

CITY OF MENASHA
Plan Commission
Menasha City Center, Room 133 – 100 Main Street
September 19, 2017
MINUTES

A. CALL TO ORDER

The meeting was called to order at 3:34 PM by Mayor Merkes.

B. ROLL CALL/EXCUSED ABSENCES

PLAN COMMISSION MEMBERS PRESENT: Mayor Merkes, DPW Radomski, Commissioners Homan, and Sturm.

PLAN COMMISSION MEMBERS EXCUSED: Ald. Benner, Commissioners Cruickshank and Schmidt.

OTHERS PRESENT: CDD Buck, PP Schroeder, and Ald. Collier.

C. PUBLIC HEARING

1. No action items for public hearing.

D. MINUTES TO APPROVE

1. **Minutes of the August 22, 2017 Plan Commission Meeting**
Motion by Comm. Strum, seconded by DPW Radomski, to approve the August 22, 2017 Plan Commission meeting minutes as presented. The motion carried.

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

1. None

F. COMMUNICATION

1. None

G. DISCUSSION

1. **Downtown Vision Plan Update**
CDD Buck gave a brief background of the Downtown Vision Plan. Over the last several months the Consultants, Place Dynamics and SEH have been surveying the study area through market analysis, stake holder meetings, and the latest public input came from a 2-hour public workshop/kick-off meeting. This Workshop discussed the preliminary findings of the market study and provided the Consultant team an opportunity to listen to the publics ideas, hopes, and desires of future land uses in downtown Menasha through varies exercises. The summary of that workshop was included with the packet and located on the website for the Downtown Vision Plan.

The next scheduled public participation effort is an alternative land use open house scheduled for Tuesday, October 10, 2017 from 11:00 am to 1:00 pm and 5:00 pm to 7:30 pm with a short presentation at 5:30 pm from the Consultants. CDD Buck explained that this public participation effort is more hands off without specific exercises and provides the public an opportunity to have an input on Advancing Menasha. Staff and the Consultants will be present to discuss any concerns or questions. All are welcome to come and provide input.

2. **Disposition of 140 Main Street Update**
PP Schroeder gave a brief background of this project explaining that a request to declare old City Hall located at 140 Main Street as surplus and available for disposition was brought forward to the Plan Commission at their previous August 22, 2017 meeting. Ultimately no motion was

taken due to the unknowns about the property including the fate of the large community mural located on the eastern façade of the building. The Commission had requested staff look into more of the history of the mural to confirm the construction to see if it could in fact be a standalone structure remaining in the same place without the building or if it would be necessary to relocate it or if the old City Hall needs to remain in place to protect the future of mural.

Staff was able to locate a copy of the original elevation and sections of the proposed wall. This drawing shows that there are eight pilasters constructed going from the City Hall footings to the top of the mural behind a concrete block wall with 4" thick precast concrete panels acting as a canvas for the mural mounted directly to the wall. The original Engineer, Kirk Haverland with Larson Engineering stated that the mural wall is tied to the old City Hall and would be a critical component to the structural integrity of the mural wall. Haverland suggested contacting Mark Burt with Miron Construction to see how the panels were affixed to the block wall and if they could be removed and relocated if a potential purchaser wished to demolish the old City Hall building. As this had just transpired, staff had not yet reached out to Miron.

Comm. Homan suggested that the City should not bind ourselves and presume to use the mural as a condition of sale explaining that the old City Hall building may be obsolete needing major HVAC and mechanical upgrades and that the City should leave our options open. Furthermore explaining that the longer the City retains ownership of the property the longer we need to maintain it and accrue cost such as heating the building. Lastly, Homan stated while the mural is historic in nature depicting historical features of Menasha, it is not historic in itself.

DPW Radomski added in addition to Comm. Homan's comments that the sooner the property can be sold the sooner the City can see a positive impact of having the property back on the tax roll.

The Commission as a whole discussed possible scenarios and options the City would have after the property was sold and what conditions could be placed on that sale. Understanding the process that the Plan Commission needs to make a recommendation to the Common Council, the Commission requested staff continue to obtain any additional information and bring it back to the next meeting. This item will be placed back on the next Plan Commission agenda as an action item to recommend a motion to the Common Council.

H. ACTION ITEMS

1. None

I. ADJOURNMENT

Motion by Comm. Homan, seconded by Comm. Strum, to adjourn at 4:12 PM. The motion carried.

Minutes respectfully submitted by PP Schroeder.