

MAYVILLE PLANNING COMMISSION MINUTES

Mayville City Hall, 15 S. School Street, Mayville, WI

May 27, 2009

1.) Call to Order and Roll Call.

Meeting called to order at 7:30 PM.

Members Present: Luce, Henkel, Kahlhamer, Heron, Benter, Smith, Engel

Others Present: Rob Williams, Kate Liebenow, Sue Smith, Vern Hilker

2.) Approve Agenda.

Motion by Henkel seconded by Benter to approve the agenda.

Unanimously Carried.

3.) Approve the Minutes of the April 22, 2009 meeting.

Motion by Luce seconded by Smith to approve the 4/22/09 minutes.

Unanimously Carried.

4.) Review / approval of site plan and design for the kiosk proposed by Main Street Mayville. Request is to locate the kiosk in the street right of way on South Main Street.

Kate Liebenow was present to describe the Kiosk proposal and answer the Commissions questions. She provided a handout which provides some detail. It is attached as part of the minutes. Many issues were discussed with the South Main Street site including the parking limitations, snow removal, street yard setback, vandalism concerns, traffic count there vs. other locations, Audubon Days exposure, maintenance, lighting, and content including a touch screen computer and literature.

With all things being considered the Commission felt it would be a better choice to locate the Kiosk in Foster Park as Kate had presented as an alternative location.

The Park Board would have to approve the kiosk location as well if located in Foster Park. Phil Luce asked about the log cabin that was stored. Bob Smith indicated that it was in the old MEC Building off of the alley behind Main Street. There was a site plan done once for the Foster Park location of the log cabin but it never was followed thru. Vern Hilker will provide Kate a copy of the plan information he has on file.

Luce made a motion to favorably recommend the locating of the Kiosk or log cabin in Foster Park to the Park Board, allowing them to decide on the specific location and choosing whether the kiosk or log cabin would be used. The motion was seconded by Henkel.

Unanimously Carried.

5.) Review / approval of site plan for the pharmacy addition to the Mayville Clinic, Agnesian Health Care, 360 S. Mountin Drive. Tax Parcel 251-1216-2213-042.

The report from the Building / Zoning Inspector was reviewed. The plan had been sent out as part of the packet.

No issues were identified.

Motion by Henkel seconded Kahlhamer to approve the site plan as proposed.
Unanimously Carried.

6.) Review revised conceptual plan / recommend proceeding with the subdivision design, development agreement and zoning change request of Chad Graff, Tax Parcel 251-1216-2322-005. The request would change zoning from RB Single Family to RM Multiple Family and RC Two-family, with a Planned Unit Development Overlay.

(Property is located south of Breckenridge Street and west of Mary Street)

The concept plan was presented by Rob Williams of TDI. Many issues were discussed during the plan review.

- The 8 units are smaller buildings
- Length of the cul-de-sac is about 700' (Subd. Ord. max. is 600')
- Calls were received encouraging the property to be used as single family
- A glut of apartments already exist
- This proposal went to seven 8 unit bldgs. vs. the 6 on the original proposal
- The PUD option requires more open space than normal and now a building was added
- The site had challenges if basements were to be built due to it being at least in part a fill site from years ago
- There was concern that we should consider running the street through vs. allowing a cul-de-sac
- The merits of single family vs. duplex were a concern
- 0 – Lot line possibilities for the two-family portion or the use of a Condo Plat and an associated association were considered
- The developer was trying to satisfy neighbors by not running the street thru
- We need to encourage the developer to review the possibility of running the street thru to Mary St.

The handout to the Commission included a copy of the PUD requirements in the zoning ordinance. The purpose tonight is to recommend to Council whether or not the underlying zoning should be changed from single family to the combination of multiple family and two family. The developer has to come back if the zoning is changed and follow the PUD process which again requires a hearing, general development plan, specific implementation plan, construction schedules, financial guarantees, and a development agreement. The details of the plan still all get reviewed.

Motion by Luce seconded by Henkel to recommend to Council that the zoning be changed as requested.

Unanimously Carried.

- 7.) **Review / recommend approval to the Zoning Board of Appeals the MEC sign permit request including variances for: 1.) Three facade signs versus one as permitted by ordinance. 2.) Three ground signs within fifteen feet from the street right of way. (Reference Zoning Ordinance Section 430-86 for both items) Property is located at 800 Horicon Street. Tax Parcel 251-1216-2324-034.**

The report of the Building / Zoning Inspector was reviewed.

It was felt that the building occupies a complete City block and the multi-tenant use justified the variances being granted, especially with the appearance improvements already done to the building.

Motion by Henkel seconded by Luce to recommend approval of the requested variances to the Zoning Board of Appeals.

Unanimously Carried.

8.) **Adjournment**

Motion by Engel seconded by Smith to adjourn.

Meeting Adjourned 8:22 PM.

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