

CITY OF MENASHA
Plan Commission
Council Chambers, City Hall – 140 Main Street
April 4, 2017
MINUTES

3:30 PM – Informal Public Hearing Regarding the Proposed Rezoning of 600 Eleventh Street - Parcel #4-00805-00 and 1-00785-00

Mayor Merkes opened the public hearing at 3:31 PM. PP Englebert gave an introduction of the proposed rezoning of 600 Eleventh Street, Calder Stadium and Bayer Field. No one spoke. Mayor Merkes closed the public hearing at 3:32 PM.

3:35 PM – Informal Public Hearing Regarding the Proposed Rezoning of 977 Plank Road - Parcel #5-00501-01

Mayor Merkes opened the public hearing at 3:32 PM. CDD Buck provided an overview of the proposed rezoning of 977 Plank Road, Redliner Bar. No one spoke. Mayor Merkes closed the public hearing at 3:33 PM.

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, EA Gordon, Commissioners Sturm, and Cruickshank.

PLAN COMMISSION MEMBERS EXCUSED: Commissioners Schmidt and Homan.

OTHERS PRESENT: CDD Buck, PP Englebert, Dan Gries (617 Eleventh Street), Dan Peplinski (Point of Beginning), Brian Adesso (Menasha Joint School District), and Kenneth Zastrow (Redliner Bar).

C. MINUTES TO APPROVE

1. **Minutes of the March 21, 2017 Plan Commission Meeting**

Motion by Comm. Sturm, seconded by Comm. Cruickshank, to approve the March 21, 2017 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. COMMUNICATION

1. None

F. DISCUSSION

1. None

G. ACTION ITEMS

1. **Rezoning and Site Plan Review – Menasha Joint School District**

PP Englebert presented the rezoning application and site plan for Calder Stadium and Bayer Field. Menasha Joint School District is requesting a rezoning from R-1 Single Family District to GU Government Use District. Stadiums are considered special uses in the R-1 District but are permitted uses in the GU District. All uses in the GU District must obtain site plan approval.

Menasha Joint School District is proposing improvements to the existing bleachers, field

surface, locker rooms/restrooms, ticket box, and entryways into Calder Stadium. Additionally, field sport facilities will be reoriented on the north side of the site. Handicap accessible ramps will be installed to access the bleachers and repairs to the bleachers will occur. The facilities beneath the bleachers will also be enhanced and new signage and banners are proposed to be installed throughout the premises.

Commissioners discussed the rezoning, zoning requirements, scope of the site plan, and planned improvements. Discussion ensued regarding the proposed banners and signage. CDD Buck explained the GU District allows on-site signage that is for identification, information, or directional purposes. Any signage that advertises off-premises and is not directed internally would not be allowed.

Motion by Comm. Sturm, seconded by Comm. Cruickshank, to recommend approval of the rezoning of 600 Eleventh Street, Calder Stadium and Bayer Field, based on the interpretation that the intended rezoning will further the goals and objectives set forth in the City of Menasha Comprehensive Plan.

Motion by Comm. Sturm, seconded by Comm. Cruickshank, to approve the site plan with the following conditions:

1. The proposed rezoning of the subject properties from the R-1 Single Family District to the GU Government Use District is approved;
2. The proposed asphalt trail extending from the parking lot to Bayer Field is connected to the sidewalk crosswalk opening on Appleton Street; and
3. All signage intentionally focused off-premise is informational, identification, or directional in nature and signage that directs attention to a use, business, commodity, service, or activity not conducted, sold, or offered upon the premises is installed in such a manner that is not intended to be read from off-premises.

The motion carried.

2. **Rezoning – Redliner – 977 Plank Road**

CDD Buck introduced the proposed rezoning for the Redliner Bar. The current use of the property as a bar is a legal non-conforming use in the I-1 Heavy Industrial District. Non-conforming uses are not permitted to expand under existing non-conforming zoning regulations. The property owner is proposing to rezone the property to the C-1 General Commercial District in order to make future improvements on the premises. The C-1 zoning classification is consistent with the future land use recommendation in the comprehensive plan and the zoning of properties to the north across plank road.

Motion by Comm. Sturm, seconded by Ald. Benner, to recommend approval of the Rezoning – Redliner – 977 Plank Road from I-1 Heavy Industrial District to the C-1 General Commercial District with the finding that the intended rezoning will further the goals and objectives set forth in the City of Menasha Comprehensive Plan. The motion carried.

3. **Certified Survey Map – Riverway and Cleveland Street – Property Line Alteration**

CDD Buck outlined the proposed Certified Survey Map located at Riverway and Cleveland Street. The property owners wish to make a lot line adjustment by moving the south lot line of 575 Riverway eight feet to the south. Both resulting lots will conform to all size, setbacks, dimensions, and lot width requirements in the R-1 Single-Family Residence District.

Motion by Ald. Benner, seconded by EA Gordon, to recommend approval of the Certified Survey Map – Riverway and Cleveland Street. The motion carried.

H. **ADJOURNMENT**

Motion by Ald. Benner, seconded by EA Gordon, to adjourn at 4:30 PM. The motion carried.

Minutes respectfully submitted by PP Englebert.