

CITY OF MENASHA
PLAN COMMISSION
MINUTES
Tuesday, May 23, 2006

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

Public Hearings

TID #10 Project Plan

Mayor Laux opened the hearing by asking whether anyone in the gallery wished to speak regarding the TID #10 Project Plan.

Forrest Weber, of 750 Appleton Street, stated his concerns that TID 10 overlaps other existing TIDs. Mr. Weber felt that some of the projects may not warrant redevelopment because of their existing condition.

Mary Ann Mulvey, of 274 Misty Meadow Lane, expressed her belief that everyone should be provided with a flow chart of city TIDs. When something is moved from one TIF district to another, that information should be available. All members of the community should be able to track the money.

Bruce Heisel, of 88 Lock Street, introduced himself as the owner of the Hungry Bull and asked whether the city would make the businesses whole if a project arises, as well as relocate.

Hearing no additional comments, Mayor Laux called the public hearing to a close.

Rezoning of Parcel #5-462, 824 Third Street from R-1 Single Family Residential to C-1 General Commercial and Parcel #5-466, 823 Plank Road from I-1 Industrial to C-1 General Commercial (Manderfield's Rezoning)

Mayor Laux opened the hearing by asking whether anyone in the gallery would like to speak regarding these rezonings.

Joe Nemecek, representing Manderfield's, explained that the proposed rezoning would allow for a future expansion.

Wayne Bokelman, of 830 Third Street, asked whether he had any rights concerning the future expansion. Mr. Bokelman shared his concerns regarding the noise level of the coolers.

Hearing no additional comments, Mayor Laux called the public hearing to a close.

Rezoning of Lot 2 of CSM #5887 from R-1 Single Family Residential and R-2 Two-Family Residential to C-1 General Commercial and Lot 3 of CSM #5887 from I-1 Industrial, C-1 General Commercial, R-2 Two-Family Residential, and R-1 Single Family Residential to GU-Government Use (Third/Milwaukee rezoning)

Mayor Laux opened the hearing by asking whether anyone in the gallery would like to speak regarding these rezonings.

Hearing no comments from the gallery, Mayor Laux called the public hearing to a close.

Regular Business

I. Roll Call

PLAN COMMISSION MEMBERS PRESENT: Mayor Joseph Laux, Ald. Don Merkes, and

Commissioners Catherine Cruickshank, Dave Schmidt, Norm Sanders and Dick Sturm.

PLAN COMMISSION MEMBERS EXCUSED: DPW Mark Radtke

ALSO PRESENT: CDD Greg Keil, AP Beckendorf, Lonnie Pichler, Larry Rice, Pat Kersten, Fred Hunt, Forrest Weber, Mary Ann Mulvey, Stanley Bye, Mark VanDerZee, Ruth Hawkinson, Gloria Gammey, Wayne Bokelman, Bruce Heisel, Martin Pavich, Cathy Pavich, Richard Liebhausen, Saul Castillo, Brian Hameister, Bob Stevens, Joe Nemecek, Dennis Manderfield, Wil Kottler, James Olsen, Daniel Mieksner, Michael Thurber, Russell Jones, Chad Cornette, and Mary Bach.

II. April 18, 2006 Plan Commission Meeting Minutes

Comm. Cruickshank made and Comm. Schmidt seconded a motion to approve the minutes of the April 18, 2006 Plan Commission meeting. The motion carried, with Ald. Merkes abstaining.

III. Plan Commission Resolution 4-2006 Recommending Approval of TID #10 Project Plan

Comm. Schmidt asked CDD Keil to explain the overlapping of TIDs. CDD Keil stated that this is a common practice and in this instance is done to accomplish two objectives. The first is to facilitate a proposed development project for the theater on Third Street. Development assistance is necessary to make the project viable, and the Council has previously approved a development agreement with the developer. The second is the prospect of redevelopment for the grocery store site and vicinity. The reason for creating a new district that overlaps an existing district is that an older TID is unable to generate as much revenue. If a new TID is created, it helps to make certain projects more viable - in this case, the grocery store site.

CDD Keil then explained that since TID #3 was recently amended to include areas that TID #10 is proposed to overlap, a boundary change for TID #10 is necessary because the Department of Revenue does not allow TIDs to overlap if they have been created within the same year. CDD Keil then described the proposed boundary and pointed it out on a display map.

Mayor Laux inquired about the differences between Tables 2 and 3. CDD Keil explained that Table 2 shows that the TIF debt will be retired in 12 years if the Cinema project were the only project utilizing TIF dollars. Table 3 shows that the TIF debt will be repaid over the entire allowed length of the district, 27 years, if both the Cinema and grocery store projects were constructed. By adding projects, it increases TIF expenditures, thereby increasing the life of the TIF. However, without the TIDs, redevelopment occurs at a much slower rate or not at all.

Comm. Schmidt asked what impact TID overlapping has on the existing TIDs. CDD Keil stated that the value of the properties in the existing TIDs is frozen at the value it is today.

Pat Kersten, of 10 1/2 Tayco Street, asked what impact this TID would have on her property. CDD Keil answered that there would be no impact on her property at all. Forrest Weber, of 750 Appleton Street, had questions regarding where the tax money goes when a property is placed in a TIF district. CDD Keil stated that only the increment - the taxes generated from the increase in property value after the base value date - goes toward paying off the TIF debt. The rest of the tax dollars paid goes to the different taxing entities just as if there were no TIF district.

Ruth Hawkinson, of 7 High Street, asked why the grocery store project was not the first priority, to which CDD Keil replied that it comes down to the free marketplace. The city can encourage

and promote, but can't force anyone to open a grocery store.

Mary Add Mulvey asked whether the site can be used as a parking lot. CDD Keil answered that it can.

Ald. Merkes inquired about how the city relocation process is carried out. CDD Keil stated that the Department of Commerce makes a distinction between city and private projects by whether the city has more than 50% of the project costs.

Ald. Merkes shared his proposal to alter the project plan to include consideration for historic properties.

There was some discussion regarding shorter-life TIDs and a related Council meeting discussion.

Ald. Merkes asked whether a new public notice was necessary because of the boundary changes. CDD Keil replied that the Plan Commission prepares the boundary and has the power to make changes, but it is possible to issue a notice and schedule a public hearing for before the June 5 Council meeting.

Comm. Sanders made and Comm. Cruickshank seconded a motion to recommend approval of Resolution 4-2006 Recommending approval of TID #10 Project Plan with the boundary changes as described by CDD Keil, Ald. Merkes' amendment to encourage historic preservation, and a public hearing be held at the June 5 Council meeting. The motion carried.

IV. Ordinance Amending Title 13 – Manderfield's Rezoning

In response to the question raised at the public hearing CDD Keil asked Mr. Manderfield whether the compressors will be moved when the expansion takes place. Mr. Manderfield stated that the compressors will remain in their current location. The expansion is projected to be 2500 square feet and there will be no additional compressors or freezers added.

After some additional discussion regarding compliance with the city's existing comprehensive plan, the zoning of surrounding properties, and transitional areas, Comm. Schmidt made and Comm. Sanders seconded a motion to recommend approval of the rezoning of Parcel #5-462, 824 Third Street from R-1 Single Family Residential to C-1 General Commercial and Parcel #5-466, 823 Plank Road from I-1 Industrial to C-1 General Commercial (Manderfield's Rezoning). The motion carried.

V. Ordinance Amending Title 13 – Third/Milwaukee Rezoning

AP Beckendorf described the location and stated that the proposed rezoning would help clean up what is now many zoning districts on one parcel. A new theater is proposed to be constructed on Lot 2. A recent redevelopment plan by Schreiber-Anderson shows the theater property planned as commercial/entertainment use.

Comm. Schmidt asked whether this rezoning was consistent with the existing Comprehensive Plan. CDD Keil explained that while this project is not consistent with the 1984 Comprehensive Plan, the history of the corridor, backed up by the recent redevelopment plan, has supported commercial uses.

Comm. Schmidt then suggested that the city's existing plan be amended to reflect these type of

changes.

Comm. Sturm made and Comm. Cruickshank seconded a motion to recommend approval of the rezoning of Lot 2 of CSM #5887 from R-1 Single Family Residential and R-2 Two-Family Residential to C-1 General Commercial and Lot 3 of CSM #5887 from I-1 Industrial, C-1 General Commercial, R-2 Two-Family Residential, and R-1 Single Family Residential to GU-Government Use (Third/Milwaukee rezoning). The motion carried on a roll call vote of 5-0.

VI. Consideration of Nature's Way Affordable Housing Project Design Concepts

CDD Keil introduced the project and described the three options. Chad Cornette, one of the project architects, explained the proposal which includes between 16 and 19 single family homes, depending on which option is chosen. They are intended to be sustainable, green built 2, 3, and 4 bedroom styles. The homes are planned to be primarily rectangular and east-west lengthwise to make best use of passive solar heat. They have garages attached to the house by a carport which will give increased airflow and covered outdoor space.

There was some discussion regarding where responsibility lies with regard to maintaining common space and if the common space was divided how property prices would be affected. Commissioners also discussed preferences regarding the use of cul-de-sacs. Mr. Cornette expressed his preference for the cul-de-sac design because it allows all the homes to best take advantage of passive solar heat, has the least amount of pavement, and creates two distinct neighborhoods. CDD Keil added that in speaking to DPW Radtke, the cul-de-sacs would not cause a problem for snow removal if a center island is provided.

Discussion ensued regarding the small lot sizes and setbacks. CDD Keil explained that Lake Park Villas has similar lot sizes and setbacks to this development. Mary Bach suggested the possibility of including some single family attached that would increase lot sizes for the balance of the properties. She added that in speaking to some of the prospective purchasers, they seem to prefer the cul-de-sac option.

After some addition discussion centered on pond safety Comm. Cruickshank made and Comm. Sturm seconded a motion to recommend approval of Option A as presented. The motion carried on a roll call vote of 4-1 (Ald. Merkes – no).

VII. Site Plan Review – Province Terrace Office Building

AP Beckendorf explained that the proposed project is located near the north end of Province Terrace. The proposal calls for two office buildings totaling 9,450 square feet. Staffs suggests the addition of at least three feet of brick along the rear and left side elevations to bring the brick calculation to 53% and using horizontal siding as opposed to the proposed vertical siding. There is a planned 34 foot drive planned that could be cut back to add greenspace either to the front of the property or near the clock tower area. Staff also suggests the addition of canopy and large evergreens and/or replacement of some of the Newport Plum trees. The lighting plan will need to be brought back for approval. It will not be available for 2-4 weeks according to the lighting contractor. A dumpster enclosure detail will also need to be submitted for approval.

Ald. Merkes asked questions regarding siding material, transitional area, and whether a bike/pedestrian trail can be added that will connect the planned Province Terrace trail to the buildings. AP Beckendorf explained that the siding material is hardiboard plank – a cementitious material and the transitional area is being met by the natural vegetation in the drainage easement. Mr. Bye, the project architect, stated that a connecting trail can be added.

Ald. Merkes made and Comm. Schmidt seconded a motion to approve the site plan for Province Terrace Offices with the following conditions:

1. The addition of at least three feet of brick along the rear and left side elevations to bring the brick calculation to 53%.
2. The use of horizontal siding as opposed to the proposed vertical siding.
3. Considering cutting back on the 34 foot drive to add greenspace either to the front of the property or near the clock tower area.
4. The addition of canopy and large evergreens and/or replacement of some of the Newport Plum trees.
5. That a dumpster enclosure detail and landscaping plan be brought back for approval.
6. The addition of a trail connecting the planned Province Terrace trail to the buildings.

The motion carried.

VIII. Site Plan Review – Third and Milwaukee Cinema Project

AP Beckendorf described the location of the project – on the corner of Third and Milwaukee Streets. Because of the pending rezoning, the site plan approval will need to be contingent upon the rezoning approval. Staff further suggests replacing the techny arborvitae with a low-growing dwarf evergreen bush and adding some landscaping along the south end of the parking lot to screen the lot from the street. A dumpster enclosure detail will also need to be submitted for approval.

CDD Keil added that part of the parking requirement is being met by a property the developers own within 300 feet of the subject site. Ald. Merkes asked whether a transitional area would be required, to which Mr. Olsen replied that a five-foot transitional area is planned.

Comm. Sturm asked whether the dumpster could be moved away from the clock tower area on the Menasha Utilities property and whether another canopy can be used in place of the Linden Spire.

Mayor Laux stated that EIFS that is within 3 feet of the ground deteriorates and asked that an alternative be used to avoid this situation. Ald. Merkes suggested connecting the theater sidewalk to the street sidewalk to allow for pedestrian access. The sign on the south side should also be more centered.

Ald. Merkes made and Comm. Schmidt seconded a motion to approve the site plan for the Third and Milwaukee Cinema Project with the following conditions:

1. The approval will be contingent on rezoning approval.
2. The Techny arborvitae should be replaced with a low-growing dwarf evergreen shrub and landscaping should be added along the south side of the parking lot.
3. A dumpster enclosure detail must be submitted for approval, as well as the possible new location.
4. An alternative to EIFS such as split faced block or something similar must be used at least on the bottom three feet of the structure.
5. A sidewalk connecting the street sidewalk to the theater front should be added to allow for pedestrian access.

The motion carried.

IX. Certified Survey Map – Broad Street – Germainia Hall

After brief discussion regarding cross-access easements, Comm. Sturm made and Comm. Schmidt seconded a motion to recommend approval of the CSM for Germainia Hall with the condition that a cross-access easement be created to allow access from Lot 1 to Lot 2. The motion carried.

X. Certified Survey Map – Plank Road – Manderfield’s

Comm. Sturm made and Ald. Merkes seconded a motion to recommend approval of the CSM for Manderfield’s. The motion carried.

XI. Certified Survey Map – Oneida Street

CDD Keil explained that this CSM provides another access to Province Terrace. Comm. Schmidt made and Ald. Merkes seconded a motion to recommend approval of the CSM for Van’s and Huelsbeck on Oneida Street. The motion carried.

XII. Concept Plan – Retail/Office Building – Jennie Street

AP Beckendorf described the location of the project. Ald. Merkes stated that there seemed to be excess asphalt and asked whether the amount of greenspace can be increased. CDD Keil added that the building may have better exposure if it was oriented toward Oneida Street rather than the Stone Toad.

XIII. Consideration of Changes to Garage Size Standards

CDD Keil explained that the change would follow typical two-foot increments in building sizes more accurately.

Comm. Schmidt made and Comm. Sturm seconded a motion to recommend approval of the change in garage size standards from 800 square feet to 816 square feet for a single family home, and 600 square feet to 624 square feet per unit for a two family home. The motion carried.

XIV. Concept Plan – First Addition to Lake Park Heights

There was some discussion regarding park access, park size, and money available for park development. There was no objection to the concept as presented.

XV. Adjourn

Ald. Merkes made and Comm. Schmidt seconded a motion to adjourn at 6:34p.m. The motion carried.

*Respectfully Submitted,
Jessica Beckendorf
Associate Planner*