

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**

**April 24, 2012
3:30 PM**

AGENDA

- A. CALL TO ORDER
- B. ROLL CALL/EXCUSED ABSENCES
- C. MINUTES TO APPROVE
 - 1. [Minutes of the April 3, 2012 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. [Potential Appleton Street Rezoning Application – R-1 to R-2 for Nonconforming Duplex](#)
 - 2. [Potential Lawson Street Rezoning Application – R-1 to I-2](#)
- F. ACTION ITEMS
 - 1. [Site Plan – Fast N Easy Pawn – 1275 Appleton Road](#)
- G. ADJOURNMENT

**CITY OF MENASHA
Plan Commission
Council Chambers, City Hall – 140 Main Street
April 3, 2012
DRAFT MINUTES**

A. CALL TO ORDER

The meeting was called to order at 3:31 PM by Mayor Merkes.

B. ROLL CALL/EXCUSED ABSENCES

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

PLAN COMMISSION MEMBERS EXCUSED: Commissioner Schmidt

PLAN COMMISSION MEMBERS ABSENT: None

OTHERS PRESENT: CDD Keil, PP Homan, Dave Schmalz, Tom Van Dalen, Steve Smet, Rod Fisk, Brent Andrews, Spencer Rolph and Gary Zahringer

C. MINUTES TO APPROVE

1. **Minutes of the February 21, 2012 Plan Commission Meeting**

Motion by Comm. Sturm, seconded by Ald. Benner to approve the March 20, 2012 Plan Commission meeting minutes as presented.

The motion carried.

D. PUBLIC COMMENT ON ANY ITEM OF CONCERN ON THIS AGENDA

1. No one spoke.

E. DISCUSSION

1. **Potential Appleton Street Rezoning Application – R-1 to R-2 Non-Conforming Duplex**

Spencer Rolph, owner of the property, made comments to the effect that the property he purchased was configured as a two-family dwelling and that he was not aware that reestablishing that use would be in conflict with zoning standards.

Commissioners discussed:

- Presence of other two-family dwellings in proximity.
- Future land use recommendations of the comprehensive plan.
- Comprehensive plan policies regarding neighborhood stability and the conversion of single to two-family dwellings
- The configuration of the structure and whether it was constructed as or converted to a two-family dwelling

This item was held pending the provision of more information relative to the configuration of the structure and the establishment of two-family use.

2. **Subdivision Concept Plan – Grassymeadow Lane, Extended**

Commissioners discussed:

- The relationship to the Menasha Conservancy and access thereto by street or trail.
- Plans for sidewalk.
- Future street extensions.
- Configuration of the temporary cul-de-sac.
- Lot configurations with the street abutting the Conservancy vs. having lots about the conservancy.

The consensus was to proceed with the concept that had lots about the Conservancy with access to be provided via a trail easement.

ACTION ITEMS

1. Change in Fox Lodge Building Materials

Steve Smet described the proposed change to the building materials. The proposal is to substitute the Heritage Collection utility size brick for the standard size brick and to substitute the Old World Tumbled masonry units for the natural stone. The colors of the brick are to be 70% Cardinal Blend and 30% Burgundy Blend. The masonry units are to be cream color.

Commissioners discussed ordinance requirements and definitions applied to various building materials.

Motion by Comm. Sturm, seconded by Comm. Cruickshank to approved the proposed changes to the building materials based on the findings that the materials are durable and of high quality, they enable the use of innovative design. The motion carried.

2. Site Plan – Fast N Easy Pawn, 1275 Appleton Road

CDD Keil presented staff comments on the site plan. The following aspects of the site plan do not meet requirements:

- Lack of dumpster enclosure.
- Parking lot perimeter landscaping missing.
- Landscaping adjacent to building required.
- Front parking lot layout deficiencies.
- Building materials/configuration deficiencies.
- Site lighting.
- Existing outdoor storage not permitted.

Tom Van Dalen, project architect, stated he would meet with the site owner and work with staff to address the above-noted concerns.

This item was held.

3. Extraterritorial CSM – W7027 Verna Road (Town of Harrison)

CDD Keil reported that the relationship of the proposed CSM to the Town of Harrison/City of Menasha boundary agreement had been reviewed with the City Attorney. It was determined that there was no basis to withhold approval of the CSM on its technical merits.

Motion by Ald. Benner, seconded by DPW Radtke to recommend approval of the extraterritorial CSM for W7027 Verna Road in the Town of Harrison.

The motion carried.

4. Extraterritorial Preliminary Plat – Papermaker Ridge (Town of Harrison)

Motion by DPW Radtke, seconded by Comm. Sturm to recommend approval of the extraterritorial preliminary plat for the Papermaker Ridge subdivision in the Town of Harrison.

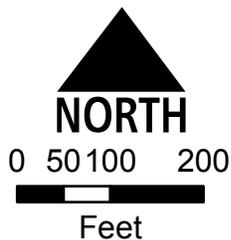
The motion carried.

G. ADJOURNMENT

Motion by Ald. Benner, seconded by DPW Radtke to adjourn at 5:10 p.m.

The motion carried.

Minutes respectfully submitted by CDD Greg Keil.



209 Appleton St Non-Conforming Duplex Potential Rezoning

Legend

- | | |
|---|--|
| C1 | R2 |
| I1 | R3 |
| R1 | R4 |



Proposed
Rezoning
R-1 to I-2



Project 668 – Fast N Easy Pawn – 1275 Appleton Rd., Menasha, Wisconsin
Building Addition Alteration

April 13, 2012 – Landscaping Schedule as per Site Plan Review Plans – Sheet C1 dated 4/13/2012

- I. EXISTING LANDSCAPING (As per 3-30-2009 City of Menasha – Approved Landscaping Plan)
- A. Building Front (Appleton Rd.)
1. 6 – Techny Arborvitae – (Evergreen Tree) (Exiting prior to 3-30-2009 Approved Landscaping Plan)
 2. 3 – Flowering Crab – (Canopy Trees)
 3. 6 – Purple Coneflowers (Shrubs)
 4. 7 – Andora Junipers (Evergreen Shrubs)
 5. 8 – Norma Spirea (Shrubs)
 6. 4 – Stella de org Day Lilly (Flowering Shrubs)
 7. 3 – Granite Boulders (Decorative / Protective Element)
- B. Building Rear (London Street)
1. 3 – Spring Snow Flowering Crab Trees (Canopy Trees)
 2. 3 – Pacific Sunset Maple Trees (Canopy Trees)
- II. PROPOSED NEW LANDSCAPING
- A. Building Front (Appleton Rd.) – No New Landscaping
- B. Building Rear (London Street)
1. 5 – Andora Junipers (Evergreen Shrubs – 12” diameter pots minimum) (Located at NE corner of rear parking lot and rear driveway entrance within a stone covered planting area)
 2. 5 – Norma Spirea (Shrubs – 12” diameter pots minimum) (Located along building rear façade within a 4’ wide stone covered planting area)
 3. 2 – Colorado Blue Spruce (Evergreen Trees – 3’ height minimum not including root ball) (Located along building rear façade within a 4’ wide stone covered planting area).

Thomas J. Van Dalen, AIA, AICP, NCARB
Architect Manager

CC: Mr. Steve Dietzen - Owner



Catalog Number	AS PER OWNER'S INSTRUCTION 4/13/2012
Notes	(EXISTING + PROPOSED EXTERIOR LIGHT FIXTURES)
Type	

FEATURES & SPECIFICATIONS

INTENDED USE — For entrances, loading docks, walkways and vehicle ramps.

CONSTRUCTION — Rear housing: Rugged, corrosion-resistant, die-cast aluminum. Corrosion-resistant external hardware includes slotted hex-head and tamperproof fasteners.

Front housing and refractor: one-piece, injection-molded, UV-stabilized polycarbonate.

Finish: Dark bronze (DDB) corrosion-resistant polyester powder.

OPTICS — Reflector is finished in white thermoset polyester powder, electrostatically applied. Standard finish on opaque portion of front cover and back housing is dark bronze polyester enamel. Refractor is sealed and gasketed to inhibit the entrance of outside contaminants.

ELECTRICAL — Ballast: Low and high pressure sodium are high reactance, high power factor. Metal halide 50-150W are high reactance, high power factor and are standard with pulse-start ignitor technology. "SCWA" not required. Constant wattage autotransformer for 175M (CSA, NOM or INTL required for probe start shipments outside of the US). Super CWA (pulse start ballast), 88% efficient and EISA legislation compliant, is required for 175M (SCWA option) for US shipments only. Ballast is 100% factory-tested.

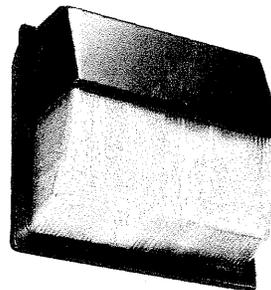
Socket: Porcelain, horizontally oriented, single-ended bayonet base socket for 35W low pressure sodium; medium base socket for 70-150W; and mogul base socket for 175W with copper alloy, nickel-plated screw shell and center contact. UL listed 1500W, 600V.

INSTALLATION — Top 3/4" threaded wiring access. Back access through removable 3/4" knockout. Feed-thru wiring can be achieved by using a conduit tee. Mount on any flat, vertical surface.

LISTINGS — Listed and labeled to UL standards. Listed and labeled to CSA standards (see Options). NOM Certified (see Options). UL listed for 25°C ambient and wet locations. IP64 rated.

Note: Not recommended for use in car wash interior applications.

Specifications subject to change without notice.



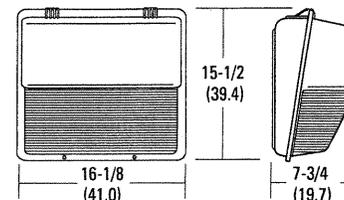
Wall Packs

TWP

METAL HALIDE 70W-175W
HIGH PRESSURE SODIUM 35W-150W
LOW PRESSURE SODIUM 35W
8' to 15' Mounting

Specifications

- Height: 15-1/2 (39.4)
- Width: 16-1/8 (41.0)
- Depth: 7-3/4 (19.7)
- *Weight: 17.9 lbs. (8.12 kg)
- All dimensions are inches (centimeters) unless otherwise indicated.
- *Weight as configured in example below.



ORDERING INFORMATION

For shortest lead times, configure product using **standard options (shown in bold)**.

Example: TWP 100M 120 LPI

TWP	Series	Wattage	Voltage	Ballast	Options	Finish	Lamp ¹³
	TWP	Metal halide	120	(blank) Magnetic ballast	Shipped installed in fixture	(blank) Dark bronze	LPI Lamp included
		70M ^{1,2}	208 ⁶		SE Single fuse (120, 277, 347V)	DBL Black	L/LP Less lamp
		100M¹	240 ⁶	CWI Constant wattage isolated	DF Double fuse (208, 240, 480V)	DMB Medium bronze	
		150M	277		EC Emergency circuit ⁹	DWH White	
		175M³	347	SCWA Super CWA pulse start ballast	QRS Quartz restrrike ⁹	DNA Natural aluminum	
		Ceramic metal halide	480 ⁸		QRSTD Quartz restrrike system with time delay ^{8,9}	DSS Sandstone	
		70MHC ^{1,2}	TB ⁷	Note: For shipments to U.S. territories, SCWA must be specified to comply with EISA.	PE Photoelectric cell, button type¹⁰	CR Enhanced corrosion resistant	
		100MHC ¹			CSA Listed an labeled to comply with Canadian Standards	CRT Non-stick protective coating ¹²	
		150MHC			NOM NOM Certified ⁶		
		High pressure sodium ¹			INTL Available for 175M probe start shipping outside the U.S.		
		35S ⁴			FS Full shield		
		50S			Shipped separately¹¹		
		70S			WG Wire guard		
		100S					
		150S⁵					
		Low pressure sodium ¹					
		35L					

Notes

- Not available with SCWA.
- Not available with 480V.
- These wattages do not comply with California Title 20 regulations.
- 120V only.
- Operates 55V lamp.
- Must specify CWI for use in Canada.
- Optional multi-tap ballast (120, 208, 240, 277V). In Canada 120, 277, 347V; ships as 120/347.
- Consult factory for available wattages.
- Maximum allowable wattage lamp included.
- Not available with 480V or TB.
- May be ordered as an accessory with prefix TWP. Requires field modification.
- Black finish (coating applied to housing only).
- Must be specified. L/LP N/A MHC.

1

OUTDOOR

TWP_M_S_L

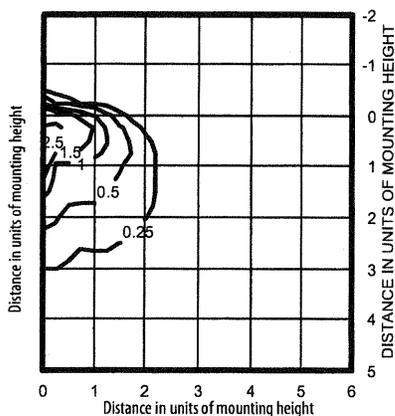
TWP Metal Halide, High Pressure Sodium, Low Pressure Sodium Wall Packs

Coefficient of Utilization _____
Initial Footcandles _____

TWP 70M Test Report no. 97021601

Coefficients of utilization

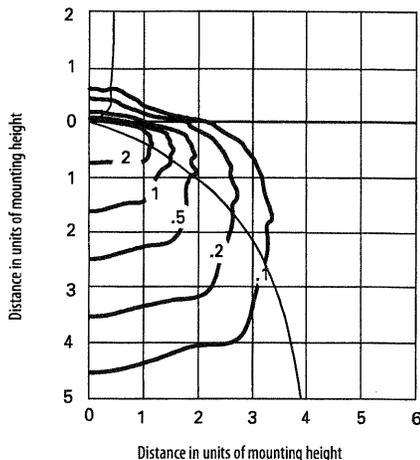
ISOILLUMINANCE PLOT (Footcandle)



70W, metal halide lamp, horizontal lamp orientation, 10' mounting height, 5,200 rated lumens.
Total fixture efficiency: 50.7%

TWP 70S Test Report no. 94121702

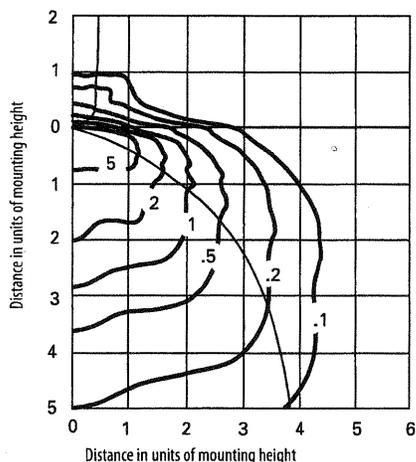
Coefficients of utilization



70W, high pressure sodium lamp, horizontal lamp orientation, 12' mounting height, 6,300 rated lumens.
Total fixture efficiency: 55%

TWP 150S Test Report no. 94121503

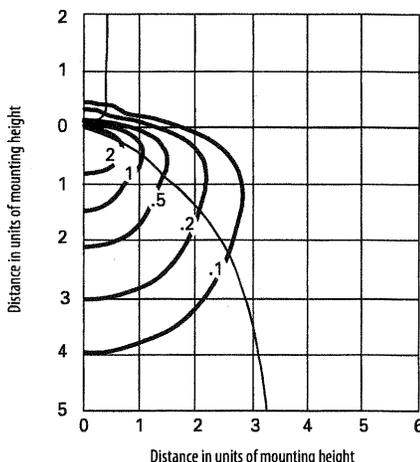
Coefficients of utilization



150W, high pressure sodium lamp, horizontal lamp orientation, 12' mounting height, 16,000 rated lumens.
Total fixture efficiency: 53.4%

TWP 35LPS Test Report no. 94121903

Coefficients of utilization



35W, low pressure sodium lamp, horizontal lamp orientation, 12' mounting height, 4,800 rated lumens.
Total fixture efficiency: 48.4%

Mounting Height Correction Factor

(Multiply the fc level by the correction factor)

10'	12'
15 ft. = .44	10 ft. = 1.44
20 ft. = .25	15 ft. = .64
25 ft. = .16	20 ft. = .36
	25 ft. = .23

$$\left(\frac{\text{Existing Mounting Height}}{\text{New Mounting Height}} \right)^2 = \text{Correction Factor}$$

PROJECT 668. FAST N EASY PAWN - 1275 APPLETON RD., MENASHA, WISC
 "EMERGENCY EXTERIOR EGRESS LIGHT

A

Store

Overall Ratings ***** 5 Stars of 138 Reviews.

Customer Service

My Account

Simply **EXIT** Signs

Mon-Thu 8am - 7pm
 Fri 8am - 6pm EST

for orders of
 \$25.00 and more

0 Item. \$0.00
 • \$25.00 until **free shipping**.

Home | UL 924 Exit Signs | LED Exit Signs | Photoluminescent Exit Signs | ADA Braille Signs | Stairwell Exit Signs | Custom Exit Signs



Die-Cast Aluminum Modern Emergency Light

UltraModern Emergency Light

Enjoy modern, sleek design and tough die-cast aluminum construction that can blend with any interior. These emergency lights are ideal for damp, environments, and cold weather as well.

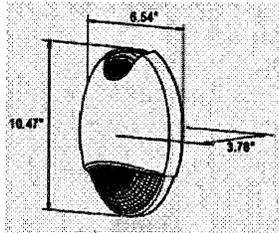
- UltraModern lamps include two 6 volt, 6 watt Xenon lamps
- Sturdy outer shell is built from die-cast aluminum and a powder finish.
- A momentary test switch and LED charge indicator are included. Features 120/277 Voltage.
- Ultra-light reflector and a polycarbonate refractor offer the highest light output for its size and wattage.
- Installation requires professional electrician.

Hide Specifications

Q zoom embed related items
 2

Part# EXIT-DBEL
 Size 10.47" x 6.54" x 3.78" (H x W x D)
 Package 1 Light

Part# EXIT-DBEL
 Size 10.47" x 6.54" x 3.78" (H x W x D)



Q zoom

Configure this Product

Color : Black

Package : 1 Light • Price per Light

Minimum Qty. 1 • Order in Multiples of 1 Light

1	3	6	12	24
\$147.75	\$144.25	\$143.99	\$141.89	\$140.99

Unit	Price	Quantity	Amount
1 Light	\$147.75	1 Light	\$147.75

Battery, Self-Testing, and Circuitry Options

Do you want to add Battery Backup or additional capabilities?

<input checked="" type="radio"/> No Add-On	Standard - No Additional Options Standard Option Only	1 Adder	\$0.00	
<input type="radio"/> Self-Diagnostic	Self-Diagnostic/Self-Test Capability Self-Diagnostic/Self-Testing for Modern Emergency Light	1 Adder	\$25.00	1 Adder \$25.00

Cold Weather Package

Would you like to add the Cold Weather Package to your Emergency Light?

<input checked="" type="checkbox"/> Cold Weather Package	Cold Weather Package Xenon Lamps for Cold Weather Operation	1 Adder	\$70.00	1 Adder \$70.00
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LED Photocell Color

Would you like to add a Photocell/LED Function to your emergency light? If so, which color LED would you like?

<input checked="" type="radio"/> No Photocell Option	No Photocell Option - Standard Standard Option: Two 6W Xenon lamps	1 Adder	\$0.00	
<input type="radio"/> Amber LED Photocell	Amber LED Photocell LED Photocell Option, Amber	1 Adder	\$22.95	
<input type="radio"/> Blue LED Photocell	Blue LED Photocell LED Photocell Option, Blue	1 Adder	\$22.95	1 Adder \$22.95
<input type="radio"/> Green LED Photocell	Green LED Photocell LED Photocell Option, Green	1 Adder	\$22.95	
<input type="radio"/> White LED Photocell	White LED Photocell LED Photocell Option, White	1 Adder	\$22.95	

Total Amount: **\$265.70**

Add to Cart

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