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

June 19, 2012
3:30 PM

AGENDA

A. CALL TO ORDER

B. ROLL CALL/EXCUSED ABSENCES

C. MINUTES TO APPROVE
   1. Minutes of the June 12, 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. None

F. ACTION ITEMS
   1. Potential Appleton Street Rezoning Application – R-1 to R-2 for Nonconforming Duplex

G. ADJOURNMENT

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, City Hall – 140 Main Street
June 12, 2012
DRAFT MINUTES

3:30 PM *Informal Public Hearing – Manitowoc Road Rezoning – W7011 Manitowoc Road – Rear*

CDD Keil gave an overview of the proposed rezoning and development concept. Comments were received by the Plan Commission relating to the following matters:

- The density of the proposed development as related to the adjoining properties.
- Concerns about rental vs. ownership occupancies.
- The possible presence of wetlands on the site.
- Possible future uses of the site if rezoned to R2 and not developed by the current developer.
- Timeliness of the public hearing notice.
- Value of the proposed housing in relation to the existing neighborhood.
- Drainage and storm water runoff.
- Lot size in comparison to the adjoining development.
- Prospects for using the site as a nature preserve.

3:30 PM *Informal Public Hearing – 901 Airport Road Rezoning*

CDD Keil gave an overview of the proposed rezoning and possibilities for future use/development of the site.

No one spoke.

A. CALL TO ORDER

The meeting was called to order at 4:35 PM by Mayor Merkes.

B. ROLL CALL/EXCUSED ABSENCES

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

PLAN COMMISSION MEMBERS EXCUSED: Commissioners Cruickshank and Schmidt

PLAN COMMISSION MEMBERS ABSENT: None

OTHERS PRESENT: CDD Keil, PP Homan, Ruth Mason, Lois & John Wranasky, Blong Thao & Bi Yang, Chris & Brenda DeWall, Joe & Amy Luebke, Colin & Aimee McClure

C. MINUTES TO APPROVE

1. **Minutes of the April 24, 2012 Plan Commission Meeting**
Motion by Ald. Benner, seconded by DPW Radtke to approve the April 24, 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. **None**

ACTION ITEMS

1. **Manitowoc Road Rezoning – W7011 Manitowoc Road – Rear**
   Plan Commissioners discussed the concerns voiced at the public hearing as noted above. This item was held, and an additional public hearing is to be scheduled.

2. **901 Airport Road Rezoning**
   Motion by Ald. Benner, seconded by Comm. Sturm to recommend approval of the rezoning of 901 Airport Road from R-1 Single Family Residential to C-1 General Commercial. The motion carried.

3. **Bowe Annexation**
   CDD Keil described the three parcels proposed to be included in the annexation. DPW Radtke made, and Comm. Sturm seconded a motion to recommend approval of the Bowe Annexation with a zoning classification of C-1 General Commercial to be applied to Parcels B & C, and with a recommendation on the zoning classification on Parcel A to be deferred until a future meeting. The motion carried.

4. **FP One, LLC Annexation**
   CDD Keil described the two parcels proposed to be included in the annexation. Comm. Sturm made, and Ald. Benner seconded a motion to recommend approval of the FP One Annexation with a zoning classification of C-1 General Commercial to be applied to Parcels A & B. The motion carried.

5. **Certified Survey Map – 800 and 804 DePere Street**
   PP Homan described the proposed CSM and stated it was the owner's intent to combine the lots to consolidate tax and storm water billings and to create the possibility for constructing a new detached garage on the combined parcel. Motion by Comm. Sturm, seconded by DPW Radtke to recommend approval of the CSM combining the lots at 800 and 804 DePere Street. The motion carried.

G. ADJOURNMENT

Motion by DPW Radtke, seconded by Ald. Benner to adjourn at 5:05 p.m.

The motion carried.

Minutes respectfully submitted by CDD Greg Keil.

NORTH

0 50 100 200

Feet

209 Appleton St
Non-Conforming Duplex
Potential Rezoning

Legend

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

1948-69 Assessment Record

RESIDENTIAL APPRAISAL CARD---BUILDING DATA

BUILDING VALUE FACTORS

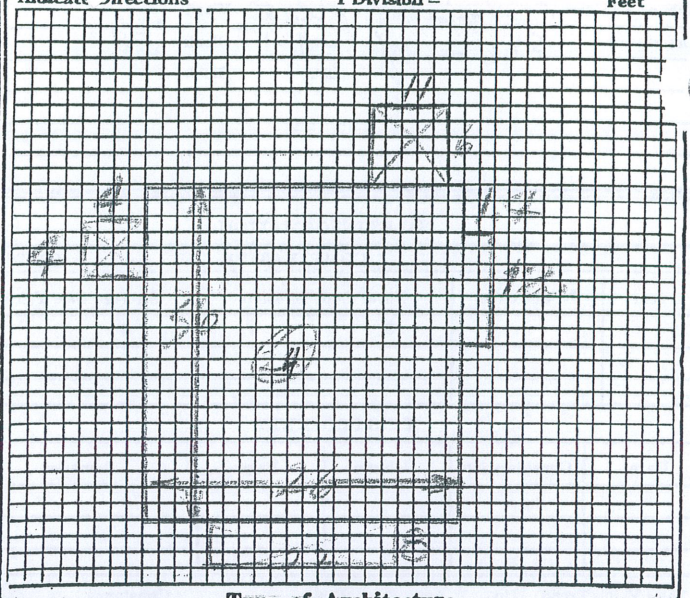
	Main Part	Projections A	Projections B	Projections C
Class 30				
Single Dwelling	✓			
Double Dwelling				
Duplex				
Bungalow Duplex				
Three Family				
Four Family				
Apartment	✓			
Summer Cottage				
Dimensions				
Length	36	12.4		
Width	26	1.4		
Average Height	24	10		
Stories 1½				
Foundation				
Masonry				
Concrete				
Block	✓			
Brick				
Posts				
Piers				
Rubble				
Exterior Wall				
Brick, Common				
Brick, Face				
Brick on Tile				
Brick Veneer				
Concrete				
Concrete Block				
Stone, Rough				
Stone, Cut				
Stone Veneer				
Siding				
Siding, Drop				
Siding, Metal				
Stucco on Frame				
Stucco on Tile				
Shingle				
Half Timber				
Paper				
Asbestos	✓	✓		
Shingle				
Roof Type				
Flat		✓		
Gambrel				
Gable	✓			
Hip				
Mansard			(2)	
Irregular				
Mixed				
Dormers, No. (2)	5x	12	x 13	
Jerkin Head				
Roof Material				
Shingles, Wood				
Shingles, Dipped				
Shingles, Asphalt				
Shingles, Asbestos				
Slate	✓	✓		
Tile				
Composition, Plain				
Composition, Surf'd				
Tar and Gravel				
Metal				
Basement				
Whole	✓			
Part				
None				
Cement Floor	✓			
Laundry				
Partition				
Recreation Room				

For family use

STORIES / No. of Rooms	1st Living	1st Dining	1st Kitchen	1st Bath	1st Bed R's	1st Closets	2nd Bed R's	2nd Bath	2nd Closets	Attic Bed-R's	Attic Bath	Attic Closets
1st bath												
2nd bath												
Floors												
Oak												
Maple	✓	✓	✓	✓	✓							
Hard Pine												
Soft Pine												
Tile												
Linoleum												
Concrete												
Trim												
Birch												
Oak												
Gum												
Pine	✓	✓	✓	✓								
Enamel												
Paint		✓	✓	✓	✓							
Varnish	✓	✓	✓	✓	✓							
Walls												
Plain	✓	✓	✓	✓	✓							
Rough												
Painted	✓	✓	✓	✓	✓							
Paneled												
Papered												
Heating												
Stove												
Hot Air—Piped							✓	✓	✓			
Steam												
Vapor												
Hot Water												
Gas			495									
Oil												
Lighting												
Gas												
Electric 145	✓	✓	✓	✓			✓	✓	✓			
Lamps												
Plumbing												
Baths				1				1				
Toilets				1				1				
Lavatories				1				1				
Showers												
Sinks			1						1			
City Water	✓											
Well Water												
Sewer	✓											
Septic Tank												
Cess Pool												
Cistern				675								
about	1921											
Year Built 26												
Gen'l Condition												
Bad Repair												
Bad Paint	✓											
Bad Foundation	✓											
Bad Roof												
Settling Floors	✓											
Cracked Plaster	✓											
Bad Furnace	✓											
General Aver. %												
Obsolescence												
Obsol. Construct.												
Migration												
Business Encroach.												
Racial Influence												
Bad Gen'l Plan												
Industry Cond.												
Bldg. Restrictions												
Over Improvement												
Under Improvem't												
Public Annoyance												

PLAN OF HOUSE

Indicate Directions 1 Division = Feet



Type of Architecture

English	Colonial	Spanish	Dutch	Mixed	

Extras and Special Equipment

Fireplace, Real	$	Book Cases	$
Fireplace, Artificial		Side Boards	
Water Softener		Wall Beds	
Refrigerator, Ice		Thermostat	
Refrigerator, Elec.		Clothes Dryer	
Vacuum Cleaner		Clothes Chute	
Fire Escapes			
Beam Ceiling			
Ventilation		Total	$

Porches and Other Structures

	Size	Material	Roof	Floor	Cost	Year	% Cond.	Sound Value
Porch								
Porch								
Garage								
Barn								
Shed								

Structural Value Computation

	M	A	B	C	Total
Square ft.	936	17.36			953
Unit					
Value					(a)
Cubic ft.	22464	173.6			22637
Unit					.238
Value					(b)

Present Cost Reproduction (a) or (b)	$ 5387
Addition for "Extras"	$ 1615
Total Reproduction Cost	$ 7002
% Condition 70	
Sound Value	$ 4901
Porches	$ 288
Other Structures	$ 338
Sound Value of All Improvements	$ 5527

E 30 73

Remarks:

RESIDENTIAL APPRAISAL CARD

E-3073 5-284 5-221

CITY NO.

DESCRIPTION

Sub. or Add'n— Original Plat Ward 5

Description S. 1/2 of Lot 11-12 Block 38

Lot Block

OWNER—TENANT

Street and Number 209 ST.

Owner

Owner's Address

Tenants

Address

SALES INFORMATION — COMPARATIVE — OTHER PROPERTIES

Year	No. of Sales	Total Consideration	Average Sale Price
19		$	$

THIS PROPERTY

Date	Consideration	Volume	Page	Remarks

Sales Value Trend: Up Down Constant

RENTAL INFORMATION — COMPARATIVE

No.	Year	Full Rental Val.	Vacancy Factor	Adj. Rental Val.	Aver.	3Yr.Av.
	19	$	$	$	$	
	19					
	19					$

THIS PROPERTY

	Year	Full Rental Val.	Vacancy Factor	Adj. Rental Val.	3 Yr. Average
	19	$	$	$	
	19				
	19				

Rental Value Trend: Up Down Constant

GENERAL INFORMATION

Appraisal—Date Am't. $ By

Appraisal—Date Am't. By

Asking Price $ Offer

Owner's Estimate: Land Bldgs. Equip. Total

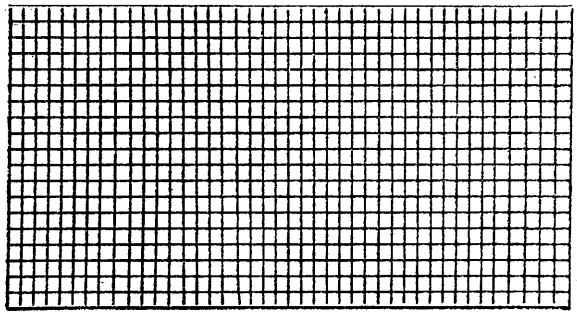
Cost Value Book: Land Bldgs. Equip. Total

Deprec. Value Book: Land Bldgs. Equip. Total

Bldg. Permit: Date Am't. Original Cost: Date Amt.

LAND MAP

Indicate Directions 1 Division =



LAND VALUE FACTORS

Width	65'	Surface	Good
Average Depth	120.76'	Grade	Good
Facing on	Appleton St	Pavement	Concrete
Corner		Sidewalk	✓
Exposure: N S E (W)		Curb and Gutter	✓
Alley: Side Rear		Water	✓
Distance From:		Sewer	✓
Center of City		Gas	
Car or Bus Line		Electricity	✓
Grade School		Cement Drives and Walks	$
High school		Fences	
Church		Shrubs, Trees and Lawn	
Zone			
Neighborhood			
		Total $	

COMPUTATION OF LAND VALUE

Width	65 X 120
Front Foot Unit	$ 12
Value Full Depth	$ 780
Depth Factor %	94.9
Unadjusted Land Value	$ 740
Adjustments	
Alley Influence	
Corner Influence	
Total Land Value	$ 740

SUMMATION OF VALUATION PROCESSES

	Comparative Sales Value	Capitalization of Rental Value: Rent	Capitalization of Rental Value: Rate	Sound Value	General Information
		$			
Land	$	$		$	$
Improvements					
Total					
Obsolescence					

Remarks:

5346 5527

-534 552

4812 4975

4163

Date	MAY 1 - 1966	MAY 1 1967	MAY 1 - 1968	MAY 1 - 1969	MAY 1 - 1970	
Land	740	740	740	740		
Improvements	4960	4960	4960	4960		
Total	5700	5700	5700	5700		

1970 Assessment Record

WT-PA-500 H. C. MILLER CO., MILWAUKEE

RESIDENTIAL APPRAISAL CARD

DISTRICT City of Menasha, Wis. KEY NO. ~~5-284~~

ADDRESS OF PROPERTY

DESCRIPTION 5-221 X

OWNER

(BETH A. PHILLIP)

BRIAN P. GASPER, et-al
~~ANNA DORO~~

~~5-284~~ 209 APPLETON ST.
MENASHA, WIS. 54952

ORIGINAL PLAT
S 65' OF LOTS 11 & 12 BLK. 38

SURVEY MAP #55

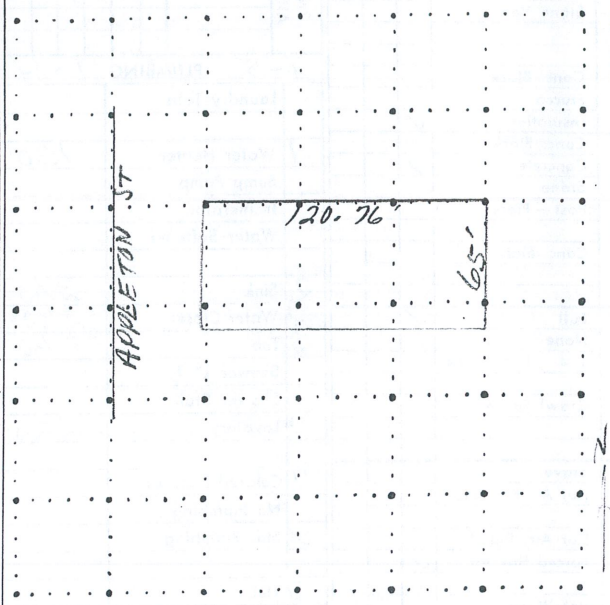
SALES INFORMATION

Dates	Consideration	Volume	Page	Remarks
8-30-79	29900	GD	-	Doc#539754

BUILDING PERMIT RECORD

Date	Number	Amount	Purpose

RENTAL INFORMATION Up $60/mo. includes Heat
Owner lives Down



LAND VALUE FACTORS

Topography — Lot		Street			
Level	✓	Gravel		Sidewalk	✓
Above Grade		Asphalt	✓	Water	✓
Below Grade		Concrete		Sewer	✓
Description		Curb & Gutter	✓	Gas	✓
Corner		Lighting	✓	Electric	✓
Zoning R-1 — Single family zoning		**Alley**			
Distance To		Side		Gravel	
Bus		Rear		Asphalt	
Grade School		None	✓	Concrete	
High School		**Land Improvements**			
Shopping		Ret Walls	$		
Neighborhood		Drives - Walks			
Ex.		Stable	✓	Fences	
Good		Declining		Landscaping	
Avg.	✓	Improving		Well	
Poor		Avg. Age		Septic Tank	
				Total $	

COMPUTATION OF LAND VALUE

Width 65	Depth 121	
Front Foot Unit	50	
Value Std. Lot	3250	
Depth Factor %	96	
Adjusted Value	3120	
Add Alley Value		
Corner Value		
Land Impts.		
DEDUCTION		
Total Land Value	3100	

SUMMARY APPRAISED VALUE

	Rent. Mult.			
Date				
Land				
Impts				
Total				

10/2/70 - Met up for sale for $9,500 in '69 - No buyer.
Mailed Notice 10/12/70 BP

ASSESSMENT SUMMARY

By Whom Assessed	B-R							
Date	MAY 1 - 70	~~MAY 1 - 71~~	~~MAY 1 - 72~~					
Land	3100							740
Improvements	10000							4960
Total	13100							

CLASS { MAIN 4 / 6 Measured by RWJ Calculated by 4-7-70 JR
ADDITIONS _____ Listed by RWJ Reviewed by _____

Rooo MRS

PLAN OF HOUSE
One Division = 2 Feet

Single Dwelling		Rooms	9
Duplex Flat		Baths	2
Bungalow Flat		Powder Rms	
Double Dwelling	✓	Closets	
Family			
Summer Cottage			

← 2-family use!

	M	A	B
STORIES	1		
ATTIC: None			
Unfinished			
Part Finish			
Finished	✓		
ROOF: Gable	✓		
Hip			
Gambrel			
Shed			
Asphalt Shingle	✓		
Wood Shingle			
Dormers			
Insulation	0		
EXT. WALL: Siding BSP	✓		
F. Brk. Ven.			
C. Brk. Ven.			
Stone Ven.			
Conc. Block			
Stucco			
Insulation	✓		
FOUNDATION: Conc. Block			
Concrete	✓		
Stone			
Post — Piers			
Conc. Slab			
BASEMENT: Full	✓		
None			
1/4 1/2 3/4			
Crawl Space			
HEATING: Stove			
Hot Air Pipeless			
Hot Air, Piped			
Forced Hot Air	✓		
Hot Water			
Steam			
Conv. Unit			
Gas ☐ Oil ☒ Coal ☐			
ELEC.: Conduit Bx			
Romex		✓	
Knob — Tube			
None			

	Year Built	Remod
M	1920	
A		
B		

OBSERVED CONDITION

	E	G	N	F	P
	E	G	N	F	P

ting: % Residual 50

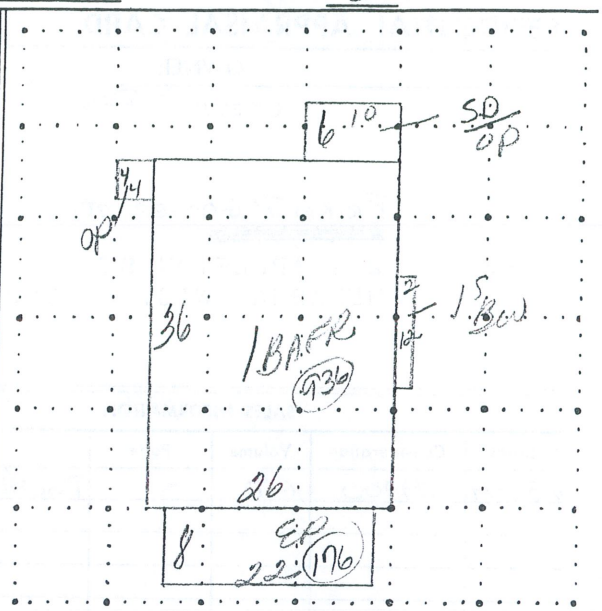
ADVERSE INFLUENCES
walls cracked
Foundation cracked

FLOORS	Sub: Concrete	Sub: Wood	Finish: Hardwood	Finish: Lino-Tile	Finish: Carpeting	Finish: Ceramic T.			INTERIOR: Plaster	Dry Wall	Wall Bd.	Panelling		TRIM: Hardwood	Softwood
BASEMENT															
1st Floor: Liv. Rm. 1			✓						✓						✓
Din. Rm. 1			✓						✓						✓
Kitchen 1				✓					✓						✓
Fam. Rm.															
Bedroom 2			✓						✓						✓
Bath 1				✓					✓						✓
Powder Rm.															
2nd or Attic: Liv. Rm. 1			✓						✓						✓
Din. Rm. 1			✓						✓						✓
Kitchen 1				✓					✓						✓
Bedroom 1			✓						✓						✓
Bath 1				✓					✓						✓
Powder Rm.															
3rd Attic															

1-5 PLUMBING 1-4

	Laundry Tubs			Kitchen
1	Water Heater	130		
	Sump Pump			B.I. Oven
	Incinerator			Range
	Water Softener			
				Disposal
2	Sink	260		Dishwasher
2	Water Closet	280		
2	Tub	360		
	Shower O. T.			Fan
	Shower Stall			
2	Lavatory	220		Fireplace
0	Colored Fixtures			
	No Plumbing			Addt'l F.P.
✓	Std. Plumbing			
0	TILE			Rec. Room
	Bath Rm. Floor			
	Walls			
	Wainscoting			
	Tub Area			
	Powder Rm. Floor			Bsmt. Gar.
	Walls			
	Wainscoting			
TOTALS		1250		

GARAGE	ATTACHED BUILT-IN	DETACHED	OTHER
Fdtn.		C	
Walls		F	
Floor		C	
Roof		G	
Roof Cover		A	
Int. Finish		0	
Lights		yes	
O. H. Door		20-S	
Area		18x20 (360)	
Base Cost			
Deduct		4055	
Com. Wall			
Base Cost		1300	
Local Mod.	xxxxxx	1560	
Repl. Cost	xxxxxx	1250	
% Res.	xxxxxx		



	AREA	~~PERIMETER~~	~~RATIO~~
MAIN	936	1F	1310#
A			
B			

PRICING	Deduct	Add
Main		10610
Addition		
Addition		
Attic		3150
Conversion Unit		
Apt. Modification		
Plumbing — Tile		1250
Other Features		
Heating		540
Insulation		
Floors		
Basement		
Electrical		
Roofing	95	
ADD OR DEDUCT TOTALS	95	15550
NET →		15425
Porches — Vestibule		
EP 176		1440
OP 16		145
Bays		
SD/OP 60		525
Breezeway		
BW 24		100
Attached Built-In Garage		
TOTAL BASE COST		17635
Local Modifier 120		21160
Current Repl. Cost 88		18620
Percent Residual 50		
NET VALUE		9310
Add Detached Garage		685
Add Other		
TOTAL		9995
Deduct Adverse Influences		
APPRAISED VALUE		10000
Remarks		

December 1980 Assessment Picture.

secondary Porch entrance.

Current Assessment Pictures: