

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
July 22, 2008

3:30 PM

AGENDA

 [← Back](#)  [Print](#)

3:30 PM - Public Hearing - Rezoning of Parcel #7-01-10, Lot 10 Province Terrace Plat from R-2 Two Family Residential to C-3 Business and Office

3:35 PM - Public Hearing - Special Use Permit Application of John F. Lindsay, III to Operate a Used Vehicle Sales Establishment at 1285 Appleton Road

1. CALL TO ORDER

A.

B. **3:30 PM - Public Hearing - Rezoning of Parcel 7-01-10, Lot 10 Province Terrace Plat from R-2 Two Family Residential to C-3 Business and Office**

C. **3:35 PM - Public Hearing - Special Use Permit Application for John F. Lindsay, III to Operate a Used Vehicle Sales Establishment at 1285 Appleton Road**

2. ROLL CALL/EXCUSED ABSENCES

A.

3. MINUTES TO APPROVE-MINUTES & COMMUNICATIONS TO RECEIVE

Minutes to approve:

A. **July 8, 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 - Don Verkulien to Operate a Kennel at 2889 Manitowoc Road**
(previously received)

[Attachments](#)

B. **Rezoning of Parcel #7-01-10, Lot 10 Province Terrace Plat from R-2 Two Family**

Residential to C-3 Business and Office

[Attachments](#)

C. Special Use Permit Application - John F Lindsay, III to Operate a Used Vehicle Sales Establishment at 1285 Appleton Road

[Attachments](#)

D. Extraterritorial Certified Survey Map - Tayco Road - Town of Menasha

[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
Third Floor Council Chambers, 140 Main Street
July 8, 2008

DRAFT MINUTES

1. CALL TO ORDER

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

Mike Hagens, N319 Breezewood, Appleton stated his concerns with allowing a kennel next to properties that he owns. Mr. Hagens explained the subdivision covenant restriction of 2 dogs.

Don Verkuilan, 2889 Manitowoc Road, presented his case for the proposed kennel operations. He is a professional dog trainer.

2. ROLL CALL/EXCUSED ABSENCES

A. -

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

PLAN COMMISSION MEMBERS EXCUSED: Ald. Benner

OTHER PRESENT: CDD Keil, AP Beckendorf, Don Verkuilen, Steve Andrysczyk, and Michael Hagens

3. MINUTES TO APPROVE-MINUTES & COMMUNICATIONS TO RECEIVE

Minutes to approve:

A. Minutes of the June 17, 2008 Plan Commission meeting

Moved by Comm. Sanders, seconded by DPW Radtke to approve the minutes of the June 17, 2008 Plan Commission meeting with the removal of Ald. Hendricks as a voting member

Motion Carried on voice vote

Results:

Communications:

A. Letter from Paul Konetzke - review of city ordinances

Moved by DPW Radtke, seconded by Comm. Sanders to accept the communication from Paul Konetzke.

Commissioners discussed employing an expert to look at some of the recommendations in the letter.

Motion Carried on voice vote

Results:

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

Five (5) minute time limit for each person

A. -

None.

5. ACTION ITEMS

A. Re-evaluation of Future Land Use Plan Map (previously submitted in Chapter 8 of the Comprehensive Plan)

Moved by Mayor Merkes, seconded by Comm. Sanders to confirm existing Mixed Use designation for the River Street and Ahnaip Street properties as shown on the Future Land Use Map

AP Beckendorf described the properties in question and explained that the Plan Commission had changed the proposed land use twice.

Commissioners discussed the following:

- Most appropriate use for both locations
- The region is currently in a transitional period

Motion Passed

Results:

Roll Call:

AYES: Cruickshank (5)
 , Merkes
 , Radtke
 , Sanders
 , Schmidt

NAYS: Sturm (1)

ABSTAIN:Zelinski (1)

ABSENT:Benner (1)

B. Special Use Permit of Don Verkuilen to operate a kennel at 2889 Manitowoc Road (Parcel # 7-810-49)

Moved by Comm. Sturm, seconded by Mayor Merkes to deny the special use permit application of Don Verkuilen to operate a kennel at 2889 Manitowoc Road

Motion Other

Results:

Moved by DPW Radtke, seconded by Comm. Sanders to table the special use permit application of Don Verkuilen to operate a kennel at 2889 Manitowoc Road

Commissioners discussed the following:

- Ordinance complications
- Whether a kennel in the proposed location would be an appropriate use
- Requiring screening to shield neighboring properties
- The difference between a Special Use Permit and Conditional Use Permit

Motion Passed

Results:

Roll Call:

AYES: Cruickshank (6)
 , Merkes
 , Radtke
 , Sanders
 , Schmidt
 , Zelinski

NAYS: Sturm (1)

ABSENT: Benner (1)

6. ADJOURNMENT

A. -

Moved by Comm. Schmidt, seconded by Comm. Sanders to adjourn at 5:03 p.m.

City of Menasha

SPECIAL ZONING APPROVAL

Owner Don Verkuilen

Case or Plan No. _____

Address 2889 Manitowoc Rd

Fee \$200.00

Applicant (if different than Owner) _____

Address _____

Zoning R1

Parcel Number(s) 7-810-49

PLEASE INDICATE WHICH REQUEST IS BEING MADE

- Rezoning Special Use Flood Plain Map Amendment
 Appeal or Variance PUD Plan Approval

Description of Request: Small home based business to offer Boarding, Training, Grooming of all dogs & with a specialty training of upland fun dogs. I am starting to train tracking dogs also!

Owner/Agent 
Signature

(If applicable) Formal Hearing _____

Informal Hearing 7/8/08

Notice Mailed _____

Notice Mailed 7/1/08

Notice Mailed _____

Action Taken: _____ 20__

- APPROVED DENIED

Conditions (if any): _____

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2928, LOCATED IN THE
 NORTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 8, TOWNSHIP 20
 NORTH, RANGE 18 EAST, TOWN OF HARRISON, CALUMET COUNTY,
 WISCONSIN

Survey for: Steve Andrysczyk
 Mortgage Corp. AAA
 717 N. McCarthy Road
 Appleton, WI 54913

SECOND ADDITION TO
 CEDAR RIDGE ESTATES

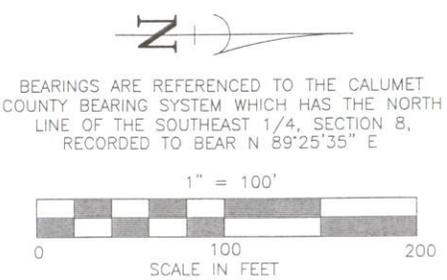
C.S.M. NO. 2305

McKAYLA
 DRIVE

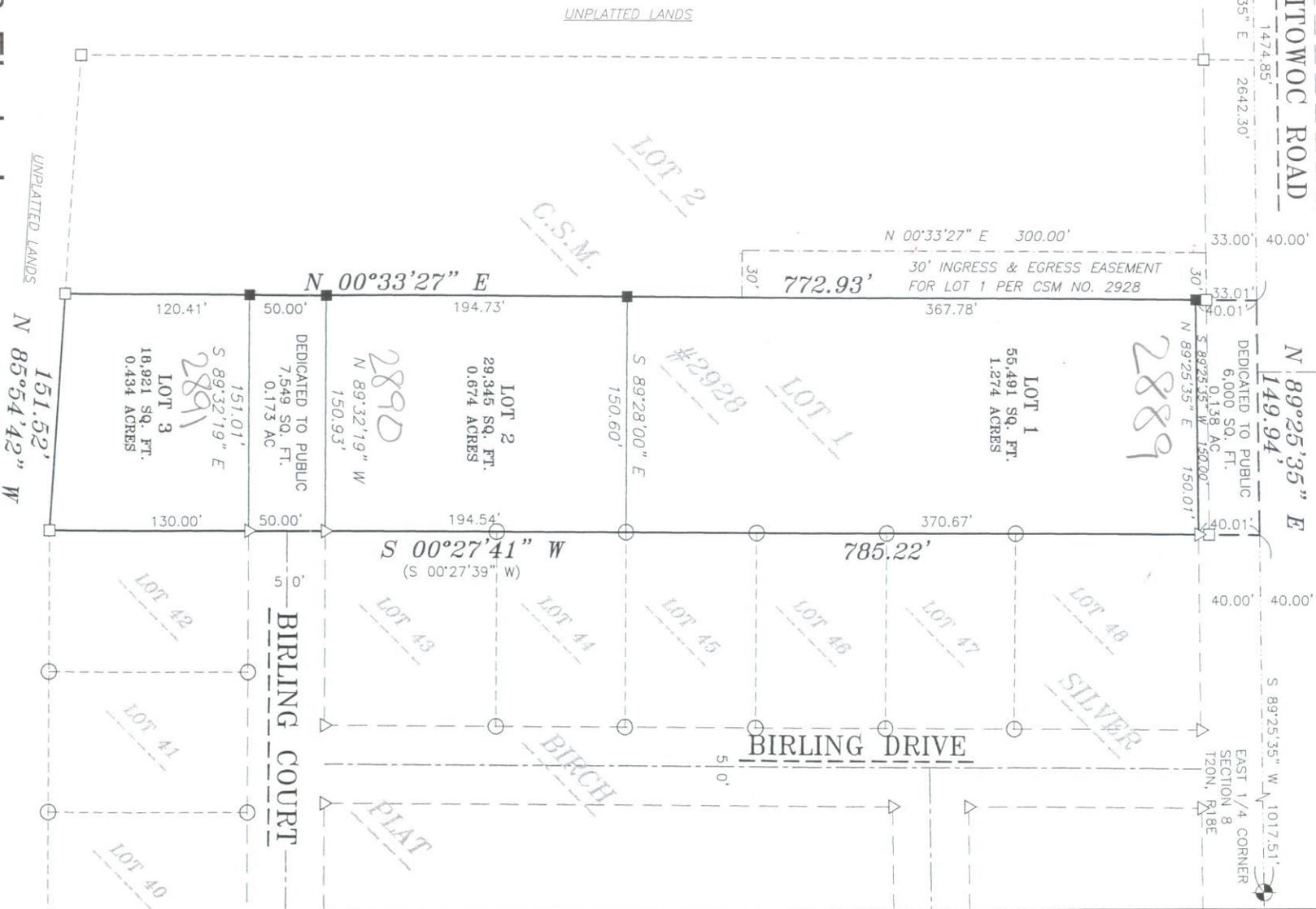
MANITOWOC ROAD

CENTER OF SECTION
 SECTION 8
 T20N, R18E

EAST 1/4 CORNER
 SECTION 8
 T20N, R18E



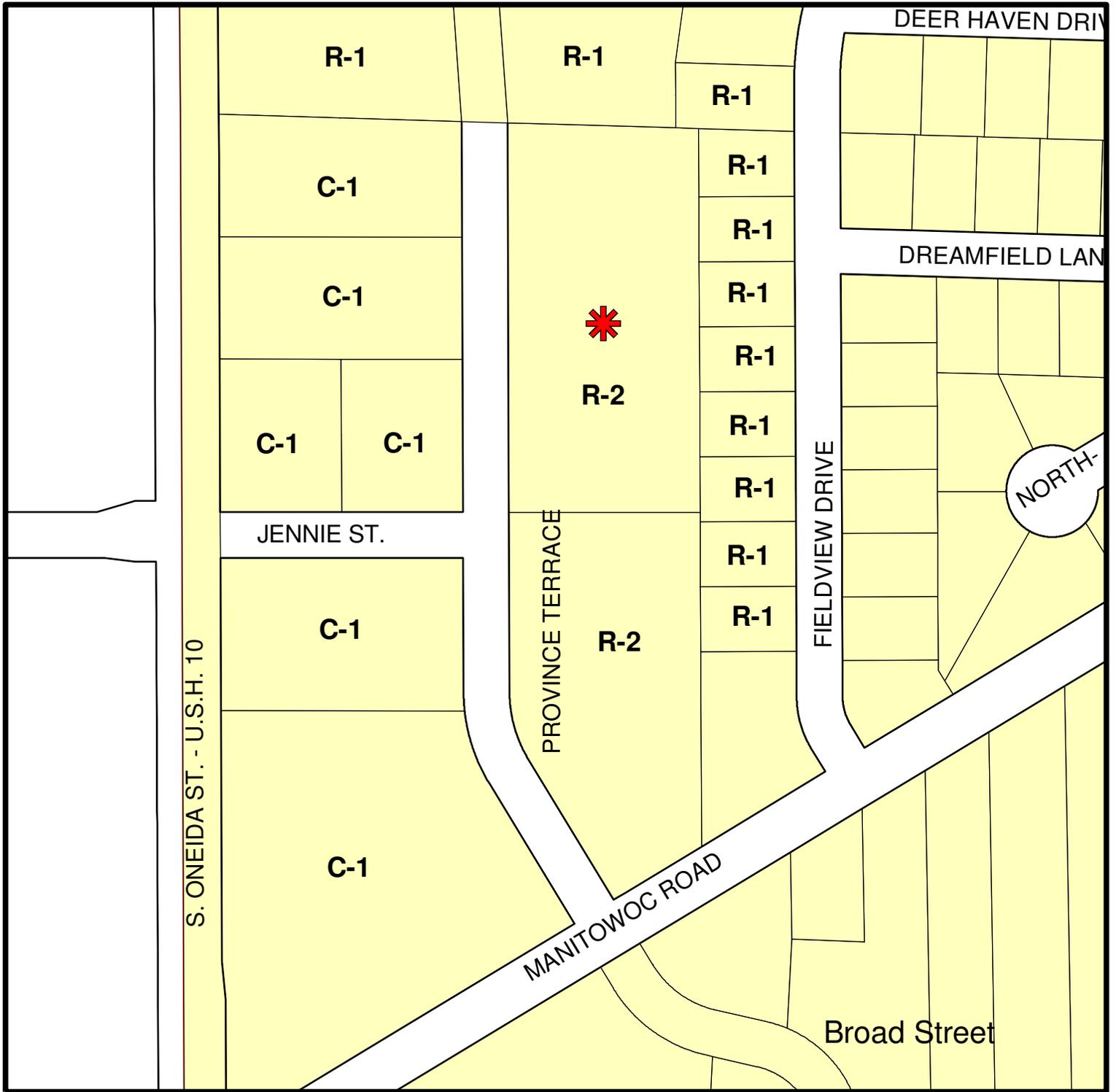
- LEGEND**
- 1" O.D. IRON PIPE SET, 18" LONG, WEIGHING 1.130 LBS. PER LIN. FOOT
 - 3/4" O.D. REBAR FOUND
 - 1" O.D. IRON PIPE FOUND
 - △ 1-1/4" O.D REBAR FOUND
 - ◆ GOVERNMENT CORNER
 - () RECORDED AS



Martenson & Eisele, Inc.
 1377 Midway Road
 Menasha, WI 54952
 www.martenson-eisele.com
 info@martenson-eisele.com
 920.731.0381 1.800.236.0381

Planning
 Environmental
 Surveying
 Engineering
 Architecture

PROJECT NO. 264-329
 FILE 264329csm.dwg SHEET 1 OF 3
 THIS INSTRUMENT WAS DRAFTED BY: LMB



Proposed Rezoning of Parcel #7-01-10, R-2 to C-3



AUTOMOTIVE

1285

RADIATOR



AUTOMOTIVE

1285

RADIATOR







3082

949-KCC

AutoZone



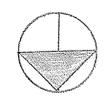
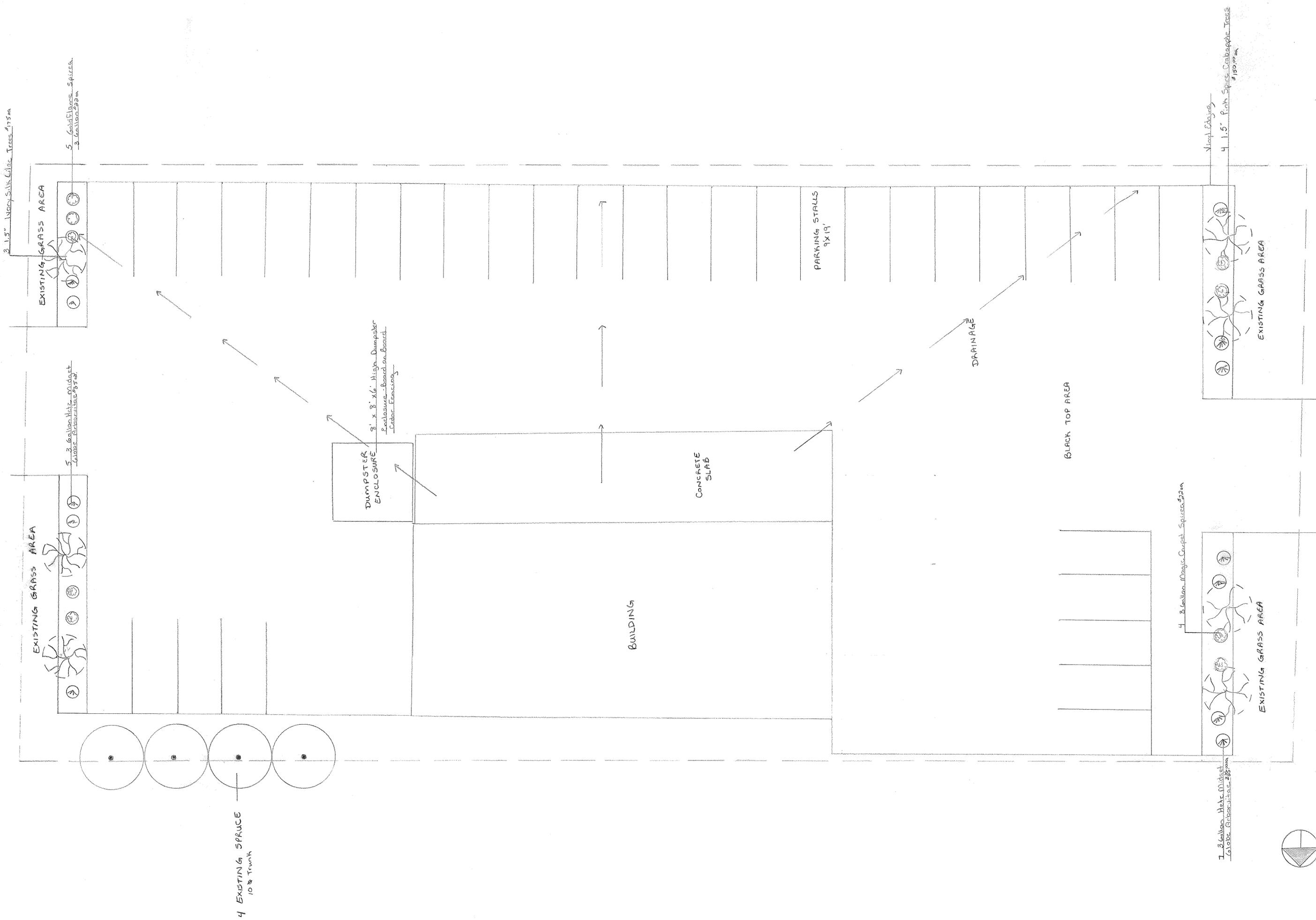
Let it spring, Let it spring, Let it spring.
SPECTRA
LIFE

1000

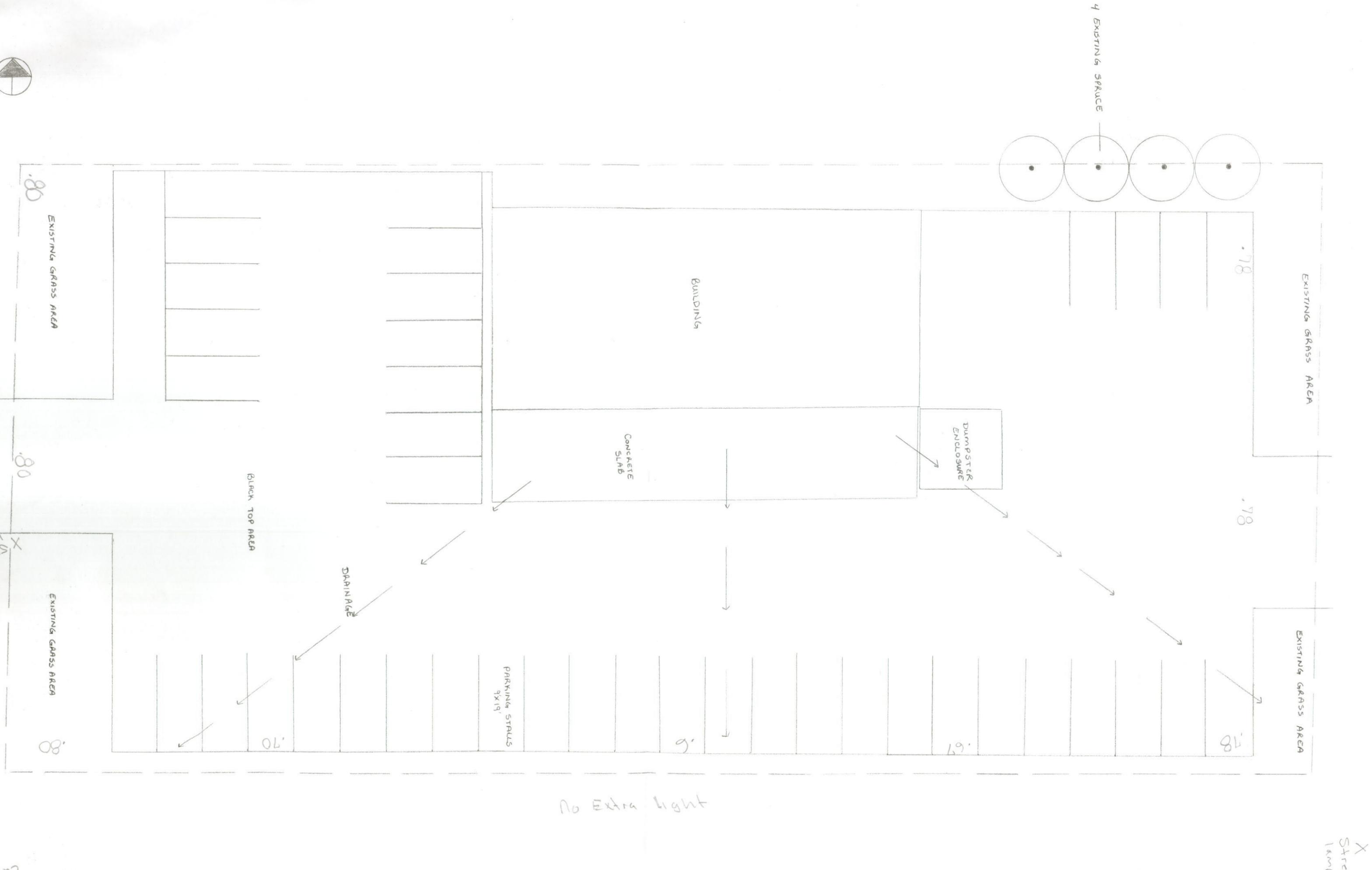
1055
2669

MIT FENCE
920-731-6645





layout plan

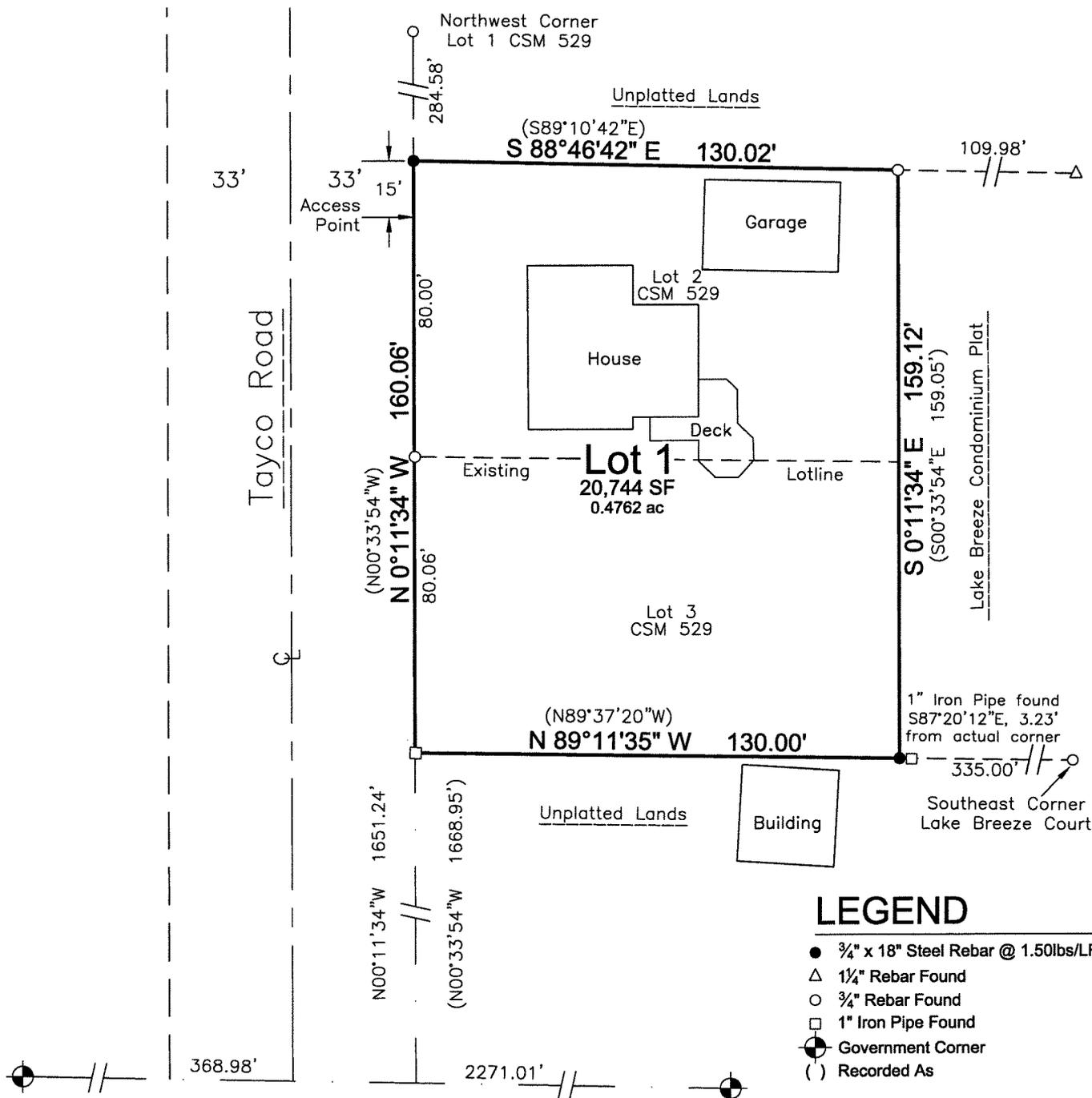


No Extra light

X
Street
Level

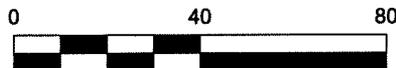
Certified Survey Map No. _____

All of Lot 2 and all of Lot 3 of Certified Survey Map 529
 being Part of Government Lot 3, Section 10, Township 20 North,
 Range 17 East, Town of Menasha, Winnebago County, Wisconsin.



368.98' 2271.01' 2639.99' (SC - SC)
 South Line of the Southeast 1/4 of Section 10-20-17
 South 1/4 Corner Section 10-20-17
 Berntsen Mon. Found

Southeast Corner Section 10-20-17
 Brass Cap Found



Bearings are referenced to the South line of the Southeast 1/4 of Section 10-20-17
 Assumed to bear S88°50'48"E based on the Winnebago County Coordinate System

James R. Sehloff
 James R. Sehloff, Wisconsin Registered Land Surveyor No. S-2692 Date 16 July 2008

Davel Engineering, Inc.
 Civil Engineers and Land Surveyors
 1811 Racine Street
 Menasha, Wisconsin
 Ph. 920-991-1866, Fax 920-830-9595

Survey for:
Joey Dallman
 1123 Tayco Street
 Menasha, WI 54952

File: 3326CSM.dwg
 Date: 07/16/2008
 Drafted By: jim
 Sheet: 1 of 3

