

CITY OF MENASHA
Plan Commission
Council Chambers, City Hall – 140 Main Street
January 19, 2010
MINUTES

A. Call to Order

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

B. ROLL CALL/EXCUSED ABSENCES

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

PLAN COMMISSION MEMBERS EXCUSED: Ald. Benner

OTHERS PRESENT: CDD Keil, Robert Stanke, Joe Seffker, Atty. Steve Frassetto

C. MINTUES TO APPROVE

1. **Minutes of the January 5, 2010 Plan Commission Meeting**

Moved by Comm. Homan, seconded by Comm. Schmidt to approve the January 5, 2010 Plan Commission meeting minutes.

The motion carried.

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

1. Robert Stanke, 1000 Mosshaven Court and Joe Seffker, 1005 Mosshaven Court spoke in support of releasing the driveway easement along Natures Way.

E. DISCUSSION

1. **Mixed Use Zoning Districts and Form-Based Codes**

CDD Keil explained that the concept behind form-based codes is to focus on the relationship of various elements of the urban environment – structures, parking, sidewalks, green space, etc. to one another to achieve a harmonious mix that creates a desirable area to live/work/shops. This is in contrast to traditional zoning that is more concerned with the type of land use and establishing proscriptive standards for those uses.

Commissioners discussed how such a code might be perceived by developers and how it might fit with an area such as the downtown or the Gilbert site.

Mayor Merkes and Comm. Homan are to explore the extent to which form-based codes are being considered or are in effect in other Wisconsin Communities

2. **Comprehensive Plan Review – Issues, Identification and Comments**

Commissioners reviewed the issues/opportunities that have been identified to date and discussed the resource materials they had received regarding form-based codes.

The consensus was that staff should prioritize the issues/opportunities for consideration by the Commission at its next meeting.

3. **Abby Street Substation**

CDD Keil reported that he had made contact with a representative of WE Energies concerning the prospects for WE Energies to donate the site. They will consider the request and contact the city with regard to their determination.

Comm. Sturm reported on the discussion that occurred at the Park Board concerning the site, including the site's potential for a dog park, possibilities for expansion into the NMSC site, coordination of park planning with the City of Neenah and engaging other non-government partners in development and operation of the site.

Plan Commissioner's discussed concerns about environmental conditions within the site, the relationship of the site to other parks in the vicinity and the functions that this location might serve

with respect to recreational needs of the neighborhood/community and the potential demand on city resources the development of this site into a park might impose.

Consensus was to place this item on the next Plan Commission agenda for further consideration as more information becomes available.

4. **Natures Way Easement**

CDD Keil reported that he had contacted Outagamie County to request the easement release and to discuss alternative access into the conservancy area. There has been no further feedback from the owner of 2008 Natures Way who originated the request to release the easement.

This item is to return on the next Plan Commission Agenda.

5. **Dedication of Access as Public Streets – Midway Crossings Development – Bob Drifka**

CDD Keil reported that he had not received a response from either the DOT or Calumet County regarding permitting the conversion of private driveway access to public streets. This item will be carried forward to the next agenda pending additional information to be received.

G. ACTION ITEMS

1. **Certified Survey Map – Midway Road**

Steve Frassetto, representing the site owner, Capital Credit Union, stated that the credit union was requesting the lot split to retain the lot at the intersection of Midway Road and Midway Place as a future site for the credit union, and to enable development of the adjoining lot into commercial/retail uses. The Credit Union also owns the parcel to the north of the proposed CSM. They have been approached by a developer who has an interest in the site.

Commissioners discussed the notation on the CSM concerning the proposed driveway easement and discussed future access to the site.

Motion by Mayor Merkes, seconded by DPW Radtke to approve the CSM, subject to the City Attorney's review of the notation on the CSM relative to the driveway easement.

The motion carried.

H. ADJOURNMENT

Motion by DPW Radtke, seconded by Comm. Sturm to adjourn at 4:43 PM.

The motion carried.

Minutes respectfully submitted by Greg Keil, Community Development Director