



Memorandum

TO: Common Council
FROM: Greg Keil, CDD 
DATE: April 11, 2013
RE: Menasha Shoreline Park Land Donation and Access Easement

A prerequisite for utilizing land value as funding match for the Stewardship Grant program for the proposed shoreline park is that the city has an ownership interest in the property. As per the attached letter from the PJC Group, they are proposing the donation of the area designated on the attached drawing as Outlot 5 to the city. This donation is consistent with the terms of the development agreement between the City of Menasha and the PJC Group, LLC. It is also consistent with the proposed improvements contemplated within the TID# 11 Project Plan.

The attached drawing also depicts an Ingress/Egress and Parking Easement and a Bike, Pedestrian and Landscape Easement that will be granted to the city for access to the shoreline park area. These easements are being granted by the Gilbert Development Company, LLC and the Gilbert Warehouse Company, LLC, which likewise have, or have been assigned, development agreements with the City of Menasha.

The city and the respective owners/developers have worked cooperatively to bring the plans for redeveloping the former Gilbert Paper Mill site to the point where we now have a viable project for the shoreline area. The proposed shoreline park will not only create recreational access to the waterfront for Menasha residents, but create a significant amenity to the adjoining redevelopment property, and markedly increase the attractiveness of the site for new development.

I encourage the Common Council to accept the donation of Outlot 5 and the access easements. The Certified Survey Map creating the outlot and the easements was approved at the April 1, 2013 Common Council meeting, and will be recorded upon acceptance of the land donation. A deed will be created following recordation to effectuate the land transfer from PJC Group, LLC and the City of Menasha.

PJC GROUP

430 AHNAIP STREET
MENASHA, WI 54952
(920) 720-0061

February 27, 2013

Greg Keil
Community Development Director
City of Menasha
140 Main Street
Menasha, WI 54952

Dear Mr. Keil:

PJC Group is grateful to the city of Menasha in its efforts to apply for a grant from the Stewardship Fund to redevelop the shoreline located along the Fox River channel in downtown Menasha. As you are aware a large portion of this shoreline is owned by PJC Group and we are currently in the process of attempting to develop the property for economic reuse and commercial development.

As part of our efforts we signed a development agreement with the city, which includes a donation of large section of the shoreline of our property to the city to be converted to recreational trail and park land contiguous to the remainder of our property. The improvement of this shoreline into a recreational trail, park, green space and public improvements will greatly spur the desirability of the property on the south shore of the channel and will be a primary motivational factor in the reintegration and redevelopment of the that section of the city.

We applaud the city in their efforts to revitalize and reinvigorate the downtown commercial district as well as land contiguous to the downtown commercial district. We believe that the Fox River waterway running through City of Menasha is a vital component of the city's economic future and will benefit its citizens in the future through private economic development, public use and recreation.

We thank you again for your efforts. We look forward to donating the land for the purposes of a recreational and public trail and we look forward to partnering together in economic redevelopment in the near future.

As ever,



Edmund J. Jelinski
Managing Member

EJJ/mhc

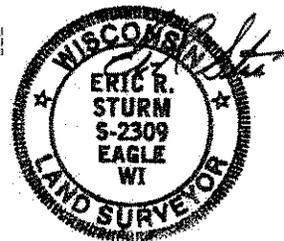
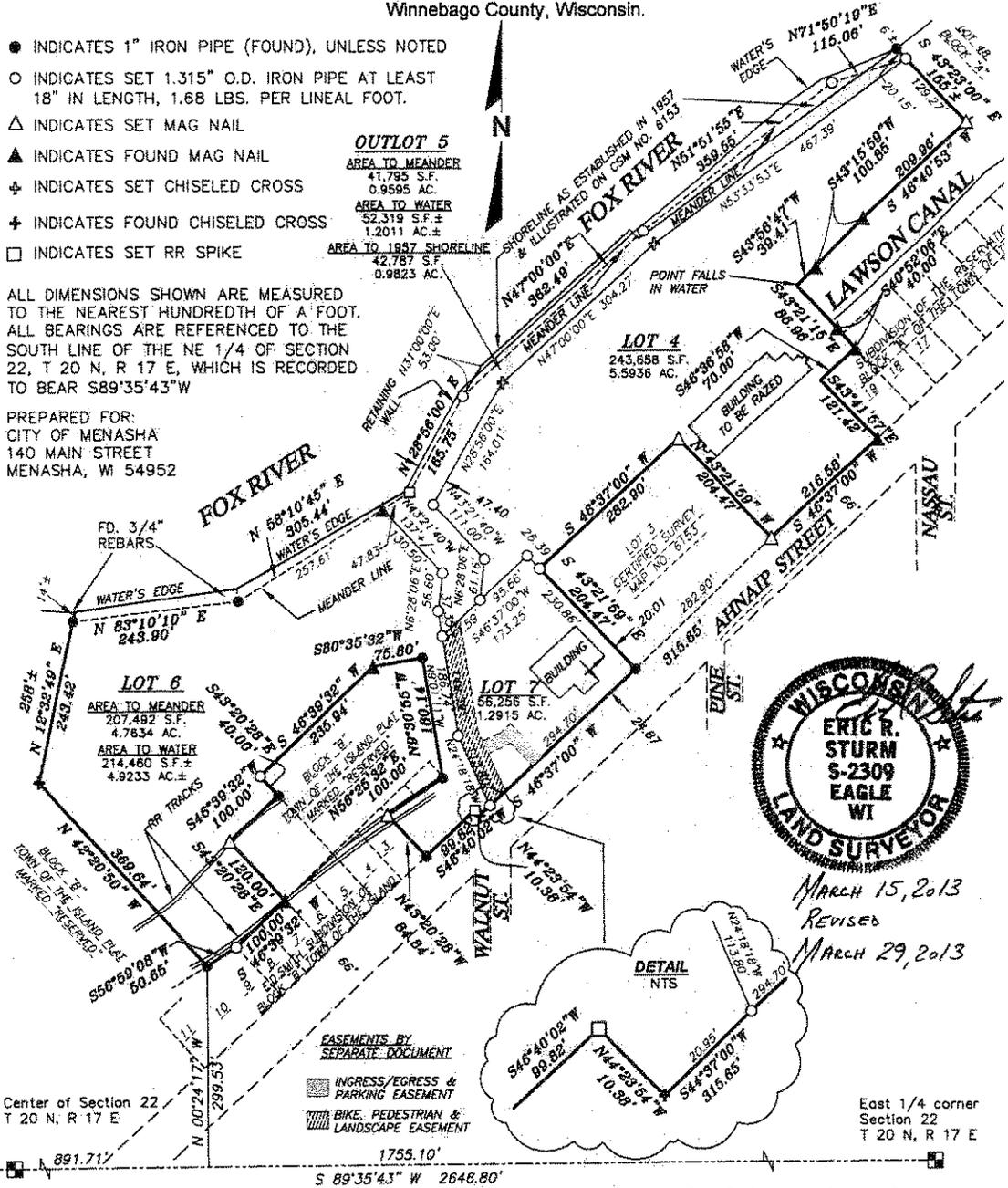
CERTIFIED SURVEY MAP NO. _____

A division of Lots 1, 2 and 4 of Certified Survey Map No. 6153, Being part of the Southwest 1/4, Southeast 1/4 and Northeast 1/4 of the Northeast 1/4 of Section 22, Town 20 North, Range 17 East, in the City of Menasha, Winnebago County, Wisconsin.

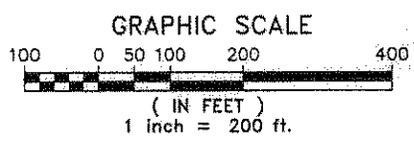
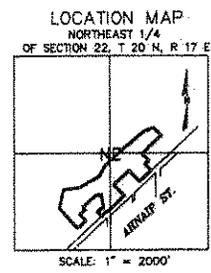
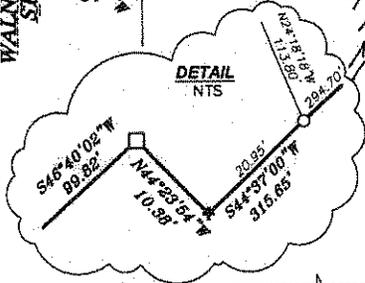
- INDICATES 1" IRON PIPE (FOUND), UNLESS NOTED
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.
- △ INDICATES SET MAG NAIL
- ▲ INDICATES FOUND MAG NAIL
- ⊕ INDICATES SET CHISELED CROSS
- ⊕ INDICATES FOUND CHISELED CROSS
- INDICATES SET RR SPIKE

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. ALL BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE NE 1/4 OF SECTION 22, T 20 N, R 17 E, WHICH IS RECORDED TO BEAR S89°35'43"W

PREPARED FOR:
CITY OF MENASHA
140 MAIN STREET
MENASHA, WI 54952



MARCH 15, 2013
REVISED
MARCH 29, 2013



R.A. Smith National, Inc.

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and Engineering*

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