

**CITY OF MENASHA  
Plan Commission  
Council Chambers, City Hall – 140 Main Street  
August 16, 2011  
DRAFT MINUTES**

---

*3:30 PM – Public Hearing – Year 2030 Comprehensive Plan Future Land Use Map Amendment – Racine Road*

No one spoke.

*3:35 PM – Public Hearing – Proposed Rezoning – R-1 Single Family Residential to PUD – Planned Unit Development – STH 114/CTH LP Vicinity*

Dan Scharenbrock commented on the weed management practices on the city owned land. He also expressed concerns about the drainage plans for the developments and whether there would be flooding in the Lake Park Heights Subdivision. He also questioned whether the housing units in The Cottages at Lake Park Condominiums would be attached or detached units. Debra Agne and Dave Uhlenbrach also expressed concerns about the character of the development and its compatibility with the existing development in Lake Park Heights.

**A. CALL TO ORDER**

The meeting was called to order at 4:03 p.m. by Mayor Merkes.

**B. ROLL CALL/EXCUSED ABSENCES**

PLAN COMMISSION MEMBERS PRESENT: Mayor Merkes, Commissioners Homan and Cruickshank and Ald. Benner

PLAN COMMISSION MEMBERS EXCUSED: Commissioners Sturm and Schmidt and DPW Radtke

PLAN COMMISSION MEMBERS ABSENT: None

OTHERS PRESENT: CDD Keil, Claude Bucklin, Dave Uhlenbrauck, Dan Scharenbrock, Debra Agne, Chris Klein and Kenneth Syring

**C. MINTUES TO APPROVE**

1. **Minutes of the August 2, 2011 Plan Commission Meeting**

Motion by Comm. Homan, seconded by Comm. Cruickshank to approve the August 2, 2011 Plan Commission meeting minutes as corrected.

The motion carried.

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

1. No one spoke.

**E. DISCUSSION**

1. None

**F. ACTION ITEMS**

1. **Amendment to Year 2030 Comprehensive Plan Future Land Use Map – Racine Road – Re-designate Future Land Use Classification from Parks and Recreation to Community Commercial**

CDD Keil stated that the amendment was proposed to correct a mapping error in the Future Land Use Map. The map classified the future land use as “Parks and Recreation” as opposed to “Community Commercial” as was intended.

Commissioners discussed the procedure for amending the comprehensive plan.

Motion by Comm. Homan, seconded by Comm. Cruickshank to recommend amending the Future Land Use Map of the City of Menasha Year 2030 Comprehensive land use plan to change the future land use classification of Parcel # 4-00762-03 from "Parks and Recreation" to "Community Commercial" in accordance with the procedures for amending the comprehensive plan.

The motion carried.

2. **Rezoning of Lot 2 of CSM 3275, Lot 4 of CSM 3276, and Lot 1 and Outlots 1, 2 and 3 of CSM 3277 from R-1 Single Family Residential to PUD Planned Unit Development (Ponds of Menasha)**

CDD Keil stated that the rezoning is proposed to facilitate the implementation of the development agreement between the City of Menasha and the Ponds of Menasha, LLC. The rezoning proposal is consistent with the "Low Density Residential" use classification proposed in the Future Land Use Map of the City of Menasha Year 2030 Comprehensive Plan.

Motion by Ald. Benner, seconded by Comm. Cruickshank to recommend approval of the rezoning of the above-referenced parcels from R-1 Single Family Residential to PUD Planned Unit Development.

The motion carried.

3. **Rezoning of Lots 1 and 2 of CSM 3276 from R-1 Single Family Residence to PUD Planned Unit Development (The Cottages at Lake Park Condominiums)**

CDD Keil stated that the rezoning is proposed to facilitate the implementation of the development agreement between the City of Menasha and Cypress Homes and Realty, Inc. The rezoning proposal is consistent with the "Low Density Residential" use classification proposed in the Future Land Use Map of the City of Menasha Year 2030 Comprehensive Plan.

Motion by Ald. Benner, seconded by Comm. Homan to recommend approval of the rezoning of the above-referenced parcels from R-1 Single Family Residential to PUD Planned Unit Development.

The motion carried.

**G. ADJOURNMENT**

Motion by Comm. Cruickshank, seconded by Comm. Homan to adjourn at 4:15 p.m.

The motion carried.

*Minutes respectfully submitted by Greg Keil, CDD.*