

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**

**July 21, 2009**

**3:30 PM**

**AGENDA**

- A. CALL TO ORDER
- B. ROLL CALL/EXCUSED ABSENCES
- C. MINUTES TO APPROVE
  - 1. [Minutes of the July 7, 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. [Sale of Lake Park Villas Garage and Creation of Adjoining Lots](#)
  - 2. [Disposition of 428 Sixth Street and Future Land Use/Zoning Considerations](#)
- F. ACTION ITEMS
  - 1. None
- G. ADJOURNMENT

**CITY OF MENASHA**  
**Plan Commission**  
**Council Chambers, City Hall – 140 Main Street**  
**July 7, 2009**  
**DRAFT MINUTES**

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**A. CALL TO ORDER**

The meeting was called was called to order at 3:40 p.m. by Mayor Donald Merkes.

**B. ROLL CALL/EXCUSED ABSENCES**

PLAN COMMISSION MEMBERS PRESENT: Mayor Merkes, Ald. Benner, Commissioner Sturm and DPW Radtke

PLAN COMMISSION MEMBERS EXCUSED: Commissioners Sanders, Cruickshank and Schmidt

OTHERS PRESENT: CDD Keil, Jim Mann, Ryan Hawkins and Jason Gallmier

**C. MINTUES TO APPROVE**

1. **Minutes of the June 16, 2009 Plan Commission Meeting**

Moved by DPW Radtke, seconded by Ald. Benner to approve the June 16, 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 Non-Conforming Two-Family Residences**

Commissioners discussed the implications of rezoning individual properties to address nonconforming use issues as related to obtaining financing at the time of property sales versus potential impact on neighborhoods by further entrenching two family use. Due to those concerns and that there has not been a substantial number of inquires about rezoning of those properties, commissioners came to the consensus that no action needed to be taken at this time.

**G. ACTION ITEMS**

1. **Site Plan Amendment – Van’s West Development**

Commissioners discussed turning radius, canopy height , traffic circulation patterns and landscaping on the Oneida Street frontage.

Moved by Mayor Merkes, seconded by Comm. Sturm to approve with the condition that the building owners work with staff to insure proper turning radius and to add landscaping to the area between the drive thru and the street.

The motion carried.

2. **CSM – Lake Park Road**

The CSM divides an existing lot into two parcels with shared driveway access.

Moved by DPW Radtke, seconded by Comm. Sturm to approve the CSM.

The motion carried.

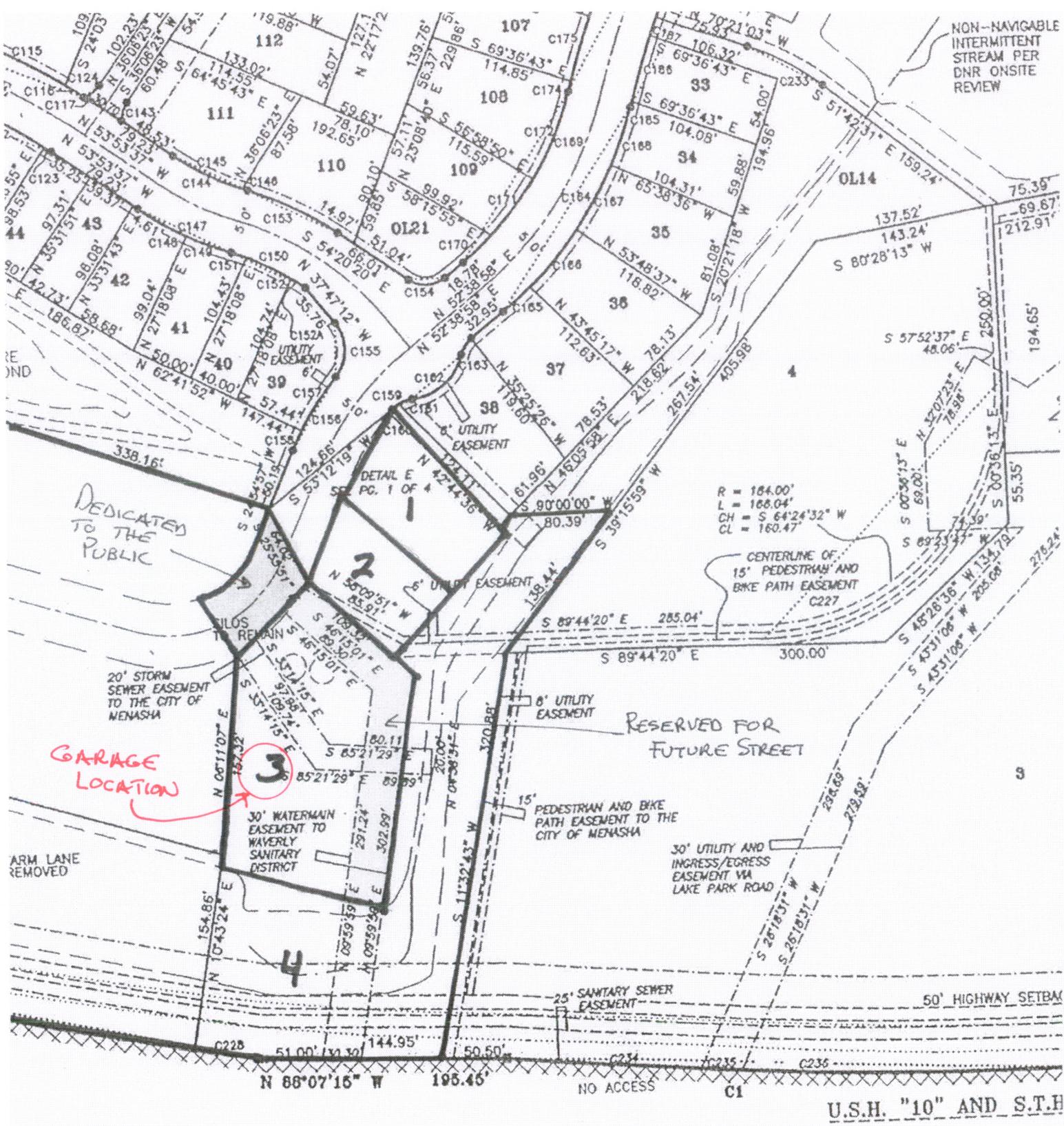
**H. ADJOURNMENT**

Moved by DPW Radtke, seconded by Ald. Benner to adjourn at 4:24 p.m.

The motion carried.

*Minutes respectfully submitted by Greg Keil, Community Development Director*

NON-NAVIGABLE  
INTERMITTENT  
STREAM PER  
DNR ONSITE  
REVIEW



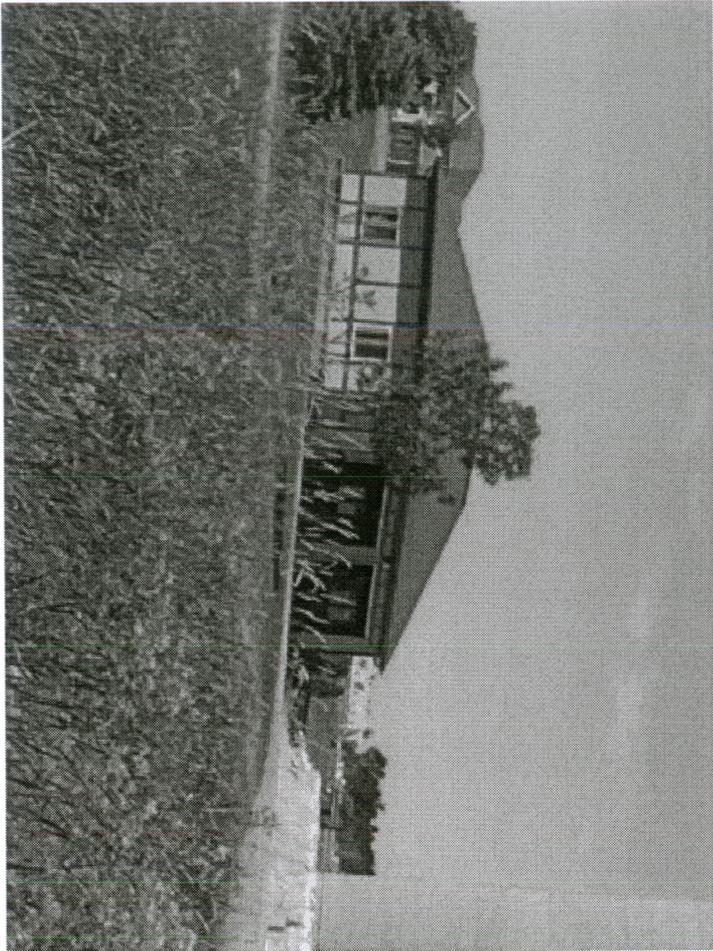
- street reservation
- maintenance of all structures (including silos)
- " " parking / landscaping

**Commercial Building Name**  
Utility Building

**Tax Class**  
(1) Residential (2) Commercial (3) Manufacturing

**Entrance Code**  
(0) Gained (2) Refused (3) Estimated

**Building Zip Code** 54952 **Story Height** 1.00

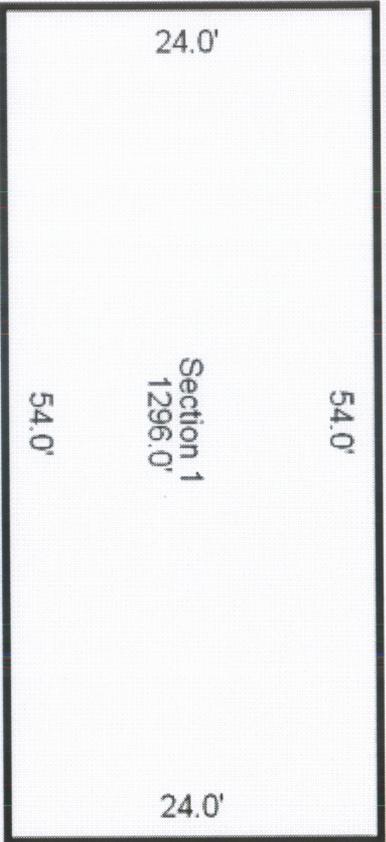


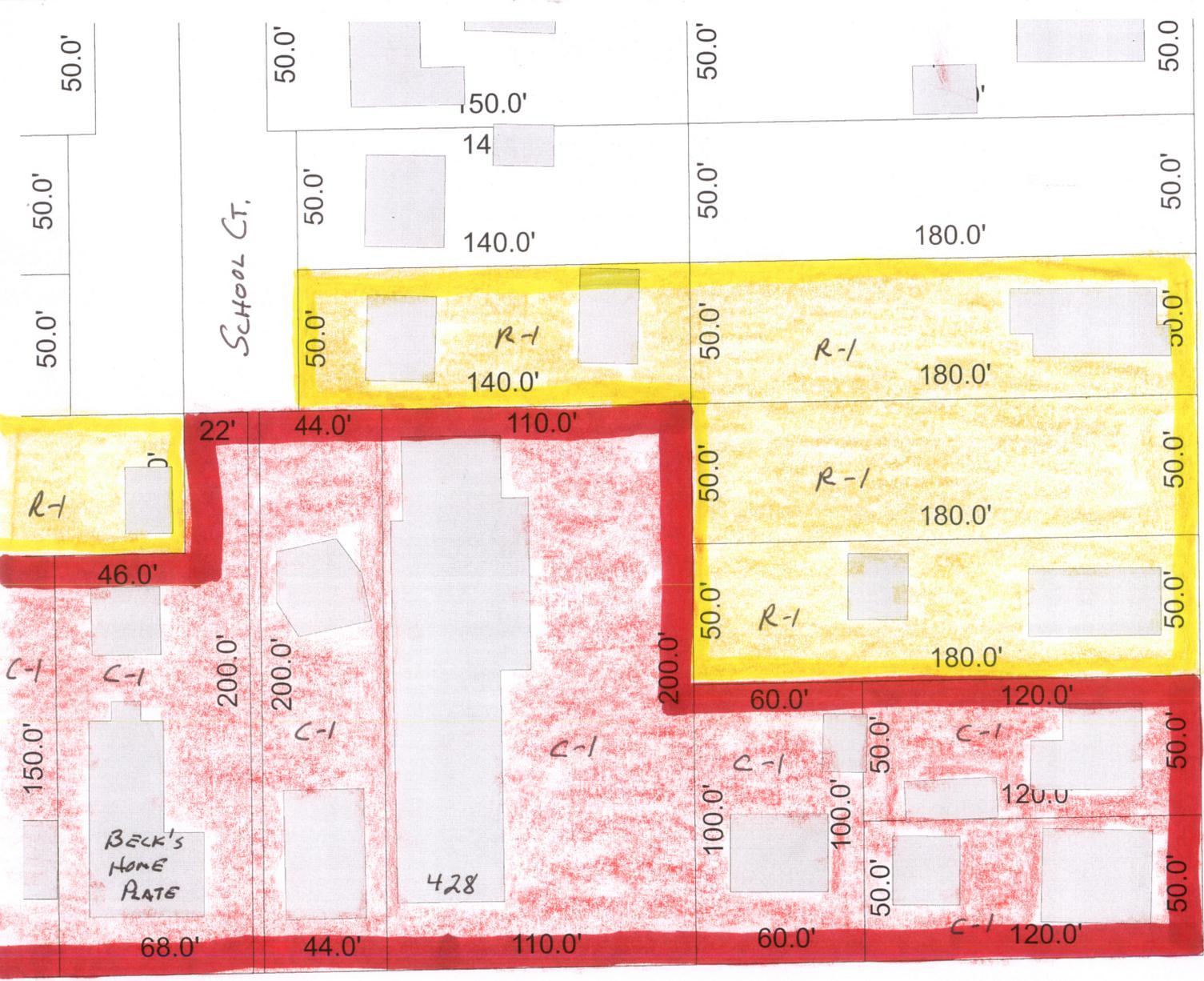
**Above Grade Section**

**Section Name** Section 1 **Stories** 1.00 **Perimeter (ft)** 156 **Total Area (sf)** 1,296 **Year Built** 2003 **Expected Life** 35 **Years Remaining** 10

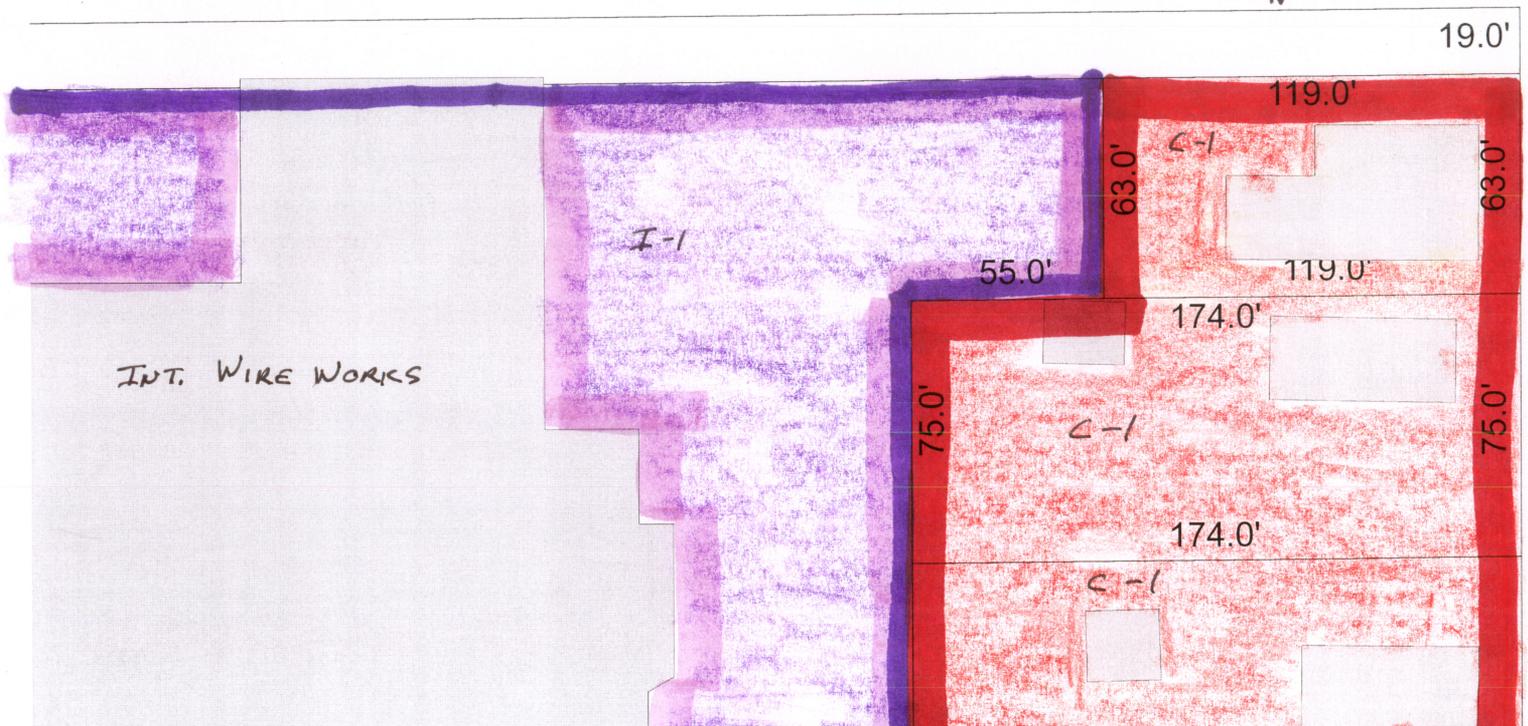
Designed Use	Actual Use	Construction Class	Avg Height (ft)	Area (sf)	Area (%)	Quality
Storage garage	Storage garage	Wood or steel framed exterior w	12.00	1,296	100.0%	Average

Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Exterior walls					
HVAC					
Elevators					
Fire sprinklers					
Fire alarms					
Mezzanines					
Malls					
Balconies					





SIXTH STREET



Year	Tax Class	Assessment History		
		Reasons for Change	Acres	Improvements
2008	Commercial		0.507	\$35,900
		<b>Totals</b>	<b>0.507</b>	<b>\$35,900</b>
2007	Commercial		0.507	\$35,900
		<b>Totals</b>	<b>0.507</b>	<b>\$35,900</b>
2006	Commercial	For Sale-\$105,000 for 3 yrs	0.507	\$35,900
		<b>Totals</b>	<b>0.507</b>	<b>\$35,900</b>
2005	Commercial	Revalue	0.507	\$138,000
		<b>Totals</b>	<b>0.507</b>	<b>\$138,000</b>
2004	Commercial			\$127,600
		<b>Totals</b>		<b>\$127,600</b>
2003	Commercial			\$127,600
		<b>Totals</b>		<b>\$127,600</b>
2002	Commercial			\$127,600
		<b>Totals</b>		<b>\$127,600</b>
2001	Commercial			\$127,600
		<b>Totals</b>		<b>\$127,600</b>

Tax key number: 1-00509-00

Property address: 428 Sixth St

County: Winnebago

Owner name: Thomas J Stanislawski

Owner address: 428 Sixth St  
Menasha, WI 54952

Legal description: REED'S FIRST ADDITION E 110' OF W 180' OF LOTS 1 & 2 OF BLOCK 2

Section / Acres: \_\_\_\_\_ / \_\_\_\_\_

Neighborhood: Commercial 3

Neighborhood group: Commercial

Zoning: C1

Flood plain? \_\_\_\_\_

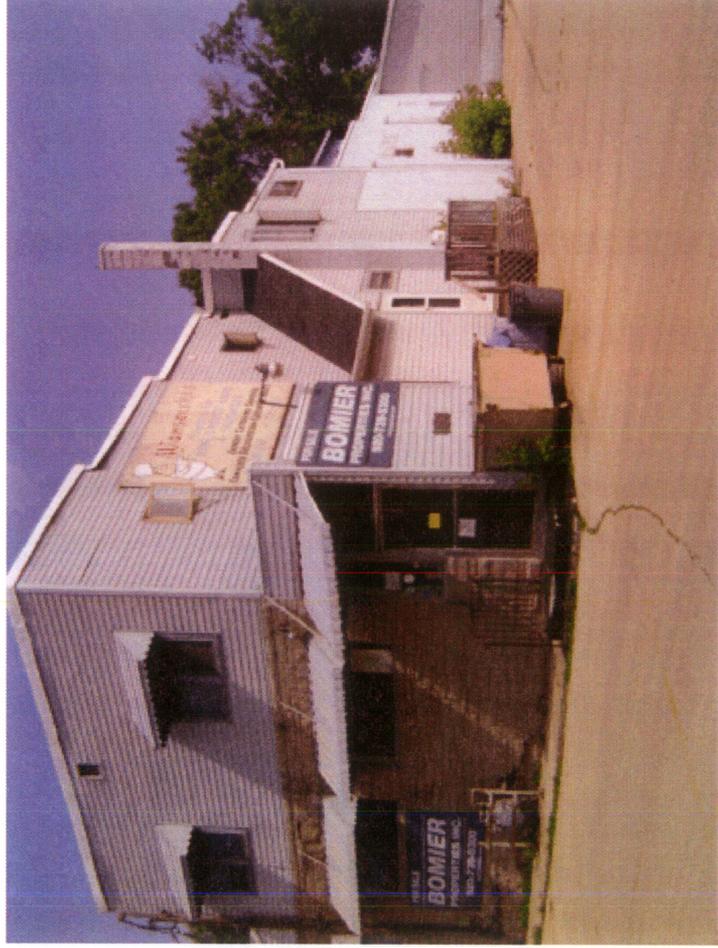
Districts: Sanitary C  
School 3430

Traffic: Medium

Water: City water

Sanitary: Sewer

<b>Commercial Building Name</b>	
Mixed Retail-Currently Closed	
<b>Tax Class</b>	
(1) Residential	(2) Commercial (3) Manufacturing
<b>Entrance Code</b>	
(0) Gained	(2) Refused (3) Estimated
<b>Building Zip Code</b>	<b>Story Height</b>
54952	2.00



**Basement Section**

Section Name	Levels	Perimeter (ft)	Total Area (sf)
Basement	1.00	136	1,120

**Occupancies**

Designed Use	Actual Use	Basement Type	Construction Class	Avg Depth (ft)	Area (sf)	Area (%)	Quality
Mixed retail w/ res units	Mixed retail w/ res units	Unfinished	Wood or steel framed exterior	8.00	1,120	100.0%	Average

**HVAC  
Fire sprinklers**

Component Description	Count	Stops	Area (sf)	Area (%)	Quality

**Above Grade Section**

Section Name	Stories	Perimeter (ft)	Total Area (sf)	Year Built	Expected Life	Years Remaining
Section 1	2.00	164	1,528	1900	40	5

**Occupancies**

Designed Use	Actual Use	Construction Class	Avg Height (ft)	Area (sf)	Area (%)	Quality
Mixed retail w/ res units	Mixed retail w/ res units	Wood or steel framed exterior w	8.00	1,528	100.0%	Poor

**Greg M. Keil**

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**From:** Krueger, Mary (treas) [MEKrueger@co.winnebago.wi.us]  
**Sent:** Thursday, January 29, 2009 12:13 PM  
**To:** Greg M. Keil  
**Subject:** 428 Sixth St

Well, Winnebago County is now the current owner of 428 Sixth St. Do you think the city is interested in it? Currently our costs are \$24,313.11.

Mary E. Krueger  
Winnebago County Treasurer  
(920) 236-4775

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