

CITY OF MENASHA
PLAN COMMISSION
MINUTES
Tuesday, April 18, 2006

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

I. Roll Call

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

ALSO PRESENT: CDD Greg Keil, AP Beckendorf, Lonnie Pichler, and David Voss.

II. April 4, 2006 Plan Commission Meeting Minutes

Comm. Schmidt made and Comm. Cruickshank seconded a motion to approve the minutes of the April 4, 2006 Plan Commission meeting. The motion carried.

III. Extraterritorial CSM Review – Lakeshore Drive

DPW Radtke made and Comm. Sanders seconded a motion to recommend approval of the Extraterritorial CSM on Lakeshore Drive in the Town of Menasha. The motion carried.

IV. CSM Review – Deerfield Court

AP Beckendorf distributed new copies of the CSM and explained the change. The property lines on the previous version cut through an existing walkway. The new proposal is realigned to run on the north side of the walkway.

There was some discussion on the purpose of this CSM and on zero-lot line dwellings in general.

DPW Radtke made and Comm. Sanders seconded a motion to recommend approval of the CSM for Deerfield Court. The motion carried.

V. Consideration of Sign Ordinance Amendments and Design Guidelines

AP Beckendorf reviewed the proposed changes to the sign code. There was extensive discussion regarding Master Sign Plans, and how to handle existing signs that will not be in compliance with the new code. This item was held over.

VI. Revised CSM – River Street

After discussion regarding ownership of Outlots 1 and 2, DPW Radtke made and Comm. Sanders seconded a motion to recommend approval of the Revised River Street CSM. The motion carried.

VII. Site Plan Amendment – Bud Drive – Miron Construction

AP Beckendorf described the project and stated that there are a number of staff recommendations. Miron is proposing to add on to their existing shop and construct a new detail building. Staff recommends the following conditions:

1. Either offset the building by 6" or purchase a portion of the neighbor's property to bring the north building setback to 10'.
2. Submitting a revised landscaping plan showing detail along the south property line parallel to STH 441 and detail at or near the office building.
3. Work with the Neenah-Menasha Fire Rescue on potential hydrant locations.
4. Approval should be contingent upon engineering department review.

Mayor Laux stated his concern at the potential expense of looping the water line. There was some discussion regarding the possibility of installing a dry hydrant since a wet detention pond will be installed.

Comm. Cruickshank asked whether a unisex or women's bathroom could be added to the plan. David Voss, of Miron Construction explained that the adjoining portion of the shop building has a women's bathroom and a revised version of the plans will reflect that.

DPW Radtke made and Comm. Sanders seconded a motion to approve the site plan amendment with the above conditions. The motion carried.

VIII. Adjourn

Comm. Sanders made and Comm. Cruickshank seconded a motion to adjourn at 5:05p.m. The motion carried.

*Respectfully Submitted,
Jessica Beckendorf
Associate Planner*

DRAFT