

CITY OF MENASHA
Plan Commission
Council Chambers, City Hall – 140 Main Street
July 21, 2015
MINUTES

A. CALL TO ORDER

The meeting was called to order at 3:35 PM by Mayor Merkes.

B. ROLL CALL/EXCUSED ABSENCES

PLAN COMMISSION MEMBERS PRESENT: Mayor Merkes, Ald. Benner, DPW Radtke and Commissioner Sturm.

PLAN COMMISSION MEMBERS EXCUSED: Commissioners Cruickshank, DeCoster, and Schmidt.

OTHERS PRESENT: CDD Keil, CDC Heim, AP Englebert, Steve Grenell, Menasha Utilities, Dan Gueths (2035 Manitowoc Road) and Tom Grade (999 Brighton Drive).

C. MINUTES TO APPROVE

1. **Minutes of the July 7, 2015 Plan Commission Meeting**

Motion by Comm. Sturm, seconded by Ald. Benner to approve the July 7, 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. **Mini Storage Facilities in Commercial Districts**

CDD Keil indicated that Mr. Gueths has approached him on several occasions regarding his property at 2035 Manitowoc Road. CDD Keil provided an overview of the three locations within the city where storage facilities exist on C-1 (General Commercial District) and C-4 (Business Park District) zoned properties; storage facilities are not a permitted or special use within those zoning classifications. CDD Keil explained that Mr. Gueths' property had been rezoned from industrial to commercial in 2002 which made the use of the storage units a non-conforming use and cannot be expanded or enlarged. There are possibilities that could argue for a variance; however those possibilities do not indicate a hardship. Mr. Gueths' desire to expand the indoor facility as well as the current outdoor items would be stored inside. Commissioners discussed the following:

- Rezone property back to Industrial use
- Amend current zoning ordinance to allow where existing, non-conforming facilities may be expanded
- Current site restrictions to meet landscaping requirements
- Eliminate outdoor storage
- Add value to building
- Gain landscaping that currently is not present at the site
- Impact of ordinance change if similar proposals were brought forward

Mr. Gueths addressed the commission regarding the following:

- Current building is full, if allowed to expand feels could fill another building
- Size differences in self-storage and mini warehousing
- Variance from landscaping requirements

CDD Keil indicated that the 2002 rezoning was intended to make uses more compatible with

the residential properties in the area.

Additional discussion by Commissioners included:

- Resolving this issue with property owner while protecting the city in the future
- If building expanded, Fire Department would need to review to have proper access around the building
- Special Use Permit to address this specific location, wouldn't have impact on other sites and commission could place conditions on the Special Use Permit.

Consensus of the Commissioners was to bring this item to the next Plan Commission meeting to allow more time to consider options.

F. ACTION ITEMS

1. Third Street / Brighton Drive Greenspace Alterations

CDD Keil gave a brief overview of this project. Tom Grade addressed the Commission and provided letters of support from the neighbor residents supporting the proposed project. Mr. Grade also explained to the Commission that he and other neighbors have been planting flowers and maintaining the flower beds within the area. The concept of repurposing salvaged materials from the former hotel to create a bench as well as extending the concrete seawall with donated concrete are the main focus of this project.

Commissioners discussed the following:

- Ice shoves and the possibility of damage to a new seawall
- Protecting the intake area
- The expectation that City staff would provide in-kind labor for the concrete work and reseed the area
- Who would be constructing the proposed bench and request to have city staff oversee the design and provide engineering assistance

Motion by Comm. Sturm, seconded by DPW Radtke to recommend to the Common Council the Third Street/Brighton Drive greenspace alterations as proposed. Motion carried 4-0

H. ADJOURNMENT

Motion by DPW Radtke, seconded by Comm. Sturm to adjourn at 4:25 PM. The motion carried 4-0.

Minutes respectfully submitted by CDC Heim.