

*****TOWN OF MENASHA*****
PLANNING COMMISSION MEETING
WEDNESDAY, MARCH 11, 2009 at 5:15 PM
MUNICIPAL COMPLEX - 2000 MUNICIPAL DRIVE

CALL TO ORDER: Chairperson Bellmer called the Planning Commission Meeting of March 11, 2009 to order at 5:15 p.m.

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

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

ALSO PRESENT: Nick Vande Hey and Lee Reibold from McMahon; Dan and Karla Rajer; Judy and Dale Youngquist; Wayne Stafford; Gerald Anderson; Mary and Craig McCarry; Dave Molnar; John Davel; Tom Young; Dennis Gerhart; Scott Seaborne; Cyndie Piehl – Owner, A Child's Imagination Too; Angie Schabo – Program Director; and Kaycie Wied – Assistant Director

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES – January 14, 2008

A motion was made by Chair Bellmer, seconded by Mr. Sabel, to approve the minutes of January 14, 2008.

The motion carried – 7-0.

COST BENEFIT ANALYSIS:

George Dearborn, Community Development Director, said that the cost-benefit table for February 2009 shows that the cost-benefit for new development is negative for the year so far.

<i>Cost or Benefit of New Development</i>				
<i>February 2008</i>				
	<i>This Month</i>		<i>To Date</i>	
	<i>Value</i>	<i>Cost/Benefit</i>	<i>Value</i>	<i>Cost/Benefit</i>
One & Two Family Dwellings	\$335,000	(\$231.65)	\$504,000	(\$348.52)
Multiple Family Dwellings	\$0	\$0.00		\$0.00
Commercial/Industrial Development	\$0	\$0.00	\$0	\$0.00
Total	\$335,000	(\$231.65)	\$504,000	(\$348.52)

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NEW ITEMS OF BUSINESS:

Item 1 - CSM – John Davel and D&D Landscaping – 505 Valley Road and 1811 Racine Street

Mr. Dearborn said that Davel Engineering and D&D Landscaping want to adjust their property lines. He said that he recommends approval.

A motion was made by Chair Bellmer, seconded by Mr. Jochman, for approval of the CSM for John Davel and D&D Landscaping at 505 Valley Road and 1811 Racine Street with the following condition:

1. All taxes and assessments shall be paid prior to the Town affixing signatures on the Certified Survey Map.

The motion carried – 7-0.

Item 2 - Report on MS4 Permit

Mr. Dearborn reviewed the MS4 (Municipal Separate Storm Sewer System) Permit Report. He said that part of the state permitting process requires that the Town complete an annual report to show progress in achieving reductions in pollution from urban runoff. The State set a goal of 20% reduction by 2008. The Town has achieved 19.5%, but Cold Spring Pond will bring us over 20% in 2009. He said that the State set a goal of 40% reduction by 2013. He also said that there are educational materials on our web site and that we want people's input and assistance. He asked that if anyone sees any illicit discharge, that they report it to the Town. He also said that the Town will be forming a Storm Water Utility.

Mr. Jochman asked if we will be penalized for the 0.5%.

Mr. Dearborn said that it is not likely as there are many communities that have not achieved the 20%. As long as the Town shows that we are truly striving to achieve the goal, we should be okay.

Chair Bellmer said that this stormwater effort is ongoing. He said that if there are any questions feel free to contact the Town. He said that these projects are important because they provide many water quality benefits.

Craig McCarry, 711 Fieldcrest Dr., asked if we're at 19.5% now, how much more does Cold Spring Pond give us.

Mr. Dearborn said that it gives about 2% more.

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Chair Bellmer said that the Town recognizes that this is all very expensive, but it is a mandate from the federal level that we must follow.

Item 3 - Review of Cold Spring Road Stormwater Detention Pond Design

Dennis Jochman abstained from this item.

Mr. Dearborn said that the Plan Commission is the designated Citizen Advisory Board for all the stormwater ponds. He said that the location of this pond was decided last year. He said that tonight the Plan Commission is just looking at the design and landscaping to make a recommendation to the Town Board for their meeting on the 23rd.

Chair Bellmer asked about the property to the south of the pond.

Mr. Dearborn said that it will be sold as commercial property.

Nick Vande Hey, from McMahon, presented a power point presentation about stormwater runoff, the Municipal Separate Storm Sewer System permit, and Cold Spring Pond (power point presentation attached). He said that last year at this time, the Town of Menasha applied for a grant to help fund the pond; they received \$160,000. He said that Workforce Development and McMahon are donating some land to the Town for the pond.

Nick Vande Hey went over the pond design. He said that this will be a long-term feature of the landscape so it should be aesthetically pleasing. He said that the Town wants to plant prairie grass and wetland plants because they look nice, are cost effective, help filter stormwater, require less maintenance, and deter geese. The shelf of wetland and prairie plants will also serve as a safety shelf to deter people from getting to the deeper water. He said that fencing is a possibility, but fences make the area less accessible in the event of an emergency; also, making the area less accessible means that people will not be able to use and enjoy it. He said that ponds with fences around them tend to accumulate trash that people throw into them.

Chair Bellmer asked whether the tall wetland and prairie plants would stay standing in winter.

Mr. Vande Hey said that after about a year or two the plants become very dense and most will keep standing in winter.

Cyndie Piehl, Owner, A Child's Imagination Too, asked how tall the plants are.

Mr. Vande Hey said that wetland plants vary from 3-8 ft in height and the type of prairie plants that we are looking at will be 3-5 ft. in height.

Ms. Piehl asked if you would be able to see the water.

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Mr. Vande Hey said that an adult would be able to see the water from the trail, which is 6-7 ft. above the surface elevation of the pond, and when driving on Cold Spring Road, a driver could also see the pond, especially if there is a mowed strip along the trail.

Ms. Piehl asked about geese during the time that the plants are reaching full maturity. She said that her daycare went through an issue with geese at their other location and they don't want to go through it again.

Mr. Vande Hey said that at the other location, the pond was much closer. He said that they will run string between stakes around the pond, which will discourage geese until the plants are established.

Ms. Piehl also said that she is concerned about wildlife too, like muskrats and opossums.

Mr. Vande Hey said that once the old barn and house are torn down, the opossums will go away. He said that they would put out traps for the muskrats if they become a problem.

Ms. Piehl said that for safety's sake, a fence should be put around the pond. She said that she has to guarantee 100% safety for the children.

Chair Bellmer said that in a world full of dangers, the street is far more dangerous than a pond to a child.

Ms. Piehl said that kids won't go toward a street, but they will be attracted to a pond.

Chair Bellmer said that if the 60 foot buffer of prairie and wetland plants grow as tall as they should, a small child won't be able to get very far.

Ms. Piehl said that she had problems with her other property where there was a pond built next door and she doesn't want to go through this again.

Chair Bellmer said that this is a very different situation, though, because this pond is 400 feet away.

Mr. Sabel asked if the back yard was already fenced.

Ms. Piehl said yes.

Gerald Anderson, 1405 Westwood Drive, asked how the water is getting to the pond and once it gets to the pond what happens?

Mr. Vande Hey said the water gets to the pond through underground pipes and ditches. Once in the pond, some of the water evaporates, a little is absorbed, but most goes out through the storm sewer.

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Mr. Anderson asked if it will affect the sump pumps in the Westfield Estates area.

Mr. Vande Hey said that it will not likely affect the sump pumps. He said that very little water is absorbed into the ground.

Chair Bellmer said that the pond is made to hold water and that the pond will provide a better end result than what happens now when it rains.

Mr. Anderson asked what recourse the residents would have if something goes wrong with the drainage.

Mr. Vande Hey said that, as engineers, they are doing everything they can to engineer the pond correctly so that there are no negative effects on any homeowners.

Mr. Anderson asked how they control the pond level.

Mr. Vande Hey said that there is a box that is made to slowly release water during storm events into the storm sewer.

Craig McCarry, 711 Fieldcrest Drive, said that he applauds the landscaping ideas, but asked what happens if the pond goes dry.

Mr. Vande Hey said that the plants will have a foot of topsoil that will hold water for their roots and that the pond is being designed with a high integrity liner so that it holds water well.

Mr. McCarry asked how to control algae on the pond.

Mr. Vande Hey said that it will be the responsibility of the entire neighborhood not to pollute.

Mr. Anderson asked what safety barrier there would be if the wetland was lost.

Mr. Vande Hey said that they have never lost a wetland yet in a pond that has a high integrity liner. He said that this pond also has a very large, 150 acre, watershed to collect water from.

Mr. Anderson asked if there were examples of other ponds that McMahan has done in the area if people wanted to look at them.

Mr. Vande Hey said that there are two ponds in Darboy and one in Little Chute.

Scott Seaborne, 962 Westfield Lane, said that he is concerned about the pond increasing the load of the storm sewer on Westfield Lane.

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Mr. Vande Hey said that it will not increase the load of the storm sewer because the water is released from the pond slowly. He said that they have done studies to make sure that they are not overtaxing any pipes.

Dale Younquist, 1478 Windmar Drive, said that he is at this meeting as a concerned citizen and a Town Board member. He said that it is hard to believe that parents would take their kids away from Cyndie's daycare just because there is a pond several hundred feet away. He said that the *other* pond that she had to deal with was literally right next door and was *not* in the Town of Menasha. He said that, as a Town, we are committed to making these ponds work right and if something goes wrong, we will rectify it. He also said that phosphorus is a big issue that needs to be dealt with. He said that Greenville has banned the use of fertilizer and that maybe we should consider this. He also said that the Storm Water Utility will be formed soon and that most of the costs will be paid by the largest users of the system, the commercial and industrial properties.

Mr. Vande Hey said that phosphorus ordinances control the sale of fertilizers and that the State is considering a statewide ban on phosphorus based fertilizers.

Dave Molnar, 917 Beta Drive, asked about how much sediment will accumulate in the bottom of the pond.

Mr. Vande Hey said that it depends on the management of the land around the pond; grass swales, street sweeping and good lawn care practices all help. He said that the average sediment accumulation is 100-150 pounds per year which equals about 1 sq. ft.

Mr. Molnar asked if the sediment is dangerous and he asked if phosphorus could lead to toxic algae blooms.

Mr. Vande Hey said that the sediment really shouldn't be dangerous in this type of watershed because there are no hard core industrial uses that would create pollution. He also said that it is not likely that blue-green algae, which create the toxic blooms, would get into the pond.

Mr. Molnar asked if we looked into any grants.

Mr. Vande Hey said that we received a \$160,000 grant for this pond.

Mr. Molnar said that he thinks a fence around the pond is a good idea especially for winter safety.

Mr. Vande Hey said that kids can jump fences, though, and kids can also drown in natural lakes and streams. He said that there are not many stormwater ponds with fences.

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Karen (?) asked when there will be a meeting to decide on the fence issue. She said that there are not very many daycares in the area and that if a fence is what Cyndie needs to stay open, then we should do it.

Chair Bellmer said that the Plan Commission is advisory to the Town Board, which will meet on March 23rd. He asked if the lack of a fence would really close the doors to the daycare. He asked about the cost of a fence.

Ria Hull, Associate Planner, said that a full color green chain link fence would cost about \$18 pre linear foot at 6 ft. high and \$15 per linear foot at 4 ft. high. The whole perimeter of the pond is 1,737 ft. long; so, a 6 ft. high fence would cost \$31,266 and a 4 ft. high fence would cost about \$26,055.

Chair Bellmer asked what the total cost of the pond will be.

Jeff Sturgell, Town Administrator, said that the entire project will cost a little over a million, including land acquisition. Mr. Sturgell also said that he apologizes that the old house and barn were not torn down sooner. He said that we have had police, fire and canine units get valuable training in the house and barn and that snow has also hampered our ability to take the buildings down.

Dennis Jochman, representing the ownership of the daycare property, asked if chain link fences would deter geese.

Mr. Vande Hey said that chain link fences would not deter geese any better than vegetation.

Mr. Jochman said that the parents at the daycare have expressed concern about the pond. He said that the State daycare licensing checklist says that "pools must be fenced," that "off-premise play space" shouldn't include pools and also that the kids "must have outdoor exercise." He said that the pond at Schildt Park doesn't have a fence, but that is considered a "field trip" when they take the kids there. He said that Grand Chute has four ponds and three are fenced. He said that his investment group is in favor of the fence.

Chair Bellmer said that he thinks a 4 ft. high fence on the south, east and north sides is a good idea.

Mr. Dearborn said that the Park and Recreation Department is concerned about a fence causing trail and pond maintenance problems.

Mr. Sabel said that if we are putting a fence around three sides of the pond, why not four?

Mr. Van Dyke said that we might as well fence all four sides.

A motion was made by Chair Bellmer, seconded by Mr. Van Dyke, to recommend approval of the design plan for Cold Spring Pond to the Town Board with the following conditions:

1. All landscaping, as identified on the drawing submitted by McMahon, shall be reviewed by the Community Development Department and Parks and Recreation Staff to ensure that the pond is designed to be aesthetically pleasing and easy to maintain.
2. The pond shall maximize the reduction of particulates while substantially complying with the design standards specified in the plan.
3. The pond shall be enclosed by a 4 foot high green chain link fence.

The motion carried – 6-0-1.

Mr. Jochman rejoined the Plan Commission.

OLD ITEMS OF BUSINESS:

There was no old business.

OTHER BUSINESS:

Development Report

Mr. Dearborn said that for the months of January and February, total permits are the same as last year.

Mr. Dearborn said that a comedy club called the Comedy Quarter will be opening in April in Gateway Plaza.

Mr. Van Dyke asked if it required a CUP.

Mr. Dearborn said no, because they are just reusing an existing building.

COMMUNICATIONS:

Report from February and March, 2009 Sustainability Committee Meetings

Mr. Dearborn said that the Sustainability Committee is looking into having a sustainability event tied to NNO. He said that the Committee met last night, March 10, with the City of Menasha Sustainability Board and a regional group called ECOS. He also said that he, Ria and Kris have been attending Natural Step Study Circles and he encourages other Plan Commission members to get involved.

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Mr. Koeppe said that sustainability is not just about “tree hugging” it covers everything from individual actions to businesses practices.

Mr. Dearborn said that sustainability is very economically beneficial.

Chair Bellmer said he heard that we are on the verge of creating a Regional Transit Authority.

Mr. Dearborn said that is correct. He said an RTA would help keep Valley Transit viable and help bring more transit options to the Valley.

ADJOURNMENT:

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

The motion carried.
7:45 p.m.

Ria Hull
Recording Secretary


PRESENTATION

Cold Spring Pond

Prepared For
Town of Menasha, WI

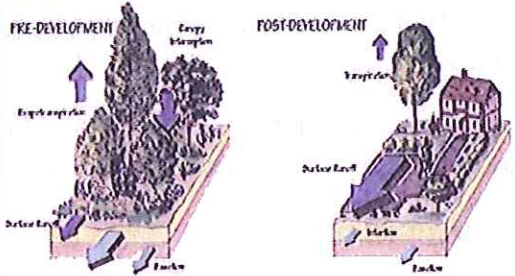
Presented By
Nick Vande Hey, P.E.
McMAHON

March 11, 2009



Urbanization increases impervious surfaces and disrupts the natural water balance.


WATER BALANCE




PRE-DEVELOPMENT
Evapotranspiration
Infiltration
Surface Runoff

POST-DEVELOPMENT
Evapotranspiration
Infiltration
Surface Runoff
Storm Drain


When it rains, impervious surfaces create large amounts of runoff.




Uncontrolled runoff rapidly discharges into our streams, rivers and lakes.



Impact Stream stability



Impact Sediments



Impact Nutrients

- Phosphorus
- Nitrogen

Impact Bacteria and pathogens

Impact Heavy metals

GET POLLUTANT DEPOSITION FROM VEHICLES ON THE STREET SURFACE

Impact Pesticides & herbicides


Impact Oil & grease

MS4 Permit Coverage


- Town of Menasha obtained permit coverage for its Municipal Separate Storm Sewer System (MS4) on October 13, 2006
- Wisconsin DNR issued the Town's MS4 Permit

MS4 Permit Requirements:

- Identify portions of the Town's MS4 that discharges to a 303(d) Impaired Water
 - Fox River 303(d) Pollutant of Concern: **Phosphorus**
 - Mud Creek & Lake Winnebago 303(d) Pollutants of Concern: **Phosphorus & Sediment**



Water Quality Concerns





Lake Winnebago

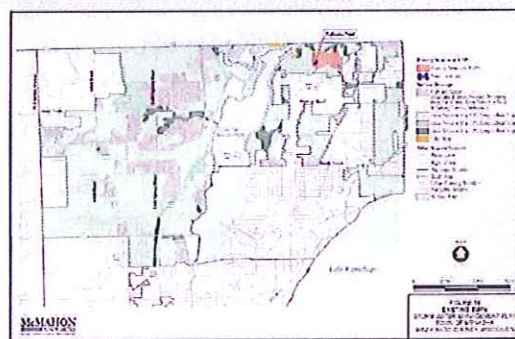
Fox River

MS4 Permit Requirements:

- Conduct a pollutant loading analysis for the Developed Urban Area:
 - Achieve 20% TSS reduction by October 13, 2008
 - Achieve 40% TSS reduction by March 10, 2013

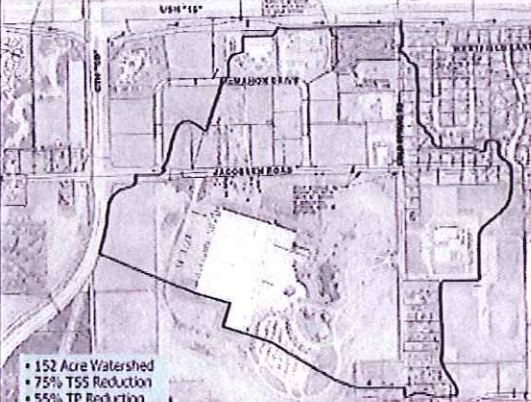



Existing 2008 BMPs

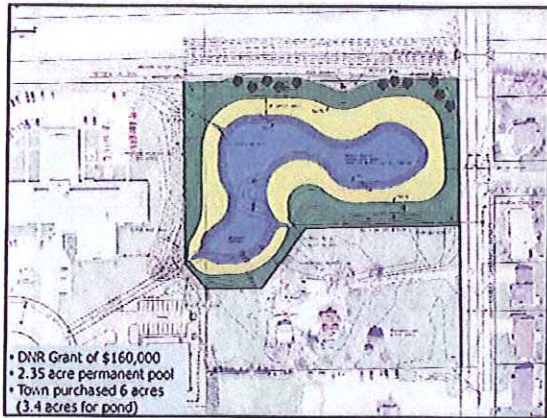


Existing 2008 BMPs

Pollutant Reduction Provided	
Developed Urban Area	4,670 Acres
Total Suspended Solids (TSS) Reduction	19.6%
Total Phosphorus (TP) Reduction	13%



- 152 Acre Watershed
- 75% TSS Reduction
- 55% TP Reduction





Aesthetics & Recreation

- Pond aesthetics were considered
- Walking trail & open space amenity
- Benches & wildlife viewing



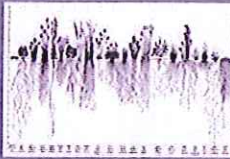


Mowed Lawns

- Not the most desirable vegetation
- Lawn roots are shallow
- Fertilizer / phosphorus concerns
- Higher maintenance cost

Prairie and Wildflowers

- Desirable vegetation
- Prairie roots are deep
- No fertilizer is needed
- Lower maintenance cost

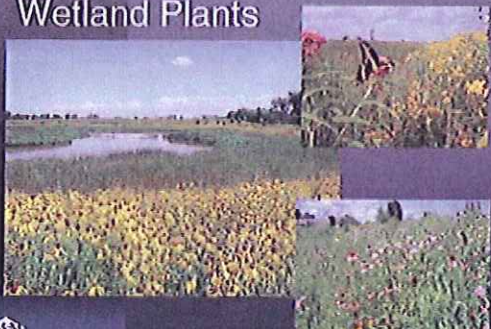




Wetland Plants

- Pollutant / nutrient removal
- Hide litter until removal
- Reduce shoreline erosion







Prairie Grass, Wildflowers & Wetland Plants





Wildlife Habitat

- Mowed lawn offers minimal habitat
- High geese & bacteria potential
- Sterile environment







Wildlife Habitat

- Prairie, wildflowers, & wetlands are desirable for a natural environment
- Song birds (shelter)
- Seeds & nectar (food)




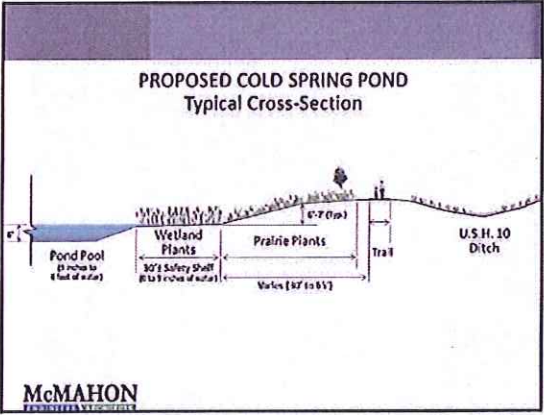



Purple Coneflower







Public Safety

- Gentle slopes above water
- Outlet structure design
- Safety shelf under water
- Wetland / prairie barrier







Fences – Good or Bad?






Pond Maintenance

- Pick-up litter
- Maintain vegetation / Invasives
- Manage problem wildlife
- Dredge sediment



Purple Loosestrife



Thistle

