

**\*\*\*TOWN OF MENASHA\*\*\***  
**PLANNING COMMISSION MEETING**  
**WEDNESDAY, OCTOBER 20, 2010 at 5:15 PM**  
**MUNICIPAL COMPLEX - 2000 MUNICIPAL DRIVE**

**CALL TO ORDER:** Chairperson Bellmer called the Planning Commission meeting of October 20, 2010 to order at 5:15 p.m.

**PRESENT:** Chairperson: Alvin Bellmer  
Commissioners: Dennis Jochman, Kris Koeppe, Terry Buck, Aaron Sabel, Michael VanDyke  
Staff: George Dearborn, Community Development Director  
Ria Hull, Associate Planner

**ALSO PRESENT:** Barb Knack; Amy Jo Powers, Executive Director of Touchmark

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES – September 15, 2010**

A motion was made by Mr. VanDyke, seconded by Mr. Buck, to approve the minutes of September 15, 2010.

The motion carried – 6-0.

**COST BENEFIT ANALYSIS:**

Mr. Dearborn said that it is a positive cost-benefit for the first time this year because of new commercial/industrial development.

<i>Cost or Benefit of New Development</i>				
<i>September 2010</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>	\$260,000	(\$179.79)	\$3,338,600	(\$2,308.64)
<b>Multiple Family Dwellings</b>	\$0	\$0.00	\$0	\$0.00
<b>Commercial/Industrial Development</b>	\$1,524,000	\$5,351.22	\$1,524,000	\$5,351.22
<b>Total</b>	\$1,784,000	\$5,171.43	\$4,862,600	\$3,042.58

**NEW ITEMS OF BUSINESS:**

**Item 1 - Review Draft Airport Overlay Land Use Compatibility Matrix**

Mr. Dearborn said that Outagamie County has the authority to establish an airport overlay into Winnebago County. The overlay restricts the type of development and the density and height of buildings. He said that Stroebe Island, the mobile home park and Touchmark would all be affected by the overlay. He said that the current proposal does allow for single-family homes to be rebuilt if destroyed and it allows new single-family homes to be built on an existing lot. It does not allow new lots or subdivisions to be created and it would not allow for the expansion of existing residential facilities, like Touchmark.

Amy Jo Powers, Executive Director of Touchmark on West Prospect, said that they are a master planned residential community and that they are only in phase 1 of 2 phases. She said that they need to be able to build phase 2 in order to stay financially sound. She asked about a timeline for adoption of the overlay.

Mr. Dearborn said that the current proposal has the overlay being adopted within the next year. He said we, as Town staff, feel that if a development has a master plan for more than one phase of development, then all of those phases should be allowed to move forward even if the overlay were put in place.

Chair Bellmer said that the Planning Commission also wants Touchmark to be able to complete all the phases of their development.

Mr. Dearborn said that there will be a public hearing and comment process at the County level. He said that the County also said they would come to the Town and present at a public meeting.

Mr. Koeppe asked if you can add on or alter a non-conforming single-family home in the overlay zone.

Mr. Dearborn said yes, as long as the lot is already created.

Mr. Koeppe said that a variance would be required from Outagamie County, though.

Mr. Jochman said that we have to go to bat for our residents. He said that he wants everything to go before the Planning Commission and Town Board.

Mr. Dearborn said that another issue is that the County is considering saying no to stormwater ponds in the overlay zone, which would pose a real problem because some of our proposed ponds are in the overlay. He said that Outagamie County is asking for input and anyone can attend their meetings.

## **OTHER BUSINESS:**

### **Development Status and Building Permits**

Mr. Dearborn said that the total values are far above last year - \$26 million vs. \$9 million in values. He said that we're getting back up to where we historically were.

Mr. Dearborn said that the Hwy 10/441 interchange is now on the state projects list for potential funding.

## **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