

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**

November 17, 2009

3:30 PM

AGENDA

- A. CALL TO ORDER
- B. ROLL CALL/EXCUSED ABSENCES
- C. MINUTES TO APPROVE
 - 1. [Minutes of the November 3, 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. None
- F. ACTION ITEMS
 - 1. [Certified Survey Map – Field of Dreams](#)
 - 2. [Special Use Permit – 7265 Manitowoc Road](#)
 - 3. Annual Comprehensive Plan Review – Identification of Issues/Opportunities to be Considered
- G. ADJOURNMENT

CITY OF MENASHA
Plan Commission
Council Chambers, City Hall – 140 Main Street
November 3, 2009
DRAFT MINUTES

A. CALL TO ORDER

The meeting was called was called to order at 3:35 p.m. by Mayor Merkes.

B. ROLL CALL/EXCUSED ABSENCES

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

PLAN COMMISSION MEMBERS EXCUSED: Mayor Don Merkes

OTHERS PRESENT: CDD Keil, Bob Drifka, Corey Simon, Jeff Reidl, Mike King and Cory Reidl

C. MINTUES TO APPROVE

1. **Minutes of the October 20, 2009 Plan Commission Meeting**

Moved by Ald. Benner, seconded by DPW Radtke to approve the October 20, 2009 Plan Commission meeting minutes.

The motion carried.

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

1. Jeff Reidl spoke on the pending comprehensive plan update and urged Commissioners to extend the same levels of land use protection to both existing development and newly developing areas. He also committed that he felt the land use plan was more a reflection of existing land use than a vision for the future.

E. DISCUSSION

1. None

G. ACTION ITEMS

1. **Certified Survey Map – 1427-1429 Province Terrace**

Commissioners discussed the formerly approved site plan for the original parcel and the applicability of current lighting standards and the need for dumpster enclosures to serve both parcels. CDD Keil stated that the real estate brokers and prospective purchasers have been made aware of site improvement requirements.

Moved by DPW Radtke, seconded by Comm. Homan to recommend approval of the Certified Survey Map for 1427-1429 Province Terrace.

The motion carried.

2. **Annual Comprehensive Plan Review – Identification of Issues/Opportunities to be Considered**

- Targeting redevelopment area
- Elimination of incompatible uses
- Buffering
- Jeff Reidl, critique of LU plan as status quo
- Rate of change
- Complete streets
- Public hearing notices
- Potential rezonings in the Province Terrace corridor

- Uniform application of the Government Use zoning designation to government facilities/site
- Future park locations
- Defining neighborhoods
- Retirement of non-viable uses

H. ADJOURNMENT

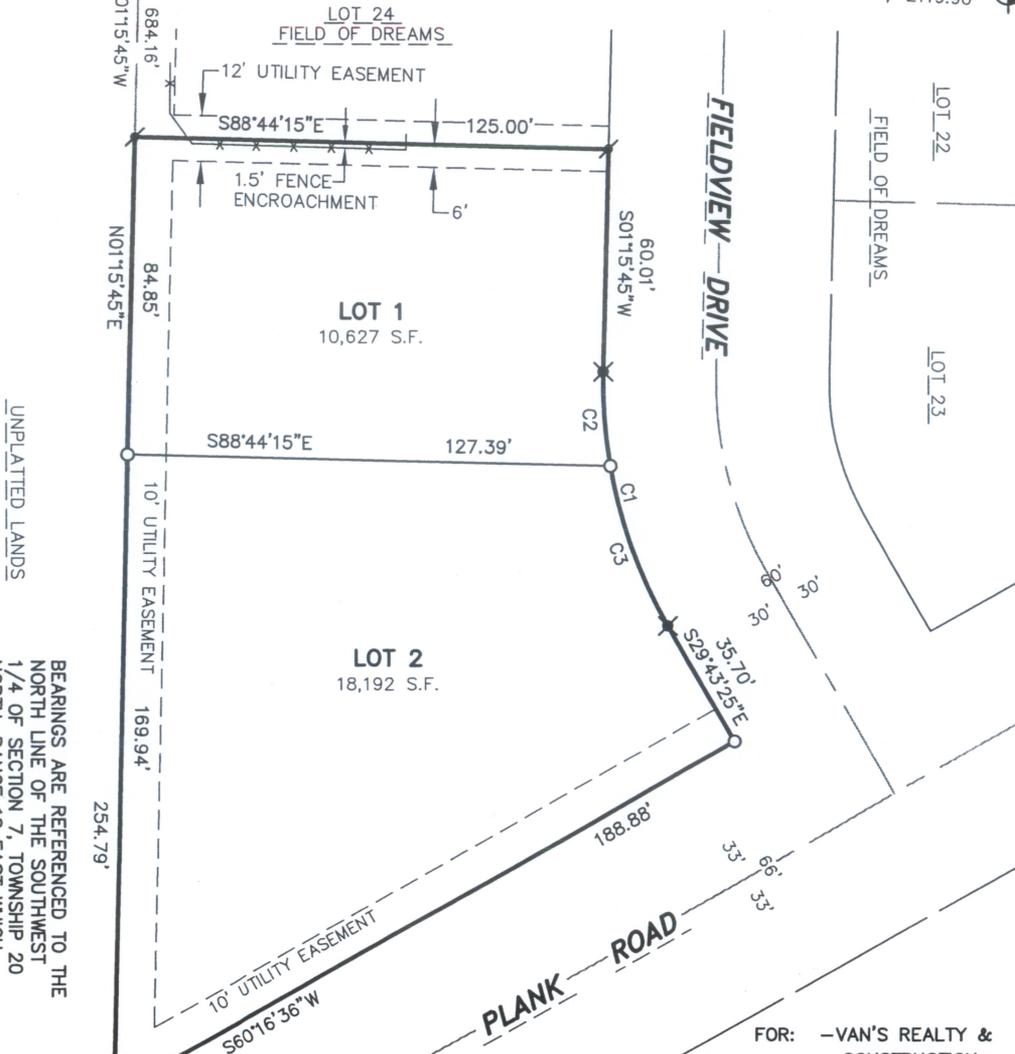
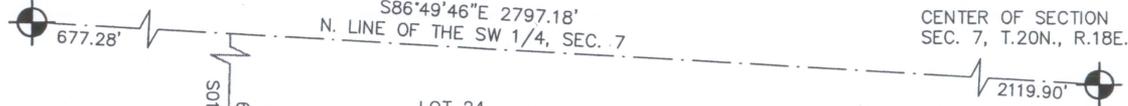
Moved by Comm. Schmidt, seconded by Comm. Homan to adjourn at 5:55 p.m.

The motion carried.

Minutes respectfully submitted by Greg Keil, Community Development Director

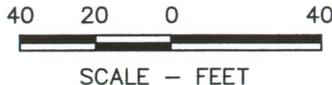
ALL OF OUTLOT 1 OF FIELD OF DREAMS, LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 20 NORTH, RANGE 18 EAST, CITY OF MENASHA, CALUMET COUNTY, WISCONSIN

WEST 1/4 CORNER
SEC. 7, T.20N., R.18E.



FOR: -VAN'S REALTY &
CONSTRUCTION
-2525 ONEIDA STREET
-APPLETON, WI 54915

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	130.00'	70.31'	69.46'	S14°13'28\"/>	
C2	130.00'	24.99'	24.95'	S04°14'14\"/>	
C3	130.00'	45.32'	45.09'	S19°43'54\"/>	



LEGEND

- - 3/4" x 24" ROUND IRON REBAR WEIGHING 1.5 lbs./lineal ft. SET
- ⊙ - 3/4" ROUND STEEL REBAR FOUND
- ⊗ - 1 1/4" ROUND STEEL REBAR FOUND
- ⊙ - CERTIFIED LAND CORNER CALUMET COUNTY
- S.F. - SQUARE FEET

McMAHON
ENGINEERS ARCHITECTS

1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O. BOX 1025 NEENAH, WI 54957-2025
Tel: (920) 751-4200 Fax: (920) 751-4284
www.mcmgrp.com

DRAFTED BY: Corey Kalkofen



PROPOSAL FOR
OUTSIDE RV PARKING
ENCLOSED AREA
7265 MANITOWOC RD.

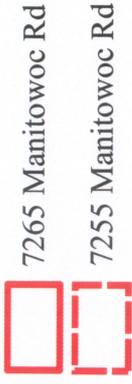


GRADE: 1' PER 100' NORTH TO SOUTH, 1' PER 100' EAST TO WEST
 CONTOURS TO EXISTING SOUNDING LANDSCAPING
 APPROXIMATELY 14, 14' X 60' PARKING SPACES, REMAINING AREAS FOR SNOW

Dan Gueths 7255 MANITOWOC RD. Menasha WI, Zoned C-1 Commercial
 1-7765
 920 630 1100/1

Proposed Special Use

7265 Manitowoc Rd
City of Menasha

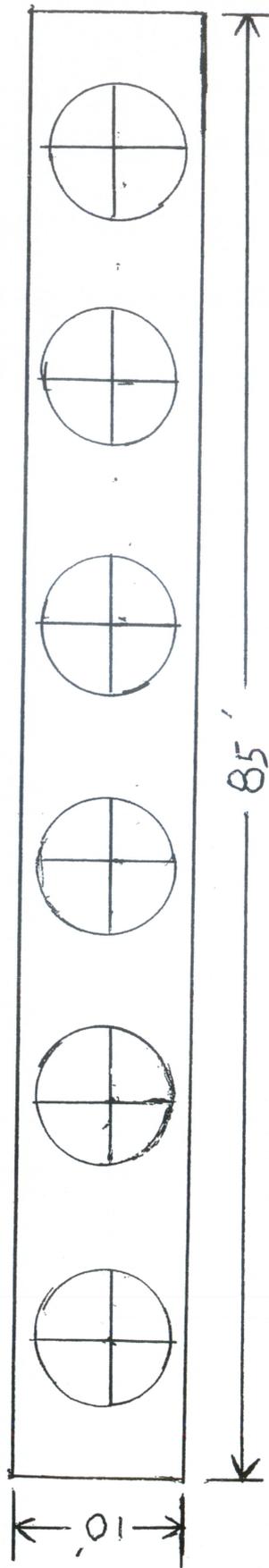


TRANSITIONAL AREA



SOUTH END OF LOT

6 BLACH HILLS SPRUCE TREES, 6-8'



Daniel Gueths 7265 MANITOWOC RD MENASHA WI 54951