

A QUORUM OF THE ADMINISTRATION COMMITTEE, BOARD OF PUBLIC WORKS, PARK BOARD, 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, 3rd Floor City Hall - 140 Main Street, Menasha
March 4, 2008

3:30 PM

AGENDA

 [← Back](#)  [Print](#)

3:30 PM - Public Hearing - Special Use Permit - 205 Milwaukee Street - ACE Garage, LTD

1. CALL TO ORDER

A. Call to Order

B. 3:30 PM - Public Hearing - Special Use Permit - 205 Milwaukee Street - ACE Garage LTD

2. ROLL CALL/EXCUSED ABSENCES

A. -

3. MINUTES TO APPROVE-MINUTES & COMMUNICATIONS TO RECEIVE

Minutes to approve:

A. February 19, 2008 Plan Commission Meeting Minutes

[Attachments](#)

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

Five (5) minute time limit for each person

A. -

5. DISCUSSION

A. None

6. ACTION ITEMS

A. Special Use Permit - 205 Milwaukee Street - ACE Garage, LTD

[Attachments](#)

7. ADJOURNMENT

A. -

Menasha is committed to its diverse population. Our Non-English speaking population or those with disabilities are invited to contact the Community Development Department at 967-3650 at least 24-hours in advance of the meeting so special accommodations can be made.

CITY OF MENASHA
Plan Commission
Council Chambers, 3rd Floor City Hall – 140 Main Street
February 19, 2008
DRAFT MINUTES

I. CALL TO ORDER

A. Call to Order

Mayor Laux called the meeting to order at 3:30 p.m.

II. ROLL CALL/EXCUSED ABSENCES

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

PLAN COMMISSION MEMBERS EXCUSED: Commissioner Sanders

OTHERS PRESENT: AP Beckendorf, CDD Keil, Corey Godina and Christine Symchych

III. MINTUES TO APPROVE-MINUTES & COMMUNICATES TO RECEIVE

A. Minutes to approve:

Minutes of the February 5, 2008 Plan Commission Meeting

Comm. Schmidt made and DPW Radtke seconded a motion to approve the minutes of the February 5, 2008 Plan Commission meeting. The motion carried.

IV. PUBLIC COMMENTS ON ANY MATTER OF CONCERN TO THE CITY

Five (5) minute time limit for each person

A. No one spoke.

V. DISCUSSION

A. None.

VI. ACTION ITEMS

A. Easement Request – AT&T-Ninth Street

Commissioners discussed the following:

- Reconfiguration of easement area from the previous proposal
- Proposed compensation to the city for landscaping to screen the enclosure
- Location of the enclosure relative to the storm sewer inlet and water main

This item was held pending receipt of more detailed mapping of the location of the enclosure relative to utilities, etc.

B. Acceptance of Comprehensive Plan Chapter 5 – Agricultural, Natural, and Cultural Resources

Commissioners discussed the following:

- Review of the Cultural Resources component of this plan element by the Landmarks Commission
- Elimination of duplicate wetlands definition in Sec. 5.6 and correction of typographical error on the succeeding page
- Identification of the threat posed by invasive plant species in Sec. 5-12
- Including a quantification of the number of visitors to the Heckrodt Wetland Reserve on an annual basis
- In Sec. 5.16, change the frequency of household hazardous waste collections from once every five years to annual collection
- The addition of a policy which would emphasize the eradication of invasive species

- Include Fox Cities Greenways and the City of Menasha Sustainability Board in Section 5.17

Comm. Cruickshank made and Comm. Schmidt seconded a motion to accept Chapter 5 with the changes noted above. The motion carried.

C. **Acceptance of Comprehensive Plan Chapter 6 – Economic Development**

Commissioners discussed the following:

- The format of the summary of strengths and weaknesses from the Community Economic Preparedness Index and the need to clarify the rating system
- The composition of the Economic Development focus group and whether or not the comments offered should be tied to specific members of the group. It was concluded that the comments should be left in aggregate form and that the focus group members be acknowledged in a “thank you” page
- The Economic Development map should be modified to eliminate the boundary agreement border lines and designate available commercial and industrial sites, including redevelopment areas and correcting the boundary of TID #5.

DPW Radtke made and Comm. Cruickshank seconded a motion to accept Chapter 6 with the changes noted above. The motion carried.

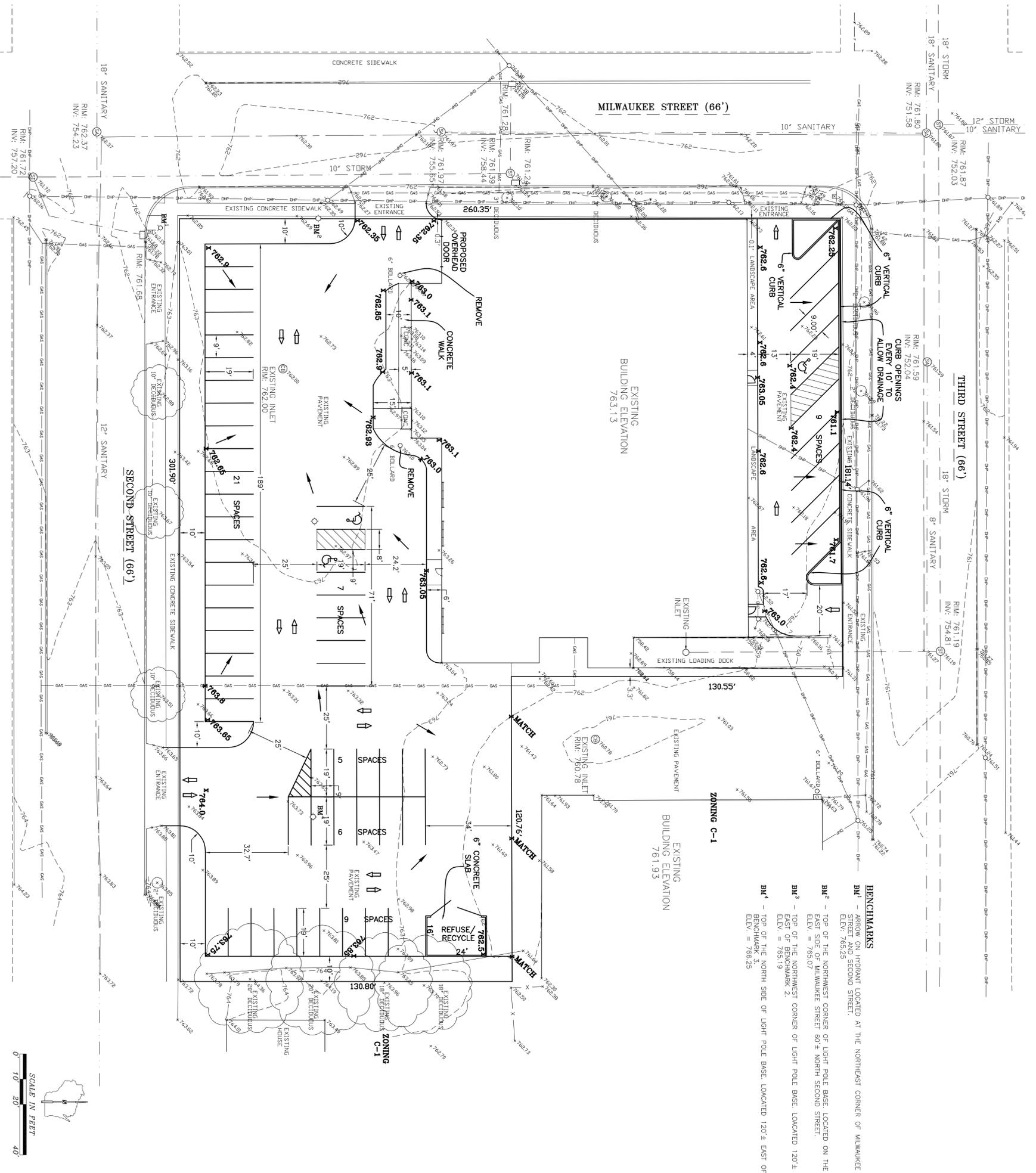
VII. ADJOURNMENT

- A. DPW Radtke made a motion to adjourn at 4:15 p.m. Comm. Cruickshank seconded the motion. The motion carried.

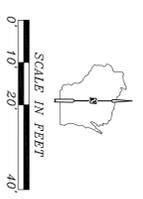
- LEGEND**
- ⊕ STORM MANHOLE
 - ⊕ SANITARY MANHOLE
 - ⊕ CATCH BASIN
 - ⊕ HYDRANT
 - ⊕ LIGHT POLE
 - ⊕ GAS METER
 - ⊕ POWER POLE
 - ⊕ GUY WIRE
 - ⊕ STOP SIGN
 - ⊕ WOOD FENCE
 - ⊕ STORM
 - ⊕ SANITARY
 - ⊕ UNDERGROUND GAS
 - ⊕ OVERHEAD POWER LINES
 - ⊕ EXISTING CONTOUR
 - ⊕ EXISTING SPOT ELEVATION
 - ⊕ PROPOSED ELEVATION
 - ⊕ PROPOSED DIRECTION OF DRAINAGE
 - ⊕ PROPOSED DIRECTION OF TRAFFIC

DESCRIPTION: LOTS 10, 11, 12, 13, 14, 15, 16, AND 17, BLOCK 36, ORIGINAL PLAT OF THE CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.
 PARCEL ID NO: 710019600
 ZONING: C-1, COMMERCIAL
 LOT AREA: 64,678 SQ FT
 PROPOSED OPEN SPACE: 5,674 SQ FT (8.8%)
 PROPOSED DISTURBED AREA: 0.9 AC
 BUILDING AREA = 20,911 S.F.
 REQUIRED PARKING = 20,911/400 = 52 SPACES (RETAIL)
 PROPOSED PARKING = 57 SPACES

NOTE:
 THE LOCATION OF UNDERGROUND UTILITIES, INCLUDING NATURAL GAS, CABLE TELEVISION, ELECTRIC AND TELEPHONE ARE BASED ON MARKINGS PLACED BY "DIGGERS HOTLINE" REPRESENTATIVES IN ACCORDANCE WITH OUR REQUEST ASSIGNED TICKET NUMBERS 2008-07-03198, 2008-07-03200 AND 2008-07-03201 WHICH WERE LOCATED BY SCHULER & ASSOCIATES, INC. SHORTLY AFTER THE GIVEN START TIMES BY "DIGGERS HOTLINE" IN FEBRUARY OF 2008.



- BENCHMARKS**
- BM¹ - ARROW ON HYDRANT LOCATED AT THE NORTHEAST CORNER OF MILWAUKEE STREET AND SECOND STREET. ELEV. = 765.25
 - BM² - TOP OF THE NORTHEAST CORNER OF LIGHT POLE BASE. LOCATED ON THE EAST SIDE OF MILWAUKEE STREET 60' ± NORTH SECOND STREET. ELEV. = 765.19
 - BM³ - TOP OF THE NORTHWEST CORNER OF LIGHT POLE BASE. LOCATED 120' ± WEST OF THE NORTH SIDE OF LIGHT POLE BASE. LOCATED 120' ± EAST OF BENCHMARK 3. ELEV. = 766.25



PROPOSED REMODEL FOR:

ACE GARAGE LTD.
 Menasha, Wisconsin



4300 N. Richmond Street
 Appleton, WI, 54913-9704
 Phone: 920-739-3555
 Toll Free: 800-642-6774
 Fax: 920-739-3933
 www.consolidated3-const.com
 cccinc@consolidated3-const.com

SCHULER & ASSOCIATES, INC.
 LAND SURVEYORS & ENGINEERS
 2711 N. MASON STREET, Suite F
 APPLETON, WI 54914-2126
 (920) 734-9107

Date:	Description:

Project Number: 702028

Drawn By: CRS

Issue Date: 02/27/2008

Issue # 1

C101

LEGEND

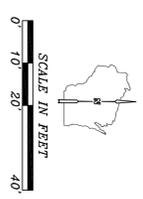
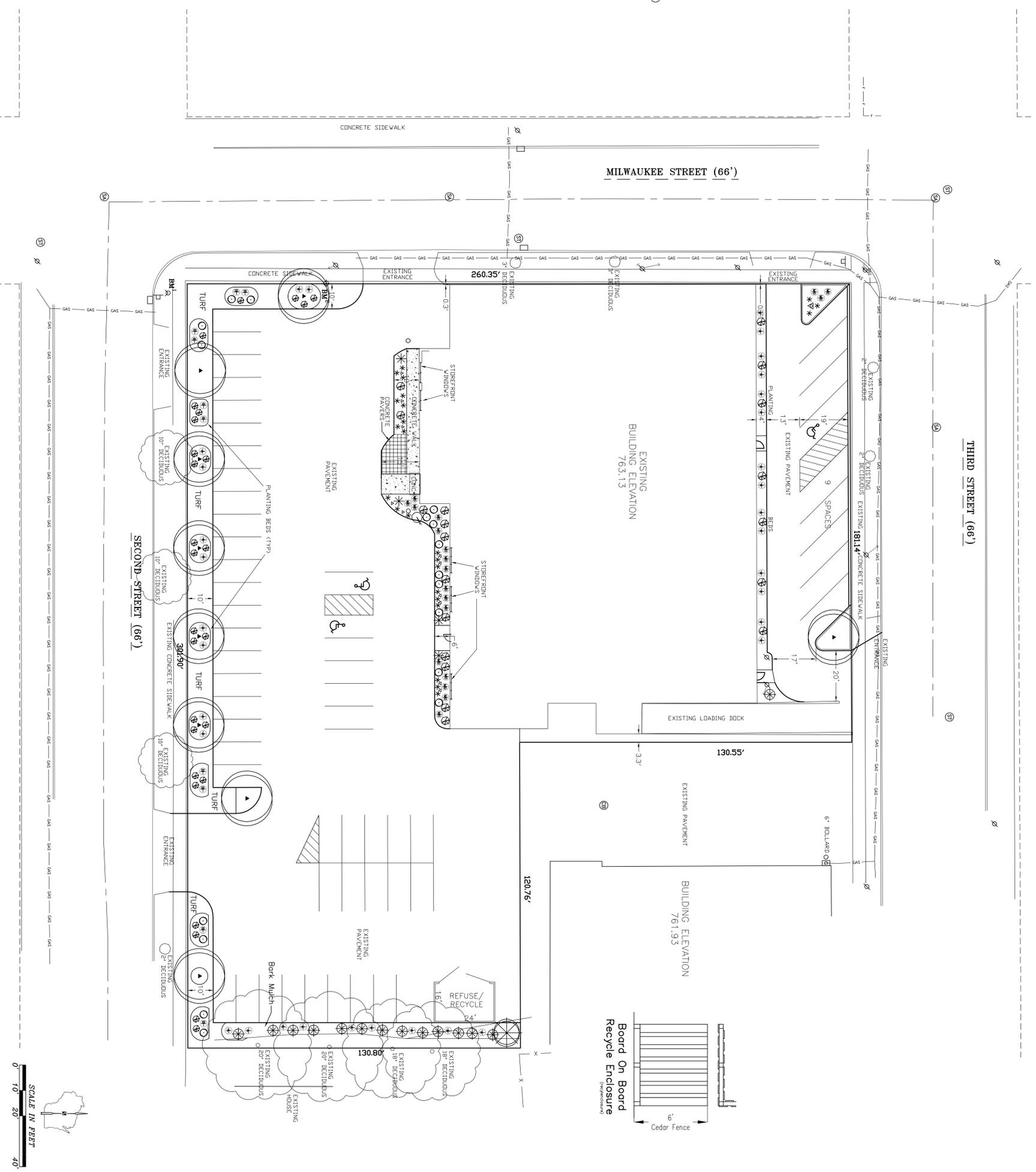
⊕	= STORM MANHOLE
⊗	= SANITARY MANHOLE
⊠	= CATCH BASIN
⊡	= HYDRANT
⊕	= LIGHT
⊕	= GAS METER
⊕	= POWER POLE
⊕	= GUY WIRE
⊕	= STOP SIGN
⊕	= WOOD FENCE
X	= STORM
—	= SANITARY
—	= UNDERGROUND GAS
—	= OVERHEAD POWER LINES

LANDSCAPE LEGEND

- * - 4 *Colemagrostis x acutiflora* Karl Foerster
- * - 24 *Hemerocallis*, "Rocket City" (dwarf)
- * - 14 *Echinacea purpurea* "Mojesty" (Purple Coneflower)
- * - 1 *Rudbeckia*, "Indian Summer" (Black Eye Susan)
- * - 14 *Yew Taxus densata* (4 ft. x 3 spread) or "Toualton Yew" (Taxus x nana) (3-4 ft. x 3 spread)
- * - 46 *Globe Arborvitae* (3 ft. x 3 spread)
- * - 1 *Euonymus americana* "Bursting Heart" (7 ft. x 6 spread)
- * - 19 *Spiraea* "Magic Carpet", (2 ft. x 2 spread)
- * - 10 *Berberis thunbergii* "Concorde", (2 ft. x 2 spread)
- * - 33 *Spiraea* "Anthony Waterer", (3 ft. x 4 spread)
- * - 17 *Potentilla* "Goldfinger", (3 ft. x 4 spread)
- - 1 *Picea pungens* glauca "Fot Albert", (2.5'-3' HT.)
Maturity - 12 ft. x 10 dia.
- - 9 SKYLINE HONEY LOCUST (*Gleditsia triacanthos* Inermis "Skyline") (1" CALIPER) Maturity 50 ft. x 20 dia.

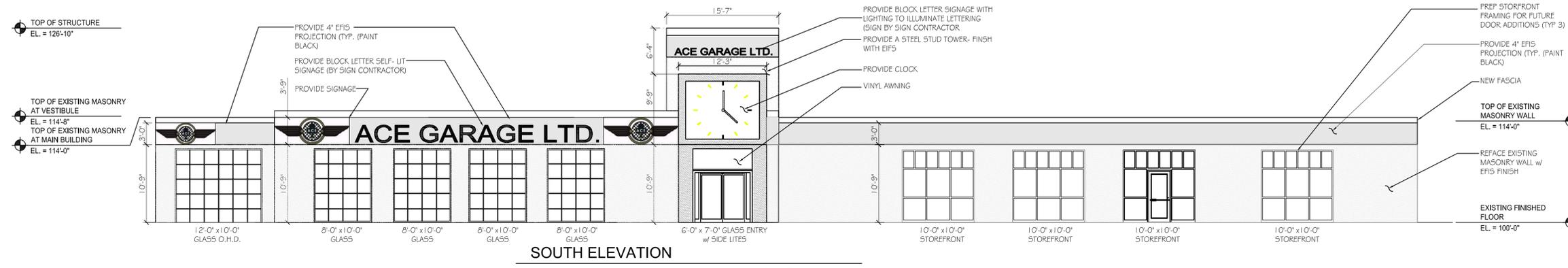
PROVIDE 3" OF SHREDED BARK MULCH IN ALL PLANTING BEDS.
PLACE A MINIMUM OF 4" OF TOPSOIL SEED, FERTILIZE, AND MULCH AT PROPOSED TURF AREAS.

NOTE:
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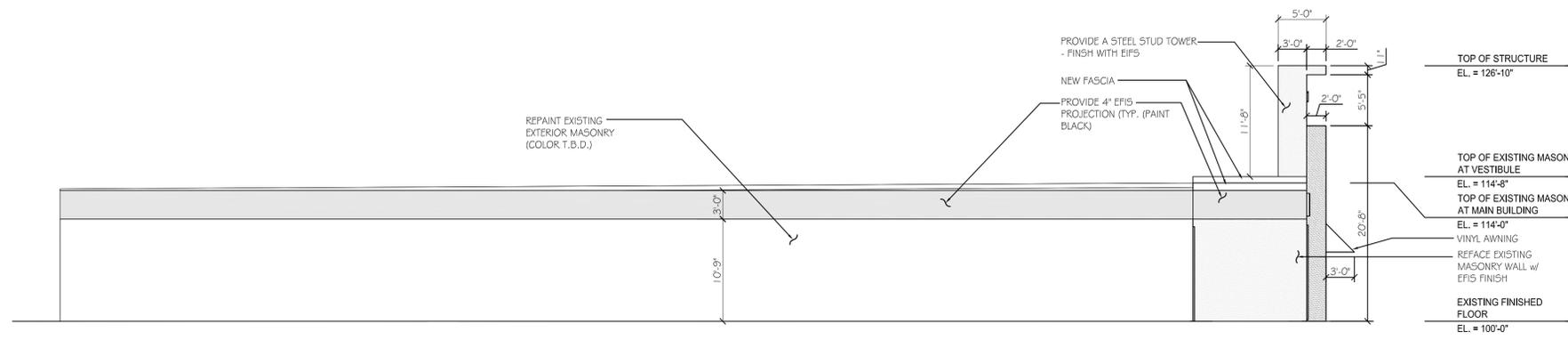
SCHULER & ASSOCIATES PROJECT NO. 3783site

<p>L101</p> <p>LANDSCAPE PLAN</p>	<p>Issue Date: 02/27/2008</p> <p>Issue # 1</p> <p>Drawn By: CHS</p> <p>Project Number: 702038</p>	<p>PROPOSED REMODEL FOR:</p> <p style="text-align: center;">ACE GARAGE LTD.</p> <p style="text-align: center;">Menasha, Wisconsin</p>	<p style="text-align: center;">CONSOLIDATED</p> <p style="text-align: center;">- CONSTRUCTION CO. -</p> <p style="font-size: small;">4300 N. Richmond Street Appleton, WI, 54913-9704 Phone: 920-753-3555 Toll Free: 800-642-6774 Fax: 920-739-3933 www.consolidated-construction.com ccinc@consolidated-construction.com</p>										
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">Date:</th> <th style="width: 90%;">Description:</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>		Date:	Description:									<p>SCHULER & ASSOCIATES, INC. LAND SURVEYORS & ENGINEERS 2711 N. MASON STREET, Suite F APPLETON, WI 54914-2126 (920) 734-9107</p>	
Date:	Description:												



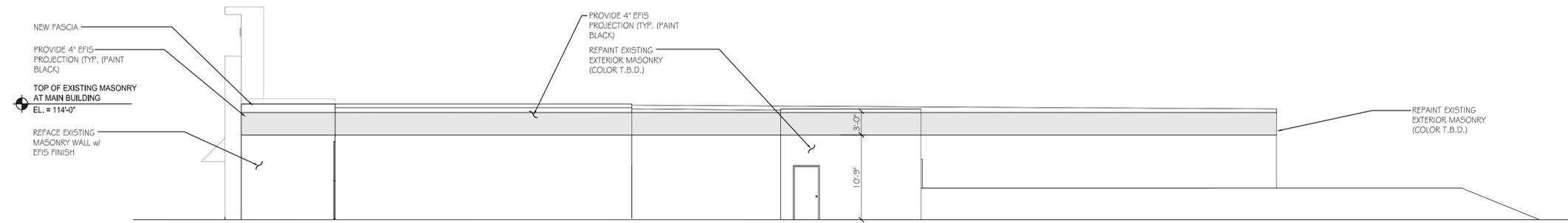
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"

4300 N. Richmond Street
 Appleton, WI 54913-9704
 Phone: 920-739-5555
 Toll Free: 800-642-6774
 Fax: 920-739-3983
 www.consolidated-const.com
 cccinc@consolidated-const.com



Proposed Alteration for:
CAR WAREHOUSE
 Menasha, Wisconsin

Proposed Alteration for:

Description	Date
ISSUED FOR PRICING	2-5-2008
ISSUED FOR OWNER APPROVAL / PRICING	2-26-2008

Project #:	702028
Drawn By:	MAM
Issue Date:	11/20/2007
Issue #	1

9/22/2007 11:55:13 AM
A201
 EXTERIOR ELEVATIONS

PRELIMINARY
 NOT FOR CONSTRUCTION



STAFF REPORT

February 29, 2008

To: Menasha Plan Commission

From: CDD Greg Keil and AP Jessica Beckendorf

Agenda Item: Special Use Permit – 205 Milwaukee Street – Ace Garage LTD

General Information

Applicant:	Consolidated Construction Co.
Requested action:	The applicant has requested a special use permit to allow a change in occupancy in an existing non-conforming structure.
Existing Zoning:	C-1 General Commercial
Surrounding Zoning:	C-1 General Commercial,
Existing Land Use:	Vacant Building

Concept Introduction

The proposed use would entail a mix of retail/commercial space with Ace Garage LTD being the centerpiece. Ace Garage is proposed to house high-end privately owned vehicles and would include recreational facilities for the owners. The prospective owner is also proposing that a segment of the Third Street building exposure be leased to a high end motorcycle service facility. The repair or servicing of vehicles requires a special use permit and that proposed use is incorporated with this application.

SUP Considerations

Where feasible, the owner is proposing to add landscaping along Milwaukee, Second and Third Streets and at the building base. A transitional area is also proposed along the residential property on the east side of the site. While the percentage of parking does not meet the city's 15% minimum requirement, staff finds that strict application of this requirement would eliminate much of the south parking lot, thereby making the project not viable for the intended use. The prospective owner's intent is to open-up the Third Street building exposure to retail uses, thereby creating a need for parking on the north side of the building. The space between the building and the street is insufficient to have both parking and a 10 foot wide landscaped setback between the sidewalk and the driveway/parking area. A 4 foot wide planting area is proposed along the building in lieu of planting in the setback area.

At present, no changes are proposed to the north (Third Street) façade. This is due to the prospective owner's desire to secure tenants and design the façade with their needs in mind. The owner has agreed to bring the design of this façade back to the Plan Commission once tenants are secured and before the space is occupied.

The prospective owner is proposing to cover the entire south façade in EIFS for the stated purpose of achieving a uniform look and building texture that is modeled after an Ace Garage located in England. The project architect has sourced an EIFS product to be applied to the lower three feet of the façade that is resistant to physical damage.

Staff Recommends:

Approval with the following conditions:

1. The applicant shall submit a new photometric plan which meets city code.
2. The applicant shall submit the north (Third Street) façade design for approval within six months of Special Use Permit approval.
3. There shall be no outdoor storage of repair of vehicles or parts.