

CITY OF MENASHA
Plan Commission
Council Chambers, City Hall – 140 Main Street
December 21, 2010
DRAFT MINUTES

A. CALL TO ORDER

The meeting was called to order at 3:35p.m. by Mayor Merkes.

B. ROLL CALL/EXCUSED ABSENCES

PLAN COMMISSION MEMBERS PRESENT: Mayor Merkes, Commissioners Homan and Cruickshank, DPW Radtke and Ald. Zelinski (alternate for Ald. Benner)

PLAN COMMISSION MEMBERS EXCUSED: Commissioners Sturm and Schmidt

OTHERS PRESENT: CDD Keil, PP Kester, Rod Fisk, Ald. JoAnne Roush, Tim Carlson, Linda Stoll, and David Allen.

C. MINTUES TO APPROVE

1. **Minutes of the December 7, 2010 Plan Commission Meeting**

Motion by Comm. Homan, seconded by DPW Radtke to approve the December 7, 2010 Plan Commission meeting minutes.

The motion carried.

D. PUBLIC COMMENT ON ANY ITEM OF CONCERN ON THIS AGENDA

1. No one spoke.

E. DISCUSSION

1. **Comprehensive Plan Annual Review**

Linda Stoll requested that the comprehensive plan be amended to include a goal of identifying and creating official city neighborhoods. She cited Green Bay and other cities that have done this successfully with positive impacts to the city. It was agreed that this item would be carried over to the next Plan Commission agenda for further discussion.

2. **Student Housing Concept Plan – Midway Road/University Drive**

Tim Carlson of True North Architects presented the conceptual site plan for the proposed UW Fox Valley student housing project. The following items were discussed:

- 252 students, 69 apartments, 1 staff
- Primarily 18/19 year old
- 3 story residential tower
- 1 story common space at entrance
- Height/lot size
- Brick/stone veneer
- EIFS versus alternative materials
- Occupancy
- Fair housing/family issues
- Impact on existing rental housing market

There was general support of the concept, however there was concern regarding financing details especially if the developers were seeking city financial support. No action was taken on

this item.

F. ACTION ITEMS

1. **Proposed Driveway Paving Ordinance**

PP Kester explained that the Public Works Department had conducted a citywide survey to identify unpaved driveways and/or aprons. She distributed a sample quarter section map of an older neighborhood with approximately 20% unpaved properties. The commissioners discussed the following issues:

- Economic/hardship considerations
- Extent of paving
- Administration and enforcement issues
- Aesthetics versus economics
- Barriers to home purchasing
- Maximum rear yard paving
- Inclusion of commercial properties in the requirement

Comm. Zelinski made and withdrew a motion to recommend approval to the Common Council with the condition that commercial properties be included. There was consensus that this item should return to the Plan Commission and be rescheduled for new public hearings to include commercial properties, a maximum rear yard paving requirement. No action was taken on this item.

2. **US 10 Highway Corridor Study Recommendation on Preliminary Alternatives**

Commissioners discussed the proposed reconstruction alternatives in the US 10 Highway Corridor study. Comm. Homan expressed support for the boulevard option versus the middle turning lane for safety and aesthetic reasons. Commissioners discussed raised center turn lanes, roundabouts, pedestrian issues, and similar projects. It was agreed that this item would be carried over to the next agenda for further discussion.

3. **Ordinance Relating to the Keeping of Fowl (Recommended by Sustainability Board)**

Ald. Roush stated that in order for her to sponsor the ordinance, she would like the ordinance to include only chickens and that ducks and turkeys be removed. Commissioners discussed the allowable fowl along with the minimum enclosed space required for chickens.

Motion by Comm. Homan, seconded by Comm. Cruickshank to recommend approval with ducks and turkeys eliminated and the language relating to Zoning Administrator discretion deleted.

The motion carried.

G. ADJOURNMENT

Motion by Ald. Zelinski, seconded by DPW Radtke to adjourn at 5:50 p.m.

The motion carried.

Minutes respectfully submitted by Amy Kester, Principal Planner.