

AN ORDINANCE AMENDING TITLE 13 BY MAKING CERTAIN CHANGES IN THE DISTRICT (Lake Park Road and STH 114 Vicinity)

Introduced by Alderman Benner on the recommendation of the Plan Commission.

The Common Council of the City of Menasha does ordain as follows:

SECTION 1: The Zoning Ordinance Title 13 and the Zoning District made a part thereof is hereby amended by changing the properties in the vicinity of Lake Park Road and STH 114 from R-1 Single Family Residence to PUD – Planned Unit Development, described as follows:

Lots 1 and 2 of Certified Survey Map No. 3276 as recorded in the Calumet County Registry as Document No. 466102.

SECTION 2: All Ordinances and parts of Ordinances in conflict with this Ordinance are hereby repealed.

SECTION 3: This ordinance shall become effective upon its passage and publication as provided by law.

Passed and approved this _____ day of September, 2011.

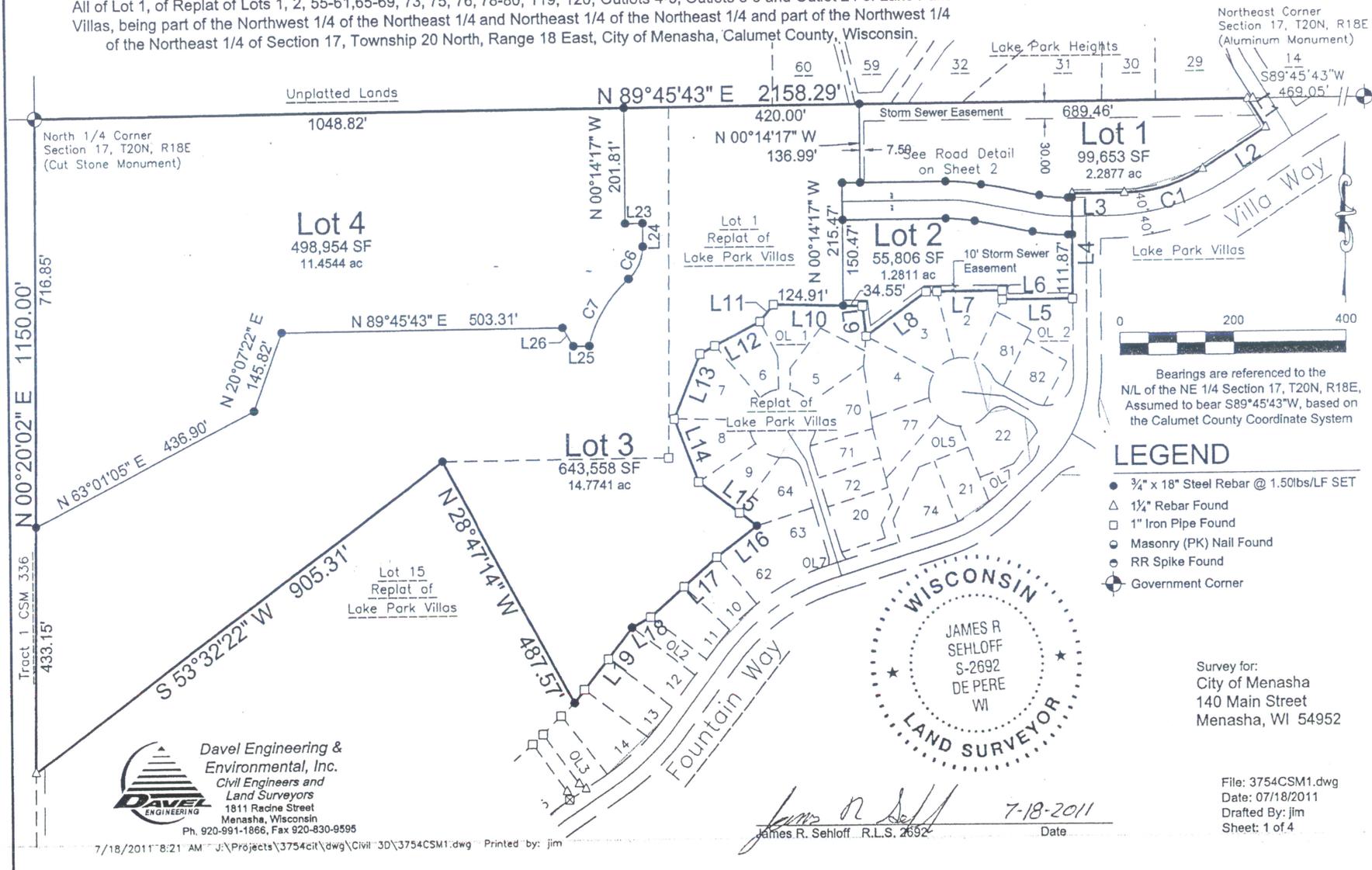
Don Merkes, Mayor

ATTEST:

Deborah A. Galeazzi, City Clerk

Certified Survey Map No. 3276

All of Lot 1, of Replat of Lots 1, 2, 55-61, 65-69, 73, 75, 76, 78-80, 119, 120, Outlots 4-5, Outlots 8-9 and Outlot 24 of Lake Park Villas, being part of the Northwest 1/4 of the Northeast 1/4 and Northeast 1/4 of the Northeast 1/4 and part of the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 20 North, Range 18 East, City of Menasha, Calumet County, Wisconsin.



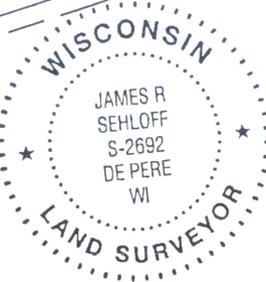
North 1/4 Corner Section 17, T20N, R18E (Aluminum Monument)
S89°45'43"W
469.05'



Bearings are referenced to the N/L of the NE 1/4 Section 17, T20N, R18E, Assumed to bear S89°45'43"W, based on the Calumet County Coordinate System

LEGEND

- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- △ 1 1/4" Rebar Found
- 1" Iron Pipe Found
- Masonry (PK) Nail Found
- ⊙ RR Spike Found
- ⊕ Government Corner



Survey for:
City of Menasha
140 Main Street
Menasha, WI 54952

File: 3754CSM1.dwg
Date: 07/18/2011
Drafted By: jim
Sheet: 1 of 4

Davel Engineering & Environmental, Inc.
Civil Engineers and Land Surveyors
1811 Racine Street
Menasha, Wisconsin
Ph. 920-991-1866, Fax 920-830-9595

James R. Sehloff
James R. Sehloff R.L.S. 2692
Date: 7-18-2011

REVISIONS

NATURE OF PROPOSED DEVELOPMENT:

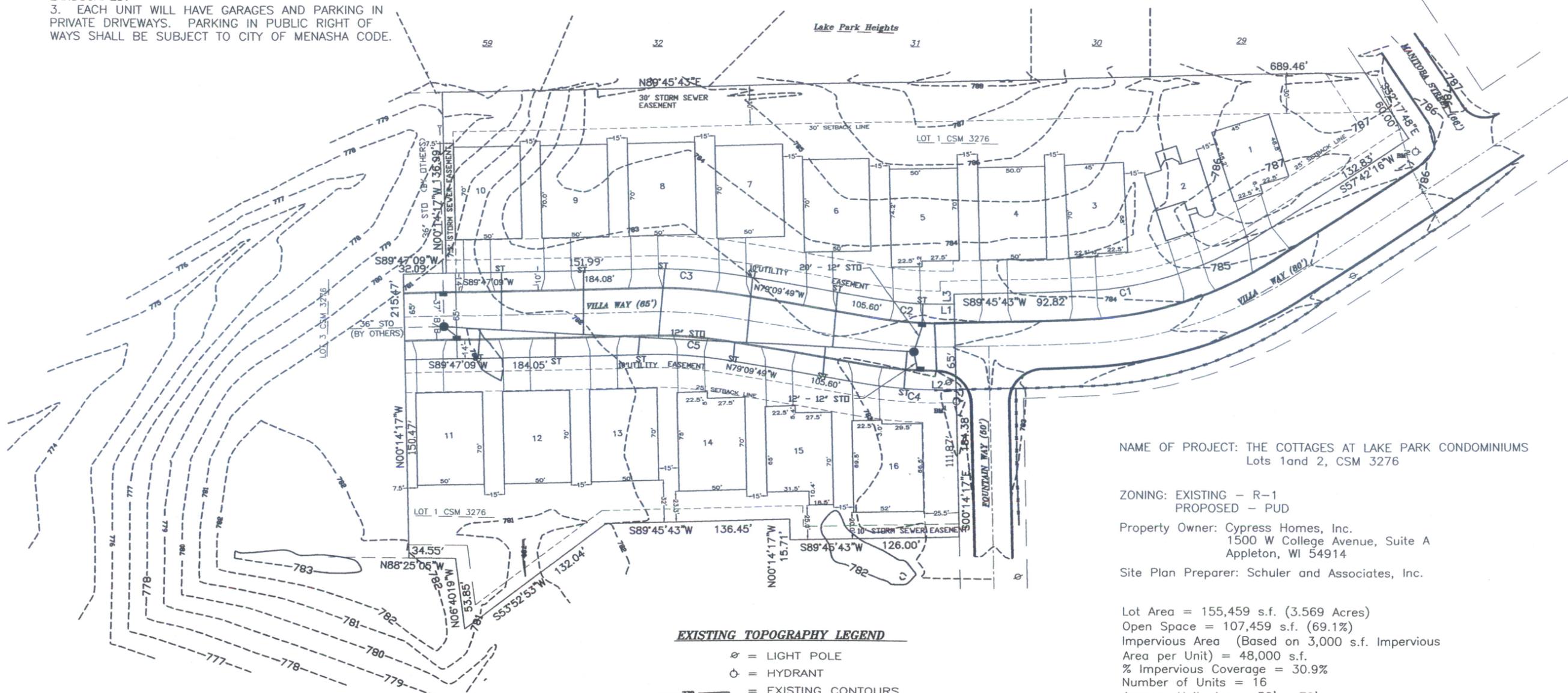
THE COTTAGES AT LAKE PARK IS A SINGLE FAMILY DETACHED RESIDENTIAL CONDOMINIUM.

NOTES:

1. THE CITY OF MENSHA SHALL CONSTRUCT SIDEWALK ON THE SOUTH SIDE OF VILLA WAY.
2. EACH HOUSE AND UNIT SHALL BE INDIVIDUALLY LANDSCAPED.
3. EACH UNIT WILL HAVE GARAGES AND PARKING IN PRIVATE DRIVEWAYS. PARKING IN PUBLIC RIGHT OF WAYS SHALL BE SUBJECT TO CITY OF MENASHA CODE.

LEGAL DESCRIPTION:

LOTS 1 AND 2 OF CERTIFIED SUREY MAP NO. 3276 AS RECORDED IN VOLUME 28 OF CERTIFIED SURVEY MAPS ON PAGE 69, AS DOCUMENT NO. 466102, CITY OF MENASHA, CALUMET COUNTY, WISCONSIN.



NAME OF PROJECT: THE COTTAGES AT LAKE PARK CONDOMINIUMS
Lots 1 and 2, CSM 3276

ZONING: EXISTING - R-1
PROPOSED - PUD

Property Owner: Cypress Homes, Inc.
1500 W College Avenue, Suite A
Appleton, WI 54914

Site Plan Preparer: Schuler and Associates, Inc.

Lot Area = 155,459 s.f. (3.569 Acres)
Open Space = 107,459 s.f. (69.1%)
Impervious Area (Based on 3,000 s.f. Impervious Area per Unit) = 48,000 s.f.
% Impervious Coverage = 30.9%
Number of Units = 16
Average Unit size = 50' x 70'
Proposed structure type = Single Family Houses
Proposed Minimum Setbacks
Front: 25'
Other Yards: As Shown

EXISTING TOPOGRAPHY LEGEND

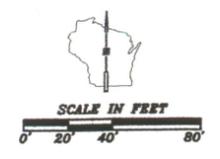
- ⊙ = LIGHT POLE
- ⊕ = HYDRANT
- - - - - = EXISTING CONTOURS
- - - - - = GAS
- - - - - = TIME WARNER/ELECTRIC/ATT

LINE DATA TABLE

	BEARING	LENGTH
L1	S89°46'26"W	7.24'
L2	S89°46'26"W	7.25'
L3	S00°14'17"E	7.51'

CURVE DATA TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	260.00'	32°03'31"	145.48'	N73°43'58"E	143.59'
C2	267.50'	11°03'45"	51.65'	N84°41'41"W	51.57'
C3	332.50'	11°03'02"	64.13'	N84°41'20"W	64.03'
C4	332.50'	11°03'45"	64.20'	N84°41'41"W	64.10'
C5	267.50'	11°03'02"	51.59'	N84°41'20"W	51.51'



SCHULER & ASSOCIATES, INC.
LAND SURVEYORS & ENGINEERS
2711 N. MASON STREET, SUITE F APPLETON, WI 54914-2128 (820) 794-9107

SITE PLAN
THE COTTAGES AT LAKE PARK CONDOMINIUMS
CITY OF MENASHA, CALUMET COUNTY, WISCONSIN
FOR: CYPRESS HOMES, INC.
1500 W. COLLEGE AVE., SUITE A APPLETON, WI 54914

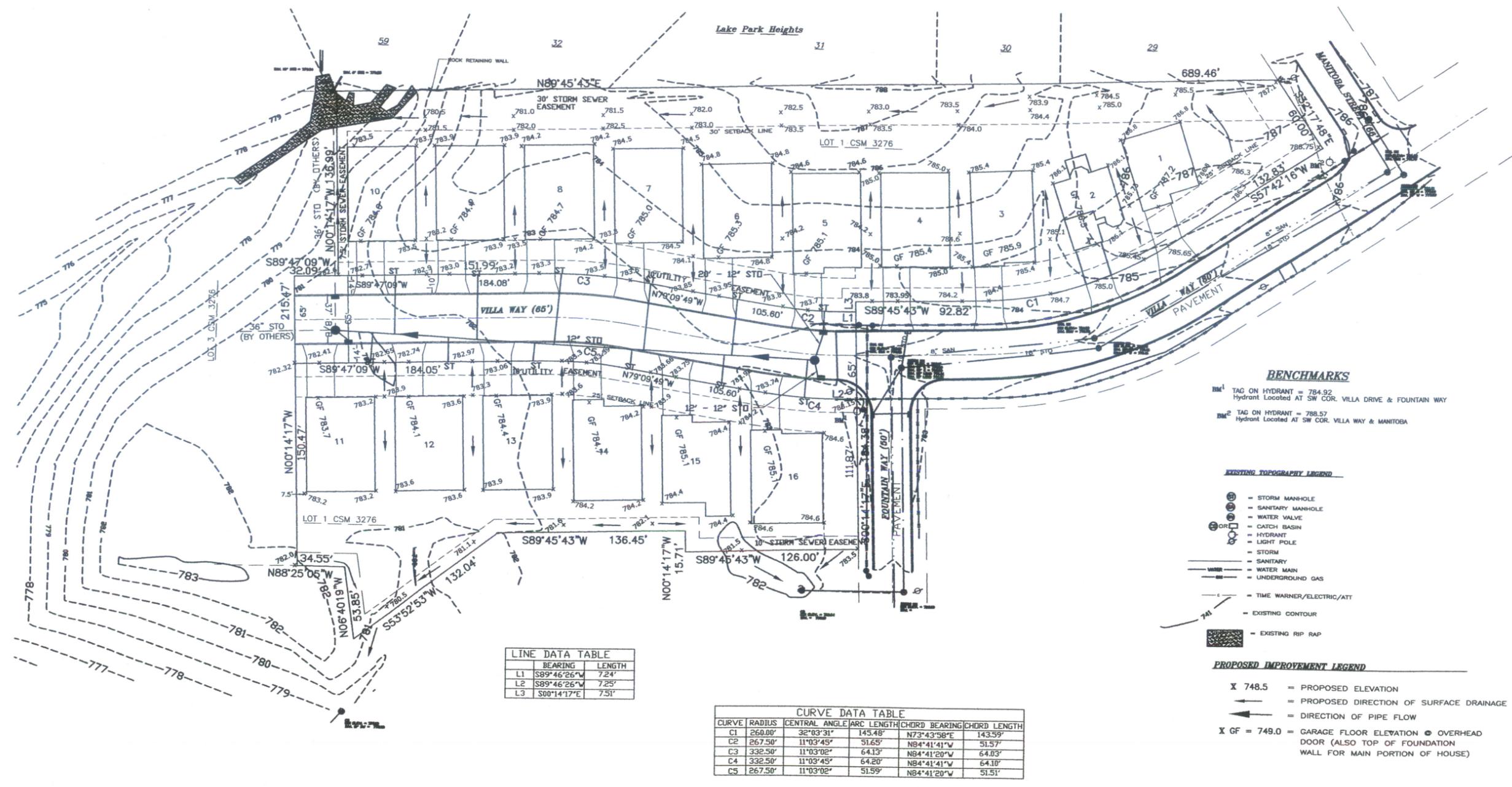
DRAWN
M/JF
DATE
08/03/11
SCALE
1"=40'
JOB NO.
4080
SHEET
1
OF 1 SHEETS

NO.	DESCRIPTION

SCHULER & ASSOCIATES, INC.
 LAND SURVEYORS & ENGINEERS
 2711 N. MASON STREET, SUITE F APPLETON, WI 54914-8126 (920) 734-9107

DRAINAGE PLAN
 THE COTTAGES AT LAKE PARK CONDOMINIUMS
 CITY OF MENASHA, CALUMET COUNTY, WISCONSIN
 FOR: CYPRESS HOMES, INC.
 1500 W. COLLEGE SUITE A APPLETON, WI 54914

DRAWN
 MJF
 DATE
 06/21/11
 SCALE
 1"=40'
 JOB NO.
 4080
 SHEET
 1
 OF 1 SHEETS



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BENCHMARKS

BM¹ TAG ON HYDRANT = 784.92
 Hydrant Located AT SW COR. VILLA DRIVE & FOUNTAIN WAY

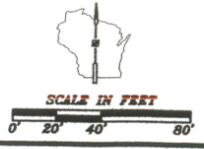
BM² TAG ON HYDRANT = 788.57
 Hydrant Located AT SW COR. VILLA WAY & MANITOBA

EXISTING TOPOGRAPHY LEGEND

- ⊙ = STORM MANHOLE
- ⊙ = SANITARY MANHOLE
- ⊙ = WATER VALVE
- ⊙ = CATCH BASIN
- ⊙ = HYDRANT
- ⊙ = LIGHT POLE
- = STORM
- = SANITARY
- = WATER MAIN
- = UNDERGROUND GAS
- = TIME WARNER/ELECTRIC/ATT
- = EXISTING CONTOUR
- ▨ = EXISTING RIP RAP

PROPOSED IMPROVEMENT LEGEND

- X 748.5 = PROPOSED ELEVATION
- = PROPOSED DIRECTION OF SURFACE DRAINAGE
- = DIRECTION OF PIPE FLOW
- X GF = 749.0 = GARAGE FLOOR ELEVATION @ OVERHEAD DOOR (ALSO TOP OF FOUNDATION WALL FOR MAIN PORTION OF HOUSE)



C:\DWG\4080\LAKEPARK\4080DRAINAGE.DWG, 8/4/2011 4:15:14 PM