

CITY OF MENASHA
Plan Commission
Menasha City Center, Room 133 – 100 Main Street
December 4, 2018
MINUTES

A. CALL TO ORDER

The meeting was called to order at 3:33 PM by Mayor Merkes.

B. ROLL CALL/EXCUSED ABSENCES

PLAN COMMISSION MEMBERS PRESENT: Mayor Merkes, Alderperson Rebecca Nichols, DPW Radomski, and Commissioners Benner and Cruickshank.

PLAN COMMISSION MEMBERS EXCUSED: Commissioners Homan and Sturm.

OTHERS PRESENT: CDD Schroeder, AP Stephenson, Ken Kubiak (1214 Fieldview Dr), Sandra Dabill-Taylor (545 Broad St), Jeff Schweitzer (670 Lake Park Rd - Community First Credit Union), and Ezra Poss (Representing 1000 Third St).

C. MINUTES TO APPROVE

1. Minutes of November 6, 2018 Plan Commission Meeting

Alderman Nichols made a motion to approve the minutes of the November 6, 2018 Plan Commission Meeting with the following changes:

- Under Item F.2. to add that discussion was had about the possibility of combining 638 Third Street with the Third Street Dinner Property and that combining these lots would allow for a larger commercial development.

The motion was seconded by Comm. Benner. The motion carried.

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

Five (5) minute time limit for each person

Public Comments were taken throughout the meeting.

E. DISCUSSION / ACTION ITEMS

1. Rezone 638 Third Street – Parcel 4-0114-00 (tabled at 11/6/18 meeting)

AP Stephenson informed the Plan Commission that no new development had occurred with 638 Third Street and the owner of 638 Third Street wished to have more time to come up with a plan for the redevelopment of the parcel. No action was taken.

2. Certified Survey Map – 10 and 12 Tayco Street – Tayco Tap

Item E-2 was moved by Mayor Merkes to the first discussion item at 3:36 PM

AP Stephenson gave a brief background on 10 and 12 Tayco Street. The owner of 10 Tayco Street (Tayco Tap) purchased the former Hungry Bull property at 12 Tayco Street which they then had demolished. Now the applicant is requesting that 10 and 12 Tayco Street, parcels 3-00845-00 and 3-0044-00, be combined via Certified Survey Map.

Alderman Nichols made a motion to approve the Certified Survey map as proposed consolidating lots 10 Tayco Street and 12 Tayco Street (3-00845-00 and 3-00844-00). The motion was seconded by DPW Radomski. The motion carried.

3. Site Plan Review – 1000 Third Street – Third Street Apartments

AP Stephenson gave a brief background on item E-3. Ezra Poss, in conjunction with Logan Rankin, have submitted an application for a façade plan review to allow exterior renovation of 1000 Third

Street apartment complex. The renovation is an effort by the owner to make the building more aesthetically appealing and match the adjacent structures in the Third Street Apartments Campus. The existing western most apartment has vinyl siding and vinyl windows. The owner wishes for both buildings to be of the same material and architectural style. In addition the existing building at 1000 Third Street is in need of exterior maintenance and the new vinyl siding will help to ameliorate this issue. By ordinance any alteration of more than 15 percent of the exterior wall area shall require a site plan approval by Plan Commission. Staff explained that the existing development could be considered a campus setting allowing for the Plan Commission to approval alternative materials to be compatible with the common theme and adjacent buildings.

Ezra Poss, 1000 Third Street, informed the commission his wish to replace the siding on 1000 Third Street and brought a sample of the proposed siding for the Commission to look at.

The Commission discussed the proposed siding alteration with the following items being discussed:

- The durability of the siding.
- The longevity of the siding.
- The redevelopment efforts on that side of town.
- The need to make the building aesthetically appealing.
- The need to maintain the building and fix any existing damage.
- Additional landscaping.
- The existing trail.

Comm. Cruickshank suggested that the building will be more architecturally appealing if the stone façade was not put on the end of the building but rather along the three sides of the protruding door entry ways. The commission agreed with Comm. Cruickshank.

A motion was made by Comm. Cruickshank to approve the site plan request as presented, allowing the installation of vinyl siding on 1000 Third Street (parcel #5-00515-00) with the following conditions:

- The stone vinyl siding on the end of 1000 Third Street be removed and rather placed on all three sides of the protruding door entries.

The motion was seconded by Alderman Nichols. The motion carried.

4. Certified Survey Map – 140 Main Street

CDD Schroeder provided background to the request in front of the Commission. Following the approval of the disposition of the former City Hall property at 140 Main Street, it was noted that a CSM shall be completed to align the property line with the building edge allowing the Mural wall to remain within Public Right-of-way. This CSM would do just that and then dedicate the remaining “leftover” parcel which now contains the active Chute Street as official road right-of-way.

Discussion over 140 Main Street ensued with the following items being discussed:

- Pros and Cons to Curtis Reed Square being a separate parcel versus within the public right-of-way
- The McClone building property at 150 Main Street
- The rules for a dedicated park vs. public right of way

The Commission felt that there were too many unanswered questions for approval of this item and they wanted to see it come back on the next meeting’s agenda.

No action was taken.

5. Sign Ordinance Discussion – Electronic Message Centers

CDD Schroeder gave an update on the sign ordinance and electronic messaging center for the City of Menasha. The City of Menasha has had a number of sign variance requests this year. All of these variances have been granted by the Board of Appeals. Staff was given direction by the Board of Appeals to bring forward the discussion to Plan Commission to review the City of Menasha Sign Code to see if amendments are needed to more properly meet today's need and surrounding municipalities.

General discussion ensued with the following items being discussed:

- The hardship for the variance requests.
- What other communities sign code looks like.
- What other communities electronic messaging center restrictions are.
- When the City of Menasha Sign Code was last updated.
- The need to keep up with changing technology.

Jeff Schweitzer, Community First Credit Union, informed the Commission that he was one of the variance requests that were granted for a full color electronic messaging center. Community First Credit Union has put up five EMCs in the past year in different communities and none of them had as restrictive regulations as the City of Menasha. He urged the Commission to look at updating the City ordinance.

Sandra Dabill-Taylor, 545 Broad Street, told the Commission that as a resident she liked the restrictive nature of our code and felt that it helped protect residential properties. She urged the Commission to keep the restrictions. Many other communities allow very large electronic signs that create a traffic hazard and distract drivers from the road. In addition, the very bright lights hurt neighboring residential properties.

Ken Kubiak, 1214 Fieldview Drive, informed the Commission that he is one of the Board of Appeals members and feels that the sign ordinance must be updated. The City's ordinance is too restrictive and we are the only community that enforces such an ordinance. He felt that the City must update the ordinance to keep up with change in technology and the City cannot be the only municipality outlawing certain types of EMC signs.

Due to other scheduled meetings, the discussion on the City's Sign Ordinance paused and will be continued at future meetings.

No action was taken.

6. Draft 2019 Meeting Calendar

A draft calendar was presented to the Plan Commission for 2019's meeting dates.

F. COMMUNICATION

1. Set Next Meeting

The next meeting was set for Tuesday, January 8, 2019 at 3:30 PM.

G. ADJOURNMENT

A motion was made by Comm. Benner, seconded by DPW Radomski, to adjourn the meeting at 5:05 PM. The motion carried.

Minutes respectfully submitted by AP Stephenson.