

**CITY OF MENASHA**  
**Plan Commission**  
**Council Chambers, 3rd Floor City Hall - 140 Main Street, Menasha**  
March 18, 2008

**MINUTES**

**1. CALL TO ORDER**

Mayor Laux called the meeting to order at 3:33 p.m.

**2. ROLL CALL/EXCUSED ABSENCES**

**A.** -

PLAN COMMISSION MEMBERS PRESENT: Mayor Laux, DPW Radtke, Ald. Merkes, and Commissioners Sanders and Schmidt

PLAN COMMISSION MEMBERS EXCUSED: Commissioners Cruickshank and Sturm

OTHERS PRESENT: CDD Keil, AP Beckendorf, Lonnie Pichler, Eric Hendricks, Kevin Shumann, Paul Hermus, Corey Godina, Randy Stadtmueller, and Doug Schmidt.

**3. MINUTES TO APPROVE-MINUTES & COMMUNICATIONS TO RECEIVE**

**Minutes to receive:**

**A.** March 4, 2008 Plan Commission Meeting Minutes

Moved by Comm Sanders, seconded by DPW Radtke to Approve minutes

**Motion Results:** Carried on voice vote

**Roll Call:**

<b>AYES:</b>	<b>Laux</b> <b>, Merkes</b> <b>, Radtke</b> <b>, Sanders</b> <b>, Schmidt</b>	<b>(5)</b>
<b>ABSENT:</b>	<b>Cruickshank</b> <b>, Sturm</b>	<b>(2)</b>

**4. PUBLIC COMMENTS ON ANY MATTER OF CONCERN TO THE CITY**

**Five (5) minute time limit for each person**

**A.** -

No one spoke.

**5. DISCUSSION**

**A.** Preferred Land Use Map and Proposed Categories

AP Beckendorf described the Land Use Classifications. After some discussion regarding neighborhood identification, industrial use on River Street, and the creation of green corridors for stormwater management, the consensus was that the Commissioners would review the maps and present comments at the April 1, 2008 meeting.

**6. ACTION ITEMS**

**A.** Easement Request - AT & T - Tayco and Ninth Street

Moved by DPW Radtke, seconded by Comm Sanders to Approve recommend approval of the easement request for AT&T at Tayco and Ninth Street

Plan Commission members discussed the following:

- Sketch detail
- Location of the easement relative to the storm drain and parking lot
- Screening

**Motion Results:** Carried on voice vote

**Roll Call:**

<b>AYES:</b>	<b>Laux</b> <b>, Merkes</b> <b>, Radtke</b>	<b>(5)</b>
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**ABSENT:** , Sanders  
, Schmidt  
, Cruickshank  
, Sturm (2)

### **B. North and West Building Facade - 205 Milwaukee Street**

Moved by Alderman Merkes, seconded by DPW Radtke to Approve the north and west facades of 205 Milwaukee

Commissioners discussed the following:

- Timetable for construction of north facade. Paul Hermus stated that only the EIFS band will be updated initially. The major construction will occur as tenants are secured.
- Location of the transformer relative to windows. These windows may be mock windows to create a uniform look to the facade.
- Overhead doors on the north facade. Mr. Hermus stated that the labeling on the submittal was incorrect. Those areas on the north facade which are shown to be overhead doors will be windows instead.

**Motion Results:** Carried on voice vote

**Roll Call:**

**AYES:** Laux (5)  
, Merkes  
, Radtke  
, Sanders  
, Schmidt

**ABSENT:** Cruickshank (2)  
, Sturm

### **C. STH 114 Community Sensitive Design Proposed Enhancements**

Moved by Comm Schmidt, seconded by Comm Sanders to Approve recommend approval of the enhancements as proposed, to include brick pavers or colored, stamped concrete in the terrace and intersections from Milwaukee Street to Manitowoc Street and enhanced landscaping for the traffic island at Third Street/Plank Road

DPW Radtke described the project and reviewed the location. The WisDOT is requesting an answer by the end of March.

Commissioners discussed the following:

- Menasha Utilities will be installing decorative lighting and looking into staggering the light poles.
- Current proposal is to use brick pavers or colored, stamped concrete in the terraces and crosswalks from Milwaukee Street to Manitowoc Street and to complete an enhanced landscape plan for the traffic island at Third Street and Plank Road.
- The possibility of using TID #10 resources.
- Cost difference between colored/non-colored/stamped concrete and paver brick.
- The possibility of retrofitting the terraces for stamped concrete or pavers at a later date.
- Advantages and disadvantages of pavers.
- Using stamped concrete or pavers to create a change in texture.
- Project that may be put off to complete these improvements.

**Motion Results:** Passed

**Roll Call:**

**AYES:** Laux (5)  
, Merkes  
, Radtke  
, Sanders  
, Schmidt

**ABSENT:** Cruickshank (2)  
, Sturm

### **D. Acceptance of Comprehensive Plan Chapter 7 - Intergovernmental Cooperation**

Moved by Comm Schmidt, seconded by Comm Sanders to Other Comprehensive Plan Chapter 7 - Intergovernmental Cooperation

Motion to accept Comprehensive Plan Chapter 7 - Intergovernmental Cooperation.

**Motion Results:** Carried on voice vote

**Roll Call:**

**AYES:** Merkes (4)  
, Radtke  
, Sanders  
, Schmidt

**ABSENT:** Cruickshank (3)  
, Laux  
, Sturm

**E. Amendment to Site and Landscape Plan - 400 Ahnaip Street**

Moved by DPW Radtke, seconded by Comm Sanders to Approve w/ Conditions that the landscaping plan, including the fence be brought back for approval.

CDD Keil and Randy Stadtmueller described the proposed changes that would alter the parking and access configuration. This new proposal would alleviate traffic conflicts with Walnut Street, create a thicker screening area from General Chemical, and even out the grade for truck traffic at General Chemical.

There was some discussion regarding the proposed six foot chain link fence. Randy Stadtmueller stated that the fence height can be brought down to 42 inches instead, but that a fence should remain because of the 9-foot drop on the other side of the retaining wall.

**Motion Results:** Carried on voice vote

**Roll Call:**

<b>AYES:</b>	<b>Laux</b> <b>, Merkes</b> <b>, Radtke</b> <b>, Sanders</b> <b>, Schmidt</b>	<b>(5)</b>
<b>ABSENT:</b>	<b>Cruickshank</b> <b>, Sturm</b>	<b>(2)</b>

**7. ADJOURNMENT**

**A. -**

Moved by Comm Sanders, seconded by Comm Schmidt to Approve adjournment at 5:20 p.m.

**Motion Results:** Carried on voice vote

**Roll Call:**

<b>AYES:</b>	<b>Merkes</b> <b>, Radtke</b> <b>, Sanders</b> <b>, Schmidt</b>	<b>(4)</b>
<b>ABSENT:</b>	<b>Cruickshank</b> <b>, Laux</b> <b>, Sturm</b>	<b>(3)</b>