

**PLANNING COMMISSION MINUTES**  
Mayville City Hall, 15 S. School Street, Mayville, WI  
June 24, 2015

**1.) Call to Order and Roll Call.**

Meeting called to order at 5:00PM

Members Present: Mike Schmidt, Bob Smith, Bob Redeker, Dolores Neumeyer, Arlitt Del Ponte, and Merlin Kahlhamer

Absent: D.J. Legas

Others Present: Chad Graff, Marge Sertich, Matthew Schrubbe, Linda Gerke, Steve Caves

**2.) Approve Agenda.**

Motion by Schmidt, second by Smith to approve agenda. Motion carried 6-0.

**3.) Citizen Comments**

(Citizen Comments are to be kept to a maximum of five minutes per speaker unless the chairperson allows an extension of time. Each citizen is to make comments at the podium after stating name and address. Each citizen may comment only one time per public hearing / meeting.)

None.

**4.) Approve the Minutes of the May 27, 2015, meeting.**

Motion by Smith, second by Del Ponte to approve minutes of the May 27, 2015 meeting. Motion carried 6-0.

**5.) Discussion with possible action on Certified Survey Map as submitted by Chad Graff Parcel #251-1216-2322-005 on Breckenridge Street.**

Don Neitzel reviewed proposed CSM with the Plan Commission and stated that Mr. Graff was present to address any questions.

Don asked if Mr. Graff was still going to go through with the split if the current offer on Lot 2 fell through. Mr. Graff stated that he still would go through with recording the CSM to split the existing parcel.

Bob Smith stated that he spoke with 2 property owners in this area who spoke against Mr. Graff's proposed development 6+ years ago, but were not opposed to the proposed plan Mr. Graff has presented to the Plan Commission in 2015.

Motion by Smith, second by Kahlhamer to recommend approval of the CSM to the City Council. Motion carried 6-0.

**6.) Discussion with possible action on site plan review for Sidelines Bar, Parcel #251-1216-2314-004.**

Bob Smith asked Matthew Schrubbe, representative for Sidelines Bar, if the connection of the proposed smoking room to the existing building structure would be a flexible connection. Mr. Schrubbe responded that yes it would be a flexible connection.

Arlitt Del Ponte asked why there isn't a door on the proposed smoking room. Mr. Schrubbe responded that they felt this would be any easy access point for underage people to try and gain entrance into the bar, rather than having to come through the front door.

Merlin Kahlhamer stated that based upon this proposed structure being attached to the existing building, that people can legally drink out in this area.

Mike Schmidt stated that he would like to see this tabled for a month so this type of structure can be looked into further in regards to safety issues, codes, etc. to ensure Plan Commission has all of the details on this before making a decision. This is a relatively new issue.

The Plan Commission would like this reviewed with the Police and Fire Department, Building Inspector, and County Health Department. Put this item back on the agenda for the July Plan Commission Meeting.

**7.) Discussion with possible action on retaining wall repair and variance request at 421 N. Walnut St., Parcel #251-1216-1443-062.**

Marge Sertich, owner of 421 N. Walnut St., was present to review what she was looking to do and address any questions that the Plan Commission may have. She was only looking to repair/replace the existing railroad ties that support the edge of her driveway.

Mike Schmidt stated that he drove by this residence and agreed that requiring the owner to relocate the driveway 3' off her property would definitely impact the use of her driveway.

Bob Smith felt that the driveway ordinance does not apply for this situation, but the fence ordinance might. He also reviewed the reason behind the requirement for 3' setbacks for fences. His opinion is that it should be considered a landscape boundary, and not a retaining wall. He also felt that the driveway should be grandfathered in as well as this house was approved by the City and built in the early 1960's, which included the driveway in this location.

Motion by Smith, second by Schmidt, to approve the proposed repair based upon the driveway being grandfathered in and the existing railroad ties are considered to be landscaping in lieu of it being considered a retaining wall. Motion carried 6-0.

**8.) Discussion of with possible action on variance request for side yard placement of garage less than 10 feet to existing house at 255 S. John St., Parcel #251-1216-2342-023.**

No one was present from 255 S. John St. or associated with the variance request application to discuss or address questions from the Plan Commission.

Mike Schmidt stated that he drove by and looked at this situation and noted that a few house down had a similar garage, but it was attached to the main structure. It was not a detached garage. He also stated that the owner of 265 John St. objected to this as well, as she felt that it would impact her house with the proposed location of the garage.

Bob Smith stated that the prior garage for this residence had failed, but the foundation was still there. He thought that the owner was proposing to reconstruct a garage on this foundation, which is further in the back yard. The Building Inspector told Bob that the owner wanted to put the proposed garage ahead of the old garage foundation & use the old garage foundation as a patio area.

Merlin Kahlhamer stated that it would most likely cost more money to reconstruct a garage on the old foundation, but it can definitely be done.

Mayor Bob Redeker had concerns with the 6' between the garage and home and felt that the garage could easily be constructed another 20'-30' back from where it is currently being proposed.

Bob Smith also stated that he feels the old garage foundation is a property maintenance/safety issue.

Motion by Schmidt, second by Kahlhamer, to deny the variance application as presented. Motion carried 6-0.

**9.) Discussion of with possible action for offer to purchase by Merwin Oil Company for a 2 acre lot in the River Knoll Industrial Park.**

Don Neitzel stated that Merwin Oil is proposing to purchase one acre, with an improved value of the one acre parcel to be in excess of \$225,000, thereby reaching the incentive of acquiring one acre for \$1. Based upon the proposed development agreement, Merwin Oil would have until January 1, 2016 to achieve this assessed value.

Merlin Kahlhamer had a question regarding safety and asked if any liquid fuels would be stored on site. Steve Caves, a representative from Merwin Oil, stated that there would be no liquid fuels stored on site.

Motion by Del Ponte, second by Schmidt, to recommend approval of the offer to purchase to the City Council as presented. Motion carried 6-0.

**10.) Discussion of with possible action on Site Plan Approval for Merwin Oil Company.**

Don Neitzel reviewed the proposed site plan with the Plan Commission.

Steve Caves stated there would probably be 1 semi load of propane and 4 tanker delivery trucks coming through this facility each day during the winter months.

Steve Caves also stated that they may want to widen the proposed driveways that are shown to allow proper turning movements of the semi tankers.

Motion by Smith, second by Schmidt, to approve site plan as submitted, contingent upon Engineer's review approval of revised driveway widths. Motion carried 6-0.

**11.) Discussion of Next Meeting Date with Possible Action.**

The date of the next regular scheduled meeting is Wednesday, July 22nd, at 5:00 p.m.

**12.) Adjournment.**

Motion made by Smith, second by Schmidt to adjourn. Motion carried 6-0. Meeting adjourned at 6:29 p.m.

Minutes prepared by Don Neitzel