

CITY OF MENASHA
Plan Commission
Council Chambers, 3rd Floor City Hall - 140 Main Street, Menasha
March 4, 2008

DRAFT MINUTES

 [Back](#)  [Print](#)

1. CALL TO ORDER

Mayor Laux called the meeting to order at 3:32 p.m.

Public Hearing - Special Use Permit - 205 Milwaukee Street - ACE Garage LTD: Mayor Laux invited those in the gallery to speak regarding Special Use Permit application. No one from the gallery spoke.

2. ROLL CALL/EXCUSED ABSENCES

A. -

PLAN COMMISSION MEMBERS PRESENT: Mayor Laux, DPW Radtke, Ald. Merkes, and Commissioners Sanders, Cruickshank and Sturm.

PLAN COMMISSION MEMBERS EXCUSED: Commissioner Schmidt

OTHERS PRESENT: AP Beckendorf, CDD Keil, Ken Kubiak, James Taylor, Paul Hermus, Kevin Shumann, Rosa Moyles, John Moyles, Wm. Doering, Patrick Connor, Lonnie Pichler, and Mike King of The Post-Crescent.

3. MINUTES TO APPROVE-MINUTES & COMMUNICATIONS TO RECEIVE

Minutes to approve:

A. [February 19, 2008 Plan Commission Meeting Minutes](#)

Moved by Comm Cruickshank, seconded by Comm Sturm to Approve minutes

Motion Passed

Results:

4. PUBLIC COMMENTS ON ANY MATTER OF CONCERN TO THE CITY

Five (5) minute time limit for each person

A. -

There were no comments from the public.

5. DISCUSSION

A. [None](#)

6. ACTION ITEMS

A. [Special Use Permit - 205 Milwaukee Street - ACE Garage, LTD](#)

Moved by Alderman Merkes, seconded by Comm Sturm to Approve w/ Conditions 205 Milwaukee

Paul Hermus described the proposal and the ACE Garage concept. He then described one of the potential retail tenants - a high-end motorcycle repair and service facility.

CDD Keil reviewed existing nonconformities on the site.

Plan Commissioners discussed the following:

1. Location of the motorcycle repair facility within the building.
2. Concerns with noise related to the motorcycle repair facility.

3. Whether the building will be equipped with exhaust stacks.
4. Facade design.
5. Third Street parking and egress configuration.
6. The use of taller plants for screening in the transitional area.
7. Site lighting.
8. The addition of windows to the Milwaukee Street facade.
9. Location of power poles and transformers.

Motion by Ald. Merkes, seconded by Comm Sturm to recommend approval of the Special Use Permit for ACE Garage without the motorcycle repair facility with the following conditions:

1. The southern-most Milwaukee Street ingress/egress be closed.
2. That the transitional area meets city code.
3. That window are incorporated in the Milwaukee Street facade.
4. The EIFS is to begin at grade, rather than the proposed 3 feet from grade.
5. The initial proposed lighting plan be implemented, with the east light pole to be evaluated for light trespass.

Motion Passed

Results:

Roll Call:

AYES:	Cruickshank , Hendricks , Laux , Merkes , Radtke , Sturm	(6)
NAYS:	Sanders	(1)
ABSENT:	Schmidt	(1)

7. ADJOURNMENT

A. -

Moved by Comm Cruickshank, seconded by Comm Sturm to Approve adjourn

Motion to adjourn at 4:50 p.m.

Motion Carried on voice vote

Results: