

A QUORUM OF THE ADMINISTRATION COMMITTEE, BOARD OF PUBLIC WORKS, PARK BOARD, AND/OR COMMON COUNCIL MAY ATTEND THIS MEETING; (ALTHOUGH IT IS NOT EXPECTED THAT ANY OFFICIAL ACTION OF ANY OF THOSE BODIES WILL BE TAKEN).

CITY OF MENASHA
Plan Commission
Third Floor Council Chambers, 140 Main Street
July 8, 2008

3:30 PM

AGENDA

 [← Back](#)  [Print](#)

3:30 - Special Use Permit of Don Verkuilen to operate a kennel at 2889 Manitowoc Road

1. CALL TO ORDER

A. -

B. **Public Hearing - Special Use Permit of Don Verkuilen to operate a kennel at 2889 Manitowoc Road.**

2. ROLL CALL/EXCUSED ABSENCES

A. -

3. MINUTES TO APPROVE-MINUTES & COMMUNICATIONS TO RECEIVE

Minutes to approve:

A. **Minutes of the June 17, 2008 Plan Commission meeting**

[Attachments](#)

Communications:

A. **Letter from Paul Konetzke - review of city ordinances**

[Attachments](#)

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

Five (5) minute time limit for each person

A. -

5. ACTION ITEMS

A. **Re-evaluation of Future Land Use Plan Map (previously submitted in Chapter 8 of the Comprehensive Plan)**

B. **Special Use Permit of Don Verkuilen to operater a kennel at 2889 Manitowoc Road (Parcel # 7-810-49)**

[Attachments](#)

6. ADJOURNMENT

A. -

Menasha is committed to its diverse population. Our Non-English speaking population or those with disabilities are invited to contact the Community Development Department at 967-3650 at least 24-hours in advance of the meeting so special accommodations can be made.

CITY OF MENASHA
Plan Commission
Council Chambers, 3rd Floor City Hall - 140 Main Street, Menasha
June 17, 2008

DRAFT MINUTES

1 CALL TO ORDER

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Mayor Merkes called the meeting to order at 3:34 p.m.

Michael Austin, owner of 121 River Street, spoke about his experience in remodeling and described potential benefits of rezoning to the city.

2. ROLL CALL/EXCUSED ABSENCES

A.

PLAN COMMISSION MEMBERS PRESENT: Mayor Donald Merkes, DPW Radtke, Ald. Kevin Benner, and Commissioners Cruickshank and Sanders.

PLAN COMMISSION MEMBERS EXCUSED: Dick Sturm and Dave Schmidt

OTHERS PRESENT: CDD Keil, AP Beckendorf, Lonnie Pichler, Michael Austin, Jason Gallmeier, Stacy Dake, Steve Degroot, and Major Jose A. Tamayo

3. MINUTES TO APPROVE-MINUTES & COMMUNICATIONS TO RECEIVE

Minutes to approve:

A. May 20, 2008 and May 27, 2008 Plan Commission Meeting Minutes

Moved by Comm. Sanders, seconded by Alderman Benner to approve the minutes of the May 20 and May 27, 2008 Plan Commission meetings.

Motion Carried on voice vote

Results:

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

Five (5) minute time limit for each person

A.

Steve Degroot, Director of Operations for Salvation Army, spoke about the Salvation Army's position on the elimination of the north access drive on their property. Drivers frequently use it to cut through between Drum Corps Drive and Midway Road. Because of the amount of people using the access in this way and because of the speed at which most of them travel, accidents are a concern for the Salvation Army.

5. DISCUSSION

A. None

None.

6. ACTION ITEMS

A. Site Plan Amendment - Miron Construction - 1800 Bud Drive

Moved by Comm. Sanders, seconded by DPW Radtke to approve the site plan amendment for Miron Construction, 1800 Bud Drive

CDD Keil described the project. Commissioners discussed the proposed facade and how it might be integrated with the rest of the building. The owners have proposed painting the existing building to match the brick on the addition.

Motion Carried on voice vote
Results:

B. Rezoning - 121 River Street R1 to R2

Moved by Mayor Merkes, seconded by Comm. Sanders to recommend approval of rezoning 121 River Street from R-1 Single Family to R-2 Two-Family Residential

CDD Keil introduced the proposal and described the existing Housing Plan policies and Future Land Use Map designation which are contrary to this proposal. He then discussed the difficulties with its isolated location and industrial surroundings. CDD Keil stated his disfavor with the proposal, citing the further entrenchment of a use that does not belong and the possibility of tenant issues if a change in ownership or management were to occur.

Commissioners discussed the following:

- Existing nonconformities on the site
- Long-term implications
- Driveway space
- Comprehensive Plan efforts
- Whether there is a need for more 2-family lots

Motion Passed
Results:

Roll Call:

AYES: Cruickshank (5)
 , Hendricks
 , Merkes
 , Radtke
 , Sanders
NAYS: Benner (1)
ABSENT: Schmidt (2)
 , Sturm

C. Site Plan Amendment - Salvation Army - 1244 Appleton Road - Abandonment of Access to Drum Corps Drive

Moved by Mayor Merkes, seconded by Comm. Cruickshank to other direct staff to work with the Salvation Army on ways to maintain, at a minimum, emergency access.

Commissioners discussed the following:

- Concerns with limiting site access and egress
- Using other methods of mitigating the use of the lot as a thoroughfare to Midway Road
- The possibility of redirecting traffic or gating the north access

Motion Carried on voice vote

Results:

D. Special Use Permit - Sunset Hill Stoneware- 330 Milwaukee Street

Moved by Comm. Sanders, seconded by DPW Radtke to recommend approval of the special use permit with the conditions as listed in the minutes.

AP Beckendorf described the project and recommended the following conditions:

- The special use permit shall apply to the use of the property as a pottery manufacturing facility only.
- The light pole on the east side of the property shall remain out of service until photometrics are submitted for review and approval.
- Upon parking lot paving or reconstruction, the full transitional area will be brought into compliance.

Commissioners discussed the following:

- Transitional area requirements.
- Eliminating the two west wall packs.
- Moving the trash enclosure to the existing fenced area east of the building.

Motion Carried on voice vote

Results:

7. ADJOURNMENT

Moved by DPW Radtke, seconded by Comm. Sanders to adjourn at 4:58 p.m..

Motion Carried on voice vote

Results:

June 20, 2008
Paul Konezke
713 Lincoln St.
Menasha, WI 54952

City of Menasha Plan Commission
City Hall, 140 Main St., Menasha, WI 54952

Given the review of ordinances as part of the Comprehensive Plan, I would like to request the removal of one native plant from your list of noxious weeds and the addition of two non-native invasives.

The Goldenrod (*Solidago*) does not belong on anyone's list of offensive weeds and I would like to see it removed. There are several species of Goldenrod native to our area. None of them are responsible for pollen allergies; unfortunately, many people seem to confuse Goldenrod with Ragweed, which is an allergen. Reference to most gardening literature will affirm this (e.g., Landscaping With Native Plants of Wisconsin, Lynn Steiner, p114). Goldenrod are attractive plants in a garden and are favorites in the diets of butterflies and goldfinches. There is really no justification for condemning it to the list of noxious weeds and I'd like to request it be removed.

On the other hand, there are at least two invasives that are not on the list, but should be:

- 1 - Garlic Mustard (*Alliaria petiolata*), which has become rampant almost everywhere including around Menasha, and
- 2 - Buckthorn (*Rhamnus* species, especially *Rhamnus cathartica*, Common Buckthorn, and *R. frangulata*, Italian Buckthorn)

(see Invasive Plants Association of Wisconsin, www.ipaw.org)

On another topic, since one purpose of the review is the resolution of potential conflicts among a patchwork of ordinances, please allow me to suggest a point that might benefit from clarification, that of backyard composting. Since so much of the material shipped off to our landfills, at considerable expense, consists of kitchen scraps and yard waste, composting has won reconsideration by city planners. Such naturally home produced garden fertilizer may also reduce the use of the chemical fertilizers that result in our ever-popular summer algae blooms. Yet there remains language in the public nuisance ordinances that one might construe as disallowing backyard composting.

Compost piles should accumulate yard and garden waste and vegetative kitchen scraps, such as melon rinds, coffee grounds, corn husks, etc. They should also receive eggshells that have been rinsed of albumen. They should absolutely not include any animal proteins. No meat or fish scraps, no bones, no grease, no cheese, etc. Those materials would attract unwanted visitors; the most frequent visitor to properly accumulated compost, on the other hand, would most likely be your friendly neighborhood House Wren.

The potential for conflict over composting is evidenced by the varying approaches to lawnscapeing demonstrated around the city. There is Group 1, the "perfect-lawn obsessives" who mow twice a week and call in the fertilizer and herbicide sprayers on a regular basis. There is Group 2, the "natural-native" people who are generally more interested in butterflies, birds and responsible environmental behavior than in lawnmowers or the "perfect" lawn. And, of course, there's Group 3, who doesn't care one way or the other and it shows. To a Group 1 type, the slightly messy "work in progress" appearance of the Group 2 neighbor's yard is just as offensive as a Group 3 "couldn't care less." And one resident's environmentally responsible composting may look like a true vermin magnet to a neighbor.

If Menasha would like to reduce the amount of material sent needlessly to landfill and of fertilizers applied to gardens and lawns, it should support composting. And to do that, it might want to update the language of ordinances by which one might claim it to be a public nuisance.

May I also suggest that there be further public education outreach on the topic as well as assistance in locating and purchasing compost "bins" of some type which containerize the compost, allowing efficient turning of the material.

I hope you find my suggestions reasonable and useful. Thank you very much for considering them.

Paul Kerney

City of Menasha

SPECIAL ZONING APPROVAL

Owner Don Verkuilen

Case or Plan No. _____

Address 2889 Manitowoc Rd

Fee \$200.00

Applicant (if different than Owner) _____

Address _____

Zoning R1

Parcel Number(s) 7-810-49

PLEASE INDICATE WHICH REQUEST IS BEING MADE

- Rezoning Special Use Flood Plain Map Amendment
 Appeal or Variance PUD Plan Approval

Description of Request: Small home based business to offer Boarding, Training, Grooming of all dogs & with a specialty training of upland fun dogs. I am starting to train tracking dogs also!

Owner/Agent 
Signature

(If applicable) Formal Hearing _____

Informal Hearing 7/8/08

Notice Mailed _____

Notice Mailed 7/1/08

Notice Mailed _____

Action Taken: _____ 20__

- APPROVED DENIED

Conditions (if any): _____

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2928, LOCATED IN THE
 NORTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 8, TOWNSHIP 20
 NORTH, RANGE 18 EAST, TOWN OF HARRISON, CALUMET COUNTY,
 WISCONSIN

Survey for: Steve Andrysczyk
 Mortgage Corp. AAA
 717 N. McCarthy Road
 Appleton, WI 54913

SECOND ADDITION TO
 CEDAR RIDGE ESTATES

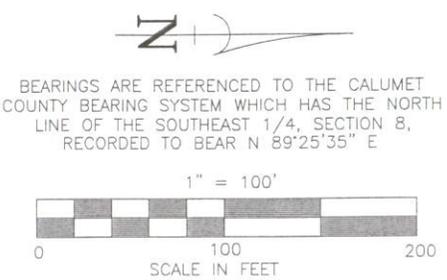
C.S.M. NO. 2305

McKAYLA
 DRIVE

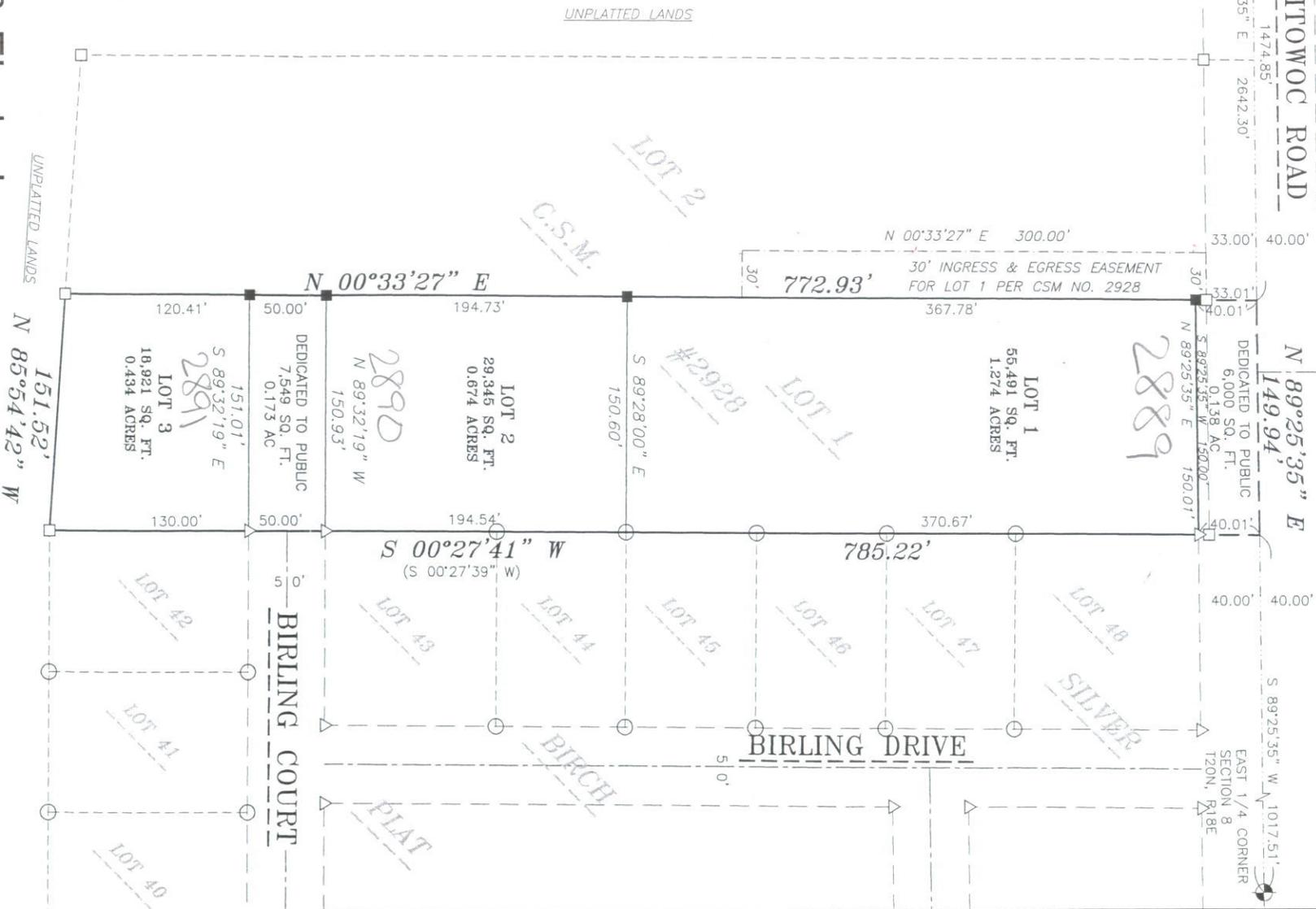
MANITOWOC ROAD

CENTER OF SECTION
 SECTION 8
 T20N, R18E

EAST 1/4 CORNER
 SECTION 8
 T20N, R18E



- LEGEND**
- 1" O.D. IRON PIPE SET, 18" LONG, WEIGHING 1.130 LBS. PER LIN. FOOT
 - 3/4" O.D. REBAR FOUND
 - 1" O.D. IRON PIPE FOUND
 - △ 1-1/4" O.D REBAR FOUND
 - ◆ GOVERNMENT CORNER
 - () RECORDED AS



UNPLATTED LANDS

UNPLATTED LANDS

Martenson & Eisele, Inc.
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 Menasha, WI 54952
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 info@martenson-eisele.com
 920.731.0381 1.800.236.0381

Planning
 Environmental
 Surveying
 Engineering
 Architecture

PROJECT NO. 264-329
 FILE 264329csm.dwg SHEET 1 OF 3
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