

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**

**December 16, 2014
3:30 PM**

AMENDED AGENDA

3:30 PM – Public Hearing Regarding Proposed amendment to Title 13 of the Menasha Code of Ordinances pertaining to Electronic Message Center signage

- A. CALL TO ORDER
- B. ROLL CALL/EXCUSED ABSENCES
- C. MINUTES TO APPROVE
 - 1. [Minutes of the November 18, 2014 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. [Non-conforming Usage in the R-1 Single Family Residential Zoning District](#)
- F. ACTION ITEMS
 - 1. [Proposed Amendment to Title 13 of the Menasha Code of Ordinances Pertaining to Electronic Message Center Signage](#)
 - 2. [Site Plan Amendment – 2205 Midway Road – Oak Park Place](#)
 - 3. [Certified Survey Map – 820 Arthur Street](#)
 - 4. [Consideration of Proposed Improvements - Vacant Lot on Brighton Drive at Lake Winnebago](#)
- 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
November 18, 2014
DRAFT MINUTES**

A. CALL TO ORDER

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

B. ROLL CALL/EXCUSED ABSENCES

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

PLAN COMMISSION MEMBERS EXCUSED: Ald. Benner and Commissioner Sturm.

OTHERS PRESENT: CDD Keil and Brian Moore.

C. MINUTES TO APPROVE

1. **Minutes of the November 4, 2014 Plan Commission Meeting**

Motion by DPW Radtke, seconded by Comm. Schmidt, to approve the November 4, 2014 Plan Commission meeting minutes. The motion carried.

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

1. No one spoke.

E. COMMUNICATION

1. None.

F. DISCUSSION

1. **Comprehensive Plan Review – 2015 Issues to Consider**

a. **Land Use and Zoning – Third and Fourth Street Corridors**

CDD Keil reviewed the Existing Land Use and Zoning and Future Land Use maps from the Year 2030 City of Menasha Comprehensive Plan. Commissioners discussed the pros and cons of expanding the commercial zoning in the corridors and also discussed options for buffering the residential uses from existing industrial facilities. Consensus was to return this item to the agenda for further discussion at the next meeting.

G. ACTION ITEMS

1. **Land Swaps – WLS Investments/City of Menasha – Menasha Conservancy**

CDD Keil reviewed the drawings that illustrated the swap areas. Commissioners discussed:

- Existing encroachments into the conservancy area and what will happen to the vehicles, etc. that are being stored on the city property.
- The presence of wetlands on the parcels.
- The area of the territory to be granted to the city and the area that the city is granting to WLS investments.

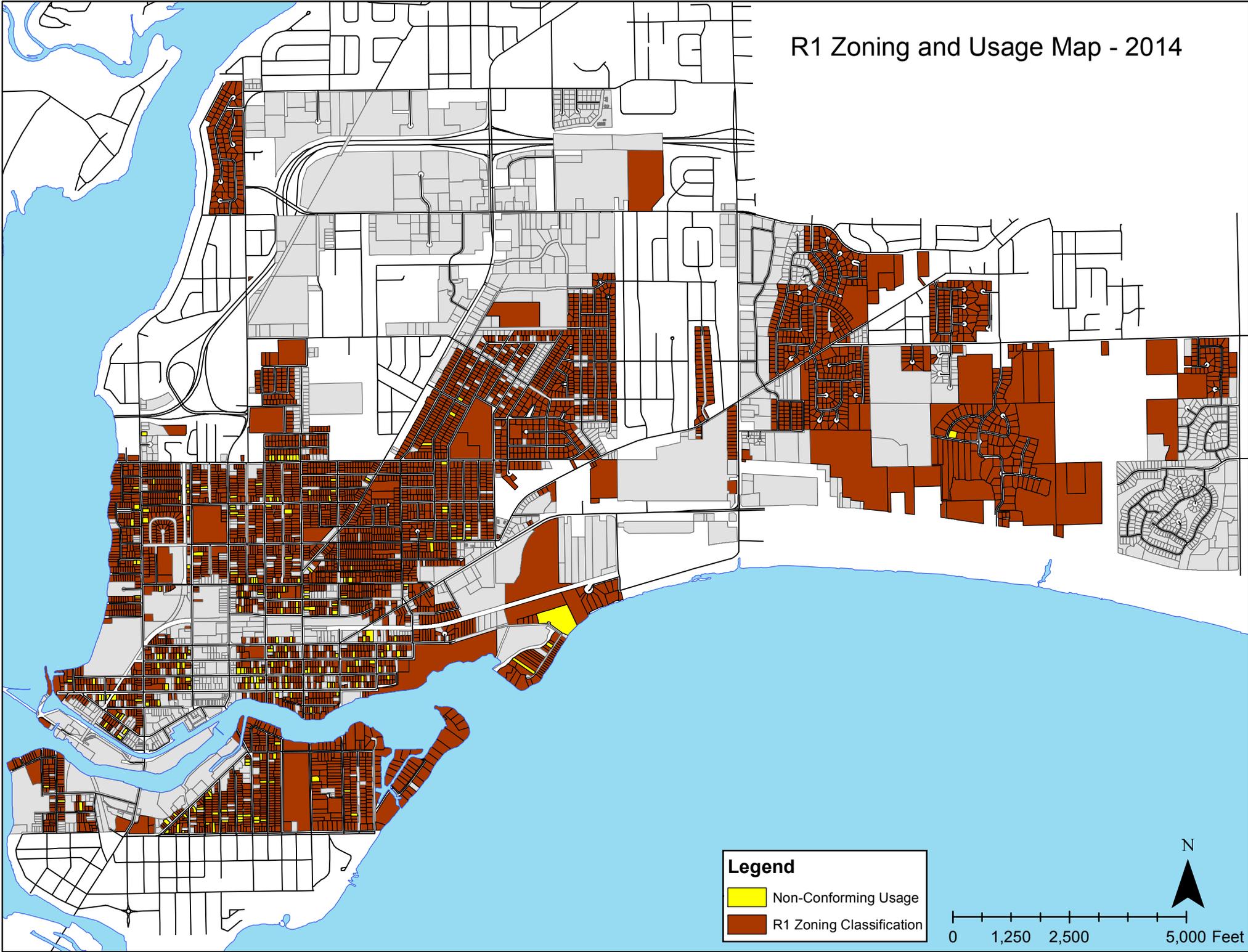
Motion by DPW Radtke, seconded by Comm. Cruickshank to recommend approval of the land swap among WLS Investments and the City. The motion carried.

H. ADJOURNMENT

Motion by DPW Radtke, seconded by Comm. DeCoster, to adjourn at 4:23 PM. The motion carried.

Minutes respectfully submitted by CDD Keil.

R1 Zoning and Usage Map - 2014



FULLADDRESS	OCCUPANCY
516 Sixth St	Two Family
613 Racine St	Two Family
540 Sixth St	Two Family
538 Sixth St	Two Family
532 Sixth St	Two Family
961 Brighton Dr Unit 7	Condo
991 Brighton Dr Unit 10	Condo
955 Brighton Dr Unit 1B	Condo
951 Brighton Dr Unit 2	Condo
937 Brighton Dr Unit 4B	Condo
939 Brighton Dr Unit 4A	Condo
935 Brighton Dr Unit 5	Condo
931 Brighton Dr Unit 11	Condo
927 Brighton Dr Unit 6	Condo
921 Brighton Dr Unit 12	Condo
919 Brighton Dr Unit 13	Condo
315 Naymut St	Two Family
319 Naymut St	Two Family
372 Oak St	Two Family
399 Naymut St	Two Family
376 Oak St	Two Family
380 Oak St	Two Family
392 Nassau St	Two Family
408 Nassau St	Two Family
433 Ahnaip St	Two Family
408 Pine St	Two Family
429 Ahnaip St	Two Family
364 Pine St	Two Family
397 Nassau St	Two Family
436 Nicolet Blvd	Two Family
407 Ahnaip St	Two Family
385 Pine St	Two Family
377 Ahnaip St	Two Family
338 Nicolet Blvd	Two Family
354 Nicolet Blvd	Two Family
362 Nicolet Blvd	Two Family
350 Ahnaip St	Two Family
366 Ahnaip St	Two Family
212 Water St	Two Family
2 High St	Two Family
243 Kaukauna St	Two Family
700 First St	Two Family
940 Clovis Ave	Two Family
963 Grove St	Two Family
927 Tayco St	Condo
925 Tayco St	Condo

925 Tayco St	Condo
925 Tayco St	Condo
916 Grove St	Two Family
614 Ninth St	Two Family
618 Ninth St	Two Family
626 Ninth St	Two Family
900 De Pere St	Two Family
634 Ninth St	Two Family
630 Ninth St	Two Family
602 Ninth St	Two Family
606 Ninth St	Two Family
947 Ninth St	Two Family
832 Manitowoc St	Two Family
832 Appleton Rd	Two Family
317 Grandview Ave	Two Family
743 Lincoln St	Two Family
709 Lincoln St	Two Family
828 Appleton St	Two Family
816 Milwaukee St	Two Family
824 Milwaukee St	Two Family
826 Tayco St	Two Family
822 Martin St	Two Family
746 Eighth St	Two Family
616 Eighth St	Two Family
807 Appleton St	Two Family
602 Eighth St	Two Family
753 Appleton St	Two Family
804 Pacific St	Four Unit
809 Racine St	Two Family
734 Ida St	Two Family
730 Ida St	Two Family
749 State St	Two Family
745 Tayco St	Two Family
800 Tayco St	Three Family
757 Racine St	Two Family
753 Racine St	Two Family
745 Racine St	Two Family
744 Warsaw St	Two Family
717 Ida St	Two Family
730 Milwaukee St	Two Family
731 Tayco St	Two Family
236 Butte Des Morts Dr	Two Family
932 Seventh St	Two Family
952 Seventh St	Two Family
956 Seventh St	Two Family
715 John St	Two Family
966 Seventh St	Two Family

931 Seventh St Unit A	Two Family
637 State St	Two Family
649 Milwaukee St	Two Family
625 Appleton Rd	Two Family
816 Roosevelt St	Two Family
622 Milwaukee St	Two Family
636 Tayco St	Two Family
241 Sunset Dr	Two Family
816 Sixth St	Two Family
804 Sixth St	Two Family
600 De Pere St	Two Family
513 London St	Two Family
501 Manitowoc St	Two Family
623 Sixth St	Two Family
501 De Pere St	Two Family
509 De Pere St	Two Family
504 Appleton St	Two Family
518 Fifth St	Two Family
321 Sixth St	Two Family
416 Manitowoc St	Two Family
645 Fifth St	Two Family
620 Fifth St	Two Family
508 Tayco St	Two Family
400 Manitowoc St	Two Family
409 De Pere St	Two Family
618 Fourth St	Two Family
642 Fourth St	Two Family
512 Fourth St	Two Family
874 Third St	Two Family
844 Third St	Two Family
838 Third St	Two Family
612 Third St	Three Family
632 Third St	Three Family
955 Brighton Dr Unit 1B	Condo
937 Brighton Dr Unit 4B	Condo
919 Brighton Dr Unit 13	Condo
991 Brighton Dr Unit 10	Condo
951 Brighton Dr Unit 2	Condo
961 Brighton Dr Unit 7	Condo
935 Brighton Dr Unit 5	Condo
931 Brighton Dr Unit 11	Condo
927 Brighton Dr Unit 6	Condo
919 Brighton Dr Unit 13	Condo
1014 Brighton Dr	Two Family
861 Third St	Two Family
625 Third St	Two Family
209 Appleton St	Two Family

605 Third St	Two Family
208 Milwaukee St	Two Family
818 Second St	Two Family
841 Second St	Two Family
821 Second St	Two Family
200 Manitowoc St	Two Family
625 Second St	Two Family
614 Second St	Two Family
608 Second St	Two Family
854 Second St	Two Family
878 Second St	Four Unit
344 Second St	Two Family
320 Second St	Two Family
316 Second St	Two Family
356 Second St	Two Family
1042 Brighton Dr	Two Family
808 First St	Three Family
850 First St	Two Family
702 First St	Two Family
720 First St	Two Family
734 First St	Two Family
607 Second St	Two Family
508 First St	Four Unit
532 First St	Three Family
542 First St	Two Family
520 First St	Two Family
516 First St Unit A	Three Family
317 Second St	Two Family
344 First St	Two Family
347 Second St Unit A	Three Family
353 Second St	Two Family
822 Broad St	Two Family
829 First St	Two Family
863 First St	Two Family
732 Broad St	Two Family
740 Broad St	Two Family
608 Broad St Unit A	Two Family
622 Broad St	Two Family
625 First St Unit 1	Three Family
519 First St	Three Family
522 Broad St	Two Family
531 First St	Two Family
537 First St Unit A	Three Family
543 First St	Two Family
538 Broad St Unit 1	Apartment
88 Lock St	Two Family
127 First St Unit A	Apartment Complex

88 Milwaukee St Unit A	Apartment
345 First St	Two Family
745 Broad St	Two Family
631 Broad St	Two Family
615 Broad St	Two Family
328 Broad St	Three Family
201 Broad St	Two Family
211 Broad St	Two Family
135 Broad St	Two Family
139 Broad St	Two Family
211 Broad St	Two Family
362 Broad St	Two Family
316 Chute St	Two Family
60 Tayco St	Two Family
300 Chute St	Three Family
709 Paris St	Two Family
224 Kaukauna St	Two Family
216 Kaukauna St	Two Family
209 Cleveland St	Two Family
609 Keyes St	Two Family
511 Keyes St	Two Family
338 Park St	Two Family
334 Elm St	Two Family
333 Elm St	Two Family
96 Mathewson St	Two Family
350 Winnebago Ave	Two Family
106 Lawson St	Two Family
216 Madison St	Two Family
383 Lopas St	Two Family
400 Naymut St	Two Family
395 Elm St	Two Family
406 Naymut St	Two Family
2383 Trumpeter Swan Ln	Duplex

ORDINANCE O-__-14

Introduced by _____ at the recommendation of the Plan Commission.

The Common Council of the City of Menasha does ordain as follows:

SECTION 1: Article F, SEC.13-1-67(d)(1) is repealed and recreated as follows:

SEC. 13-1-67 REQUIREMENTS BY SIGN TYPE

(d) **Electronic Message Centers.** Signs whose informational content can be changed or altered by electronic means shall be subject to the following standards:

- (1) Electronic message centers ~~shall only be allowed~~ are permitted in the C-1, I-1, and I-2 districts. Electronic message centers in the C-1, I-1 and I-2 districts shall require a Special Use Permit if they are located less than 200 feet from 13-1-67 (a) or (b). Electronic message centers in the C-3 and C-4 districts shall require a Special Use Permit. Electronic message centers shall require a Special Use Permit if they are located ~~within~~ more than two hundred (200) feet of either of the following:
- a. a residential use or district;
 - b. any property use that requires a Special Use Permit.

SECTION 2: This ordinance shall become effective upon its passage and publication as provided by law.

Passed and approved this ___ day of _____, 2015.

Donald Merkes, Mayor

ATTEST:

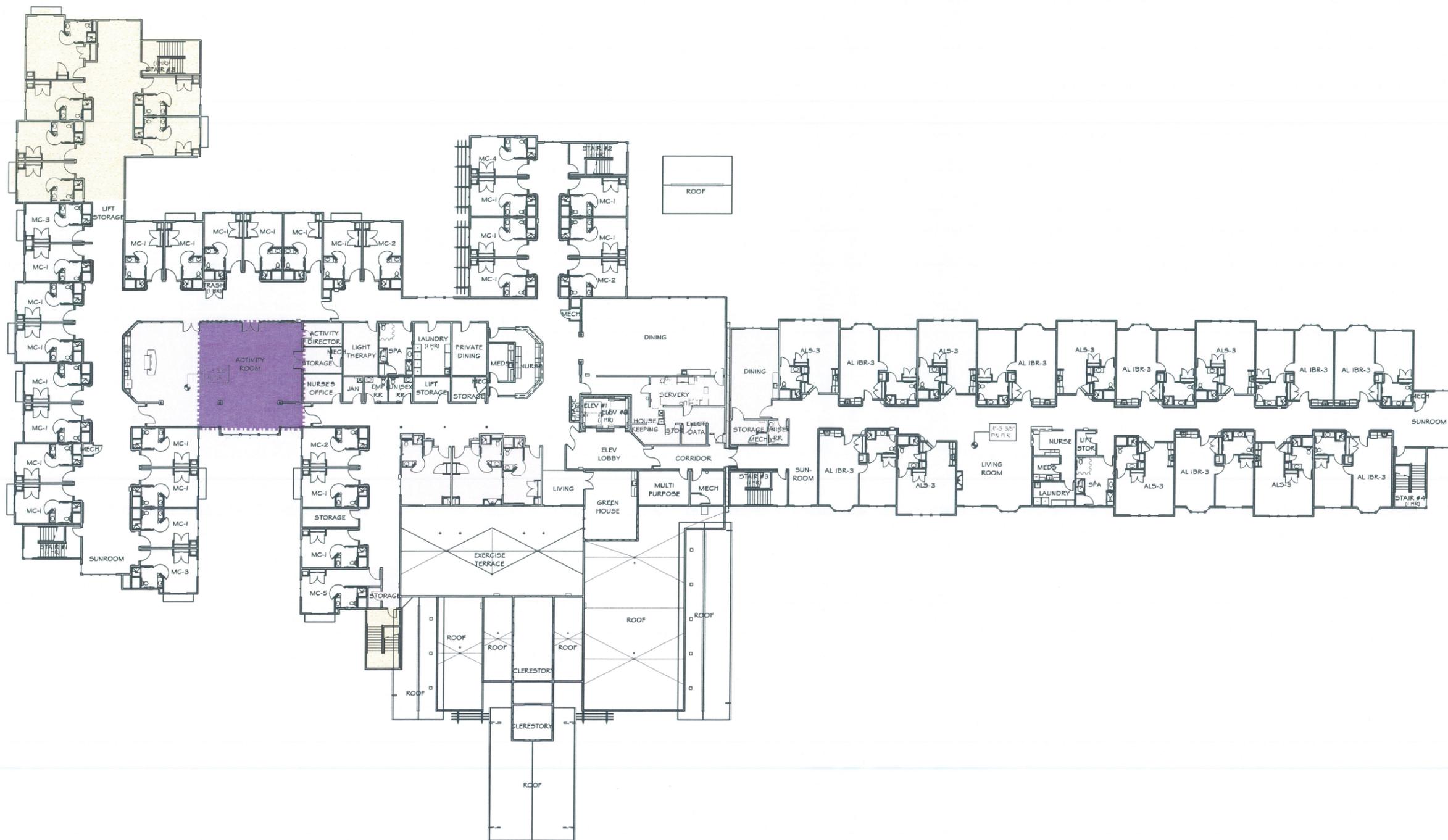
Deborah A. Galeazzi, City Clerk



OVERALL FIRST FLOOR PLAN

14-014 OPP MENASHA

12.10.14

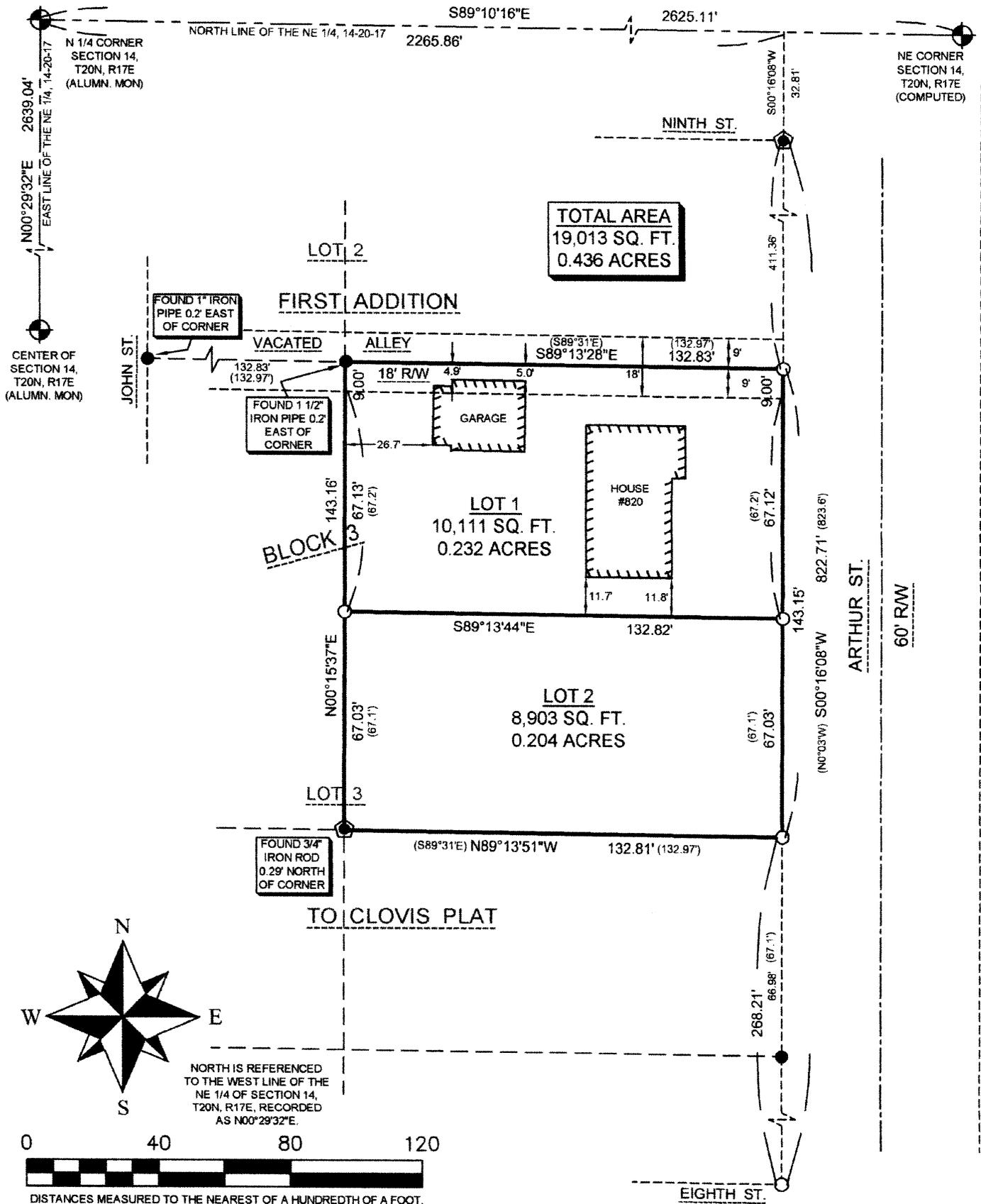


OVERALL SECOND FLOOR PLAN

14-014 OPP MENASHA

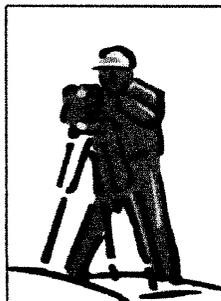
CERTIFIED SURVEY MAP NO. _____

PART OF LOT 3 AND PART OF THE SOUTH HALF OF A VACATED ALLEY, ALL IN BLOCK 3 IN FIRST ADDITION TO CLOVIS PLAT, IN THE FOURTH WARD, LOCATED IN PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.



LEGEND

- 3/4" X 18" IRON ROD SET, WEIGHING NOT LESS THAN 1.5 LBS. PER LINEAL FT.
- 1" IRON PIPE FOUND
- ⬢ 3/4" IRON ROD FOUND
- ⊙ SECTION CORNER
- () PREVIOUSLY RECORDED DIMENSION



PRECISION LAND SURVEYING, LLC
1024 W. TAYLOR ST. APPLETON, WI 54914
(920) 205-4895

DRAWN BY CAH	DATE 12/11/2014	SURVEY FOR LILLY O'CONNELL
APPROVED CAH	DATE 12/11/2014	12348 YCAMP RD SURING, WI 54174
SCALE 1" = 40'	SHEET 1 OF 2	PROJECT NO. 8499

