

CITY OF MENASHA
PLAN COMMISSION
MINUTES
Tuesday, February 7, 2006

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

Public Hearings

3:30 – TID #9, Amendment #1

No one spoke in favor of or against this item. Mayor Laux called the public hearing to a close.

3:35 – Rezoning – UW-Fox Valley

No one spoke in favor of or against this item. Mayor Laux called the public hearing to a close.

Regular Business

I. Roll Call

PLAN COMMISSION MEMBERS PRESENT: Mayor Joseph Laux, DPW Mark Radtke, Ald. Mary Ann Mulvey, and Commissioners Catherine Cruickshank, David Schmidt, and Norm Sanders

PLAN COMMISSION MEMBERS EXCUSED: Commissioner Dick Sturm

ALSO PRESENT: CDD Greg Keil, AP Beckendorf, Jim Eagon, Jeffrey Mulvey, Jeff Rustick, and Lonnie Pichler

II. January 17, 2006 Plan Commission Meeting Minutes

Ald. Mulvey made and Comm. Sanders seconded a motion to approve the January 17, 2006 Plan Commission Minutes. The motion carried.

III. Plan Commission Resolution 1-2006 – Adoption of Project Plan Boundary Amendment – TID #9 Amendment #1

AP Beckendorf described location of the properties proposed to be added to TID #9. The properties were recently annexed from Appleton and the Town of Harrison and are located on Oneida Street near the southeast corner of Midway Road and Oneida Street.

Comm. Cruickshank made and DPW Radtke seconded a motion to approve Plan Commission Resolution 1-2006 recommending approval of the adoption Amendment #1 to the Project Plan and Boundary of TID #9. The motion carried on a roll call vote of 4-2 (*Ald. Mulvey and Comm. Sanders – no*).

IV. Rezoning – UW-Fox Valley

AP Beckendorf explained that the purpose of the proposal was to more accurately define use and ownership of the property. The existing zoning is R-1 Single Family Residential and the current use is allowed as a special use in that district. Under the GU-Government Use district, UW-Fox Valley would still be required to obtain a special use permit if they intend to expand.

Comm. Schmidt asked whether the rezoning would be compatible with the city's existing comprehensive plan. CDD Keil stated that the latest plan was adopted in 1983 and that the university was present at that time. The new designation of GU-Government Use will not create an opportunity to change the use. Rather, it facilitates the opportunity for flexibility from certain requirements such as parking, similar to the reasons for rezoning the water treatment plant.

CDD Keil displayed the approved Land Use map from the city's 1983 Comprehensive Plan. The university site is shown as public and quasi-public in part and low density residential in part. The section depicted as residential has been part of the university since 1974. Comm. Schmidt suggested that the Land Use Map be amended to reflect any changes.

Comm. Sanders made and DPW Radtke seconded a motion to recommend approval of the rezoning of UW-Fox Valley from R-1 Single Family Residential to GU-Government Use. The motion carried on a roll call vote of 5-1 (*Comm. Schmidt – no*).

V. Preliminary Plat – Southfield West

AP Beckendorf described the location of the plat – south of Manitowoc Road and east of Oneida Street.

There was some discussion regarding right-of-way width and whether it can be 50 feet throughout the subdivision. DPW Radtke recommended a 60-foot right-of-way as shown on Province Terrace to accommodate fire truck turning radius. DPW Radtke further stated that staff should investigate whether the turning radius at street intersections is sufficient.

DPW Radtke made and Comm. Sanders seconded a motion to recommend approval of the Preliminary Plat for Southfield West. The motion carried.

VI. Revised Landscaping Plan – Van’s West

AP Beckendorf described the changes that have been made and stated that the plan minimally meets what the Plan Commission requested of the landscape plan.

Comm. Schmidt made and Comm. Cruickshank seconded a motion to approve the revised landscaping plan for Van’s West. The motion carried 5-1 (*Ald. Mulvey – no*).

VII. Adjourn

DPW Radtke made and Comm. Sanders seconded a motion to adjourn at 3:58. The motion carried.

*Respectfully Submitted,
Jessica Beckendorf
Associate Planner*