

PLANNING COMMISSION MINUTES
Mayville City Hall, 15 S. School Street, Mayville, WI
April 28, 2010

1.) Call to Order and Roll Call.

Meeting called to order at 7:00PM

Members Present: Scott Mastalish, Ron Henkel, Merlin Kahlhamer, Jerry Moede, Gary Benter, Bob Smith

Members Absent: Luce

Others Present: Bob Redeker, Kathy Sertich, Don Neitzel, Mrs. Jim Congdon, Jim Kupfer, Vern Hilker

2.) Approve Agenda.

Motion by Henkel seconded by Smith to approve the agenda.

Unanimously Carried

3.) Approve the Minutes of the November 18, 2009 meeting.

Motion by Smith seconded by Benter to approve the 11/18/2009 minutes.

Aye: Smith, Benter, Mastalish, Kahlhamer, Moede

Nay: None

Abstain: Henkel

4.) Preliminary review/recommendation to consider the zoning change request from two family to single family for the Fairway Terrace Subdivision. Preliminary consideration will also be given to amending the Planned Unit Development terms and Covenants as well as the Development Agreement for Fairway Terrace. (Adjacent to Golf Course north of S. German St.)

Hilker reported that the handout materials consisted of the letter requesting the zoning change with the map showing the existing and proposed plan, the single family zoning ordinance, the PUD section of the zoning ordinance, the e-mail with floor plan elevations and site plan. He also noted that the Building Inspector did not submit a report on the matter due to its uncertain situation. Once more details are available and the Commission might agree to consider the revisions with some direction, then he will write the report.

Jim Kupfer presented their proposal. He said the past interest they had was for single family ranch construction at about 1500 SF. They will be going from 16 residential units to 12 units to provide less density. They will maintain the side yards at 10 feet to keep 20 feet between homes. They have not yet talked to the existing home owners already there, but said that they will. He expects the sale prices of homes to be in the high \$180's to 190's.

The Commission discussed affects on the existing approvals and agreements since there are development agreements, covenants etc. already in place. The processes of approval were also considered since the zoning ordinance requires a public hearing for the

underlying zoning change from RC Two Family to Single Family, and also a public hearing for the PUD to accommodate the new single family proposal.

Motion by Smith seconded by Kahlhamer to direct staff to prepare an outline, to be reviewed by the City Attorney, on the procedure to correctly handle the proposed changes as discussed at this meeting, with the outline to be brought back to the next Planning Commission meeting.

Unanimously Carried.

5.) Extraterritorial Sanitary Sewer Service Area mapping review.

Hilker reported that Council had approved funding to get the sanitary sewer service area mapped in the ET area. This gives the basis for us to determine serviceable areas and from there show areas that the City may want to consider for expanded zoning in the ET area. This process was initiated due to a letter the Mayor sent last year to the Town at the direction of the Planning Commission when we were considering the Gary Freund lot division request. (The City has land division approval authority out a mile and a half and a current zoning authority significantly closer to the City)

Staff will be meeting with the Town and Kunkel Engineering to review the mapping on May 17th at the WWTP. It is the plan to have staff prepare some documentation and proposals for the Commission to consider along with the Town so that meetings between the two governmental bodies have some tangible items to consider and make progress on. The last time the intergovernmental agreement was considered there were numerous meetings without much for results. This item will be carried on future agendas as appropriate.

Bob Smith questioned whether the lift station service area at River Drive and S. German was included in the study area and he was informed that it was.

6.) Adjournment.

Motion by Henkel seconded by Kahlhamer to adjourn.

Unanimously Carried.

Meeting adjourned 7:33 PM

Vern Hilker, Director of Public Works / Secretary to the Planning Commission