

CITY OF MENASHA
Plan Commission
Council Chambers, City Hall – 140 Main Street
May 19, 2015
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, Ald. Benner, DPW Radtke and Commissioners Schmidt, Cruickshank and DeCoster.

PLAN COMMISSION MEMBERS EXCUSED: Commissioner Sturm.

OTHERS PRESENT: CDD Keil, CDC Heim, Jim Stahl, Miron Construction and Steve Grenell, Menasha Utilities.

3:30 PM – Informal Public Hearing on the Proposed Amendment of the City of Menasha Year 2030 Comprehensive Plan – Rezoning of Parcel #4-00792-03

Mayor Merkes opened the public hearings at 3:32 PM.

CDD Keil explained the purpose of the proposed amendment to the City of Menasha Year 2030 Comprehensive Plan and rezoning.

No public input was received.

The hearings were closed at 3:33 PM.

C. MINUTES TO APPROVE

1. **Minutes of the April 28, 2015 Plan Commission Meeting**

Motion by Ald. Benner, seconded by DPW Radtke to approve the April 28, 2015 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. **Amendment of the City of Menasha Year 2030 Comprehensive Plan Future Land Use Map– Racine Road – Parcel #4-00762-03 – Re-designate Future Land Use Classification from Community Commercial to Industrial**

CDD Keil indicated that the rezoning of parcel #4-00762-03 be from Commercial to Industrial. The intent is that the rezoning would be consistent with the parcels to the south and west. The rezoning would also allow Miron Construction to utilize the parcel as a laydown yard whereas the current zoning of commercial would not allow such use.

Motion by Comm. Schmidt, seconded by DPW Radtke to recommend to the Common Council the amendment of the City of Menasha Year 2030 Comprehensive Plan Future Land Use Map, Racine Road, parcel #4-00762-03 to re-designate the future land use classification from Community Commercial to Industrial to make it more consistent with surrounding parcels. The motion carried.

2. **Rezoning of Parcel Immediately North of 1737 Racine Road – Parcel #4-00762-03 (previously discussed April 7, 2015)**

Motion by Comm. DeCoster, seconded by DPW Radtke to recommend to the Common Council the rezoning of parcel immediately north of 1737 Racine Road, parcel #4-00762-03 from C-1 General Commercial to I-1 Heavy Industrial. The motion carried.

3. **Landscape Plan – 1737 Racine Road**

CDD Keil indicated that the landscape plan was prepared due to comments and concerns in previous Plan Commission meetings. Discussion ensued with Commissioners and Jim Stahl, Miron Construction:

- DPW Radtke review of vision clearance issues. No concerns to the south, to the north slight penetration where elm trees on north end of site would need to be trimmed up
- Type of fence selected. Jim Stahl indicated that the 7 foot cyclone fence was determined based more on safety and security than screening
- Addition of vines to the fence to improve screen but could become a maintenance issue over time
- Use of taller plantings in place of vines

Motion by Comm. DeCoster, seconded by Comm. Cruickshank to revise the landscape plan to show additional plantings along with deciduous and evergreen trees while complying with the electrical transmission easement restrictions with staff to review and approve. The motion carried.

4. **Proposed Annexation – 1233 Midway Road and Others – Kwik Trip, Inc.**

CDD Keil gave an overview of the proposed annexation. This is a majority annexation which means that one-half of the property owners are consenting while the other one-half are non-consenting property owners. Per the boundary agreement with the Town of Menasha, we are able to annex unimproved properties without detaching equal property size to the Town. All parcels listed in the proposed annexation are unimproved. The majority of the parcels would have a commercial zoning, with Parcel B remaining as a soccer field used by the high school and Parcel G which would likely be residential. There are precious little unincorporated parcels on the Town's east side. This annexation would provide new grow area and put the City in better position if the Town incorporates. Only one property owner has objected at this point.

Motion by Ald. Benner, seconded by DPW Radtke to recommend to the Common Council the proposed annexation at 1233 Midway Road in relationship with Kwik Trip, Inc. and others. The motion carried.

H. ADJOURNMENT

Motion by Ald. Benner, seconded by Comm. DeCoster, to adjourn at 4:05 PM. The motion carried.

Minutes respectfully submitted by CDC Heim.