

CITY OF MENASHA
Plan Commission
Council Chambers, City Hall – 140 Main Street
March 17, 2015
MINUTES

A. CALL TO ORDER

The meeting was called to order at 3:30 PM by Mayor Merkes.

B. ROLL CALL/EXCUSED ABSENCES

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

PLAN COMMISSION MEMBERS EXCUSED: Ald. Benner and Comm. Schmidt

OTHERS PRESENT: CDD Keil, CDC Heim, Jim Stahl and Steve Grenell.

C. MINUTES TO APPROVE

1. **Minutes of the March 3, 2015 Plan Commission Meeting**

Motion by Comm. Sturm, seconded by Comm. Cruickshank to approve the March 3, 2015 Plan Commission meeting minutes. The motion carried 5-0.

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

1. No one spoke.

E. DISCUSSION

1. **Lighting Standards for Residential Properties**

CDD Keil explained the information in the packets was to serve as an idea of how other communities have handled this. CDD Keil stated that he is hesitant to incorporate residential lighting standards in the zoning code ordinance due to enforcement concerns. CDD Keil will put together some language for inclusion in the nuisance section of the municipal code, have the Police Department review it and bring it back for discussion at the next meeting.

2. **Comprehensive Plan Review – Rezoning of Parcel Immediately North of 1737 Racine Road from C-1 to I-1**

CDD Keil explained that Miron Construction has acquired two parcels on Racine Road, one of which is zoned I-1, Heavy Industrial while the other is zoned C-1, General Commercial. The rezoning of the C-1 parcel is being sought to allow Miron Construction to store cranes, job trailers, crane booms and other job site equipment. The area would be strictly storage and fenced for security. There was an error in the initial Comprehensive Plan designating future land use for that parcel as Parks and Recreation. The plan was amended and rezoned to C-1, General Commercial. The rezoning from C-1 to I-1 would be required to allow the use that Miron Construction is proposing. The rezoning does require a Comprehensive Plan Amendment.

Commissioners discussed the following:

- Transitional area along the north boundary of the lot
- Height of the equipment proposed to be stored there
- Gravel of the lot for up to one year
- Stormwater management on site

Jim Stahl, Miron Construction, addressed these areas of concerns. He stated that there would be an eight foot fence installed with a 30 foot setback for vision clearance for the driveway to the north due to the curve in Racine Road. Mr. Stahl indicated that the lot would be blacktopped as soon as possible however the timeframe for the gravel being in place is based on soil borings

and suggested one year waiting period. There will not be much traffic on the lot and therefore concerns on dust to the R-1 zoned parcels to the west should not be an issue. Mr. Stahl also indicated that they are working with McMahon and Associates and the DOT regarding a detention pond which will be placed during the 441 DOT project. They will be installing temporary stormwater management on site until the detention pond is operational. Mr. Stahl also indicated that he did not see any barriers to installing plantings within the 30 foot setback area along Racine Road to protect the R-1 zoned parcels to the east.

It was the consensus of the Commission that Miron Construction, along with Community Development staff, proceed with the rezoning and Comprehensive Plan Amendment for the parcel.

F. ACTION ITEMS

1. Certified Survey Map – River Lea Court (1 Lot CSM)

DPW Radtke explained that the dedicated private road to public street right-of-way was petitioned by the private owners on River Lea Court. In order for the petition to be approved, the road must be brought up to city standards with the residents of that road being assessed for costs incurred. Due to the current configuration of the private street and the placement of structures and utilities, strict adherence to the Street Design Standards per Section 14-1-8(v)(1) Standards and 14-1-8(v)(2) Cul-de-sacs of the Menasha Code of Ordinances is not feasible.

Commissioners discussed the following:

- Cul-de-sac radius
- Road right-of-way width
- Design standards
- Existing easements

DPW Radtke indicated that he would be addressing the cul-de-sac radius with NMFR; DPW Radtke will also discuss the easements with Menasha Utilities staff.

Motion by DPW Radtke, seconded by Comm. Cruickshank to approve the Certified Survey Map, River Lea Court (1 Lot CSM) and Certified Survey Map, River Lea Court (4 Lot CSM) with variations and exceptions for the minimum right-of-way radius of sixty (60) feet and a minimum inside curb radius of forty (40) feet be waived per Section 14-1-18 of the Menasha Code of Ordinances. The motion carried 5-0.

2. Certified Survey Map – River Lea Court (4 Lot CSM)

This item discussed as part of Certified Survey Map – River Lea Court (1 Lot CSM).

H. ADJOURNMENT

Motion by Comm. DeCoster, seconded by DPW Radtke, to adjourn at 4:20 PM. The motion carried 5-0.

Minutes respectfully submitted by CDC Heim.