

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, August 3, 2010
3:30 PM**

AMENDED AGENDA

- A. CALL TO ORDER
- B. ROLL CALL/EXCUSED ABSENCES
- C. MINUTES TO APPROVE
 - 1. [Minutes of the July 20, 2010 Plan Commission Meeting](#)
- 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. [CSM – Midway Place](#)
 - 2. Request for Alternate Building Materials – Student Housing Proposal
 - 3. [Parcel Acquisition – Chute Street Parking Lot](#)
 - 4. [Site Plan Amendment – 1427-1429 Province Terrace \(to be received\)](#)
- G. ADJOURNMENT

CITY OF MENASHA
Plan Commission
Council Chambers, City Hall – 140 Main Street
July 20, 2010
DRAFT MINUTES

A. CALL TO ORDER

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

B. ROLL CALL/EXCUSED ABSENCES

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

PLAN COMMISSION MEMBERS EXCUSED: Commissioner Sturm and Ald. Benner

OTHERS PRESENT: CDD Keil, John Thompson, Tammy Thompson, Mike Hoivern and Rod Fisk

C. MINTUES TO APPROVE

1. **Minutes of the June 1, 2010 Plan Commission Meeting**

Moved by Comm. Schmidt, seconded by Comm. Cruickshank to approve the June 1, 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. **None**

F. ACTION ITEMS

1. **1429 Province Terrace – Site Plan Amendment**

CDD Keil reported that the improvements proposed in the initial site plan have not been completed. The property has been taken back via bank foreclosure, and the prospective purchaser (Tammy Thompson) is requesting that the Plan Commission consider eliminating sidewalk segments and interior parking lot landscaping islands from the site plan requirements. Commissioners discussed:

- The relationship of the site plan to that of the adjoin site since the parcel had been split
- The need for the sidewalk connection to the street
- Ordinance requirements relative to curbing around the parking lot planting islands
- The need for and location of a dumpster enclosure and whether it should serve both lots
- Transitional Area requirements for the rear lot line
- The need for a lighting plan

The consensus was that the prospective purchaser and the bank should work with staff to bring back a revised site plan.

2. **Request for Alternate Building Materials for Proposed UW-Fox Valley Student Housing Project**

Rod Fisk, representing the development team, requested that the Plan Commission consider allowing the use of alternate building materials to reduce costs and allow for a shorter construction period. These materials consisted of cementitious siding and brick or stone pattern panels. Commissioners discussed:

- Durability and maintenance requirements of the material
- The applicability of the 75 percent brick or natural stone requirements in the C-1 Commercial and PUD zoning districts
- The relationship of the material to LEED standards
- The overall appearance of the building facades as currently presented

The consensus was that the developer bring back a new building elevations showing the proposed application of alternate materials and the resultant percentages of brick and stone.

G. ADJOURNMENT

Moved by Comm. Homan seconded by DPW Radtke to adjourn at 4:50 p.m.

The motion carried.

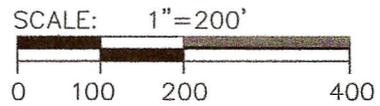
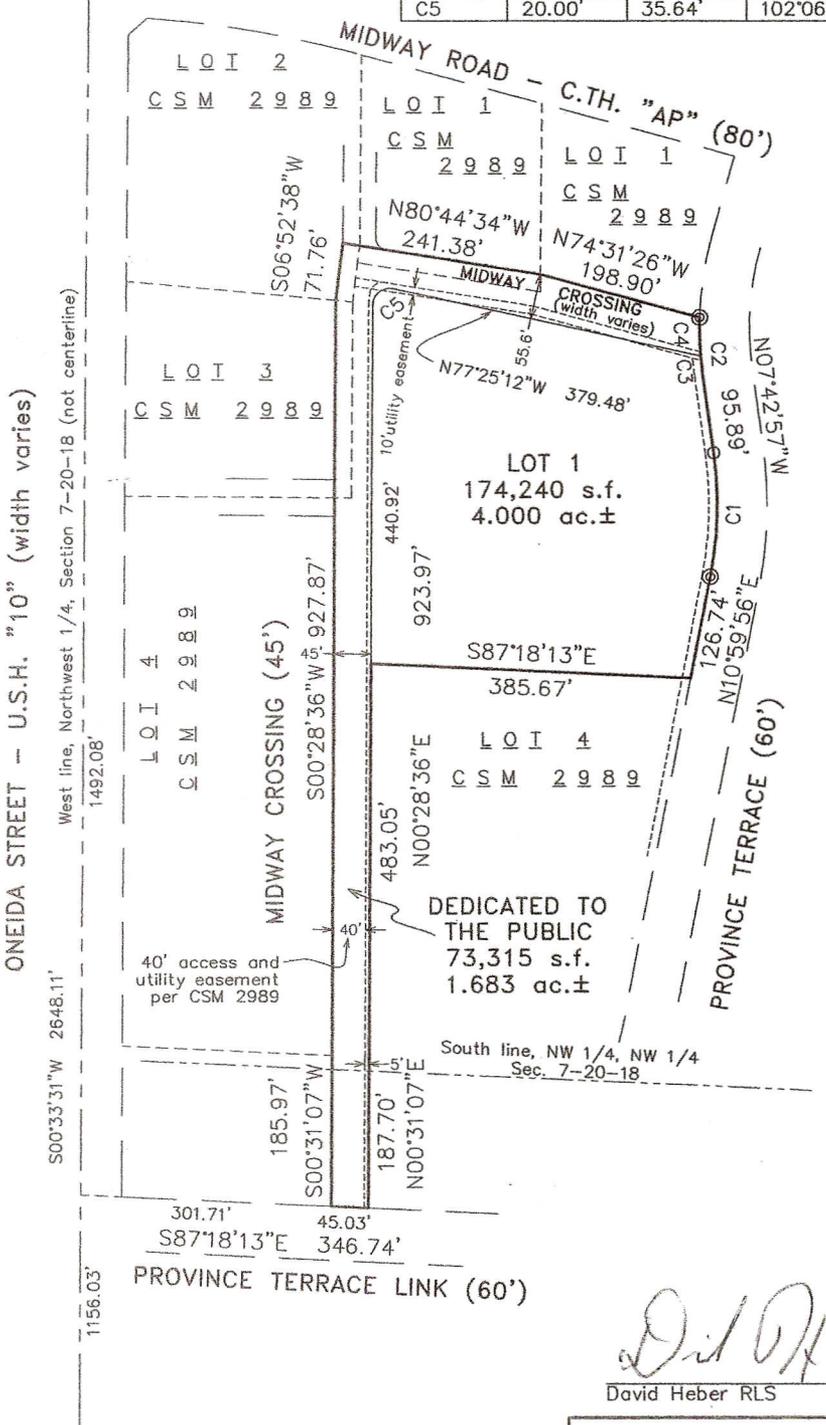
Minutes respectfully submitted by Greg Keil, Community Development Director

Certified Survey Map

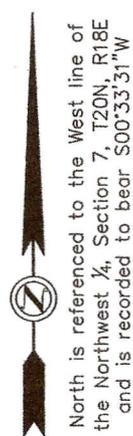
Part of Lots 1, 2, 3 and 4, Certified Survey Map 2989,
being part of the West 1/2 of the Northwest 1/4, Section 7,
T20N, R18E, City of Menasha, Calumet County, Wisconsin

CURVE	RADIUS	ARC	DELTA ANG	CHD BEARING	CHD LEN
C1	470.00'	153.52'	18°42'53"	N01°38'30"E	152.83'
C2	430.00'	70.65'	09°24'49"	N03°00'30"W	70.57'
C3	430.00'	23.68'	03°09'19"	N06°08'16"W	23.68'
C4	430.00'	46.97'	06°15'30"	N01°25'50"W	46.95'
C5	20.00'	35.64'	102°06'12"	S51°31'42"W	31.11'

Northwest Corner
Section 7-20-18
Survey spike



- LEGEND**
- ⊙ = Government corner
 - = Set 3/4" x 18" iron rebar
Wt. = 1.502 lbs/lf
 - = Found 3/4" iron rod
 - ⊙ = Found 1" i.d. iron pipe



David Hebert 7-28-10
David Heber RLS date

DRAFTED BY:
HAI Hebert Associates, Inc.
Land Surveying • Soil Testing
1110 W. Wisconsin Ave. 920-734-8373
Appleton, WI 54914 Fax: 920-734-3968

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West 1/4 Corner
Section 7-20-18
Berntsen monument

SURVEYOR'S CERTIFICATE
STATE OF WISCONSIN)
CALUMET COUNTY)^{SS}

I, David Hebert, Registered Wisconsin Land Surveyor, do hereby certify that I have surveyed, divided and mapped part of Lot 4 of Certified Survey Map 2989, being part of the Northwest ¼ of the Northwest ¼ of Section 7, T20N, R18E, City of Menasha, Calumet County, Wisconsin which is more fully described as follows:

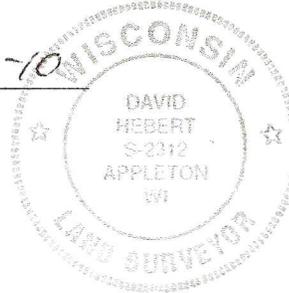
Commencing at the Northwest Corner of said Section 7; thence S00°33'31"W, 1492.08 feet; thence S87°18'13"E, 301.71 feet to the point of beginning; thence continuing S87°18'13"E, 45.03 feet; thence N00°31'07"E, 187.70 feet; thence N00°28'36"E, 483.05 feet; thence S87°18'13"E, 385.67 feet; thence N10°59'56"E, 126.74 feet; thence 153.52 feet along the arc of a 470.00 foot radius curve to the left whose chord bears N01°38'30"E, 152.84 feet; thence N07°42'57"W, 95.89 feet; thence 70.65 feet along the arc of a 430.00 foot radius curve to the right whose chord bears N03°00'31"W, 70.58 feet; thence N74°31'26"W, 198.90 feet; thence N80°44'34"W, 241.38 feet; thence S06°52'38"W, 71.76 feet; thence S00°28'36"W, 927.87 feet; thence S00°31'07"W, 185.97 feet to the point of beginning

I further certify that I have made said division by order and under direction of the owners of said lands and that I have fully complied with the code of ordinances of the City of Menasha, Winnebago County, Wisconsin and with Chapter 236.34 of the Wisconsin statutes in surveying, dividing and mapping the same.


David Hebert RLS

7-29-10

Date



OWNER'S CERTIFICATE

I (We), as owner(s), do hereby certify that I (we) caused the lands described on this Certified Survey Map to be surveyed, divided, and mapped as represented on this map. I (We) further acknowledge that this map is to be approved by the City of Menasha.

Robert E Drifka 7-29-10
Robert E. Drifka, BFT Investments, LLP (Owner) Dated

STATE OF WISCONSIN)
CALUMET COUNTY)^{SS}

Personally came before me on this 29th day of July, 2010, the above named owner(s) is (are) known to be the persons who executed the foregoing instrument and acknowledge the same.

Jennifer E Drifka 4-29-12
Notary Public, State of Wisconsin My commission expires

Patrick Lowney 7/29/10
Patrick Lowney, Lakeview Credit Union (president) Dated

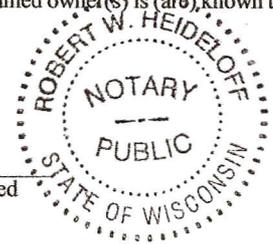


STATE OF WISCONSIN)
CALUMET COUNTY)^{SS}

Personally came before me on this 29th day of July, 2010, the above named owner(s) is (are) known to be the persons who executed the foregoing instrument and acknowledge the same.

Robert W Heideloff 8/4/13
Notary Public, State of Wisconsin My commission expires

Wisconsin CVS Pharmacy LLC Dated



STATE OF WISCONSIN)
CALUMET COUNTY)^{SS}

Personally came before me on this _____ day of _____, 20____, the above named owner(s) is (are) known to be the persons who executed the foregoing instrument and acknowledge the same.

Notary Public, State of Wisconsin My commission expires

CITY PLANNING COMMISSION CERTIFICATE

Pursuant to the Land Subdivision Regulations of the City of Menasha, Wisconsin, all requirements for approval have been fulfilled. This Certified Survey Map was approved by

the City of Menasha on this _____ day of _____, 20__.

Chairman, City of Menasha Planning Commission

COMMON COUNCIL RESOLUTION

This Certified Survey Map was approved by the Common Council of the City of Menasha on this _____ day of

_____, 20__.

Mayor City Clerk

TREASURER'S CERTIFICATE

We hereby certify that there are no unpaid taxes of unpaid special assessments on any of the lands included in this Certified Survey Map.

City Treasurer Dated County Treasurer Dated

