

**CITY OF MENASHA**  
**Joint Meeting of the Parks and Recreation Board and Plan Commission**  
**Council Chambers, City Hall – 140 Main Street**  
**February 14, 2017**  
**MINUTES**

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**A. CALL TO ORDER**

The Plan Commission meeting was called to order at 4:33 PM by Mayor Merkes. The Parks and Recreation Board meeting was called to order at 4:33PM by Chairman Sturm.

**B. ROLL CALL/EXCUSED ABSENCES**

PLAN COMMISSION MEMBERS PRESENT: Mayor Merkes, Ald. Benner, EA Gordon, and Commissioners Sturm, and Cruickshank.

PLAN COMMISSION MEMBERS EXCUSED: Commissioners Homan and Schmidt.

PARKS AND RECREATION BOARD MEMBERS PRESENT: Chr. Dick Sturm, Lisa Hopwood, Tom Marshall, Brian Adesso, and Ald. Zelinski.

PARKS AND RECREATION BOARD MEMBERS EXCUSED: Rob DeLain and Nancy Barker.

OTHERS PRESENT: CDD Buck, PP Englebert, PRD Tungate, PS Maas, Blake Theisen (Ayres Associates) Arnie Collier (708 Appleton Street), Pat Zolkoske (928 Third Street), Tom Lignofski (837 Seventh Street), Joe Lignofski (733 Fifth Street), Sandra Dabill Taylor (545 Broad Street), Eric Shoofer, Ryan O'Day (960 Third Street), Jeff Davel, Dean Moede (858 Broad Street), Claire Jarosz (501 London Street), Tim Gosz (Menasha Utilities), Melanie Krause (Menasha Utilities), Steve Grenell (Menasha Utilities), Kathy Stahl (225 Railroad Street), Greg Cameron (625 First Street), Matt Seifert (Brighton Drive) and Becky Nichols (402 Elm Street).

**C. REPORT OF DEPARTMENT HEADS/STAFF/CONSULTANTS**

**1. Jefferson Park and Neighborhood Vision Plan presentation by Blake Theisen - Ayres Associates**

Blake Theisen (Ayres Associates) provided an overview of the Jefferson Park and Neighborhood Visioning Plan process. Over the past three months, two public meetings were held along with meetings with various stakeholder groups in the community. A survey was distributed and Mr. Theisen detailed the survey that went out to the public. He informed the commission and board that the survey received 657 responses. Public comments throughout the process supported having a pool facility in the master plan along with a scenic drive, recreational trails, and enhanced boating facilities.

Mr. Theisen explained that three concepts were drafted after the first public meeting and the concepts were refined to two draft concepts after the second public meeting. Mr. Theisen and staff are now soliciting input from the Parks Board and Plan Commission regarding the plans and will refine the two concepts to one concept after the meeting. The refined concept will come back to another Joint Parks and Plan Commission meeting on March 7<sup>th</sup> before presentation to the Common Council.

Chr. Sturm commented on the need to coordinate the final plan with Menasha Utilities, especially in regards to plans for the future use of the settling basin.

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

Matt Seifert (Brighton Drive) – is not in favor of any use of the Avalone property. Mr. Seifert is worried that usage of the property will depreciate neighboring property values, will present safety concerns for users and neighbors, and is anxious about potential environmental problems on the site. Mr. Seifert commented that if development were to occur he would prefer passive walking trails over disc golf.

Tom Lignofski (837 Seventh Street) – doesn't like the idea of having the pool adjacent to the boating facilities as depicted on concept two. He prefers concept one but is concerned about the cost of a new pool.

Kathy Stahl (225 Railroad Street) – asked how much parking is proposed on the two plans relative to how much parking exists in the park today. Mr. Theisen replied that there will be slight increases in parking for boaters and park visitors on each plan.

Jeff Davel – is concerned with unearthing contamination at the Avalone property.

Joe Lignofski (733 Fifth Street) – is in favor of concept one. He supports the idea of installing a marina in the settling basin.

Sandra Dabill Taylor (545 Broad Street) – asked if there will be another opportunity for public comment. Mayor Merkes replied that members of the public can supply comments to city staff at any time and there will be another opportunity to comment at the next Joint Park/Plan Commission meeting as well the Common Council meeting shortly thereafter. Ms. Taylor said any changes to the park should highlight the water and thinks there is potential to move some of the facilities presently at Jefferson Park to different areas in the city. She is in favor of redeveloping the Jefferson Park Apartments. Mrs. Taylor commented favorably on preserving the roadway and would like a central feature in the park such as a lighthouse or a ferris wheel. She asked if anyone knew who or what Jefferson Park was named after and commented that if it was named after Thomas Jefferson the city should consider installing a monument with the salvaged columns from the First National Bank site. Mrs. Taylor would also like copies of the minutes from the Ad-Hoc Columns Committee.

Ryan O'Day (960 Third Street) – supports the idea of having a marina in the park and is in favor of redeveloping the Jefferson Park Apartments.

Greg Cameron (625 First Street) – is in favor of keeping at least two ball diamonds in the park. Mr. Cameron is planning to host a little league baseball group and would like to use Jefferson Park as the playing fields for the group.

## **E. DISCUSSION**

### **1. Jefferson Park and Neighborhood Vision Plan**

PRD Tungate commented on next steps for the Jefferson Park and Neighborhood Vision Plan process. At this time staff is seeking comment from the board and commission on the two concepts. The concepts will be refined to one concept with the final concept coming back to another joint meeting for a recommendation.

Commissioners and board members discussed the following:

- The adequate number of ball diamonds in the park
- Viewshed of the park as it relates to water features
- Potential uses for the settling basin, Avalone and Jefferson Park Apartment properties
- Options for relocating the pool/building a new pool or repairing the existing pool
- Parking needs for boaters, visitors, and the school
- Orientation, usage, and placement of an amphitheater and four seasons facility

### **2. Mill Street Terminus Plan/Use of First National Bank Columns**

PP Englebert provided an overview of the conceptual plan for the Mill Street Terminus. The plan was prepared by Ken Saiki design and calls for the construction of a veranda on the south end of Mill Street. Four salvaged columns from the First National Bank building are proposed to be installed in the veranda. The Ad-Hoc Columns Committee as well as the Landmarks Commission have made positive recommendations of the plan and use of the columns at the Mill Street Terminus.

Commissioners and staff discussed the following:

- Engineering for the columns and their structural support

- Utility facilities in the vicinity
- Lighting in the veranda area
- Process for advancing and constructing the Mill Street Terminus

## **F. ACTION ITEMS**

### **1. Approve Mill Street Terminus Plan/Use of First National Bank Columns (Plan Commission Action only)**

The item was discussed as part of agenda item E-2.

Park Board – motion by Lisa Hopwood, seconded by Tom Marshall, to recommend approval of the Mill Street terminus conceptual design including the reuse of the four former First National Bank building columns. The motion carried 4-1 with Ald. Zelinski voting against.

Plan Commission – motion by Ald. Benner, seconded by Comm. Sturm, to recommend approval of the Mill Street terminus conceptual design including the reuse of the four former First National Bank building columns. The motion carried.

## **G. ADJOURNMENT**

Plan Commission - motion by Ald. Benner, seconded by Comm. Sturm, to adjourn at 6:31 PM. The motion carried.

Parks and Recreation Board – motion by Lisa Hopwood, seconded by Ald. Zelinski, to adjourn at 6:31 PM. The motion carried.

*Minutes respectfully submitted by PP Englebert.*