

City of Menasha

SPECIAL ZONING APPROVAL

Owner Daniel Gueths

Case or Plan No. _____

Address W 7255 Manitowoc Rd

Fee waived → 2009 fee accepted for this re-application.

Applicant (if different than Owner) _____

Address _____

Zoning C-1

Parcel Number(s) 7-00011-08

PLEASE INDICATE WHICH REQUEST IS BEING MADE

Rezoning

Special Use

Flood Plain Map Amendment

Appeal or Variance

PUD Plan Approval

Comprehensive Plan Amendment

Description of Request: Permit for outside parking +
exterior storage

(If applicable)

Formal Hearing 12/5/2011

Informal Hearing 11/22/2011

Notice Mailed 11/15/2011

Notice Mailed 11/15/2011

Notice Mailed _____

Action Taken: _____ 20__

APPROVED

DENIED

Conditions (if any): _____

Owner/Agent

n/a → continuation of open application

Signature

from 2009 which was held @ Plan Commission

(2009 application attached)

City of Menasha

SPECIAL ZONING APPROVAL

Owner Daniel Gueths Case or Plan No. _____

Address W 7265 Manitowish Rd. Fee \$200-

Applicant (if different than Owner) _____

Address _____

Zoning C-1 Parcel Number(s) 7-00011-08

PLEASE INDICATE WHICH REQUEST IS BEING MADE

- Rezoning Special Use Flood Plain Map Amendment
 Appeal or Variance PUD Plan Approval

Description of Request: Permit for outside parking +
exterior storage

Owner/Agent Daniel Gueths
Signature

(If applicable) Formal Hearing Dec 7, 2009

Informal Hearing Nov 17, 2009 Notice Mailed Nov 10, 2009

Notice Mailed Nov 10, 2009 Notice Mailed _____

Action Taken: 11/17 - Plan Comm held 20__

APPROVED DENIED

Conditions (if any): _____

CITY OF MENASHA
Plan Commission
Council Chambers, City Hall – 140 Main Street
November 17, 2009
MINUTES

A. CALL TO ORDER

The meeting was called was called to order at _3:34p.m. by Mayor Merkes.

B. ROLL CALL/EXCUSED ABSENCES

PLAN COMMISSION MEMBERS PRESENT: Mayor Merkes, DPW Radtke, Ald. Benner and Commissioners Schmidt, Sturm and Cruickshank

PLAN COMMISSION MEMBERS EXCUSED: Commissioner Homan

OTHERS PRESENT: CDD Keil, Dan Gueths

C. MINTUES TO APPROVE

1. Minutes of the November 3, 2009 Plan Commission Meeting

Moved by DPW Radtke, seconded by Comm. Sturm to approve the November 3, 2009 Plan Commission meeting minutes with corrections noted regarding members present and meeting start time.

The motion carried.

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

1. No one spoke.

E. DISCUSSION

1. None

G. ACTION ITEMS

1. Certified Survey Map – Field of Dreams

CDD Keil stated that this area had formerly been used as a stormwater detention basin. There was an agreement with the developer that if and when a regional stormwater management facility was created, and this pond was no longer needed, the parcel could be used for residential development. The Province Terrace regional stormwater pond has supplanted this facility.

Commissioners discussed a fence encroachment on the north side of Lot 1, soil suitability related to the placement of fill and bearing strength, and the incorrect labeling of Manitowoc Road as Plank Road. Motion by DPW Radtke, seconded by Comm. Schmidt to approve the CSM on Fieldview Drive with the correction to the street name.

2. Special Use Permit – 7265 Manitowoc Road

CDD Keil stated that a Special Use Permit was applied for to permit outdoor storage on the premises. A Special Use Permit was formerly granted on the adjoining parcel to Dan Gueths, who owns the parcel for which the current Special Use Application is being made. The Special Use permit previously issued has not been fully complied with.

Dan Gueths spoke concerning the need to obtain some economic return from the property given taxes and stormwater utility fees. He also stated that the existing berm screens the property from view by neighboring residents and that property owners in the vicinity of his existing storage facility are renting from him.





Commissioners discussed:

- Site grading and drainage
- Impact of the berm on drainage patterns
- Availability of storm sewer
- On-site stormwater management options
- Berm slope stability and erosion control
- Berm landscaping
- Paving of outdoor storage areas
- Site lighting & security
- The temporary/transitional character of the proposed use
- The lack of full compliance with formerly approved plans/permits

The direction of the commission was that staff should work with Mr. Gueths to come back with a complete plan addressing the above referenced items.

3. **Annual Comprehensive Plan Review – Identification of Issues/Opportunities to be Considered**

Commissioners discussed the Economic Development Element of the plan with respect to future commercial development and redevelopment opportunities. Ald. Benner spoke to the importance of rail transportation as related to economic development . Commissioners also discussed the impacts of rising fuel costs and the need for closer linkages with places to work/places to live.

H. ADJOURNMENT

Moved by Comm. Cruickshank, seconded by Ald. Benner to adjourn at 5:12 p.m.

The motion carried.

Minutes respectfully submitted by Greg Keil, Community Development Director



November 15, 2011

RE: Special Use Permit Application for Parcel Number 7-00011-08

Dear Property Owner:

Mr. Dan Gueths has applied for a Special Use Permit for parcel number 7-00011-08 located on Manitowoc Road adjacent to 7255 Manitowoc Road. The property owner has requested the Special Use Permit in order to allow for exterior storage and parking. The subject site is zoned C-1 General Commercial District and requires a Special Use Permit for outdoor storage, per Sec. 13-1-29(c)(17)a. of the City of Menasha Municipal Code.

The City of Menasha Plan Commission will be considering this request at an informal public hearing on Tuesday, November 22, 2011 at 3:30 p.m. or shortly thereafter in the City Hall Council Chambers at 140 Main Street, Menasha.

The City of Menasha Common Council will also be considering this request at a formal public hearing scheduled for Monday, December 5, 2011 at 6:00 p.m. or shortly thereafter in the City Hall Council Chambers, 140 Main Street, Menasha. A copy of the notice of the Common Council hearing on this proposal is attached along with an area map identifying the location of the property.

Persons interested in this matter will be given an opportunity to comment on the request; written comments will also be considered. The City of Menasha is notifying you because you own property within one hundred (100) feet of the proposed special use. If you have any questions, please contact me.

Sincerely,

Kara Homan, AICP
Principal Planner

C: Plan Commission
City Clerk Galeazzi

**City of Menasha
Public Hearings**

NOTICE IS HEREBY GIVEN that public hearings will be held by the Menasha Plan Commission and Common Council on an application for a Special Use Permit by Mr. Daniel Gueths for Outdoor Storage and Parking in the C-1: General Commercial District, as required by Sec. 13-1-29(c)(17)a of the Municipal Code. This Special Use is being requested for Parcel Number 7-00011-08 located immediately west of 7255 Manitowoc Road, City of Menasha, Calumet County, Wisconsin. The Plan Commission will hold its informal public hearing on Tuesday, November 22, 2011 at 3:30 PM, or shortly thereafter, in the Council Chambers of Menasha City Hall located at 140 Main Street, Menasha, WI 54952. The Common Council will hold its formal public hearing on this matter at 6:00 PM, or shortly thereafter, on Monday, December 5, 2011 at the same location. All persons interested in commenting on the application for this Special Use Permit are invited to attend.

Deborah A. Galeazzi, WCMC
City Clerk

Run: Nov. 18 & 25, 2011



Parcel No:
7-00011-08

Proposed Special Use Outdoor Storage and Parking

Parcel Number:
7-00011-08

