

TOWN OF MENASHA
PLANNING COMMISSION MEETING
WEDNESDAY, APRIL 21, 2010 at 5:15 PM
MUNICIPAL COMPLEX - 2000 MUNICIPAL DRIVE

CALL TO ORDER: Chairperson Bellmer called the Planning Commission meeting of April 21, 2010 to order at 5:15 p.m.

PRESENT: Chairperson: Alvin Bellmer
Commissioners: Dennis Jochman, Aaron Sabel, Michael VanDyke, Kris Koepe, Terry Buck, Thomas Wroblewski (5:20 p.m.)
Staff: George Dearborn, Community Development Director
Ria Hull, Associate Planner

ALSO PRESENT: Nick VandeHey, Ken Washburn, Melvin Schultz, Jeff Luedtke, Tom Shepeck, Ken Syring

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES – March 17, 2010

A motion was made by Chair Bellmer, seconded by Mr. Buck, to approve the minutes of March 17, 2010.

The motion carried – 6-0-1.

COST BENEFIT ANALYSIS:

Mr. Dearborn said that the cost/benefit is negative for March, but it is looking like new development will be up this year from last.

	<i>Cost or Benefit of New Development</i>			
	<i>March 2010</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	\$379,800	(\$262.63)	\$1,057,700	(\$731.40)
Multiple Family Dwellings	\$0	\$0.00	\$0	\$0.00
Commercial/Industrial Development	\$0	\$0.00	\$0	\$0.00
Total	\$379,800	(\$262.63)	\$1,057,700	(\$731.40)

NEW ITEMS OF BUSINESS:

Item 1 - Kurz Electric Solutions, Inc. – Extension of Waiver to Construct Brick Wall

Mr. Dearborn said that when the original CUP for Kurz was approved in 2006, the Planning Commission and Town Board granted a waiver for the brick wall on the east side of the building

because Kurz had intended to expand within 5 years. Kurz is now asking for another extension. Because of the economy, they have not been able to add on to their building as expected, but they still intend on doing so in the next few years. He said that they are asking for an additional 3 years on top of the one year that's still remaining.

Chair Bellmer said that he has no issue with the extension.

Mr. VanDyke said that he applauds the company for not waiting until the last minute.

A motion was made by Mr. Jochman, seconded by Mr. VanDyke, to approve the extension of the waiver to construct the brick wall on the east side of the Kurz Electric building with the following conditions:

1. The decorative wall shall be installed by May 1, 2014 or as soon as the building addition is constructed, whichever comes first.
2. The escrow of \$5,000 shall be retained by the Town until the wall is installed.
3. If the applicant fails to construct the addition by May 1, 2014, then the Town permanently retains the escrow and the applicant shall be required to construct the decorative wall on the existing east wall.
4. All of the other conditions of the original B-5 Conditional Use Permit, as laid out in the April 2006 Planning Commission minutes and in Resolution #060424-6, shall still stand.

The motion carried – 7-0.

Item 2 - CSM – 1184 Ava Ct. – Jacobsen Meadows

Mr. Dearborn said that Tom Shepeck wants to expand an existing lot in Jacobsen Meadows to make the lot lines even with those adjacent to it and to make the lot more saleable.

Chair Bellmer asked about the use of the large vacant lot adjacent to the subdivision.

Mr. Shepeck said that the large lot is eventually going to be subdivided for more single-family homes.

A motion was made by Chair Bellmer, seconded by Mr. VanDyke, for approval of the Certified Survey Map for 1184 Ava Court, 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 3 - Approval of Designs for Tayco and Independence Ponds

Mr. Dearborn said that Tayco and Independence Ponds need design approval from the Planning Commission. He said that the design is going to be very similar to Cold Spring Pond. There will be native prairie and wetland plantings as well as a safety shelf. The tall wetland plants will help

keep geese away and the safety shelf will help deter people from wandering into the deeper water.

Nick Vande Hey, from McMahan, gave a presentation on the designs for the two ponds. He said that there is no trail currently proposed around Independence Pond, but that there is room enough between the pond and the road that a trail could be put there later if desired. He said that Tayco Pond has a maintenance path planned along the north side of the pond and that it could be extended to connect to Butte des Morts Park in the future.

Mr. Syring asked if there are aerators or fencing planned for Tayco Pond.

Mr. Vande Hey said that there is no fence proposed and that the safety shelf and wetland plants are enough to deter kids from venturing into deep water. He also said that there are no aerators proposed. He said that the pond should not have any major issues with algae or insects because the watershed for the pond is large enough that there should always be water circulating.

Mr. Dearborn said that aerators are very costly and very high maintenance and that the Town is not planning on installing them at any of the new stormwater ponds.

A motion was made by Chair Bellmer, seconded by Mr. Jochman, to approve the design plans for Tayco and Independence Ponds with the following conditions:

1. All landscaping, as identified on the design plans prepared by McMahan, shall be reviewed by 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.

The motion carried – 7-0.

OTHER BUSINESS:

Item 1 - Discuss Status of Town Zoning Code Draft/County Zoning Rewrite

Mr. Dearborn said that there have been no meetings recently and that we don't know exactly when the rewrite will be completed, but we are hoping by the end of the year. He said that we are working on a draft of our own zoning ordinance and that we are planning on doing a rough echo of the County's ordinance at first and then we will revise it in more detail later. He said that we will have workshops with the Planning Commission to go over drafts as we complete them.

Mr. Koeppe said that we need to make sure that sustainability incentives get built into the ordinance.

Mr. Dearborn said that is one of our goals.

Plan Commission
April 21, 2010
Minutes Approved May 19, 2010

Item 2 - Update on 2010 Census

Mr. Dearborn said that May 1st is the due date to mail in your census. He said the latest statistics show a 71% participation rate nationally.

Development Status and Building Permits

Mr. Dearborn said that Club West was purchased by Ogden as an investment.

Mr. Dearborn said that we have had 9 total single-family home permits to date this year, which is up from last year. He said that the homes have brought in \$1,840,070 in value this year. He said that we have had 149 building permits to date and 207 inspections.

COMMUNICATIONS:

Sustainability Committee

Mr. Dearborn said that the Sustainability Committee is working on the possibility of a Town farmer's market.

Mr. Jochman talked about a meeting that was held with Town staff, members of the Chamber, and Congressman Petri in regards to the Hwy 41/441 interchange. He said that we have to keep pushing members of Congress to get this done because it is a safety hazard and it's bad for the area's economy.

ADJOURNMENT:

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

The motion carried.

6:35 p.m.

Ria Hull
Recording Secretary