

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**

**September 21, 2010
3:30 PM**

AGENDA

- A. CALL TO ORDER
- B. ROLL CALL/EXCUSED ABSENCES
- C. MINUTES TO APPROVE
 - 1. [Minutes of the September 14, 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. [Site Plan Review – 217 Washington Street](#)
 - 2. [Site Plan Review – Manitowoc Road/Province Terrace – Fire Station #36](#)
- G. ADJOURNMENT

CITY OF MENASHA
Plan Commission
Council Chambers, City Hall – 140 Main Street
September 14, 2010
DRAFT MINUTES

A. CALL TO ORDER

The meeting was called to order at 3:35 p.m. by Mayor Merkes.

B. ROLL CALL/EXCUSED ABSENCES

PLAN COMMISSION MEMBERS PRESENT: Mayor Merkes, DPW Radtke, Commissioners Schmidt, Homan, Sturm and Ald. Benner

PLAN COMMISSION MEMBERS EXCUSED: Commissioner Cruickshank

OTHERS PRESENT: CDD Keil, PP Kester, Stanley Bye, Steve Borsecnik, Aaron Madsen, and Lonnie Pichler

C. MINTUES TO APPROVE

1. **Minutes of the August 30, 2010 Plan Commission Meeting**

Moved by Comm. Homan, seconded by Ald. Benner to approve the August 30, 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. **Site Plan Revisions – 1429 Province Terrace**

CDD Keil gave an overview of the proposed site plan modifications that were prepared in response to the direction given at prior Plan Commission meetings. These included transitional area landscaping, parking lot interior landscaping and curbing, dumpster enclosure location, parking lot screening and site lighting. The buyer of the property asked that the Plan Commission give consideration to reducing the size of the planting specimens in the transitional area from 1.5" caliper to 1" for deciduous trees and from 5' to 3' tall evergreens.

Commissioners discussed:

- Size of plant materials
- The type and shielding of light fixture at the rear entrance
- Dumpster location
- Lighting levels in the parking lot
- The mix of evergreen and deciduous trees in the transitional area
- The possibility of future additional parking between the two buildings

Motion by Comm. Sturm, seconded by Ald. Benner to approve the site plan revisions with the

following conditions and with the understanding that the size of the planting specimens may be reduced to the size described above:

- That 4 small deciduous trees be added to the transitional area
- That the planting plan be modified by relocating evergreens to better screen the rear entryway
- That the lighting of the rear entryway be of the full cut-off type with a color rendition index that meets current ordinance standards
- That a lighting plan be prepared for the parking lot that meets current ordinance standards
- That these changes are to be approved by Community Development Department staff

The motion carried.

2. **Site Plan Review – 1525 Midway Place – Subway**

PP Kester reviewed the proposed site plan and noted that the landscaping plan was lacking certain details, that lighting plan and dumpster enclosure details were missing, and that the required amount of interior parking lot landscaping needs to be verified. She also stated that the storm water management plan needs to be reviewed by an independent engineering firm and approved by the Public Works Department.

Commissioners discussed:

- Driveway access to the site
- The amount of parking available relative to the building occupancy
- The configuration of the parking lot
- The placement of trees within the parking lot island

Motion by Ald. Benner, seconded by DPW Radtke to approve the site plan with the following conditions:

- That the site designer work with staff to bring the landscaping plan into compliance with ordinance requirements
- That a lighting plan meeting ordinance requirements be submitted and approved by staff
- That a dumpster enclosure detail be submitted and approved by staff
- That the amount of interior parking lot landscaping meet ordinance requirements
- That the storm water management plan be approved by the Public Works Department

The motion carried.

3. **Site Plan Review – Manitowoc Road/Province Terrace – Fire Station #36**

PP Kester reviewed the proposed site plan and noted that landscaping plan was lacking certain details and that additional landscaping was needed in the front yard setbacks, the parking lot on Manitowoc Road needs to meet landscape screening requirements, the proposed building materials do not meet the 75% requirement for brick or natural stone, and that additional detail is needed on the lighting fixtures. She also stated that the storm water management plan needs to be reviewed by an independent engineering firm and approved by the Public Works Department.

Commissioners discussed:

- The building materials as proposed and the status of the 2005 conditional approval of the site plan
- Cost implications of alternate building materials
- The zoning of neighboring properties
- The implications of rezoning the parcel to GU government use
- Timing issues associated with plan approvals and building construction

- The appearance and use of the proposed outbuilding

The consensus was that staff should review the approval status of the 2005 site plan with the City Attorney and that this item should return on the next Plan Commission Agenda.

4. **Puccetti (Golden Eagle Properties, LLC) Annexation and Temporary Zoning Designation**

CDD Keil stated that the above named owner of "Parcel A" was petitioning to annex a one acre parcel in proximity to UW Fox Valley as part of a proposed student housing development. The other two parcels located in the Appleton road corridor were being brought in as part of an annexation by majority. No projects are currently planned for Parcels "A" & "B". He stated that Plan Commission input was being sought on the temporary zoning designation for recommendation to the Administration Committee/Common Council.

Commissioners discussed land uses neighboring the parcels and the consistency with the Comprehensive Plan.

Motion by DPW Radtke, seconded by Ald. Benner to recommend the annexation to the Common Council with the temporary zoning classification as follows:

- Parcel "A" – R-4 Multi Family
- Parcel "B" – C-1 Commercial
- Parcel "C" – C-1 Commercial

The motion carried.

G. ADJOURNMENT

Motion by Comm. Schmidt, seconded by Comm. Homan to adjourn at 5:25 p.m.

The motion carried.

Minutes respectfully submitted by Greg Keil, Community Development Director

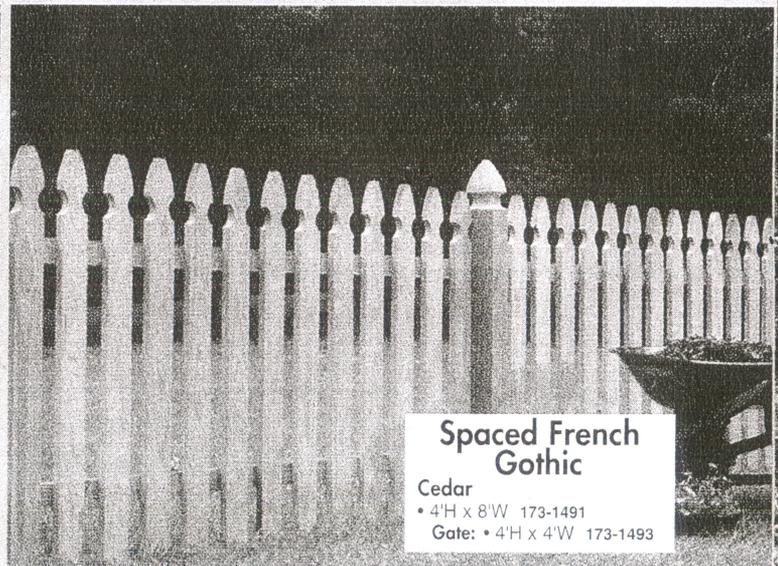
WOOD FENCING

Pre-Assembled Panels • Posts available separately



Spaced Picket

Treated
• 4'H x 8'W 173-1070
Gate: 4'H x 4'W 173-1073



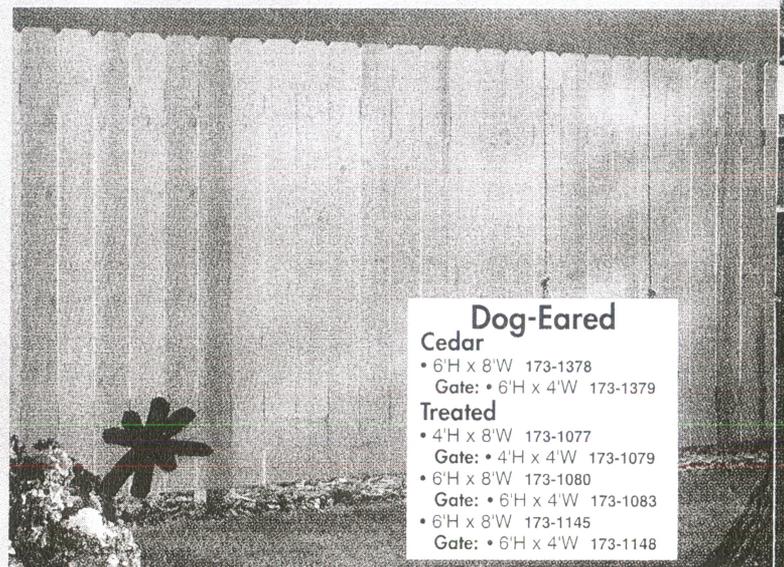
Spaced French Gothic

Cedar
• 4'H x 8'W 173-1491
Gate: • 4'H x 4'W 173-1493



Saw-Tex™ Stockade

• 6'H x 8'W 173-1187
Gate: • 6'H x 4'W 173-1189



Dog-Eared

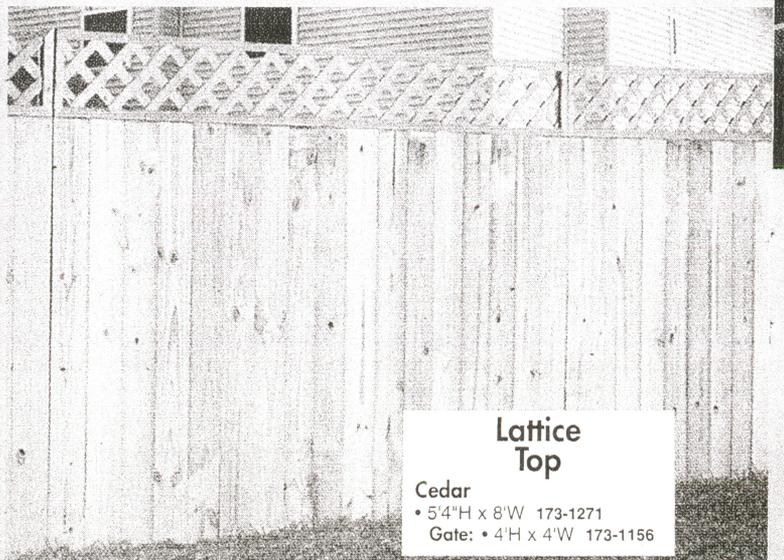
Cedar
• 6'H x 8'W 173-1378
Gate: • 6'H x 4'W 173-1379

Treated
• 4'H x 8'W 173-1077
Gate: • 4'H x 4'W 173-1079
• 6'H x 8'W 173-1080
Gate: • 6'H x 4'W 173-1083
• 6'H x 8'W 173-1145
Gate: • 6'H x 4'W 173-1148



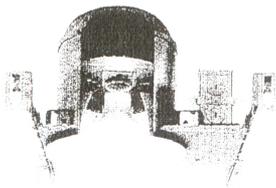
Shadow Box

Treated
• 6'H x 8'W 173-1146
Gate: • 6'H x 4'W 173-1149



Lattice Top

Cedar
• 5'4"H x 8'W 173-1271
Gate: • 4'H x 4'W 173-1156



H7ICAT

IC HOUSING

H7ICAT

AIR-TITE™ IC HOUSING

- For insulated ceilings and direct contact with insulation
- Integral thermal protector



DESCRIPTION

For installations where the housing will be in direct contact with ceiling insulation. Integral thermal protector provides positive protection against overlampping. The H7ICAT AIR-TITE housing meets Restricted Air Flow requirements.

Housing Features

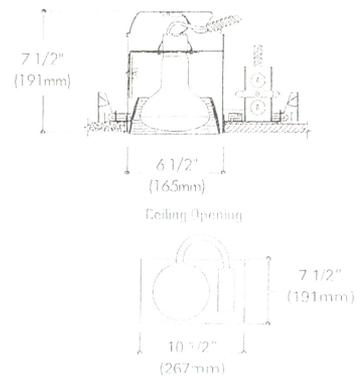
- Integral thermal protector guards against improper lampping.
- H7ICAT housing is gasketed to prevent air flow from heated or air conditioned spaces.
- Adjustable socket bracket assures proper and consistent lamp positioning.
- Junction box is listed for through branch circuit wiring and has seven 1/2" knockouts with true pry-out slots.
- Slide-N-Side™ connectors allow non-metallic sheathed cable to be installed without tools and without removing knockouts.

- Plaster frame includes locking screw for hanger bars and cutouts for crimping hanger bars in position.
- Pre-installed, captive bar hangers allow housing to be positioned at any point within a 24" joist span. Score lines provided for easy field shortening for 12" joists. Unique arrowhead design provides "Nailless" installation. Bar hangers can be repositioned 90° without tools. Hangers fit onto T-Bar spline for quick alignment and can be permanently secured with optional TB7 T-Bar clip.
- Socket plug provides protection against paint overspray

Installation Features

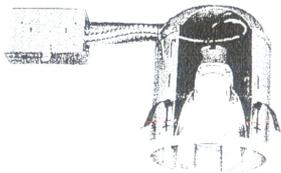
- 7 1/2" height allows use in 2" x 8" joist construction.
- H7ICAT adjusts for ceilings up to 2" (H7ICAT up to 1") thick.

DIMENSIONS



Listings

- UL Damp location
- UL Feed Through
- CSA Certified
- UL listed for direct contact with insulation
- IP rated
- Meets State of California Title 24 requirements
- H7ICAT meets State of Washington Restricted Air Flow requirements



H7RICT

REMODEL IC HOUSING

H7RICAT

REMODEL AIR-TITE™ IC HOUSING

- For insulated ceilings and direct contact with insulation
- Can be installed from below the ceiling



For remodeling installations where housing will be in direct contact with insulation. Integral thermal protector provides positive protection against overlampping. AIR-TITE housing prevents airflow between attic and living areas

Housing Features

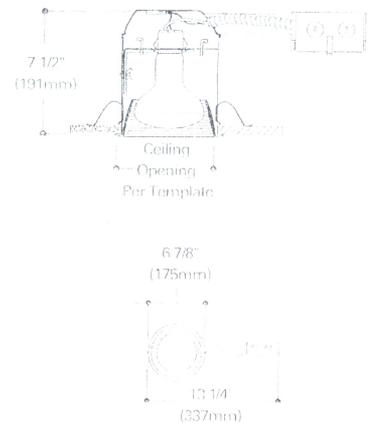
- Integral thermal protector guards against overlampping.
- Adjustable socket bracket allows the use of different lamp types and sizes as well as assuring proper and consistent lamp positioning.
- Junction box is listed for through branch circuit wiring and has seven 1/2" knockouts with true pry-out slots.
- Four Romex pryouts with integral strain relief simplify Romex installation.

Installation Features

- 7 1/2" height allows use in 2" x 8" joist construction.
- Integral flange secures fixture against ceiling.
- Four remodel clips secure housing and accommodate ceiling thickness from 3/8" to 5/8".

Listings

- UL Damp location
- UL Feed Through
- CSA Certified
- UL listed for direct contact with insulation
- Meets State of California Title 24 requirements
- IP Rated
- H7RICAT meets State of Washington Restricted Air Flow requirements



Beam Diameter	Initial Nadir Footcandles	Distance to Plane
30CAT	60W A19	
12'0"	4	5'6"
13'6"	3	6'6"
19'0"	2	8'0"
21'6"	1	10'0"
26'6"	1	12'0"
28'6"	1	14'0"

Beam Diameter	Initial Nadir Footcandles	Distance to Plane
170	40W A19	
12'0"	1.0	5'6"
12'6"	0.9	6'6"
13'6"	0.8	8'0"
15'0"	0.6	10'0"
18'0"	0.4	12'0"
20'0"	0.3	14'0"

Beam Diameter	Initial Nadir Footcandles	Distance to Plane
171	40W A19IF	
12'0"	1.0	5'6"
12'6"	0.9	6'6"
14'0"	0.7	8'0"
16'0"	0.5	10'0"
19'0"	0.3	12'0"
21'0"	0.3	14'0"

Beam Diameter	Initial Nadir Footcandles	Distance to Plane
172PS	40W A19	
12'0"	1.1	5'6"
12'6"	0.9	6'6"
13'0"	0.8	8'0"
14'6"	0.6	10'0"
15'6"	0.4	12'0"
18'0"	0.3	14'0"

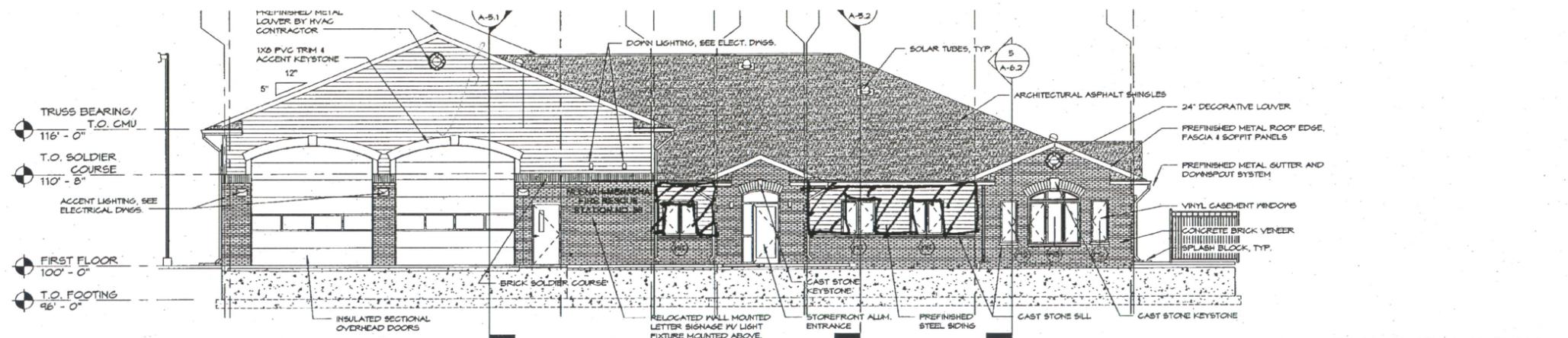
Beam Diameter	Initial Nadir Footcandles	Distance to Plane
310	75W R30FL	
4'6"	20	4'6"
6'6"	10	6'6"
8'6"	7	8'6"
10'6"	4	10'6"
12'6"	3	12'6"
14'6"	2	14'6"

Beam Diameter is to 50% of maximum footcandles, rounded to the nearest half foot. Footcandle values are initial; apply appropriate light loss factors when necessary.

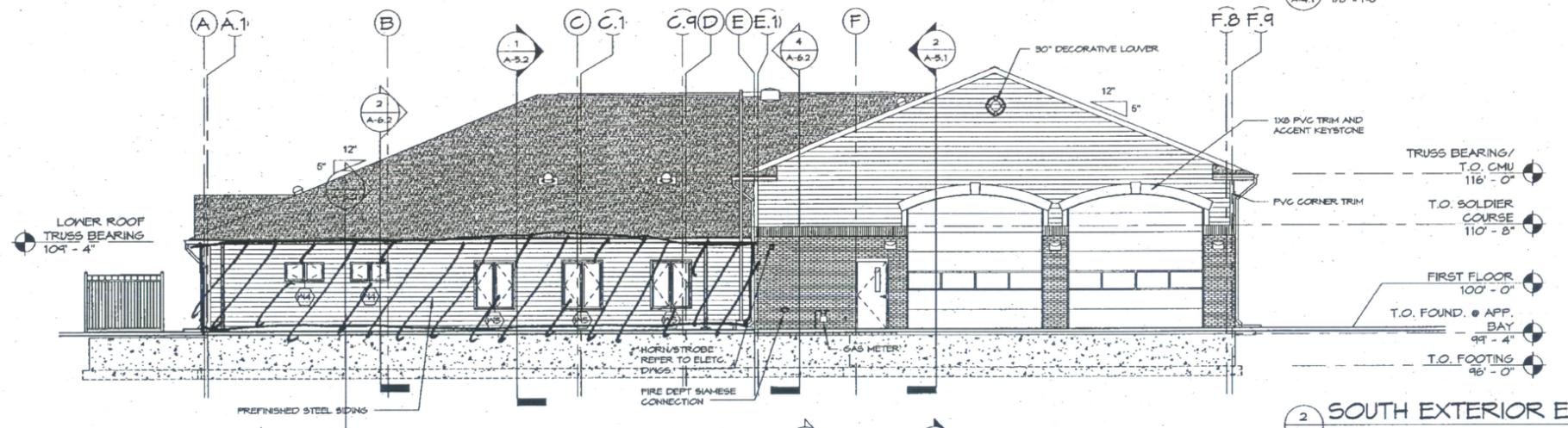
Beam Diameter	Initial Nadir Footcandles	Distance to Plane
404C	60W A19	
5'6"	4	11'0"
6'6"	3	12'6"
8'0"	2	20'0"
10'0"	1	21'6"
12'0"	1	24'0"
14'0"	1	30'0"

Beam Diameter	Initial Nadir Footcandles	Distance to Plane
426SC	75W R30SP	
2'6"	80	4'6"
3'6"	38	6'6"
4'6"	22	8'6"
5'6"	15	10'6"
6'6"	10	12'6"
8'0"	8	14'0"

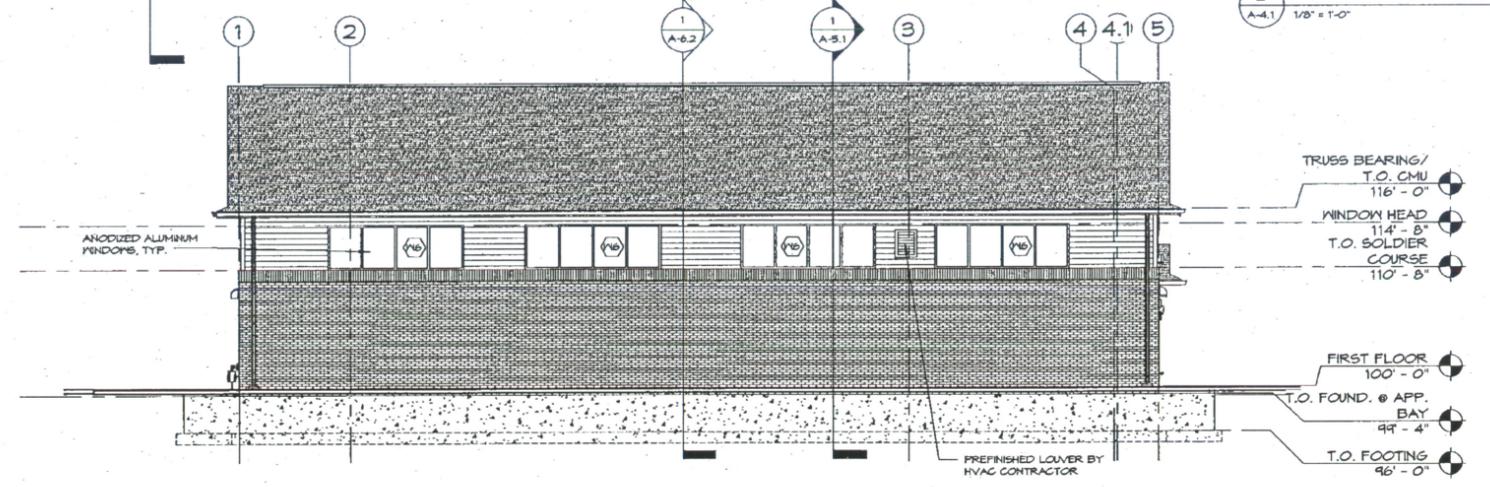




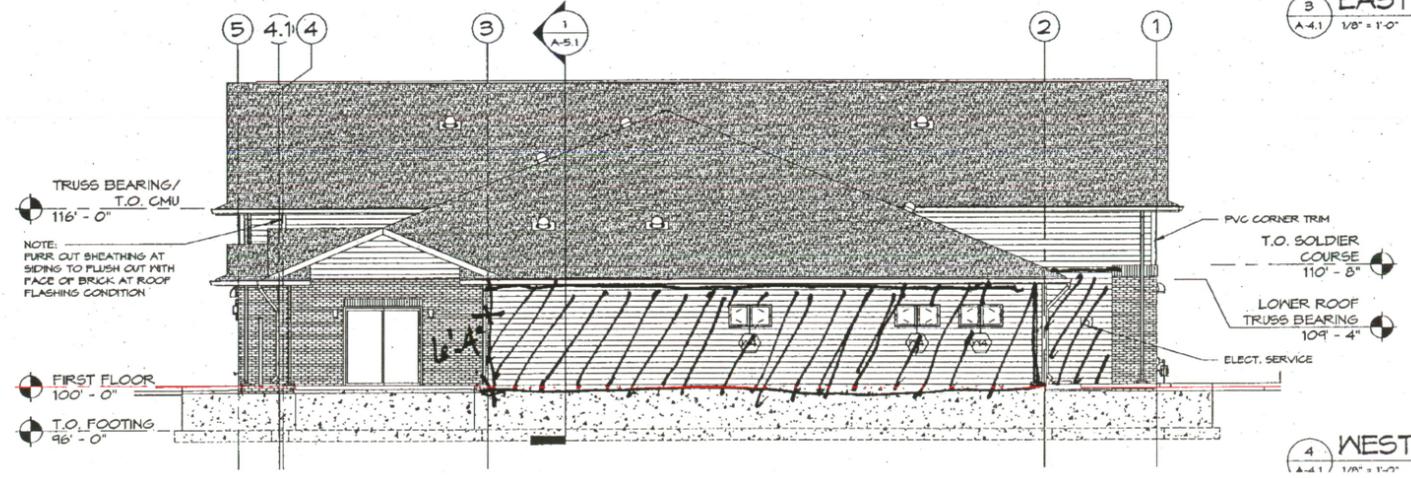
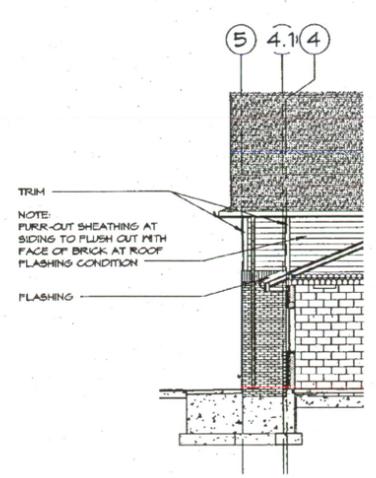
1 NORTH EXTERIOR ELEVATION
A-4.1 1/8" = 1'-0"



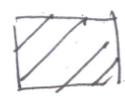
2 SOUTH EXTERIOR ELEVATION
A-4.1 1/8" = 1'-0"



3 EAST EXTERIOR ELEVATION
A-4.1 1/8" = 1'-0"



4 WEST EXTERIOR ELEVATION
A-4.1 1/8" = 1'-0"

 = Brick