

**PLANNING COMMISSION MINUTES**  
Mayville City Hall, 15 South School Street, Mayville, WI  
October 28, 2020

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

Meeting was called to order at 5:00 p.m.

Members present: Bob Smith, Merlin Kahlhamer, Andy Shoemaker, Rob Boelk, and Travis Puls.

Absent: John Gable, Joann Gromowski

**2. Approve Agenda.**

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

**3. Citizens Comment.**

None.

**4. Approve the minutes of the August 26, 2020 meeting.**

Motion by Smith, second by Puls, to approve meeting minutes. Motion carried on a voice vote.

**5. Discuss with possible action 1-acre parcels in the River Knoll Industrial Park.**

Bob Smith asked whether the intent is to parcel portions of the industrial park off into 1-acre lots right away or wait until the City is approached with interest from potential developers.

Travis Puls stated that the City should advertise this as being an available option in the industrial park, without creating 1-acre parcels right away.

Mayor Boelk stated that the City should designate certain areas of the industrial park where they would be willing to create 1-acre parcels for smaller developments.

Bob Smith brought up the current deal between RCI and the City regarding the vacant parcels to the north and west of their facility. The Mayor stated that he has spoken with Randy Clark and Randy told the Mayor that he would like to work a deal out with the City to purchase these on a land contract. The terms for this would have to be determined.

Motion by Puls, second by Kahlhamer to table this item until next month's Plan Commission so Plan Commission members can look at the industrial park and determine where they feel 1-acre parcels for development would be considered.

Motion carried on a voice vote.

**6. Discussion with possible action for proposed parking lot off of Iron Lane for Old Fashioned Foods, 650 Furnace Street – Parcel #251-1216-1444-049.**

Bob Smith stated that he was concerned that this would just add to the flooding issue the City already has.

Mayor Boelk agreed with Bob Smith's statement.

Don Neitzel stated that the stormwater run-off from the new parking lot was studied. It was determined that the additional loading that the new parking lot would put on the storm sewer within Kekoskee Street from a 10 year storm would cause the water level in the storm sewer manhole and inlets north of United Coop (in Kekoskee St.) to be about 2" below the rim elevation of the manhole in the street. So, it will further stress the downstream storm sewer, but will not create flooding situation compared to predevelopment conditions based upon a 10-year storm.

Travis Puls felt that the Plan Commission should recommend a rain garden or bio-filter be installed as part of this project. Anything to help slow the stormwater run-off down.

Don Neitzel stated that he spoke with Keller about increasing the size of the small rip-rap area shown at the southwest corner of the parking lot. He asked Keller to have this extended to the southwest toward the intersection of Iron Lane and Furnace Street, thereby keeping it from running down the steep embankment and also allowing the water to slow down before it enters Furnace Street.

Don Neitzel also pointed out that a section of the proposed steps from the factory up to the parking lot would be within the City right-of-way and could be an issue at such time that the City decides to reconstruct Furnace Street. Mayor Boelk asked that Keller and Old-Fashioned Foods be made aware of this issue should the City reconstruct Furnace Street.

Travis Puls also wanted to be sure that handrails would be installed on the stairs leading up to the parking lot. Don Neitzel stated that he would relay this to Keller as well.

Motion by Puls, second by Kahlhamer, to approve the plans as presented with the following conditions: 1) handrails are to be installed on the steps 2) Keller and Old Fashioned Foods be informed that they may loose or have to replace steps at such time the City would reconstruct Furnace Street 3) Additional stormwater run-off measures be implemented (rain garden or additional rip-rap. Roll was called. Motion carried on a 5-0 vote.

**7. Adjournment.**

Motion made by Kahlhamer, second by Smith, to adjourn. Roll was called. Motion carried on a 5-0 vote. Meeting adjourned at 5:40 p.m.

Minutes prepared by Don Neitzel