

It is expected that a Quorum of the Board of Public Works, Park Board, Administration Committee, and/or Common Council may attend this meeting: (although it is not expected that any official action of any of those bodies will be taken)

**CITY OF MENASHA
PLAN COMMISSION
Council Chambers
140 Main Street, Menasha**

**Tuesday July 20, 2010
3:30 PM**

AGENDA

- A. CALL TO ORDER
- B. ROLL CALL/EXCUSED ABSENCES
- C. MINUTES TO APPROVE
 - 1. [June 1, 2010 Plan Commission Minutes](#)
- D. PUBLIC COMMENT ON ANY ITEM OF CONCERN ON THIS AGENDA
Five (5) minute time limit for each person
- E. DISCUSSION
 - 1. None
- F. ACTION ITEMS
 - 1. [1429 Province Terrace- Site Plan Amendment](#)
 - 2. [Request for Alternate Building Materials for Proposed UW -Fox Valley Student Housing Project](#)
- G. ADJOURNMENT

CITY OF MENASHA
Plan Commission
Council Chambers, City Hall – 140 Main Street
June 1, 2010
DRAFT MINUTES

A. CALL TO ORDER

The meeting was called to order at 4:35p.m. by Mayor Donald Merkes.

3:30 PM – Informal Public Hearing – Rezoning of Province Terrace Corridor Properties – R-1 and R-2 to C-3
No one spoke in favor of or against this item. Mayor Merkes called the public hearing to a close.

3:35 PM – Informal Public Hearing – Rezoning of Carpenter Street Properties – R-2 to R-2A
No one spoke in favor of or against this item. Mayor Merkes called the public hearing to a close.

B. ROLL CALL/EXCUSED ABSENCES

PLAN COMMISSION MEMBERS PRESENT: Mayor Merkes and Commissioners Schmidt, Cruickshank, Homan and Sturm

PLAN COMMISSION MEMBERS EXCUSED: DPW Radtke and Ald. Benner

OTHERS PRESENT: CDD Keil, Ryan Plisch

C. MINTUES TO APPROVE

1. **Minutes of the April 6, 2010 Plan Commission Meeting**

Moved by Comm. Sturm, seconded by Comm. Homan to approve the April 6, 2010 Plan Commission meeting minutes.

The motion carried.

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

1. No one spoke.

E. DISCUSSION

1. **Easement Release – Natures Way**

CDD Keil reported that the owner of 2008 Natures Way had submitted the easement releases and a proposal for rehabilitation and completion of construction. There will need to be follow-up with the Building Inspector and Health Department concerning the methods to be used for the rehabilitation.

F. ACTION ITEMS

1. **Rezoning of Province Terrace Corridor Properties – R-1 and R-2 to C-3**

Commissioners discussed the location and current status of the properties and the relationship to the Comprehensive Plan.

Moved by Comm. Sturm, seconded by Kara Homan to recommend approval of the rezoning of Lots 1,2,3,4,5,6,7,8,9,16, 17 &18 of the Province Terrace Plat from R-1 Single Family Residence District to C-3 Business & Office District, and to further recommend approval of Lot 10 of the Province Terrace Plat from R-2 Two Family Residence District to C-3 Business & Office District. The motion carried with the finding that the rezoning was consistent with the Future Land Use

2. Rezoning of Carpenter Street Properties R-2 to R-2A

CDD Keil explained that this rezoning was precipitated by a request from the owner of Lot 3 of CSM 1670, who is desirous of creating two, single family attached dwellings on separate lots out of the parcel that is currently occupied as a side by side duplex. The Community Development Department added the two adjoining duplex parcels to the rezoning proposal to achieve consistency in zoning for that segment of Carpenter Street.

Commissioners discussed the location of other such properties in the city, whether there had been any problems associated with this type of parcel split, and whether splitting the lot would create problems based on the existing driveway configuration.

Moved by Comm. Homan, seconded by Comm. Cruickshank to recommend approval of the rezoning of Lots 1, 2, &3 of CSM 1670 from the R-2 Two Family Residence District to the R2A Zero Lot Line Residence District. The motion carried.

3. Certified Survey Map – 1220-1224 Carpenter Street

Cdd Keil stated that the proposed CSM would effectuate the request to split Lot 3 of CSM1670 to achieve the purpose described in Item 2, above.

Moved by Comm. Sturm, seconded by Comm. Cruickshank to recommend approval of the CSM splitting Lot 3 of CSM 1670. The motion carried.

G. ADJOURNMENT

Moved by Comm. Cruickshank, seconded by Comm. Homan to adjourn at 3:57 p.m.

The motion carried.

Minutes respectfully submitted by Greg Keil, Community Development Director



Menasha

July 15, 2010

Lorie Bunke
Anchor Bank
420 S. Koeller Street
Oshkosh, WI 54902

Dear Ms. Bunke:

Recently the Community Development Department has been receiving calls from contractors regarding the completion of 1429 Province Terrace. This letter serves to summarize the outstanding site, construction, and related issues at the property. The site plan for the original 1427-1429 Province Terrace property was conditionally approved by the Plan Commission on May 23, 2006. The property was divided via CSM in November 2009. The property remains in noncompliance with ordinance and conditional approval requirements.

In order to bring the site into compliance, the following conditions must be met:

- The owner must submit a revised landscape plan to include the addition of canopy and large evergreens (planting size of 4-5' in height) and/or replace some of the proposed Newport Plum trees shown on the original plan. In addition, the plan should consider the reduction of the 34' drive and provide additional greenspace at the front of the property or near the clock tower per the Plan Commission's approval conditions.
- The owner shall submit a lighting plan for administrative approval showing details of the proposed outdoor light fixtures and photometric plan for the site per ordinance requirements;
- The owner shall submit a dumpster enclosure plan/detail;
- The owner shall install a 5' and 6' sidewalk at the north and south ends of the parking lot and near the clock tower per the conditionally approved plan;
- The owner shall eliminate the three additional parking stalls and install all missing landscaping within the parking lot per the approved plan as well as provide missing striped directional arrows;
- The owner shall install the missing façade décor between gables;
- Alternatively, if the owner wishes to modify any element of the approved site plan, it will be necessary to seek approval from the Plan Commission by submitting the revised site plan for reconsideration.
- As part of the approval for the required submissions detailed above, the city shall require that the owner enter into a recordable Site Improvement Agreement with the City of Menasha. City ordinance requires that Site Plan Agreements must include the following:
 - Identification of the approved site plan with all approved landscaping,
 - Establishment of a completion date for all required activities;

- Identification of the estimated cost of all required improvements such as landscaping, parking, sidewalks, dumpster enclosures, etc.,
- Provision for reasonable and regular maintenance and replacement of all landscaping as needed;
- Provision of a financial guarantee in the form of a cash escrow deposit with the city or an irrevocable letter of credit for the benefit of the city and in the name of the city in an amount not to exceed the estimated costs of the required improvements.

In order to occupy the building, the following conditions must also be met:

1429 Province Terrace

- Resubmit electrical plan for state approval;
- Resubmit plumbing plan for state approval if installing more than 16 fixtures;
- Renew electrical and plumbing permits;
- Install remaining interior finish work;
- Pass all final inspections;
- Obtain occupancy permit.

Please contact me with any questions and to submit the required plans.

Sincerely,



Amy I. Wagner Kester, M.P.A.
Principal Planner

C: Building Inspection
Tammy Thompson

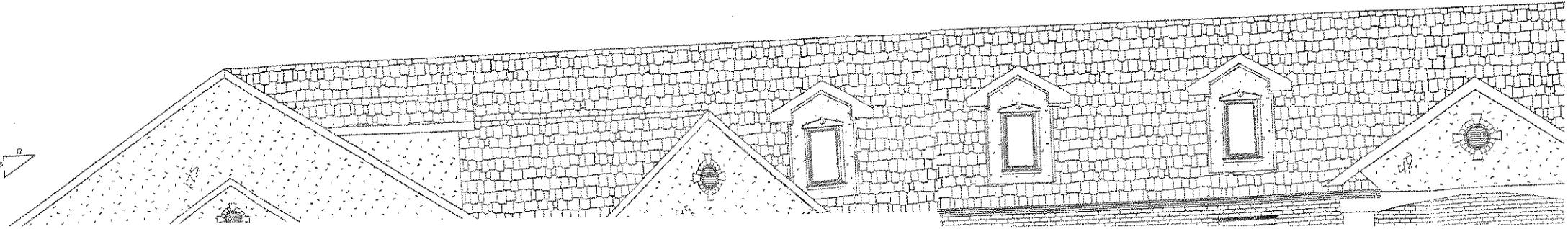


west
27.1.15
24.0
back
1/1
FRONT ELEVATION - BUILDING # 1 7396
SCALE: 1/4" = 1'0"

= missing facade decor



RIGHT SIDE ELEVATION



= missing facade decor

DEVELOPMENT
& CONSTRUCTION
ASSOCIATES, LLC

(920) 450-4965 349 Brantwood Ct., Neenah, WI 54956

www.builtbydca.com

Development & Construction Associates is developing and plans to construct a residence hall and campus life center for students of UW- Fox Valley. We wish to present an alternative exterior material.

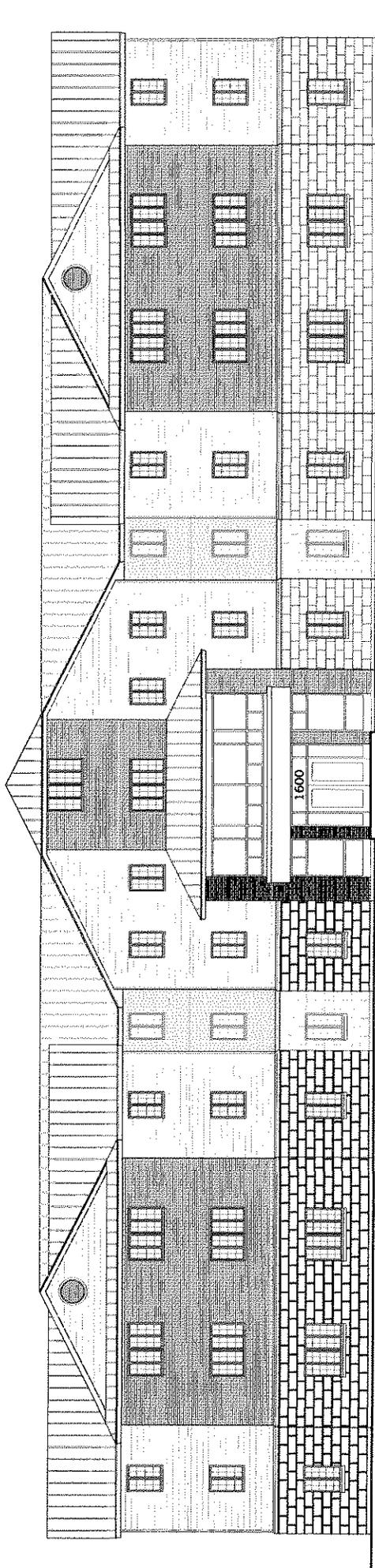
We understand that 75% of the exterior must be natural stone or brick. We wish to substitute a fiber cement product with the durability, appearance and quality equal to the standard materials.

We are seeking LEED gold certification for this project and are seeking materials and systems to support that effort. One of the major components of this fiber cement product is fly ash. Fly ash is a by-product of coal-fired power plants. In this application fly ash is considered a recycled material enhancing the project's LEED position. The product also uses post-consumer newspaper waste.

Based on the needs of UW-Fox Valley we will be on a very tight construction schedule. We estimate that installing standard masonry will take 90-100 working days. Installing the fiber cement product will shorten this to 15-20 working days.

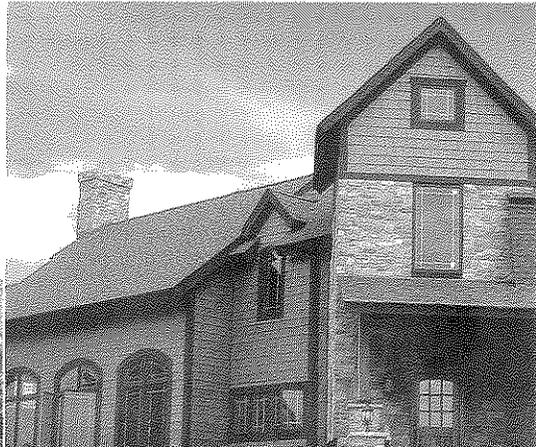
The appearance and durability of the building finished with the fiber cement alternative will be equal to the appearance of the building with standard stone or brick.

Fuddrucker's restaurant in Grand Chute was built using the same material we propose.



4 north elevation
A-1 1/8" = 1'-0"

Sustainable Stewardship



Sustainable Stewardship Of Our Resources

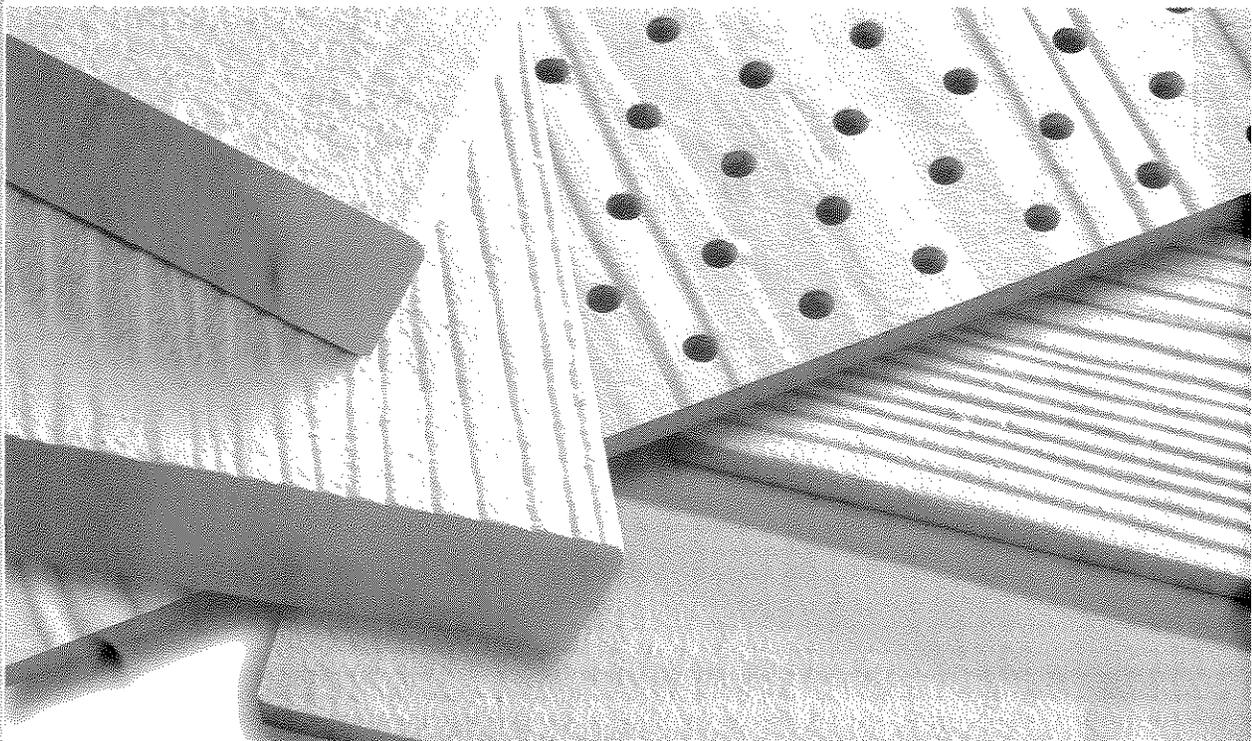


At Nichiha our mission for over 50 years has been to utilize the natural resources entrusted to us with the utmost environmental diligence and which maximizes recyclability, all in an effort to *reduce our world wide impact* on the environment; while maintaining the highest product performance standards.

We have focused our efforts of minimizing our impact on the environment in every phase of manufacturing and material handling, thus reducing our energy and water usage. Nichiha is the world leader in fiber cement materials research and development, which has led us to substitute non-recyclable materials with recycled *post-consumer and post-industrial waste*.

At Nichiha, utilizing the best and latest technology to produce our fiber cement products means; that we provide a product to the construction industry, which is intrinsically *better for the environment*. Since building "Green" has emerged as one of the most important issues of the construction industry today, developing and utilizing products that are sustainable to the environment has never been more impactful.

This is the world wide environmental vision for Nichiha. We not only embrace this vision but continually seek ways to improve our processes that will further reduce our impact on the environment. Since 1956 and long before being "Green" was important, the responsible and respectful stewardship of our natural resources has always been and will always continue to be at the forefront of our corporate objectives.



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Environmental Impact

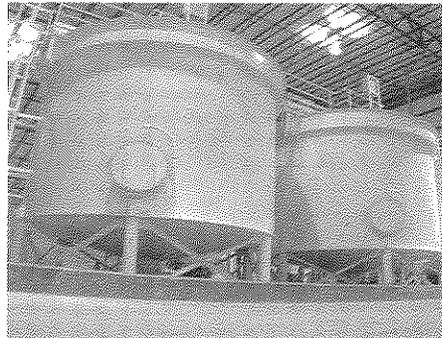
Recycled Materials Impact

Beginning with the raw materials that make up NichiProducts™ exterior claddings, we use a combination of recycled pulp fiber, fly ash and recycled fiber cement products. By using recycled products in the manufacturing of our fiber cement exterior claddings, Nichiha supports the sustainable and conscientious use of our natural resources.

-  NichiProducts™ contain over 50% fly ash, a post-consumer waste material generated at coal-burning, electric generating facilities. Normally this material is sent to landfills, and by using fly ash in our products, the Nichiha Macon facility alone, diverts over 66,000 tons of fly ash from ending up in landfills annually.
-  Sierra Premium™ Shake and Smooth boards contain over 20% post consumer recycled materials (fly ash).
-  Panel Products Brick, Stone and Block panels contain over 20% post-consumer recycled materials (fly ash).
-  Utilizing advanced material management techniques, NichiProducts use 100% of its pre-cured fiber cement scrap.
-  Using recycled materials and regional materials resources, can contribute up to 2 LEED's credits.

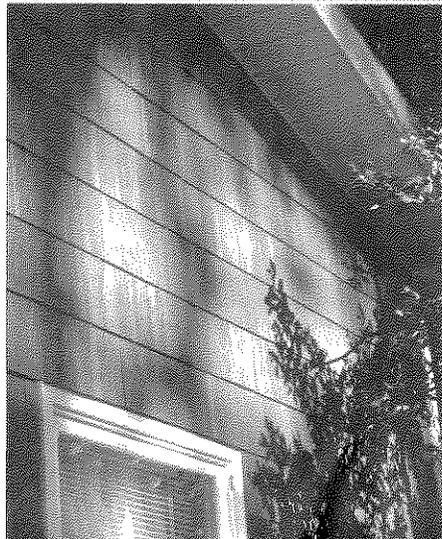
Local Impact

-  Water impact - The Nichiha manufacturing facility in Macon, GA, includes an on-site water treatment plant. This facility not only recycles 95% of the water used in the manufacturing process, it treats the 5% water discharged back into the system.
-  NichiProducts use local material resources (90% of our materials are less than 200 miles from our facility), reducing the environmental impact and carbon emissions of long-haul transportation.
-  The Macon plant releases odorless emissions totaling less than 90 tons of VOC's per year, which is within all state, federal and local regulations for outdoor air quality.



Site Impact

-  Sierra Premium™ Shake and Smooth boards are offered pre-stained or pre-painted, eliminating on-site finishing resources and VOC's. The finish on Sierra Premium boards is backed by a 25, 15 or 12-year warranty (depending upon finish), further reducing the need for re-finishing resources (possible LEED's points - 4).
-  Using products that are termite and insect resistant contribute to the sustainability of any structure. The reduction of material replacement in addition to not contributing to a structure's maintenance, aids in environmental impact reduction. All Nichiha fiber cement exterior claddings are termite and insect resistant.



Using fly ash not only affords a green product for the environment, it improves our products performance characteristics.

Nichiha uses 100% of its pre-cured fiber cement scrap.

"Nichiha is committed to social responsibility and makes every effort to reduce its carbon footprint by instituting ecologically-minded manufacturing techniques," states Darrin Haugan, senior vice president of sales and marketing for Nichiha. "A highlight of our effort can be seen in the engineering of our on-site water treatment and reuse system that enables our plant to recycle 95 percent of all water used in the manufacturing process."

Nichiha Fiber Cement Exterior Cladding Building Credits

Lead Credit

Recycled Content 10% (credit 4.1): Use material with recycled content that constitutes at least 10% (based on cost) of total value of material in project. Possible Points: 1
Nichiha fiber cement exterior claddings can contribute to these credits.

Recycled Content 20% (credit 4.2): Use materials with recycled content that constitutes at least 20% (based on cost) of total value of materials in project. Possible Points: 1
Nichiha fiber cement exterior claddings can contribute to these credits.

Regional Materials 10% (credit 5.1): Use building materials/products that have been extracted, harvested or recovered as well as manufactured within 500 miles of project site for a minimum of 10% (based on cost) of the total materials. Possible Points: 1
Nichiha fiber cement exterior claddings can contribute to these credits dependant upon project site.

Regional Materials 20% (credit 5.1): Use building materials/products that have been extracted, harvested or recovered as well as manufactured within 500 miles of project site for a minimum of 10% (based on cost) of the total materials. Possible Points: 1
Nichiha fiber cement exterior claddings can contribute to these credits dependant upon project site.

NAAB Green Home Building Guidelines

No Additional Finish (2.1.5): Using materials that require no additional finish resources to complete application on site. Possible Points: 4
Nichiha Sierra Premium™ Shake boards can apply.

Termite Resistance (2.2.8): Use termite resistant materials for walls, floor joists, trusses, exterior decks and other exterior wood in regions known to be termite infested. Possible Points: 7
All Nichiha fiber cement exterior claddings apply.

Recycled Content (2.4.1): Use at least 2 recycled-content materials for 3 points. Each additional material will add a point in addition to the three. Possible Points: 3-6
All Nichiha fiber cement exterior claddings apply.

Resource-Efficient Material (2.7.1): Use products that contain fewer resources than traditional products. A project must use resource-efficient materials or at least 2 different types of components to receive the 3 points. Possible Points: 3
All Nichiha fiber cement exterior claddings apply.

Local Availability (2.8.1): Use at least 1 type of locally available, indigenous material in the project construction to obtain 3 points. Possible Points: 3
NichiProducts™ cement exterior claddings apply.



Fiber Cement At Its Best™

Nichiha USA, Inc.

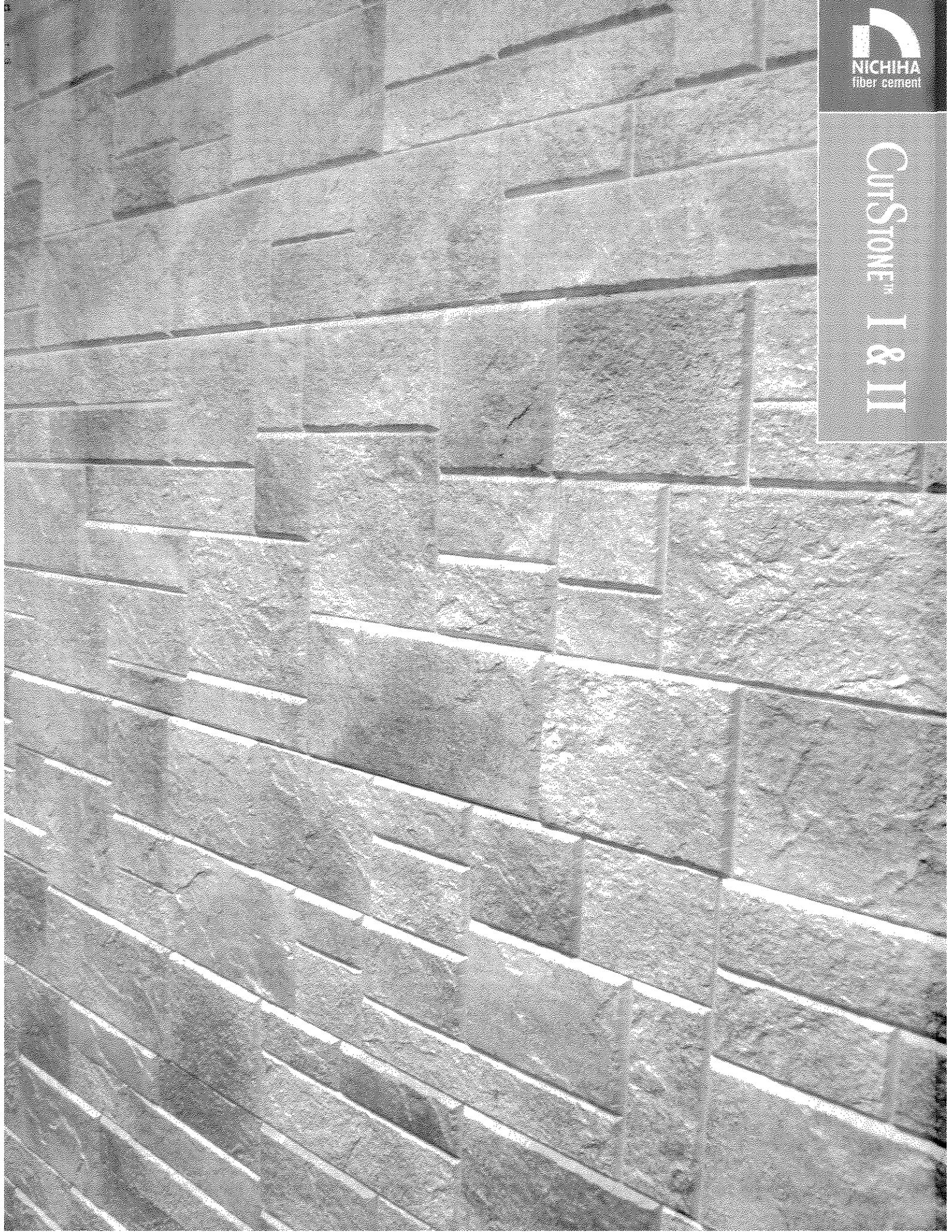
6659 Peachtree Industrial Blvd.
Suite AA
Norcross, GA 30092

1-866-431-1421 toll free
770-805-9466 office
770-805-9467 fax
nichiha.com

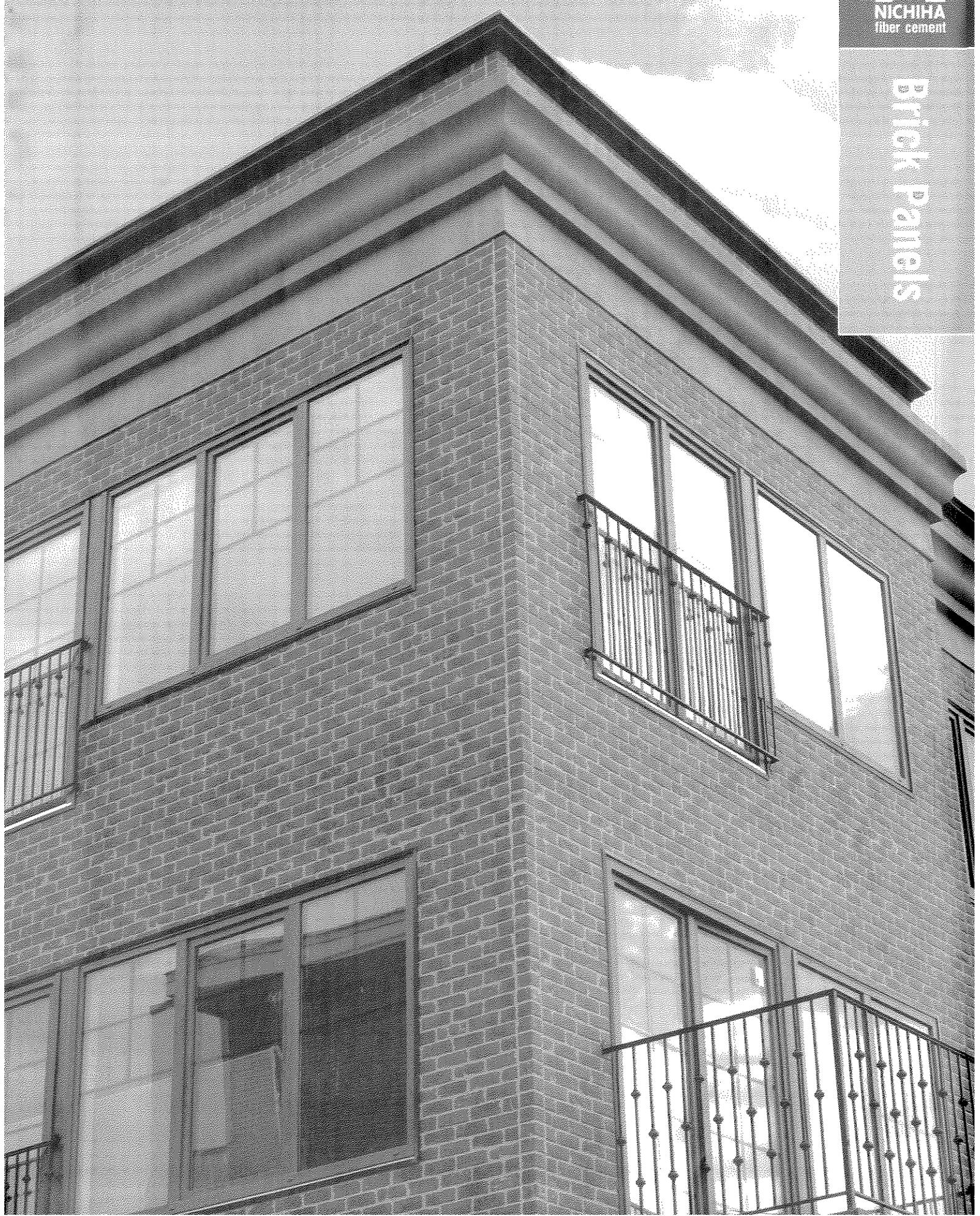
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DO NOT SCALE



CUTSTONE™ I & II



Brick Panels



Brick Panels



VINTAGE BRICK® - Alexandria Buff

The Value of Integration

The Value of Design Flexibility

- Commercial and residential builders, contractors and architects have already realized the tremendous design flexibility characteristics of Nichiha brick, stone and block panel products.
- The value of design flexibility with over thirty colors and textures and a variety of application solutions.
- Panels are completely compatible with a variety of trim products:
 - NichiTrim™ fiber cement trim boards.
 - Nichiha Accents™ Metal Trim: available in six profiles and in chrome, aluminum and any color, either Kynar or Polyester powder coated.
 - Nichiha Pre-Mitered Corners, available in all brick, stone and block textures.
 - Vinyl, wood and PVC trim.

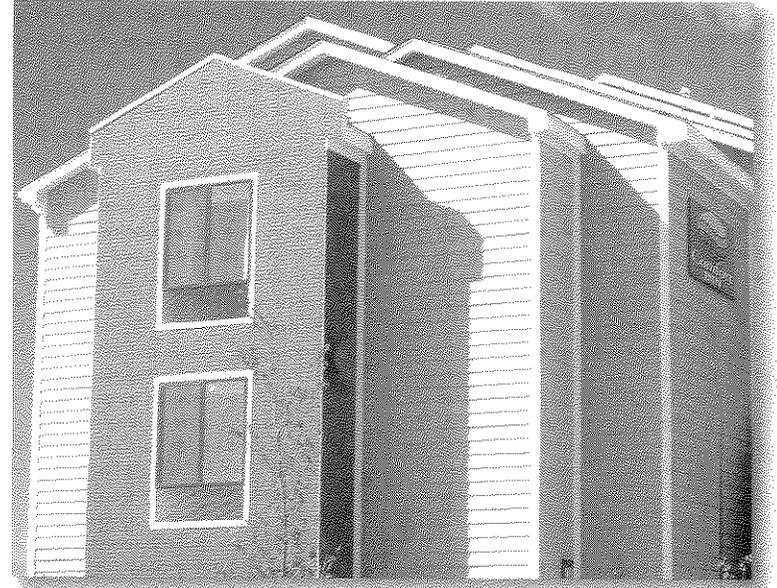
The Value of Green Sustainability

- The value of offering a green product that applies to LEED's credits.
- Nichiha fiber cement products are recognized as green product for their sustainability characteristics.
- For over 50 years, our mission has been to utilize our natural resources with the utmost environmental diligence and to reduce our world wide impact on the environment.
- Nichiha fiber cement products contain recycled post-consumer and post-industrial waste material, creating products that are better for the environment.

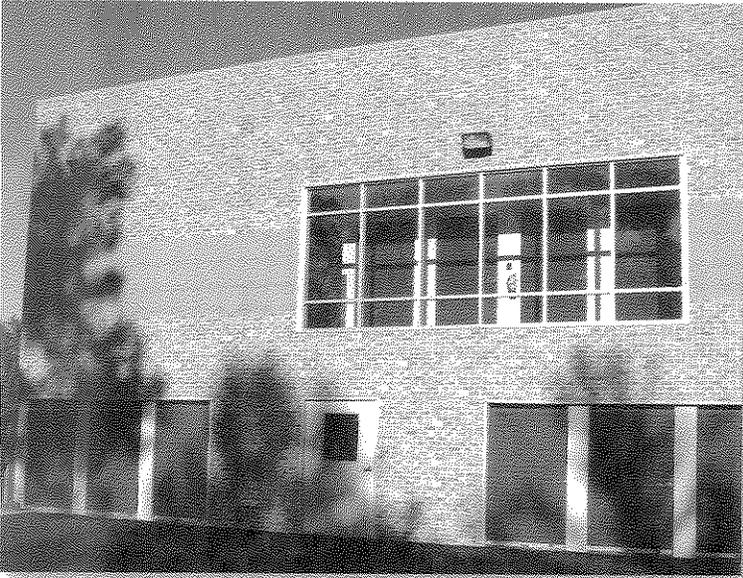
Brick Panels



Newport Brick® - Red-Red



Newport Brick® - Red-Red



Vintage Brick® - White Wash



Newport Brick® - Red-Red

Discover The Difference of Nichiha

The Value of Performance

- Multi-layered coating process creates a lasting finish.
- Panels are ship-lapped on four sides for a tight fit and seamless appearance.
- Panels will not crack, rot or delaminate and are resistant to fungus and termite infestation.
- Nichiha fiber cement panel products withstand extreme weather conditions.
- Brick, Stone and Block panels are backed by a 50-year limited panel warranty* and a 15-year limited finish warranty.*

The Value of Lower Installed Costs

- Nichiha panels offer lower installed costs over traditional materials.
- The Nichiha patented clip installation system requires no special tools or special labor.
- The clip system creates a pocket of air between panels and substrate, reducing moisture build up and enhancing the integrity of the substrate.

Please visit nichiha.com/installation for the most up-to-date and complete illustrated installation, repair, maintenance and cleaning guidelines for all Nichiha products. For a free copy of installation guidelines, contact your local dealer, or call Nichiha toll free at 1.866.424.421.

