

**CITY OF MENASHA**  
**Plan Commission**  
**Menasha City Center, Room 133 – 100 Main Street**  
**March 19, 2019**  
**MINUTES**

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**A. CALL TO ORDER**

The meeting was called to order at 4:04 PM by Mayor Merkes.

**B. ROLL CALL/EXCUSED ABSENCES**

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

PLAN COMMISSION MEMBERS EXCUSED: Commissioner Benner.

OTHERS PRESENT: CDD Schroeder, AP Stephenson, Alderperson Tom Grade (District 6), Patty Hoehne (258 Water Street), Len Hoehne (258 Water Street), Chris Coakley (CCoakley Relocation Systems), Alex Schultz (Sculpture Vault), Alderperson James Taylor (District 2), Andrew Dane (Neighborhood Planners), Garrett Perry (Design Studio Etc.), and Michael Kettner (255 Kaukauna Street).

**C. PUBLIC HEARING**

**1. Proposed Rezoning of 332 Ahnaip Street (Parcel #3-00523-00), 328 Nicolet Boulevard (Parcel #3-00525-00, and 161 Washington Street (Parcel #3-00527-00) From I-2 General Industrial District to C-1 General Commercial District**

CDD Schroeder gave a background on the rezoning for 332 Ahnaip Street, 328 Nicolet Boulevard, and 161 Washington Street. In the fall of 2018, a request was brought forward and approved to rezone large portions of the “southshore” sandwiched between the Fox River and Ahnaip Street from I-2 General Industrial to C-2 Central Business District. This area included the former Banta/RR Donnelley Facility, the former Gilbert Paper Mill, the Gilbert Paper front office building and the East Central Wisconsin Regional Planning Commission office. In a continued effort to protect the value of the area, the future interest of the City of Menasha and the general welfare of the community as noted within the Comprehensive Plan and Downtown Vision Plan, staff is bringing forward a request to rezone an additional three properties near the Washington Street and Nicolet Boulevard Intersection currently zoned I-2 General Industrial District.

Chris Coekley (CCoakley Relocation Systems): Spoke against the rezoning of 332 Ahnaip Street parcel, including the effect on his business model and the use of mobile storage. He asked Plan Commission to deny the rezoning.

**D. MINUTES TO APPROVE**

**1. Minutes of March 5, 2019 Plan Commission Meeting**

DPW Radomski made a motion to approve the minutes of the March 5, 2019 Plan Commission Meeting. Comm. Sturm seconded the motion. The motion carried.

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

**Five (5) minute time limit for each person**

No comments at this time. Comments were taken throughout the meeting.

## **F. DISCUSSION / ACTION ITEMS**

### **1. Rezoning of 332 Ahnaip Street (Parcel #3-00523-00), 328 Nicolet Boulevard (Parcel #3-00525-00, and 161 Washington Street (Parcel #3-00527-00) From I-2 General Industrial District to C-1 General Commercial District**

The Plan Commission discussed the rezoning at length with the following items being discussed:

1. Current use of the properties.
2. The historic use of 332 Ahnaip Street.
3. Where other businesses store their mobile storage.
4. C-1 vs C-2 zoning districts.
5. Tax base of a parking lot.

Comm. Homan made a motion to approve the rezoning, amending Title 13 and the Zoning District of the following properties from I-2 General Industrial District to C-1 General Commercial District: 332 Ahnaip Street (Parcel #3-00523-00), 328 Nicolet Boulevard (Parcel #3-00525-00), and 161 Washington Street (Parcel #3-00527-00) and find the rezoning consistent with the City of Menasha's Downtown Vision Plan and Comprehensive Plan. The motion was seconded by Alderperson Nichols.

The Plan Commission entered into further discussion including the effect of the rezoning on the 161 Washington Street parcel that this portion of the City needed to be addressed and this end of town needs to be a more attractive gateway into Menasha.

Comm. Homan made a motion to postpone her motion, not later than April 2<sup>nd</sup>, 2019. The motion was seconded by DPW Radomski. The motion carried.

### **2. Water Street Corridor Plan (Presentation by Consultants)**

Andrew Dane (Neighborhood Planners) and Garret Perry (Design Studio Etc.) gave a presentation on the Water Street Corridor Plan and presented the preferred alternative for the Water Street reconstruction. The preferred alternative is divided into three areas: The Menasha Locks site, Water Street, and the Tayco Street Commercial Corridor. The plan called to activate the Menasha Locks site and turn it into a more formalized park space. Water Street will have a canal walk along the water and a separate bike trail that links the Trestle Trail with Downtown Menasha. Finally, the Tayco Street Commercial Corridor will be revitalized. A new parking lot as well as a plaza space will be added to the Tayco Street Commercial Corridor.

*Commissioner Homan had to leave the meeting due to a prior commitment at 4:58 PM.*

The Plan Commission felt the plan was very well done and will make the Water Street Corridor a very attractive place to live and play.

A motion was made by Comm. Cruickshank to recommend approval of the Water Street Corridor Plan as an advisory plan, with minor grammatical changes. The motion was seconded by Comm. Sturm. The motion carried.

## **G. COMMUNICATION**

### **1. Set Next Meeting**

The next Plan Commission meeting was set for April 2, 2019 at 3:30 PM.

## **H. ADJOURNMENT**

A motion was made by Alderperson Nichols to adjourn the meeting at 5:25 PM. The motion was seconded by DWP Radomski. The motion carried.

*Minutes respectfully submitted by AP Stephenson.*