

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 13, 2012
3:30 PM**

AGENDA

- A. CALL TO ORDER
- B. ROLL CALL/EXCUSED ABSENCES
- C. MINUTES TO APPROVE
 - 1. [Minutes of the November 6, 2012 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. [Site Plan Amendment – Kwik Trip, 1870 USH 10/114](#)
- G. ADJOURNMENT

CITY OF MENASHA
Plan Commission
Council Chambers, City Hall – 140 Main Street
November 6, 2012
DRAFT MINUTES

A. CALL TO ORDER

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

B. ROLL CALL/EXCUSED ABSENCES

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

PLAN COMMISSION MEMBERS EXCUSED: None

PLAN COMMISSION MEMBERS ABSENT: None

OTHERS PRESENT: CDD Keil, PP Homan.

C. MINUTES TO APPROVE

1. **Minutes of the October 2, 2012 Plan Commission Meeting**

Motion by DPW Radtke, seconded by Comm. Schmidt to approve the October 2, 2012 Plan Commission meeting minutes as presented.

The motion carried.

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

1. No one spoke.

E. DISCUSSION

1. **Draft Digital Billboards Ordinance Revisions**

CDD Keil provided an overview of the draft Digital Billboards Ordinance. He indicated he consulted Wisconsin DOT standards when drafting the proposed language, although spacing standards in the proposed Ordinance were reduced to allow for locations to place the signs. He indicated DOT standards only apply to unincorporated areas.

PP Homan provided Commissioners with a map illustrating where digital billboards would be allowed utilizing a slightly modified definition of on-ramp start/end point from what was included in the draft ordinance. This was necessary as without that modification there was very little space to locate a digital billboard. Upon construction of USH 441 as planned, there would be no locations where these would be located if utilizing the WisDOT definition of on-ramp beginning/end point.

Plan Commissioners discussed the following items in regards to the draft Digital Billboard Ordinance:

- Safety concerns due to reduced spacing standards from WisDOT minimums, and the hazardous stretch of USH 441 east of the Roland Kampo Bridge.
- Reconstruction and realignment of USH 441 and how that will affect the ability to place signs.
- Concerns with illumination, and how that will be monitored and regulated.
- How to determine when a digital billboard becomes “non-conforming”.
- Potential liability in deviating from DOT standards in the event of an auto-accident.
- Weighing elimination of blight and undesired billboards within the urban core with safety concerns for allowing digital billboards on USH 441.

After much discussion, the Plan Commission directed community development staff to do the

following prior to bringing this issue back at a future meeting:

- Discuss reduced spacing standards and on-ramp/off-ramp issues with the Police Department and WisDOT from a safety perspective.
- Discuss liability concerns with the City Attorney if the city adopts an ordinance that is less restrictive than DOT standards for unincorporated areas.

2. **City Regulations Pertaining to Lot Divisions/CSMs**

CDD Keil provided an overview of the City's current regulations related to regulating lot divisions, and compared that with neighboring jurisdictions. He indicated that Winnebago County required at minimum a CSM for lot divisions, while the City of Appleton provides for a slightly less involved procedure called a Plat of Survey.

PP Homan provided Commissioners with an overview of a division of land that was done via multiple deed transfers. PP Homan indicated that without any oversight from City staff, these types of lot divisions result in non-conforming lots, building setbacks, and oftentimes undesirable consequences for the parties involved.

Commissioners discussed the following:

- The cost of requiring CSMs versus Plats of Survey.
- The need to oversee lot divisions to ensure orderly and code compliant land divisions.
- The difficulty in updating city parcel data and assessment data for lot splits that are not overseen by a city process.
- The long term implications of requiring oversight of all lot splits versus not.

It was the consensus of the Plan Commission that staff should pursue an ordinance revision to regulate all lot divisions.

ACTION ITEMS

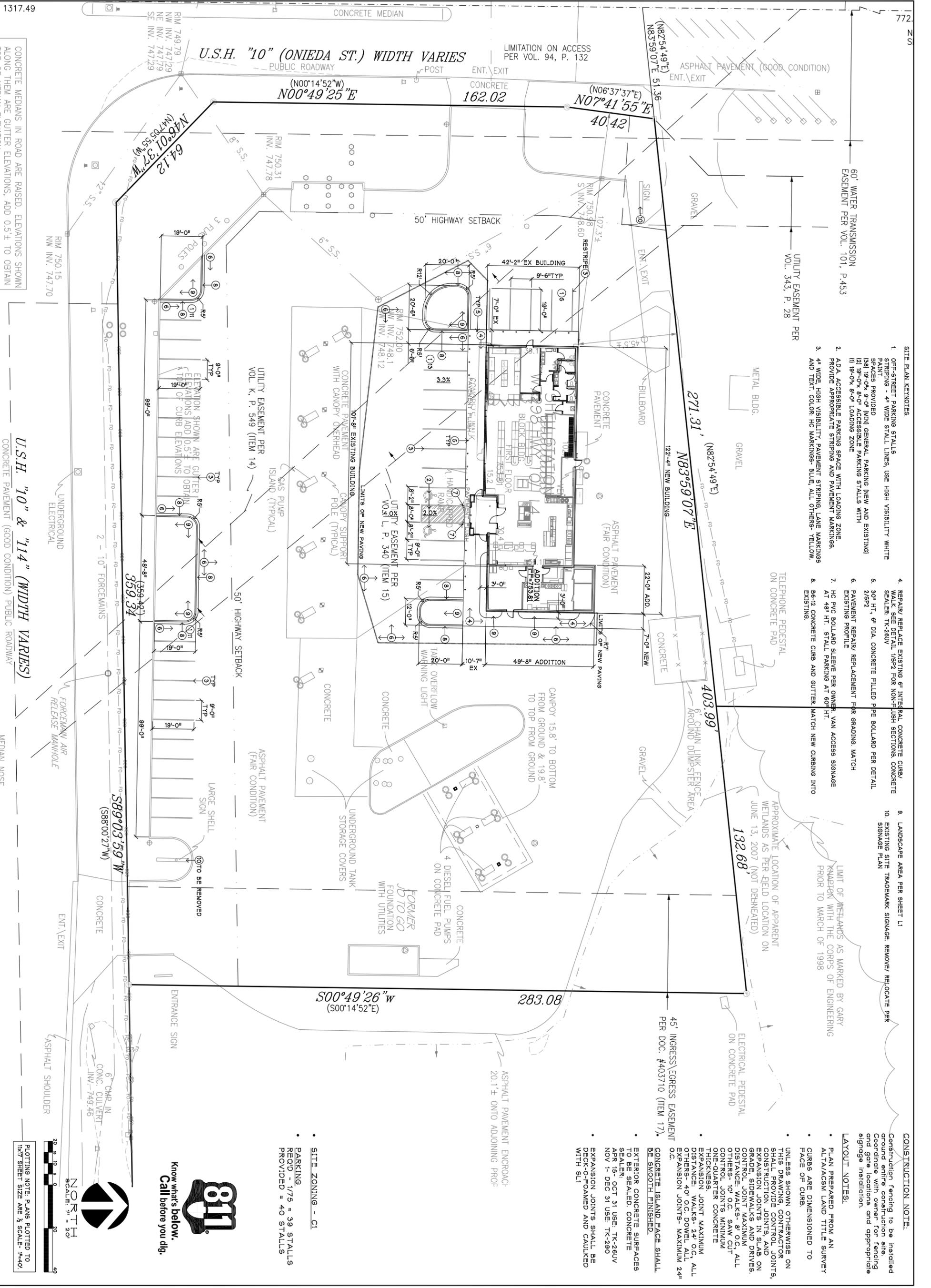
1. **None.**

G. ADJOURNMENT

Motion by Ald. Benner, seconded by Comm. Schmidt to adjourn at 4:52 p.m.

The motion carried.

Minutes respectfully submitted by PP Homan.



- SITE PLAN KEYNOTES**
- OFF-STREET PARKING STALLS STRIPING - 4" WIDE STALL LINES, USE HIGH VISIBILITY WHITE PAINT. SPACES PROVIDED (8) 19'-0"x 9'-0" MINI GENERAL PARKING (NEW AND EXISTING) (2) 19'-0"x 8'-0" ACCESSIBLE PARKING STALLS WITH (1) 19'-0"x 8'-0" LOADING ZONE
 - ADA ACCESSIBLE PARKING SPACE WITH LOADING ZONE. PROVIDE APPROPRIATE STRIPING AND PAVEMENT MARKINGS.
 - 4" WIDE HIGH VISIBILITY, PAVEMENT STRIPING, LANE MARKINGS AND TEXT. COLOR: HC MARKINGS- BLUE, ALL OTHERS- YELLOW.
 - REPAIR/ REPLACE EXISTING #1 INTEGRAL CONCRETE CURB/ WALK. SEE DETAIL 15P2 FOR NON-FISH SECTIONS. CONCRETE SEALER: TK-26UV
 - 30" HT., #1 DIA. CONCRETE FILLED PE BOLLARD PER DETAIL 21P2
 - PAVEMENT REPAIR/ REPLACEMENT FOR GRADING MATCH EXISTING PROFILE
 - HC PVC BOLLARD SLEEVE PER OWNER VAN ACCESS SIGNAGE AT 48" HT. STALL PARKING AT 60" HT.
 - 8'-6" CONCRETE CURB AND GUTTER MATCH NEW CURBING INTO EXISTING
 - LANDSCAPE AREA PER SHEET L1
 - EXISTING SITE TRADEMARK SIGNAGE REMOVE/ RELOCATE PER SIGNAGE PLAN

CONSTRUCTION NOTE:

- Construction fencing to be installed around entire construction site. Coordinate with owner for fencing and gate locations and appropriate signage installation.
- LAYOUT NOTES:
 - PLAN PREPARED FROM AN ALTA/ALGM LAND TITLE SURVEY CURBS ARE DIMENSIONED TO FACE OF CURB.
 - UNLESS SHOWN OTHERWISE ON THIS DRAWING, CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINTS, AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS AND DRIVES. DISTANCE: WALKS- 8' O.C., ALL OTHERS- 10' O.C. SAW CUT CONTROL JOINTS MINIMUM ONE-QUARTER CONCRETE THICKNESS. JOINT MAXIMUM EXPANSION WALKS- 24' O.C., ALL OTHERS- 40' O.C. OVER ALL EXPANSION JOINTS- MAXIMUM 24" O.C.
 - CONCRETE ISLAND FACE SHALL BE SMOOTH FINISHED.
 - EXTERIOR CONCRETE SURFACES TO BE SEALED. CONCRETE SEALER: APR 15- OCT 31 USE: TK-26UV NOV 1- DEC 31 USE: TK-290
 - EXPANSION JOINTS SHALL BE DECK-O-FOAMED AND CAULKED WITH SLT

811
Know what's below.
Call before you dig.

NORTH

SCALE: 1" = 20'

20' 10' 0' 20'

PLOTTING NOTE: PLANS PLOTTED TO 11X17 SHEET SIZE ARE 1/2 SCALE. "A-01"

SITE PLAN

CONVENIENCE STORE 743 BUILDING ADDITION

W7298 HWY 10/114
MENASHA, WISCONSIN

NO. DATE DESCRIPTION
11/7/12 Initial comments

DRAWN BY: []
SCALE: GEOMETRIC
PROJ. NO.: 12-000
DATE: 2012 SEP 21
SHEET: SP1

INSITES

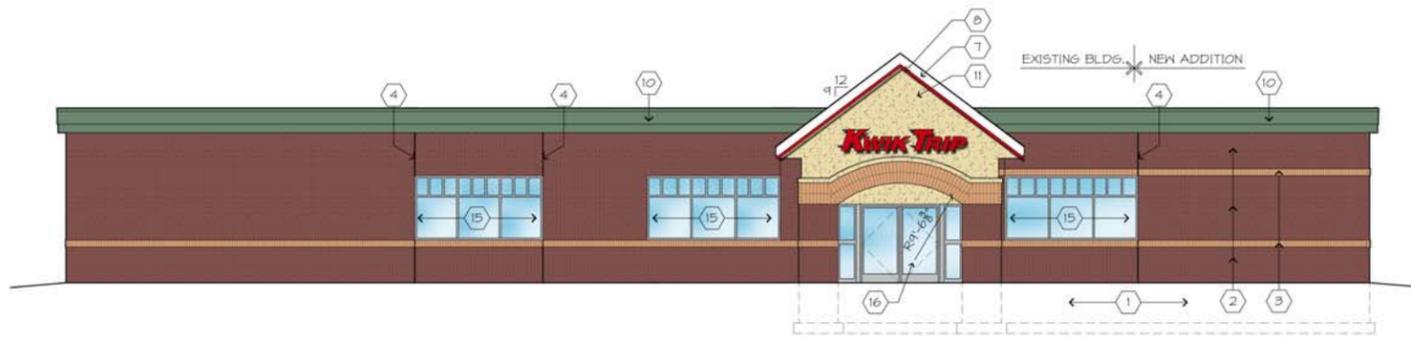
3030 Harbor Lane North, Ste 131
Plymouth, Minnesota 55447
763.383.8400
147.324.5444

ROBERT L. MUELLER
LAND SURVEYOR
STATE OF WISCONSIN
REG. NO. 10212
EXPIRES 12/31/2012

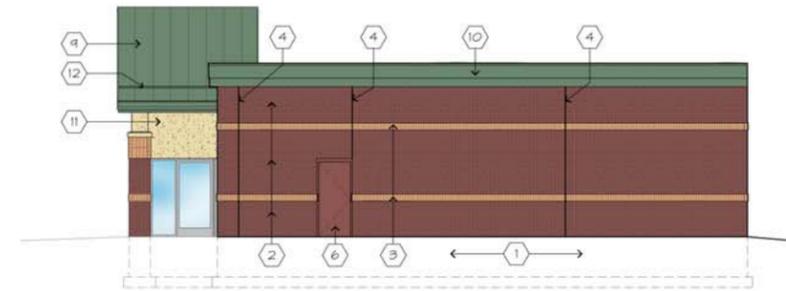
Kwik Trip, Inc.
P.O. BOX 2107
1626 OAK STREET
LACROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8980

Kwik Trip
STORES

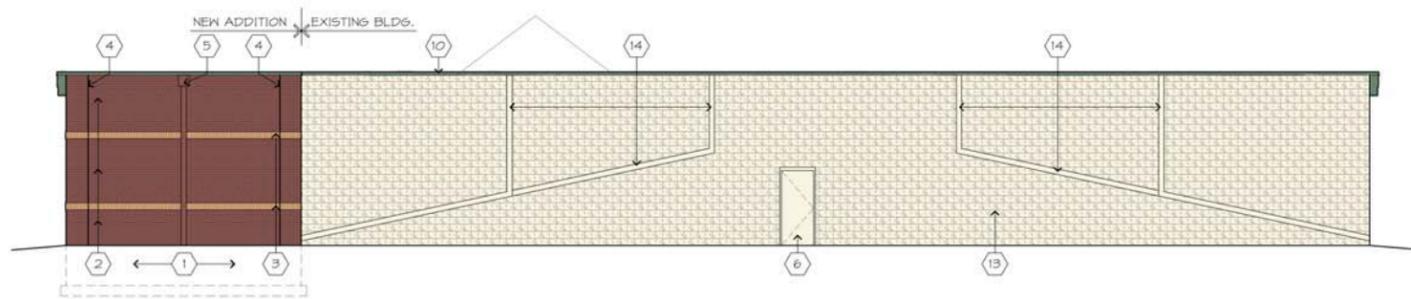
STAR
STORES



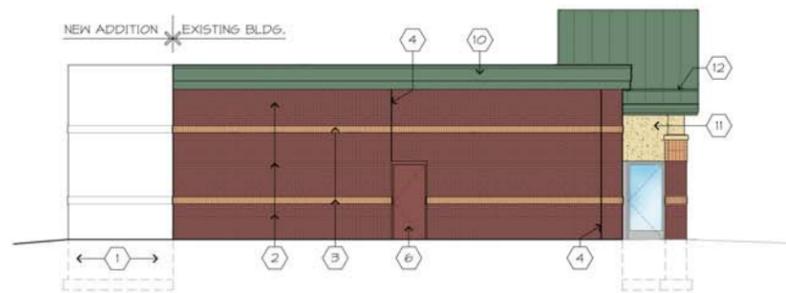
1 SOUTH ELEVATION
1/8"=1'-0"



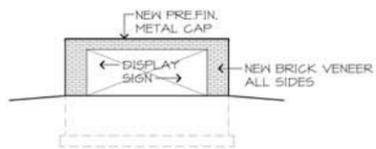
2 WEST ELEVATION
1/8"=1'-0"



3 NORTH ELEVATION
1/8"=1'-0"



4 EAST ELEVATION
1/8"=1'-0"



5 SIGN ELEVATION
1/8"=1'-0"

GENERAL NOTES

- A. CONTROL JOINT SEALANT SHALL MATCH COLOR OF BRICK (TYPICAL).

ELEVATION KEY NOTES

- 1 NEW CMU FOUNDATION & CONCRETE FOOTING. ALTERNATE OPTION: CAST-IN-PLACE CONC. FDN.
- 2 RED BRICK VENEER & TYPE IV MORTAR.
- 3 TAN BRICK SOLDIER COURSE
- 4 CONTROL JOINT SEALANT COLOR TO MATCH BRICK COLOR. SEE DETAIL 3/A105.
- 5 PRE-FINISHED METAL DOWNSPOUT. SEE 1/A302. UNI-CLAD - REGAL RED.
- 6 NEW HOLLOW METAL DOOR & FRAME
- 7 ALUMINUM FASCIA - WHITE.
- 8 ALUMINUM FASCIA - RED.
- 9 STANDING SEAM METAL ROOFING - UNI-CLAD HEMLOCK GREEN.
- 10 PRE-FINISHED METAL CORNICE - UNI-CLAD HEMLOCK GREEN.
- 11 EIFS. COLOR: TAN.
- 12 SNOW RETENTION BAR.
- 13 EXISTING SPLIT FACE VENEER TO REMAIN. PAINT.
- 14 EXISTING DOWNSPOUT TO REMAIN.
- 15 NEW WINDOW.
- 16 NEW ALUM. ENTRANCE.



PROJECT TITLE:
Store #743
1870 S. Hwy 10/114
Menasha, WI

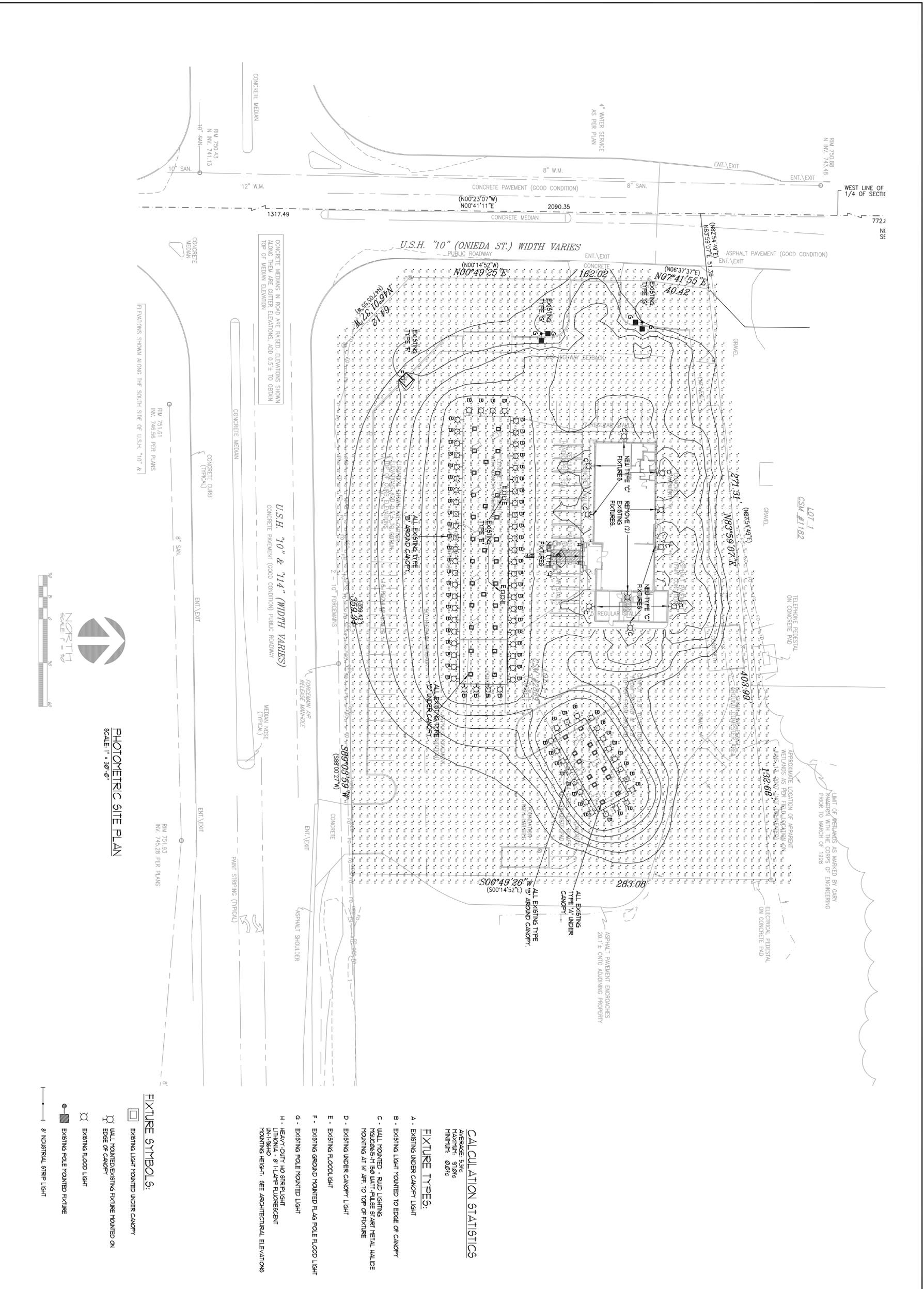
PROJECT NO.:
1081.24
DRAWING DATE:
10/12/12

DRAWN BY:
kmb & jar

SET TYPE:
Construction Documents

REVISIONS NO.	DATE

SHEET TITLE
Exterior Elevations



CALCULATION STATISTICS

AVERAGE: 5.3fc
 MAXIMUM: 57.0fc
 MINIMUM: 0.0fc

FIXTURE TYPES:

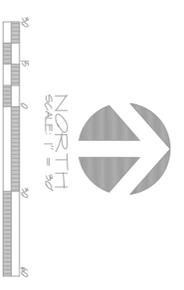
- A - EXISTING UNDER CANOPY LIGHT
- B - EXISTING LIGHT MOUNTED TO EDGE OF CANOPY
- C - WALL MOUNTED - REED LIGHTING
 15ALC065-M-B0 WALL-FULL SEART METAL HALIDE
 MOUNTING AT 14' AFF. TO TOP OF FIXTURE
- D - EXISTING UNDER CANOPY LIGHT
- E - EXISTING FLOODLIGHT
- F - EXISTING GROUND MOUNTED FLAG POLE FLOOD LIGHT
- G - EXISTING POLE MOUNTED LIGHT
- H - HEAVY-DUTY HO STRIP LIGHT
 15LH0A-L-8-1-LAMP FLUORESCENT
 MOUNTING HEIGHT: SEE ARCHITECTURAL ELEVATIONS

FIXTURE SYMBOLS:

- EXISTING LIGHT MOUNTED UNDER CANOPY
- WALL MOUNTED EXISTING FIXTURE MOUNTED ON
 EDGE OF CANOPY
- ⊠ EXISTING FLOOD LIGHT
- EXISTING POLE MOUNTED FIXTURE
- ⊘ INDUSTRIAL STRIP LIGHT

PHOTOMETRIC SITE PLAN

SCALE: 1" = 30'-0"

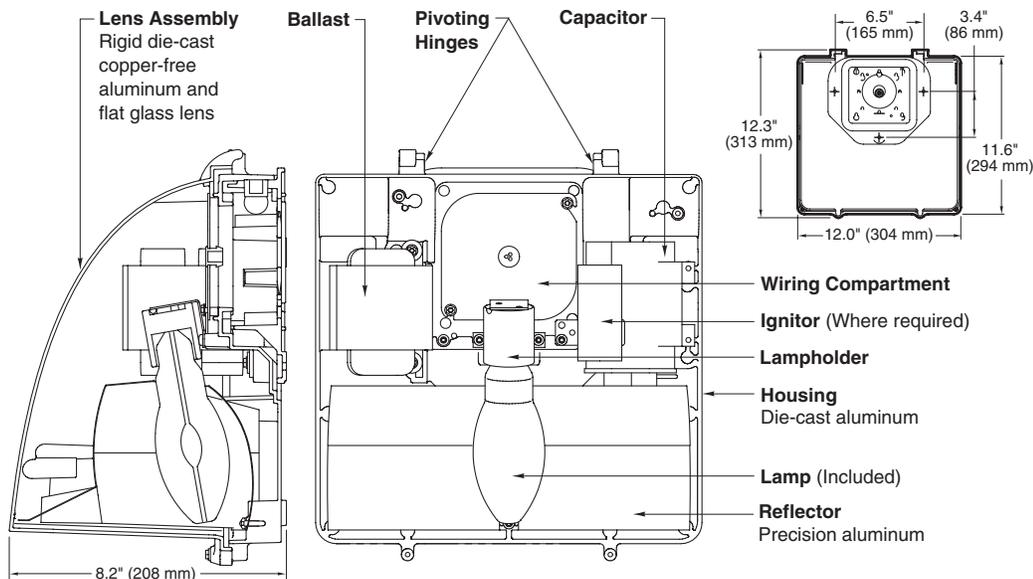


<p>Kwik TRIP STORES</p>	<p>Kwik TRIP STORES</p>	<p>Kwik TRIP STORES</p>
<p>Kwik TRIP, Inc. P.O. BOX 2107 1626 OAK STREET LACROSSE, WI 54602-2107 PH: (608) 781-8988 FAX: (608) 781-8960</p>	<p>CZARNECKI ENGINEERING INCORPORATED 599 GALE COURT SUITE 800 - FISHKILL, NY 13207 VOICE: (845) 841-0200 FAX: (845) 841-7314 180 YEARS OF SERVICE</p>	<p>PHOTOMETRIC LIGHTING PLAN</p> <p>CONVENIENCE STORE 743 BUILDING ADDITION</p> <p>W7298 HWY 10/114 MENASHA, WISCONSIN</p>
<p>DRAWN BY: _____</p> <p>SCALE: GRAPHIC 1:2</p> <p>DATE: 2012 SEP 21</p> <p>SHEET: E1</p>		

DIRECT MOUNT

12" FULL CUTOFF WALL PACK

**GWCO-12
SERIES**



SPEC #	WATTAGE	CATALOG #
PULSE START METAL HALIDE		
	50W PSMH	MGWC0405-(a)(b)
	70W PSMH	MGWC0407-(a)(b)
	100W PSMH	MGWC0410-(a)(b)
	150W PSMH	MGWC0615-(a)(b)
HIGH PRESSURE SODIUM		
	50W HPS	MGWC0505-(a)(b)
	70W HPS	MGWC0507-(a)(b)
	100W HPS	MGWC0510-(a)(b)
	150W HPS	MGWC0515-(a)(b)

Specify (a) Voltage & (b) Options.

(a) VOLTAGE SUFFIX KEY	
D	120/277V (Standard: 50W HPS)
M	120/208/240/277V (Standard: PSMH; 70 – 150W HPS)
T	120/277/347V (Canada Only) (Standard: PSMH; 70 – 150W HPS)
1	120V
2	277V
27	277V Reactor (150W PSMH Only)
3	208V
4	240V
5	480V (70 – 100W PSMH; 70 – 100W HPS)
6	347V (Canada Only)

For voltage availability outside the US and Canada, see Bulletin TD-9 or contact your Ruud Lighting authorized International Distributor.

(b) OPTIONS (factory-installed)	
-(a)F	Fusing
-(a)P	Button Photocell
Q	Quartz Standby (includes 100W quartz lamp) (N/A on 277V Reactor)

Specify (a) Single Voltage — See Voltage Suffix Key

GENERAL DESCRIPTION

Full Cutoff Wall Pack fixture for HID lamp, totally enclosed. Housing is seamless copper-free die-cast aluminum. Lens assembly consists of a hinged, rigid die-cast copper-free aluminum frame and clear borosilicate glass lens held securely inside. Lens frame is easily removable and allows for easy attachment and serviceability using top pivoting hinge. Complete silicone gasketing around lens and gasketing at mounting provide a watertight seal. A precision specular aluminum reflector provides forward throw with wide distribution to ensure wide fixture spacings and maximum light levels. Fixture design provides excellent IES Full Cutoff light distribution without glare. The optical chamber is sealed to reduce dirt and insect contamination. Furnished with e-coated, copper-free, lightweight mounting box designed for installation over standard 4-inch square or octagonal and single-gang J boxes and for conduit entry from top, sides and rear. Designed and approved for easy through-wiring. All fixtures use vertical-lamp position.

ELECTRICAL

Fixture includes clear, medium-base lamp. Pulse-rated porcelain enclosed, 4kv-rated screw-shell-type lampholder. Lamp ignitor included where required. Fixtures require a minimum 90°C temperature feed wire. All ballast assemblies are high-power factor and use the following circuit types:

120V Reactor
50 – 150W HPS

277V Reactor
150W PSMH

HX — High Reactance
50 – 150W PSMH; 50 – 150W HPS

LABELS

ANSI lamp wattage label supplied, visible during relamping. UL Listed in the US and Canada for wet locations.

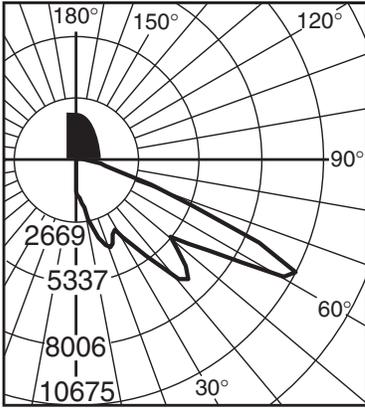
FINISH

Exclusive Colorfast DeltaGuard® finish features an E-coat epoxy primer with medium bronze ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. The finish is covered by our seven-year limited warranty.

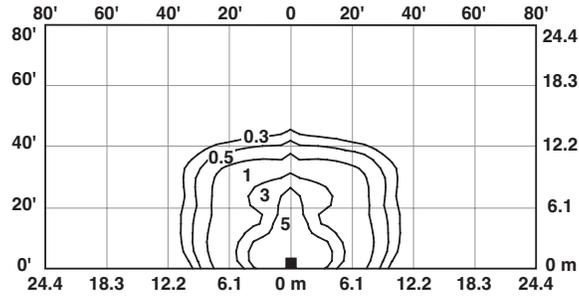
PATENTS

6,867,959; 7,354,177; D577,146; Patents Pending.

Isofootcandle plots show initial footcandles at grade. (Footcandles ÷ 0.0929 = Lux)



Candlepower Distribution Curve of 150W PSMH 12" AeroDome Full Cutoff Wall Pack.



Isofootcandle plot of one 150W PSMH 12" AeroDome Full Cutoff Wall Pack at 15' (4.6 m) mounting height (plan view).