

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 12, 2012
3:30 PM**

AGENDA

3:30 PM – Informal Public Hearing – Manitowoc Road Rezoning – W7011 Manitowoc Road - Rear
3:30 PM – Informal Public Hearing – 901 Airport Road Rezoning

A. CALL TO ORDER

B. ROLL CALL/EXCUSED ABSENCES

C. MINUTES TO APPROVE

1. [Minutes of the April 24, 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. [Manitowoc Road Rezoning – W7011 Manitowoc Road - Rear](#)
2. [901 Airport Road Rezoning](#)
3. [Bowe Annexation](#)
4. [FP One, LLC Annexation](#)
5. [Certified Survey Map – 800 and 804 Depere Street](#)

G. ADJOURNMENT

CITY OF MENASHA
Plan Commission
Council Chambers, City Hall – 140 Main Street
April 24, 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, Cruickshank and Schmidt, DPW Radtke and Ald. Benner.

PLAN COMMISSION MEMBERS EXCUSED: None

PLAN COMMISSION MEMBERS ABSENT: None

OTHERS PRESENT: CDD Keil, PP Homan, Vince Knuth, Tom Van Dalen and Steve Dietzen

C. MINUTES TO APPROVE

1. **Minutes of the April 3, 2012 Plan Commission Meeting**

Motion by Comm. Sturm, seconded by DPW Radtke to approve the April 3, 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**

PP Homan summarized the proposal and stated that the person making the request was not able to attend the meeting. This item was held.

2. **Potential Lawson Street Rezoning Application – R-1 to I-2**

CDD Keil stated that Vince Knuth, owner of 46 Lawson Street, inquired about the possibilities for rezoning the parcel. The Community Development Department is not in favor of the rezoning because of the predominant residential character of the neighborhood and that the comprehensive plan called for future residential land use.

Mr. Knuth described the past use of the property which included parking some construction vehicles and auto repair, and stated that the property had formerly been zoned industrial. There is also an electric transmission tower on the property.

Commissioners discussed:

- The land use recommendations of the comprehensive plan
- The past use of the property
- Potential impacts on other properties in the neighborhood if the property would be rezoned
- Limitations on the parcel and its suitability for industrial use

The consensus of the Plan Commission was that was little basis for amending the comprehensive plan or the zoning ordinance to permit commercial or industrial use.

ACTION ITEMS

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

CDD Keil stated that the site plan had been modified to meet the building material, parking lot screening and landscaping requirements of the zoning ordinance. Compliance with the lighting standards has yet to be determined. Tom Van Dalen reviewed the changes that had been made and indicated that the refuse/recycling containers would be housed within the main structure. Therefore, the dumpster enclosure has been eliminated.

Commissioners discussed:

- Landscaping
- Lighting
- Building Materials

Motion by DPW Radtke, seconded by Comm. Sturm to approve the site plan subject to staff approval of the lighting plan, and the addition of an arbor vitae or similar upright evergreen at the point of transition of the existing structure to the proposed addition on the south side of the building. The motion carried.

G. ADJOURNMENT

Motion by Comm. Schmidt, seconded by Ald. Benner to adjourn at 4:40 p.m.

The motion carried.

Minutes respectfully submitted by CDD Greg Keil.



CITY OF MENASHA
Public Hearing

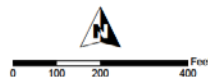
NOTICE IS HEREBY GIVEN that the City of Menasha Plan Commission and Common Council will hold public hearings regarding the proposed rezoning of the property located to the rear of W7011 Manitowoc Road. The City of Menasha is proposing to:

Rezone the following property from R-1 Single Family District to R2A Multi-Family Zero Lot Line Residence District:

The Southerly 994.3 feet of the East 156 feet of the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) of Section 7 Township 20 North, Range 18 East, in the City of Menasha, Calumet County, Wisconsin, lying south of the highway and excepting the Southerly 695.3 feet therefrom.



Proposed Rezoning
R-1 Single Family Residential District to R-2A Multi-Family, Zero Lot Line Residence District



Public hearings will be held as follows:

Plan Commission

Date of Hearings: Tuesday, June 12, 2012

Time of Hearings: 3:30 p.m. or shortly thereafter

Place of Hearings: City Hall Council Chambers, 140 Main Street, Menasha

Common Council

Date of Hearings: Monday, June 18, 2012

Time of Hearings: 6:00 p.m. or shortly thereafter

Place of Hearings: City Hall Council Chambers, 140 Main Street, Menasha

Deborah A. Galeazzi
City Clerk

Publish: Saturday, June 9, 2012

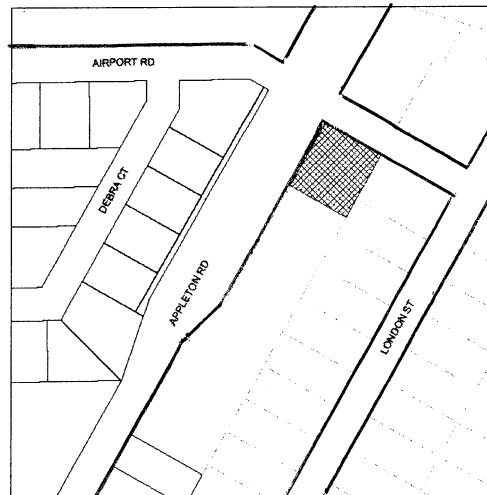


CITY OF MENASHA
Public Hearing

NOTICE IS HEREBY GIVEN that the City of Menasha Plan Commission and Common Council will hold public hearings regarding the proposed rezoning of the property at 901 Airport Road. The City of Menasha is proposing to:

Rezone the following property from R-1 Single Family District to C-1 General Commercial District:

Grove Subdivision lots 4 and 5 of Block 5 in the City of Menasha except the southwesterly 17 feet of Lot 4 and except that part conveyed to Winnebago County for highway purposes.



Proposed Rezoning

▨ R-1 Single-Family Residential District to C-1 General Commercial District



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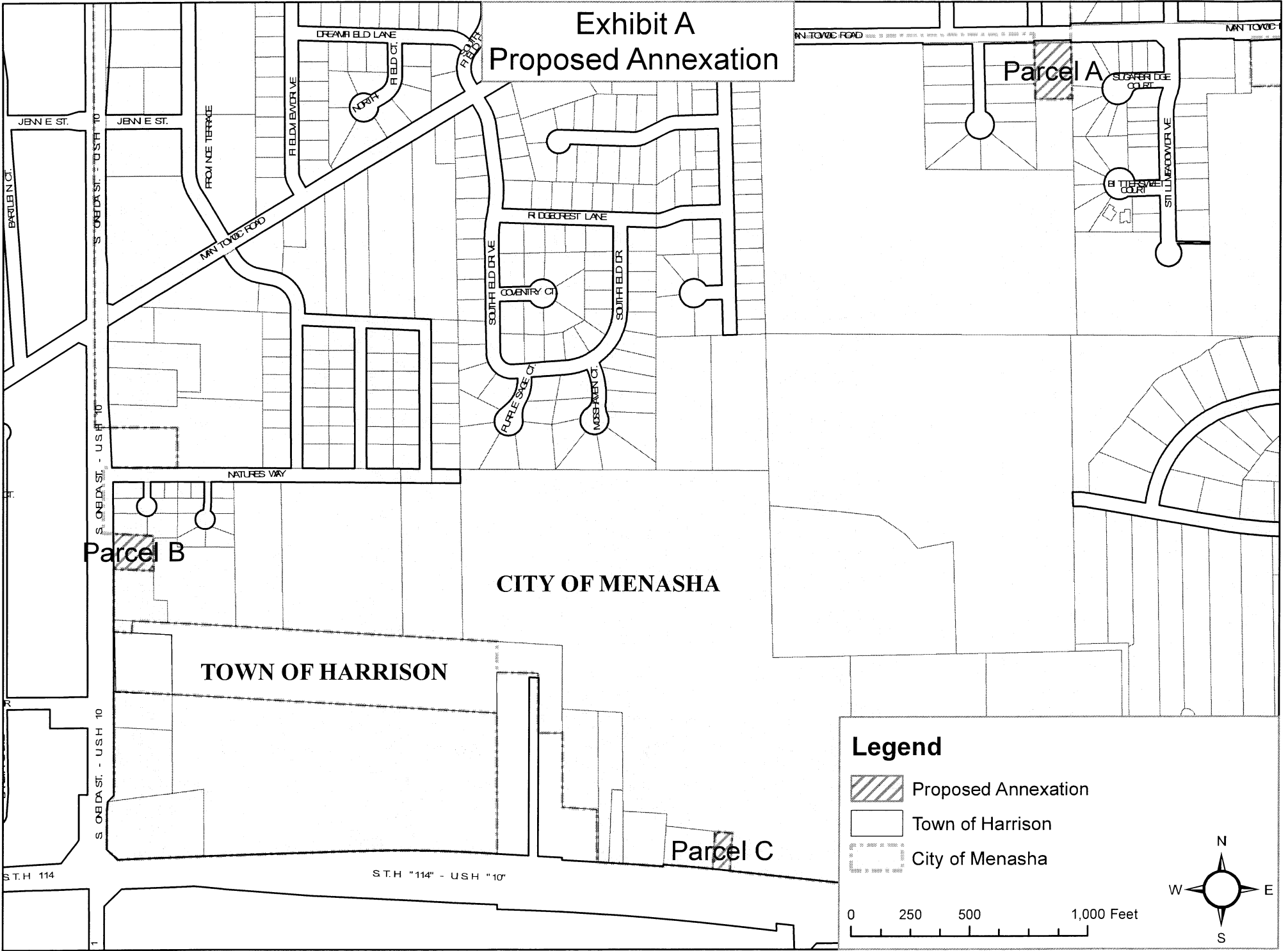
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Deborah A. Galeazzi
City Clerk

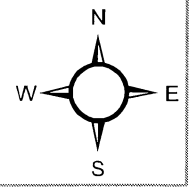
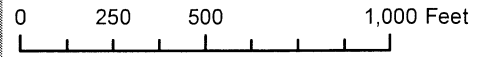
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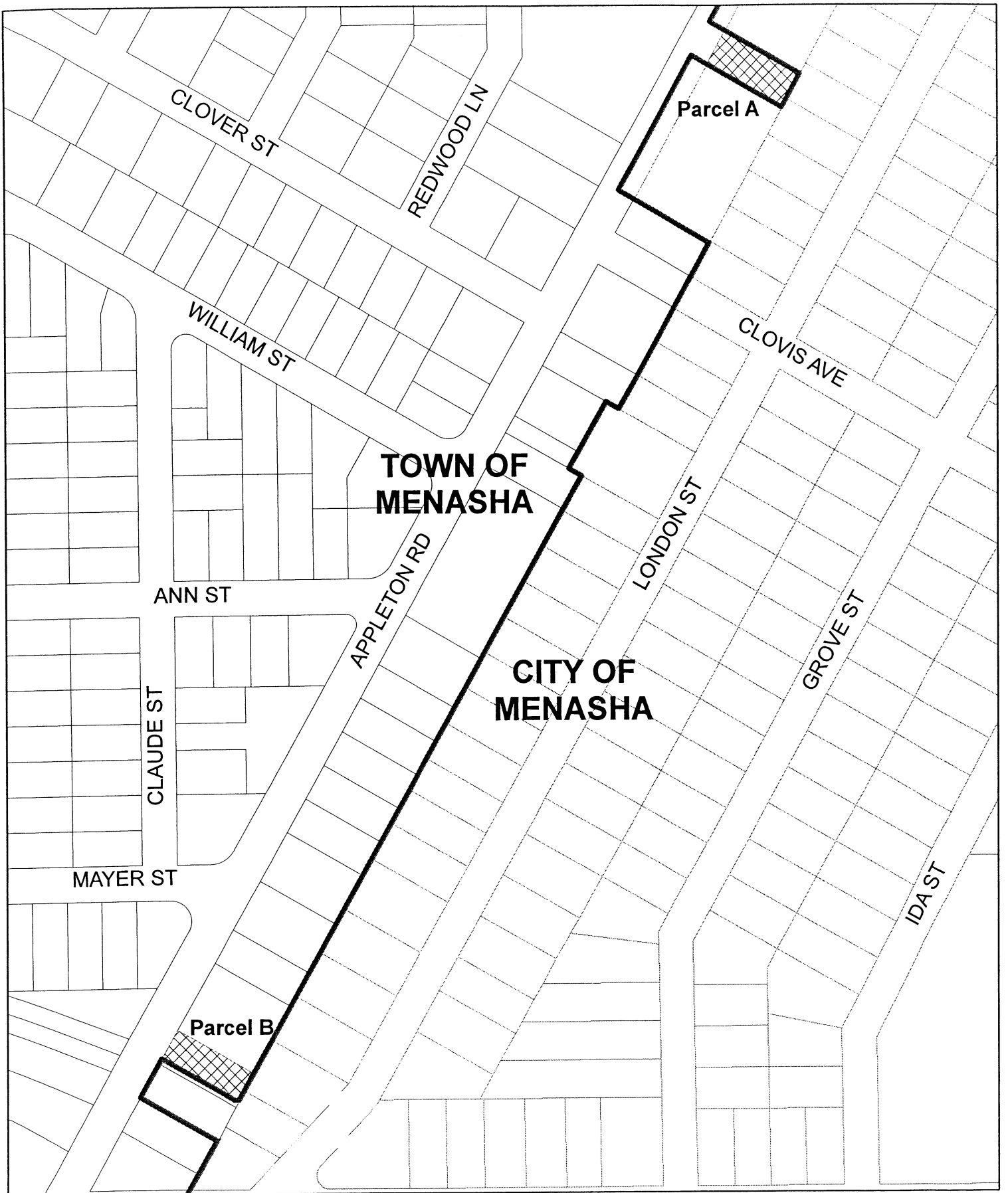
Exhibit A Proposed Annexation






Legend

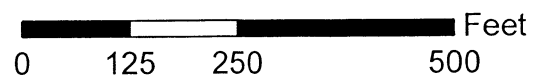
-  Proposed Annexation
-  Town of Harrison
-  City of Menasha





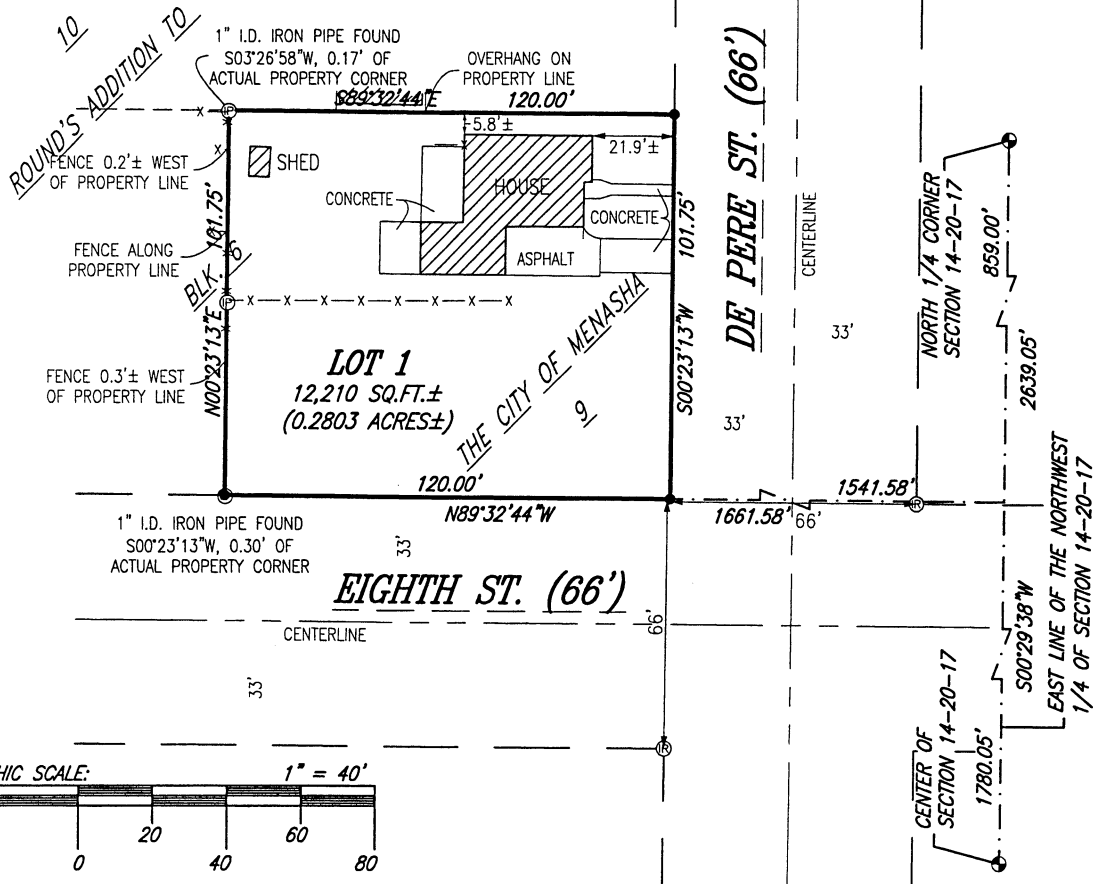
Legend

-  Municipal Boundary
-  Proposed Annexation
-  Parcel Lines



CERTIFIED SURVEY MAP NO. _____

PART OF LOT 9, BLOCK 6, ROUND'S ADDITION TO THE CITY OF MENASHA PER THE RECORDED ASSESSOR'S MAP OF SAID CITY, LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.

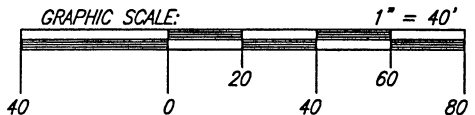


- LEGEND:**
- = 3/4" X 18" SOLID ROUND IRON REBAR SET, WEIGHING 1.502 LBS. PER LIN. FT.
 - ⊙ = 3/4" SOLID ROUND IRON REBAR FOUND
 - ⊕ = 1" I.D. ROUND IRON PIPE FOUND
 - ⊙ = BERNTSEN MONUMENT FOUND
 - X- = EXISTING FENCE



Robert F. Reider 6-5-12

ROBERT F. REIDER, RLS-1251 DATED
 CAROW LAND SURVEYING CO., INC.
 615 N. LYNNDALE DR., P.O. BOX 1297
 APPLETON, WISCONSIN 54912-1297
 PHONE: (920)731-4168
 A1205.4 DATED: 6-5-12
 DRAFTED BY: (cp RDD)



NORTH IS REFERENCED TO THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN, WHICH BEARS S00°29'38"W PER THE WINNEBAGO COUNTY COORDINATE SYSTEM.

CERTIFIED SURVEY MAP NO. _____

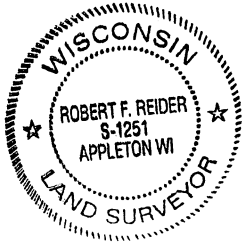
SURVEYOR'S CERTIFICATE:

I, ROBERT F. REIDER, REGISTERED WISCONSIN LAND SURVEYOR, CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED PART OF LOT 9 OF BLOCK 6, ROUND'S ADDITION TO THE CITY OF MENASHA PER THE RECORDED ASSESSOR'S MAP OF SAID CITY, LOCATED IN THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH ¼ CORNER OF SAID SECTION 14; THENCE S00°29'38"W, 859.00 FEET ALONG THE EAST LINE OF THE NORTHWEST ¼ OF SECTION 14 TO THE EASTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF EIGHTH STREET; THENCE N89°32'44"W, 1541.58 FEET ALONG SAID EASTERLY EXTENSION TO THE WEST RIGHT-OF-WAY LINE OF DE PERE STREET, THE NORTH RIGHT-OF-WAY LINE OF EIGHTH STREET AND THE POINT OF BEGINNING; THENCE CONTINUING N89°32'44"W, 120.00 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE N00°23'13"E, 101.75 FEET TO THE NORTH LINE OF LOT 9, BLOCK 6 ROUND'S ADDITION; THENCE S89°32'44"E, 120.00 FEET ALONG SAID NORTH LINE TO THE WEST RIGHT-OF-WAY LINE OF DE PERE STREET; THENCE S00°23'13"W, 101.75 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

THAT I HAVE MADE SUCH SURVEY UNDER THE DIRECTION OF BECKY AGEN, 804 DEPERE ST., MENASHA, WISCONSIN 54952.

THAT THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY LINES OF THE LAND SURVEYED.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCE OF THE CITY OF MENASHA.



Robert F. Reider 6-5-12
ROBERT F. REIDER, RLS-1251 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDALE DRIVE, P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A1205.4 (RFR) 6-4-12

TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LAND INCLUDED ON THIS CERTIFIED SURVEY MAP.

CITY TREASURER DATED COUNTY TREASURER DATED

COMMON COUNCIL RESOLUTION:

WE HEREBY CERTIFY THAT THIS CERTIFIED SURVEY MAP WAS APPROVED BY THE COMMON COUNCIL OF THE CITY OF MENASHA ON THIS _____ DAY OF _____, 20 ____.

MAYOR DATED CLERK DATED

CERTIFIED SURVEY MAP NO. _____

OWNER'S CERTIFICATE:

AS OWNER, I (WE) CERTIFY THAT I (WE) CAUSED THE LANDS DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. I (WE) FURTHER CERTIFY THAT THIS MAP IS REQUIRED BY S.236.10 OR S.236.12 OF THE WISCONSIN STATUTES TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF MENASHA.

IN THE PRESENCE OF:

STEVEN R. AGEN

DATED

BECKY AGEN

DATED

STATE OF WISCONSIN)

)SS

WINNEBAGO COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____, THE ABOVE NAMED PERSON(S), TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____.

CITY PLANNING COMMISSION CERTIFICATE:

PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF THE CITY OF MENASHA, WISCONSIN, ALL THE REQUIREMENTS FOR APPROVAL HAVE BEEN FULFILLED. THIS MINOR SUBDIVISION WAS APPROVED BY THE CITY OF MENASHA PLANNING COMMISSION ON THIS _____ DAY OF _____, 20____.



Robert F. Reider 6-5-12

ROBERT F. REIDER, RLS-1251 DATED

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615 N. LYNNDALE DRIVE, P.O. BOX 1297
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A1205.4 (RFR) 5-25-12