

CITY OF MENASHA
Plan Commission
Menasha City Center, Room 133 – 100 Main Street
December 3, 2019
MINUTES

A. CALL TO ORDER

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

B. ROLL CALL/EXCUSED ABSENCES

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

PLAN COMMISSION MEMBERS EXCUSED: Commissioner Homan.

OTHERS PRESENT: CDD Schroeder, AP Stephenson, CDC Heim, Terry Eparvier (600 Fifteenth Street), Rich Eparvier (600 Fifteenth Street), Dan Talbot (1237 Appleton Street), Darrin Kuehn (3011 Rose Moon Way, Neenah), Mr. and Mrs. Ron Suttner (1230 Appleton Street), Melissa Suttner (1230 Appleton Street), Sue Smith (1234 Appleton Street), Robert R Smith (1234 Appleton Street), Joel Dempsey (1229 Appleton Street), and Peter Krautkramer (St. Mary Parish and Cemetery, 528 Second Street).

C. PUBLIC HEARING

1. Special Use Permit – 1147 and 1151 Racine Road – Parcel Numbers 4-01003-03 and 4-01003-02

AP Stephenson gave a brief background for the special use permit at 1147 and 1151 Racine Road and found that the special use permit meets all criteria outlined in City of Menasha Code of Ordinances Section 13-1-11.

2. Rezoning – Appleton Street (Parcel # 4-01003-00) R-1 Single Family Residence District to R-2 Two-Family Residence District

AP Stephenson gave a brief background for the rezoning of a vacant lot on Appleton Street.

- Dan Talbot (1237 Appleton Street): Agreed with staff's recommendation to deny the rezoning and spoke against building a duplex in the neighborhood.
- Robert Smith (1234 Appleton Street): spoke against the rezoning.
- Peter Krautkramer (St. Mary Parish and Cemetery, 528 Second Street): informed the Plan Commission that they should be cognizant of the neighboring wetlands.
- Melissa Suttner (1230 Appleton Street): spoke against the rezoning.
- Darrin Kuehn (3011 Rose Moon Way, Neenah): is the developer of the vacant lot and he informed the public that he would not be seeking a rezoning after hearing their comments and will build a single family home instead.

D. MINUTES TO APPROVE

1. Minutes of November 5, 2019 Plan Commission Meeting

A motion was made by Mayor Merkes to approve the minutes of the November 5, 2019 Plan Commission Meeting. The motion was seconded by Comm. Benner. The motion carried.

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

Five (5) minute time limit for each person

There were no public comments at this time.

F. DISCUSSION / ACTION ITEMS

1. 1147 and 1151 Racine Road

a. Certified Survey Map – Lot Consolidation

Comm. Benner made a motion to approve the Certified Survey Map as presented consolidating lots 1147 and 1151 Racine Road (4-01003-02 and 4-01003-03). The motion was seconded by DPW Alix. The motion carried.

b. Special Use Permit – Multi-Family Dwelling

AP Stephenson gave an update on the special use permit and site plan for a planned four-plex.

The Plan Commission entered into a conversation with the following being discussed:

1. The number of rental units within the city.
2. Quality of rentals vs. quantity of rental units.
3. The quality of the proposed building.
4. The need to provide more quality housing units to meet an ever growing demand for housing in the Fox Cities.
5. The special use permit as it relates to the comprehensive plan.

Comm. Benner made a motion to approve the special use permit as presented to allow the construction of a multi-family residential structure on 1147 and 1151 Racine Road and finding that the proposed use does not have a negative impact on the comprehensive plan or the general welfare of the community and surrounding lands with the following conditions:

1. The CSM for 1147 and 1151 Racine Road is approved.

The motion was seconded by Alderperson Nichols. The motion carried 5 to 1, with Comm. Sturm voting no.

2. Rezoning – Appleton Street – Parcel 4-01003-00

Comm. Sturm made a motion to deny the rezoning request for Parcel 4-01003-00 and find the rezoning does not conform to the comprehensive plan. The motion was seconded by Comm. Benner. The motion carried.

3. Draft 2020 Meeting Schedule

CDD Schroeder informed the Plan Commission of the meeting schedule for 2020. No changes were made.

G. COMMUNICATION

1. Set Next Meeting

The next meeting was set for January 7, 2020.

2. Façade Workshop

The Façade workshop will be held on Thursday, December 12, 2019 at 3:30 PM.

H. ADJOURNMENT

Aldersperson Nichols made a motion to adjourn the meeting at 4:01 PM. The motion was seconded by Comm. Cruickshank. The motion carried.

Minutes respectfully submitted by AP Stephenson.