

CITY OF MENASHA
Plan Commission
Council Chambers, City Hall – 140 Main Street
July 20, 2010
MINUTES

A. CALL TO ORDER

The meeting was called to order at 3:30 p.m. by Mayor Donald Merkes.

B. ROLL CALL/EXCUSED ABSENCES

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

PLAN COMMISSION MEMBERS EXCUSED: Commissioner Sturm and Ald. Benner

OTHERS PRESENT: CDD Keil, John Thompson, Tammy Thompson, Mike Hoivern and Rod Fisk

C. MINTUES TO APPROVE

1. **Minutes of the June 1, 2010 Plan Commission Meeting**

Moved by Comm. Schmidt, seconded by Comm. Cruickshank to approve the June 1, 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. **1429 Province Terrace – Site Plan Amendment**

CDD Keil reported that the improvements proposed in the initial site plan have not been completed. The property has been taken back via bank foreclosure, and the prospective purchaser (Tammy Thompson) is requesting that the Plan Commission consider eliminating sidewalk segments and interior parking lot landscaping islands from the site plan requirements. Commissioners discussed:

- The relationship of the site plan to that of the adjoin site since the parcel had been split
- The need for the sidewalk connection to the street
- Ordinance requirements relative to curbing around the parking lot planting islands
- The need for and location of a dumpster enclosure and whether it should serve both lots
- Transitional Area requirements for the rear lot line
- The need for a lighting plan

The consensus was that the prospective purchaser and the bank should work with staff to bring back a revised site plan.

2. **Request for Alternate Building Materials for Proposed UW-Fox Valley Student Housing Project**

Rod Fisk, representing the development team, requested that the Plan Commission consider allowing the use of alternate building materials to reduce costs and allow for a shorter construction period. These materials consisted of cementitious siding and brick or stone pattern panels. Commissioners discussed:

- Durability and maintenance requirements of the material
- The applicability of the 75 percent brick or natural stone requirements in the C-1 Commercial and PUD zoning districts
- The relationship of the material to LEED standards
- The overall appearance of the building facades as currently presented

The consensus was that the developer bring back a new building elevations showing the proposed application of alternate materials and the resultant percentages of brick and stone.

G. ADJOURNMENT

Moved by Comm. Homan seconded by DPW Radtke to adjourn at 4:50 p.m.

The motion carried.

Minutes respectfully submitted by Greg Keil, Community Development Director