

**\*\*\*TOWN OF MENASHA\*\*\*  
**PLANNING COMMISSION MEETING**  
**WEDNESDAY, DECEMBER 10, 2008 at 5:15 PM**  
**MUNICIPAL COMPLEX - 2000 MUNICIPAL DRIVE****

**CALL TO ORDER:** Chairperson Bellmer called the Planning Commission Meeting of December 10, 2008 to order at 5:15 p.m.

**PRESENT:** Chairperson: Alvin Bellmer  
Commissioners: Dennis Jochman, Kris Koeppe, Aaron Sabel, Michael VanDyke, Thomas Wroblewski

Staff: George Dearborn, Community Development Director; Ria Hull, Associate Planner

**ABSENT:** Terry Buck

**ALSO PRESENT:** Kevin Lindus, Ernie Lehl, Melody Dallman, Joey Dallman, Travis Pfrang, Melvin Schultz, Jim Esler, Mary Bratz, Lara Metco

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES – November 19, 2008**

A motion was made by Mr. VanDyke, seconded by Chair Bellmer, to approve the minutes of November 19, 2008 with one correction.

The motion carried.

**COST BENEFIT ANALYSIS:**

The cost-benefit table for November shows that cost-benefit is positive for the year as a whole due to commercial and multi-family development.

<i>Cost or Benefit of New Development</i>				
<i>November 2008</i>				
	<i>This Month</i>		<i>To Date</i>	
	<i>Value</i>	<i>Cost/Benefit</i>	<i>Value</i>	<i>Cost/Benefit</i>
<b>One &amp; Two Family Dwellings</b>	\$300,000	(\$207.45)	\$5,153,000	(\$3,563.30)
<b>Multiple Family Dwellings</b>	\$0	\$0.00	\$950,000	\$3,335.74
<b>Commercial/Industrial Development</b>	\$0	\$0.00	\$1,215,516	\$4,268.04
<b>Total</b>	\$300,000	(\$207.45)	\$7,318,516	\$4,040.48

**NEW ITEMS OF BUSINESS:**

**Item 1 - Conditional Use Permit Modification – Enhanced Landscaping for Detention Pond – Lake Breeze Condominiums**

Mr. Dearborn said that the Plan Commission had approved enhanced landscaping for Lake Breeze Condos as part of the original Conditional Use Permit (CUP) at the request of residents. Recently, some of the residents expressed concern about this landscaping. Mr. Dearborn said that he received a letter a few weeks ago asking that the landscaping be eliminated because some felt it was not needed anymore – this would have required a revision to the CUP. However, today, he received another letter saying that the residents want the landscaping as originally proposed and saying that the landscaping that has been planted does not match up with the original plan and is not adequate. He said that if this is the case, then it is something that can be dealt with at staff level and would not have had to come to the Plan Commission.

Chair Bellmer asked if the landscaping plan for the condos has been completed.

Mr. Dearborn said that the general landscaping plan and the “enhanced” landscaping plan were two separate issues. He said that the general landscaping was just recently planted and that we will have to wait until spring to see if it is consistent with the plan. He said that the developer, Cypress Homes, started planting the enhanced landscaping before the snow fell and that this is when the issue arose. He suggested having a meeting with Community Development Department staff, the developer, and the Condo Association to discuss the matter.

Ernie Lehl, 1120 Lake Breeze Court, appeared to express his concerns. He said that he lives east of the detention pond. He said that the Condo Association never wanted an amendment to the CUP. He said that there were some residents that said they did not need the enhanced landscaping around the detention pond as long as the pond was kept clean. He said that the developer planted the enhanced landscaping, but that it is not what was proposed in the plan that he saw. He said that the trees and shrubs are too small and are planted too close together.

Melody Dallman, 1123 Tayco Road, appeared and said that she wrote a letter saying that if the detention pond was kept clean then they didn’t need to plant landscaping by her house. She said that she did not mean that they wanted the enhanced landscaping eliminated, just that it was not needed along her property line. She said that she still wants enhanced landscaping around the condo property and that the landscaping planted to-date is not sufficient; the trees are too small and too close together.

Mr. Lehl said that we should get a committee together and create an acceptable landscaping plan to bring back to the Plan Commission for approval.

A motion was made by Mr. Jochman that Town staff should facilitate a meeting between the developer and representatives of the Condo Association to create a new landscaping plan that is acceptable to all parties involved.

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Mr. Dearborn said that a joint meeting would be the best way to solve this.

Chair Bellmer seconded the motion.

Joey Dallman, 1123 Tayco Road, said that they have two large maple trees in their yard and that they don't want the condo landscaping to interfere with their trees.

Mary Bratz, 330 Forkin Street, said that the developer promised to plant mature trees and they have not done that. She said that she wants the Town to help push the developer to do what they said they would do.

The motion carried – 6-0-1.

Chair Bellmer said that the landscaping plan does not have to come back to the Plan Commission.

### **Item 2 - Sign Permit – Wall Sign for RestorU – 1005 West American Drive**

Mr. Dearborn said that the 99 sq. ft. sign meets the 100 sq. ft. size requirement for on-building signs.

Chair Bellmer asked about spaces for future tenants. He said that he thought the objective of RestorU was to lease space out. He asked if RestorU was aware of the 100 sq. ft. size limit.

Travis Pfrang, Eagle Sign & Design, said that they are aware and that they wanted to use the whole 100 sq. ft. themselves. He said that they can put tenants on the pylon sign.

A motion was made by Chair Bellmer, seconded by Mr. VanDyke, to approve the wall sign for RestorU as submitted.

The motion carried – 6-0-1.

### **Item 3 - Conditional Use Permit – Outside Storage at 1449 Kimberly Drive**

Mr. Dearborn said that this is an industrial area and that the County requires a CUP for outside storage. He said that we see no negative impact, so we are recommending approval.

A motion was made by Chair Bellmer, seconded by Mr. VanDyke, to approve the CUP for outside storage for 1449 Kimberly Drive.

The motion carried – 6-0-1.

Chair Bellmer asked if the storage needs to be fenced.

Mr. Dearborn said that it is not required in industrial areas.

**Item 4 - Text Amendment to the Winnebago County Zoning Ordinance Section 17.12(4)**

Mr. Dearborn said that the Town of Oshkosh is asking for this amendment to allow auto sales in the B-2 zoning district as a conditional use. He said that this would give more flexibility in the County Zoning Ordinance so we recommend approval. He said that this is an example of how we can support other Towns.

A motion was made by Mr. Jochman, seconded by Mr. Sabel, for approval of the text amendment to the Winnebago County Zoning Ordinance Section 17.12(4).

The motion carried 6-0-1.

**OLD ITEMS OF BUSINESS:**

There was no old business.

**OTHER BUSINESS:**

**Item 1 – Development Status**

Mr. Dearborn said that Touchmark is proposing an expansion to their facilities on W. Prospect. He said that the County is saying that the expansion needs a CUP, but the Town feels otherwise because this expansion was part of their original plans.

**Item 2 – Building Permit Report**

Mr. Dearborn said that the number of permits and the values are down from last year.

**COMMUNICATIONS:**

There was no communications report.

There was discussion about changing the meeting dates for next year to the second Wednesday of the month instead of the third Wednesday. The 2009 schedule will be approved at the next Plan Commission meeting.

**ADJOURNMENT:**

A motion was made by Chair Bellmer, seconded by Mr. Koeppe, to adjourn.

The motion carried.

6:15 p.m.

Ria Hull, Recording Secretary