

CITY OF MENASHA
PLAN COMMISSION
MINUTES
Tuesday, January 10, 2006

The meeting was called to order at 3:30 PM by Mayor Joseph Laux.

I. Roll Call

PLAN COMMISSION MEMBERS PRESENT: Mayor Joseph Laux, DPW Mark Radtke, Ald. Michael Taylor (alternate), and Commissioners Catherine Cruickshank, David Schmidt, Dick Sturm, and Norm Sanders

PLAN COMMISSION MEMBERS EXCUSED: Ald. Mary Ann Mulvey

ALSO PRESENT: CDD Greg Keil, AP Jessica Beckendorf, Gerald Sturm, Don Voogt, Carl Verhagen, Lonnie Pichler, Pat Gambsky, and Bob Reider.

II. Site Plan – Water Treatment Plant – Broad Street

CDD Keil explained that this item was held over from the December 20, 2005 meeting in which Commissioners had comments regarding the elevations and future use of the property. A neighborhood meeting was held on January 5, 2006 with limited attendance.

Don Voogt, of McMahon Associates described the changes that were made in response to Plan Commission comments at the last Plan Commission meeting. Extensive discussion ensued and many suggestions were given including the following:

1. Adding a railing on the north elevation.
2. Using faux windows over the recessed portions of the pre-cast panels.
3. Enclosing the tank.
4. Using the pre-cast to create a nautical-themed design.
5. The addition of windows in the upper levels of the building.
6. The use of vertical windows.
7. Using thin brick on the pre-cast panels.
8. Change the shape of the recessed panels.
9. Revise end panels to terminate the railing at the same height as the parapet walls.

This item was held over.

III. Ordinance Amendment – Allowing Auto and Truck Sales/Repair as a Special Use in the I-1, I-2 Districts

DPW Radtke made and Comm. Sanders seconded a motion to recommend approval of the ordinance amendment allowing auto and truck sales/repair as a Special Use in the I-1 and I-2 Districts. The motion carried.

IV. Certified Survey Map – Third Street/Milwaukee Street

It was the consensus of the Plan Commission to hold this item over pending receipt of a development proposal for the vacant Third Street Parcel.

V. Extraterritorial Plat Review – Town of Menasha – Airport Road

DPW Radtke made and Comm. Schmidt seconded a motion to recommend approval of the Extraterritorial Preliminary Plat for Airport Grove in the Town of Menasha. The motion carried.

VI. Site Plan Review – Alcan Packaging/Disposition of River Street Right of Way Between Washington Street and Canadian National Railroad Right of Way

CDD Keil described the project and recommend the following conditions be placed on the approval:

1. Parking calculations per 13-1-51(c)(14) must appear on the site plan, along with the parking count
2. Loading dock access and configuration must be located on the site plan
3. A site lighting photometrics plan must be submitted for approval
4. A drainage, erosion control, and stormwater management plan must be submitted for approval

5. A landscaping plan showing location and type of proposed planting materials, landscaped parking and building setback areas must be submitted for approval

Comm. Sanders made and Ald. Taylor seconded a motion to approve the site plan for Alcan Packaging with the noted conditions and that River Street be relocated to the north alignment with the discontinued right-of-way to be deeded to Alcan Packaging. The motion carried.

VII. Adjourn

Comm. Schmidt made and DPW Radtke seconded a motion to adjourn at 5:40. The motion carried.

*Respectfully Submitted,
Jessica Beckendorf
Associate Planner*