

It is expected that a Quorum of the Board of Public Works, Park Board, Administration Committee, 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
Council Chambers
140 Main Street, Menasha**

June 16, 2009

3:30 PM

AGENDA

A. CALL TO ORDER

B. ROLL CALL/EXCUSED ABSENCES

C. MINUTES TO APPROVE

1. [Minutes of the June 2, 2009 Plan Commission Meeting](#)

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

Five (5) minute time limit for each person

E. DISCUSSION

1. [Fence/Outdoor Storage Proposal – Fast and Easy Pawn – 1275 Appleton Road](#)
2. Conceptual Lot Layout – Manitowoc Road – Bennet Property
3. Drive-up Concept – Vans' West Development
4. [Rezoning of Non-Conforming Two-Family Residences](#)

F. ACTION ITEMS

1. [Landscape Plan Amendment – Fast and Easy Pawn – 1275 Appleton Road](#)

G. ADJOURNMENT

CITY OF MENASHA
Plan Commission
Council Chambers, City Hall – 140 Main Street
June 2, 2009
MINUTES

A. CALL TO ORDER

The meeting was called was called to order at 3:38 p.m. by Mayor Donald Merkes.

B. ROLL CALL/EXCUSED ABSENCES

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

PLAN COMMISSION MEMBERS EXCUSED: Commissioner Norm Sanders

OTHERS PRESENT: CDD Keil

C. MINTUES TO APPROVE

1. **Minutes of the May 19, 2009 Plan Commission Meeting**

Moved by Ald. Benner, seconded by Comm. Sturm to approve the May 19, 2009 Plan Commission meeting minutes.

The motion carried.

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

1. No one spoke.

E. DISCUSSION

1. **Rezoning of 910 – 912 Clovis Avenue R-1 to R-2**

CDD Keil stated that he had been contacted by the real estate broker representing this property with regard to the property zoning and use. The property is zoned R-1 Single Family Residential. The housing unit was constructed as a side-by-side duplex in the mid-1960's and has been occupied as such since. The duplex can continued to be used as such, but if it is damaged beyond 50 percent of its value, or if the two family use is discontinued for a year or more, it would need to be rebuilt or reoccupied as a single family dwelling. The realtor reported that this was problematic for the lender, as the rental income is considered in the financing. CDD Keil requested input from the Plan Commissioner's on what, if any, steps should be taken to address this scenario.

Commissioners discussed the relationship of the subject property to other properties zoned or used as two family, the prevalence of this situation elsewhere in the community, the distinction between properties built as two-family structures vs. those converted fro single to two family, the possibility of applying standards to, or creating overlay districts where under or wherein such rezonings would be permissible.

This item was held pending the generation of additional information/options by staff.

F. ACTION ITEMS

1. **Proposed Amendment to Title 13, Article B Related to the Height, Setback and Area Exceptions**

CDD Keil stated that this amendment was proposed to limit the placement of structures in

close proximity to drainageways. This item was held over from the May 19 meeting to obtain related information from the International Building Code requirements. Ald. Benner reviewed the IBC standards as they relate to foundations and setbacks from slopes.

Commissioners discussed how these standards might be applied in specific circumstances. Following discussion, Ald. Benner made and DPW Radtke seconded a motion to recommend approval of amendments to Title 13, Article B related to height, setback and area exceptions.

The motion carried.

G. ADJOURNMENT

Moved by Comm. Schmidt, seconded by Ald. Benner to adjourn at 4:23 p.m.

The motion carried.

Minutes respectfully submitted by Greg Keil, Community Development Director

PROPOSAL

RAMMER FENCE, INC.

1955 Stillman Dr. Oshkosh, WI 54901
920-233-2444 FAX 920-233-4547

Appleton 920-738-0148
Fond Du Lac 920-923-4222

Date 6/4/2009

Proposal #
2009-325

S & B #254628

Proposal Submitted To

work to be performed at

Name Steve Dietzen
Address 1275 Appleton Rd
City, State Menasha, WI
Phone # _____

Name Fast N Easy Pawn
Address 1275 Appleton Rd
City, State Menasha, WI
Contact _____

We hereby propose to furnish all material and perform all labor necessary to complete the following work:

CHAIN LINK FENCE AND GATES

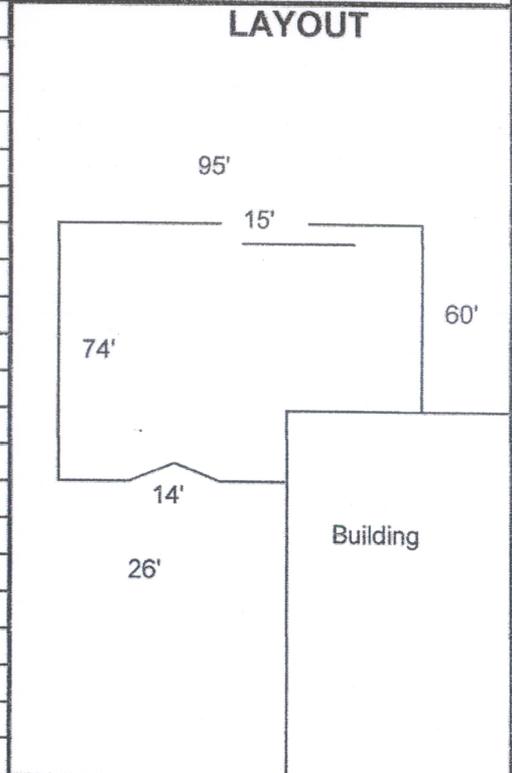
Supply and install 255' of 6' high plus barb wire chain link fence with TAN SLATLINK 80% privacy factor inserts installed.
Supply and install ONE 15' wide cantilever slide gate and ONE 14' wide double leaf swing gate.

Specifications: 6' high 9ga galvanized chain link fabric; 3" terminal and gate posts set in concrete footings; 2.5" line posts driven on 8' centers for wind load of slatting; 1 5/8" top rail.

Alt. #1: Install above fence using PRIVACYLINK with 98% privacy factor.

ADD to total below: \$675.00

LAYOUT



All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for the above work and completed in a substantial workmanlike manner for the sum of **TOTAL \$ 7,971.00**

With payments to be made as follows:

NOTE: This proposal may be withdrawn by us if not accepted within _____ days

Authorized Signature _____

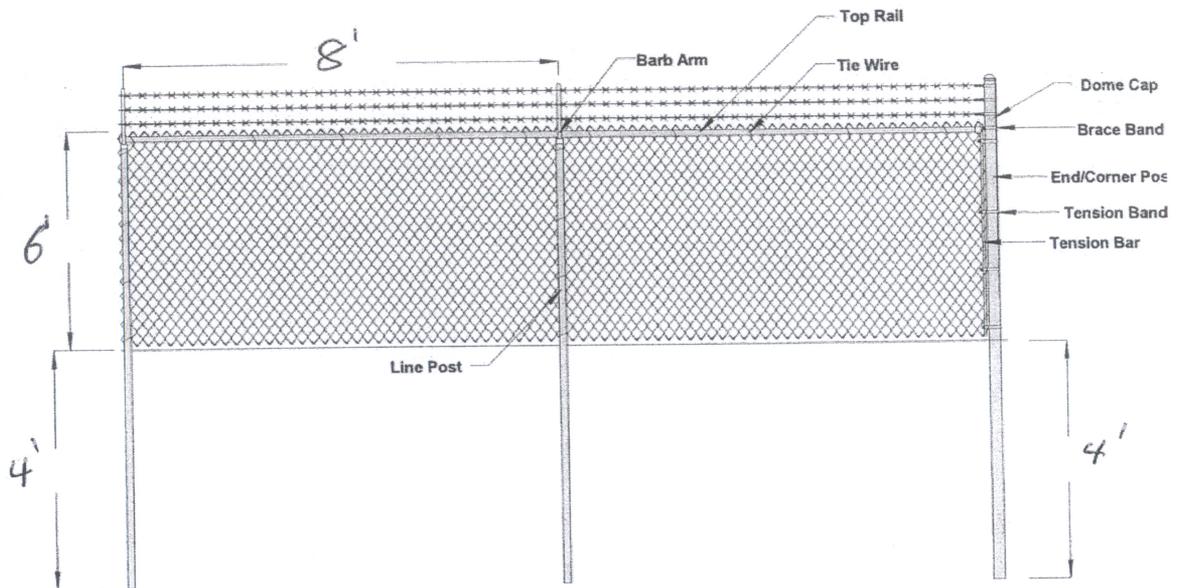
ACCEPTANCE OF PROPOSAL

You are hereby authorized to furnish all material and labor to complete the work described in the above proposal, for which the undersigned agrees to pay the amount stated in said proposal and according to the terms thereof. any change involving cost of labor or materials will be executed only after submission and acceptance of written change order.

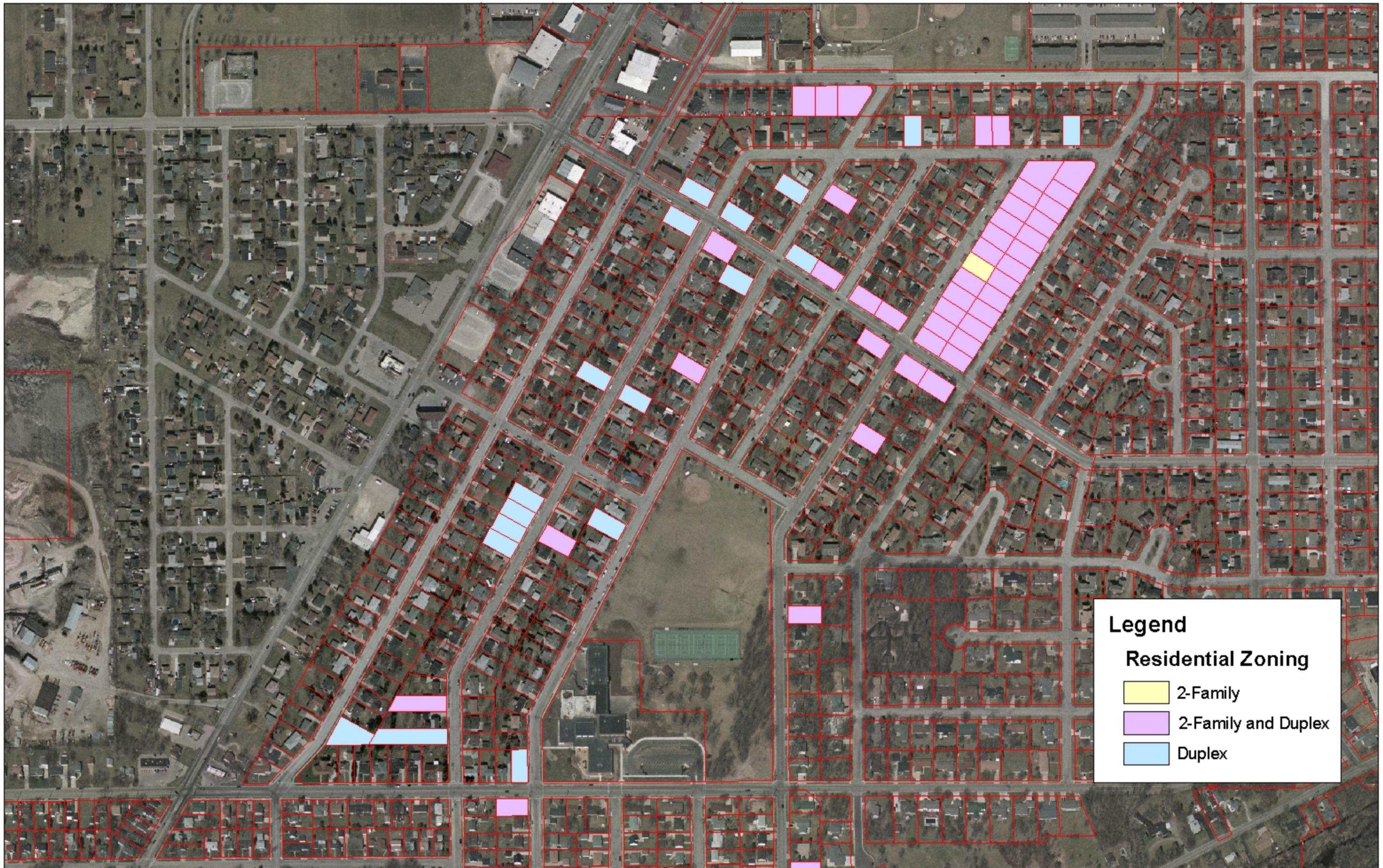
Signature: _____

Date of acceptance _____

Chainlink Fence Detail
6' Chain Link with top rail & 3 Strands of Barb Wire



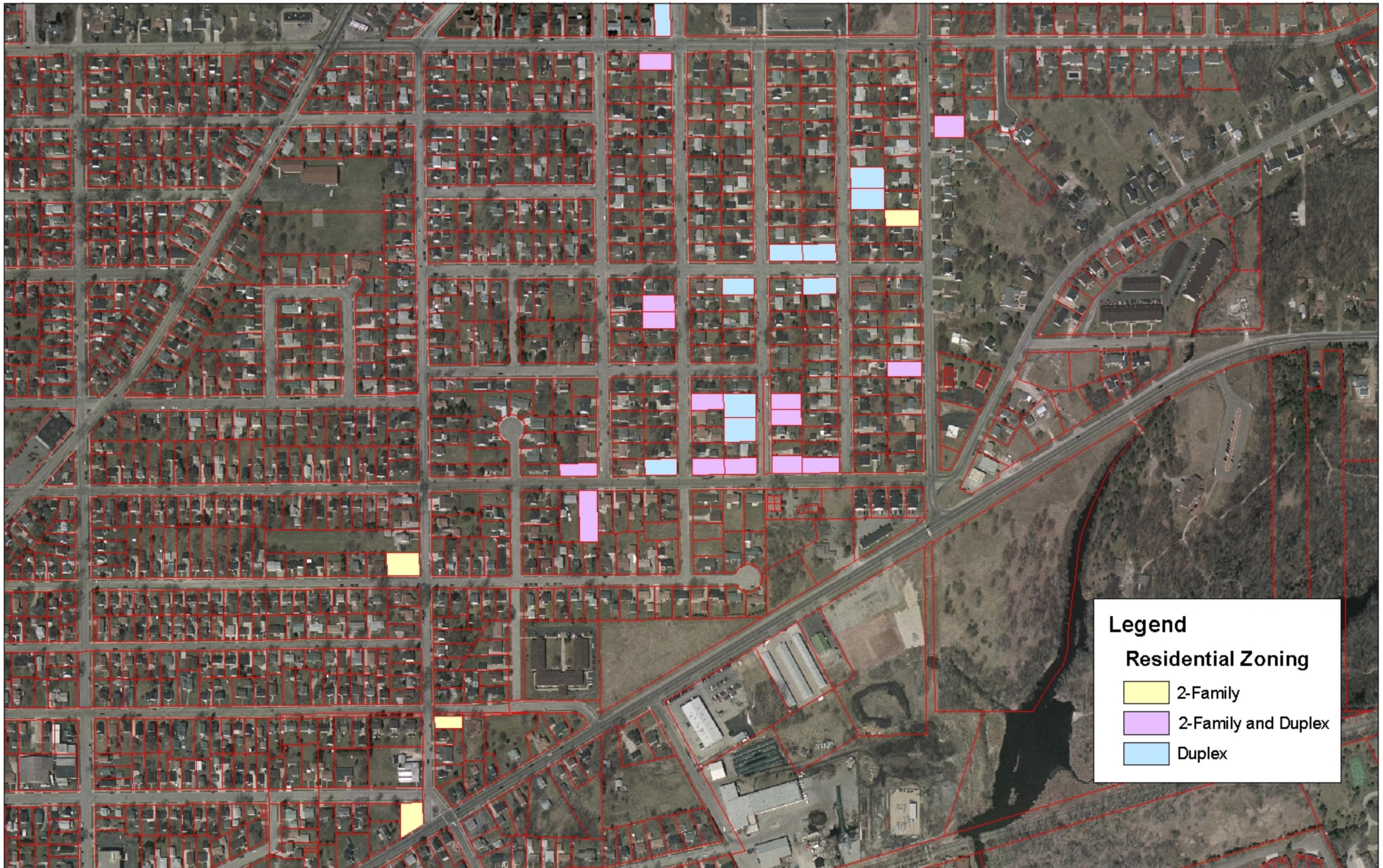
Project: <i>Fast N Easy Palm</i>	
Site Location: <i>1275 Appleton Rd Menasha</i>	Date: <i>8/4/09</i>
Submitted by: <i>Rammer Fence Inc</i>	Drawing # CL-10-a



Legend

Residential Zoning

- 2-Family
- 2-Family and Duplex
- Duplex

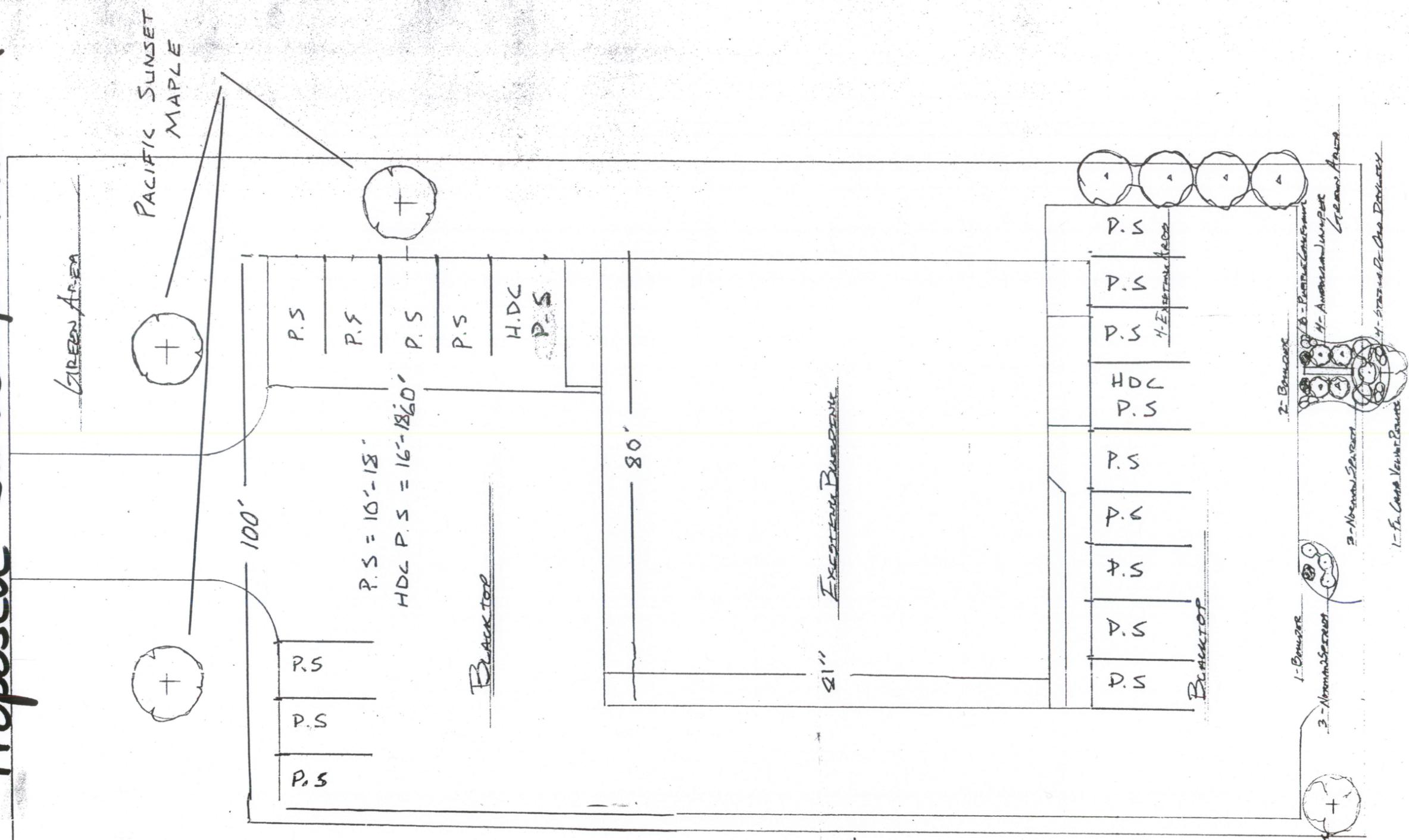


Legend

Residential Zoning

- 2-Family
- 2-Family and Duplex
- Duplex

6/09 Proposed Landscape Revision



TOTAL
PLANTS IN
FRONT OF
BUILDING:

- 6- PURPLE
COWFLOWER
- 4- ANDERZA
JUNIPER
- 6- NORMAN
SPIRIA
- 4- STELLA DE
OLD DAY LILY
- 2- 6'-7"
VELVET PILLAR
FLOWER CRAB
- 4- EXISTING
APPLE'S

- 1- Fr. Crab Velvet Rose
- 1- Benzler
- 3- Norman Spirea
- 2- Benzler
- 4- American Juniper Green Area
- 4- Starved Red Dog Rose
- 1- Fr. Crab Velvet Rose

FAST & FUSY

DATE: 11-10-08

SCALE: 1"=200"

