the boarding of animals, is offered outside of an enclosed building); utilities and essential services; new and used automobile agencies; aircraft and marine craft sales and the sale of tires, batteries and other automotive, marine and aircraft accessories; radio and television transmitting and receiving stations; detached garages for storage of vehicles used in conjunction with the operation of the

business or for the occupants of the premises; and churches. Bus depots are permitted as conditional uses provided that all principal structures and uses are not less than 100 feet from any residential district lot line.

[Amended by Ord. No. 910-2000]

- E. Lot area and width. Lot area and width requirements are as follows:
 - (1) Minimum lot area: 4,000 square feet.
 - (2) Minimum lot width: 40 feet.
- F. Building height. Building height requirements are as follows: no building or parts of building shall exceed 45 feet in height.
- G. Setbacks and yards. Setback and yard requirements are as follows:
 - (1) No minimum setback shall be required.
 - (2) No minimum side yard is required between structures and the lot line or between adjacent structures; however, where a side yard is provided, it shall be not less than eight feet in width.
 - (3) There shall be a rear yard of not less than 25 feet.
 - (4) Where Building Code requirements mandate setbacks greater than stipulated in this section, they shall apply.^[1]
- H. Site plans. Every builder of any building hereafter erected or structurally altered for use in the business district shall, before a building permit is issued, present detailed site plans pertaining to the proposed structures to the City Plan Commission, which will approve said plans only after determining that the proposed building will not impair an adequate supply of light and air to adjacent property or substantially increase the danger of fire or traffic congestion or otherwise endanger the public health or safety or substantially diminish or impair property values within the Central Business District.

[1] *Editor's Note: See Ch. 164, Building Construction.*