

City of Menasha
SPECIAL ZONING APPROVAL

Owner Rule Investments 3, LLC

Case or Plan No. _____

Address 1220-1224 Carpenter St.

Fee \$520.00 (\$350 rezoning, \$150 CSM Review, \$10 per

Applicant (if different than Owner) Ryan Plisch, Manager of Rule Investments 3, LLC

Address Correspondence to: 4211 N. Lightning Dr. Appleton, WI 54913

Zoning R-2

Parcel Number(s) 7.0003900

PLEASE INDICATE WHICH REQUEST IS BEING MADE

- Rezoning Special Use Flood Plain Map Amendment
 Appeal or Variance PUD Plan Approval

Description of Request: Change zoning from R-2 to R-2A
in order to allow the property to be converted into a zero-lot line
condominium.

Owner/Agent 
Signature

(If applicable) Formal Hearing _____
Informal Hearing _____ Notice Mailed _____
Notice Mailed _____ Notice Mailed _____

Action Taken: _____ 20__

- APPROVED DENIED

Conditions (if any): _____



CITY OF MENASHA
Public Hearing

NOTICE IS HEREBY GIVEN that the City of Menasha Plan Commission and Common Council will hold public hearings regarding the proposed rezoning of properties on Carpenter Street and the Province Terrace corridor. The City of Menasha Community Development Department is proposing to:

Rezone the following properties from R-2 Two Family District to R-2A Multi-Family, Zero Lot Line Residence District:

Lots 1, 2 and 3 of Certified Survey Map 1670, City of Menasha, Calumet County.

- Parcel 7-37-00 (1200-1204 Carpenter Street)
- Parcel 7-38-00 (1210-1214 Carpenter Street)
- Parcel 7-39-00 (1220-1224 Carpenter Street)

Rezone the following property from R-2 Two Family Residence District to C-3 Business and Office District:

Lot 10 Province Terrace Plat, City of Menasha, Calumet County.

- Parcel 7-1-10 (1173 Province Terrace)

Rezone the following properties from R-1 Single Family Residence District to C-3 Business and Office District:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 16, 17 and 18 Province Terrace Plat, City of Menasha, Calumet County.

- Parcel 7-1-01 (1253 Oneida Street/1252 Province Terrace)
- Parcel 7-1-02 (1269 Oneida Street/1268 Province Terrace)
- Parcel 7-1-03 (1285 Province Terrace)
- Parcel 7-1-04 (1269 Province Terrace)
- Parcel 7-1-05 (1253 Province Terrace)
- Parcel 7-1-06 (1237 Province Terrace)
- Parcel 7-1-07 (1221 Province Terrace)
- Parcel 7-1-08 (1205 Province Terrace)
- Parcel 7-1-09 (1189 Province Terrace)
- Parcel 7-1-16 (1196 Province Terrace)
- Parcel 7-1-17 (1212 Province Terrace)
- Parcel 7-1-18 (1228 Province Terrace)

Public hearings will be held as follows:

Plan Commission

Date of Hearings: Tuesday, June 1, 2010

Time of Hearings: 3:30 p.m. or shortly thereafter

Place of Hearings: City Hall Council Chambers, 140 Main Street, Menasha

Common Council

Date of Hearings: Monday, June 7, 2010

Time of Hearings: 6:00 p.m. or shortly thereafter

Place of Hearings: City Hall Council Chambers, 140 Main Street, Menasha

Deborah A. Galeazzi
City Clerk

Publish: Monday May 24 and Sunday May 30

U. 11 P. 308

Doctt Set Sheet
at Calumet Twp

Doc # 234149

CERTIFIED SURVEY MAP NO. 1670

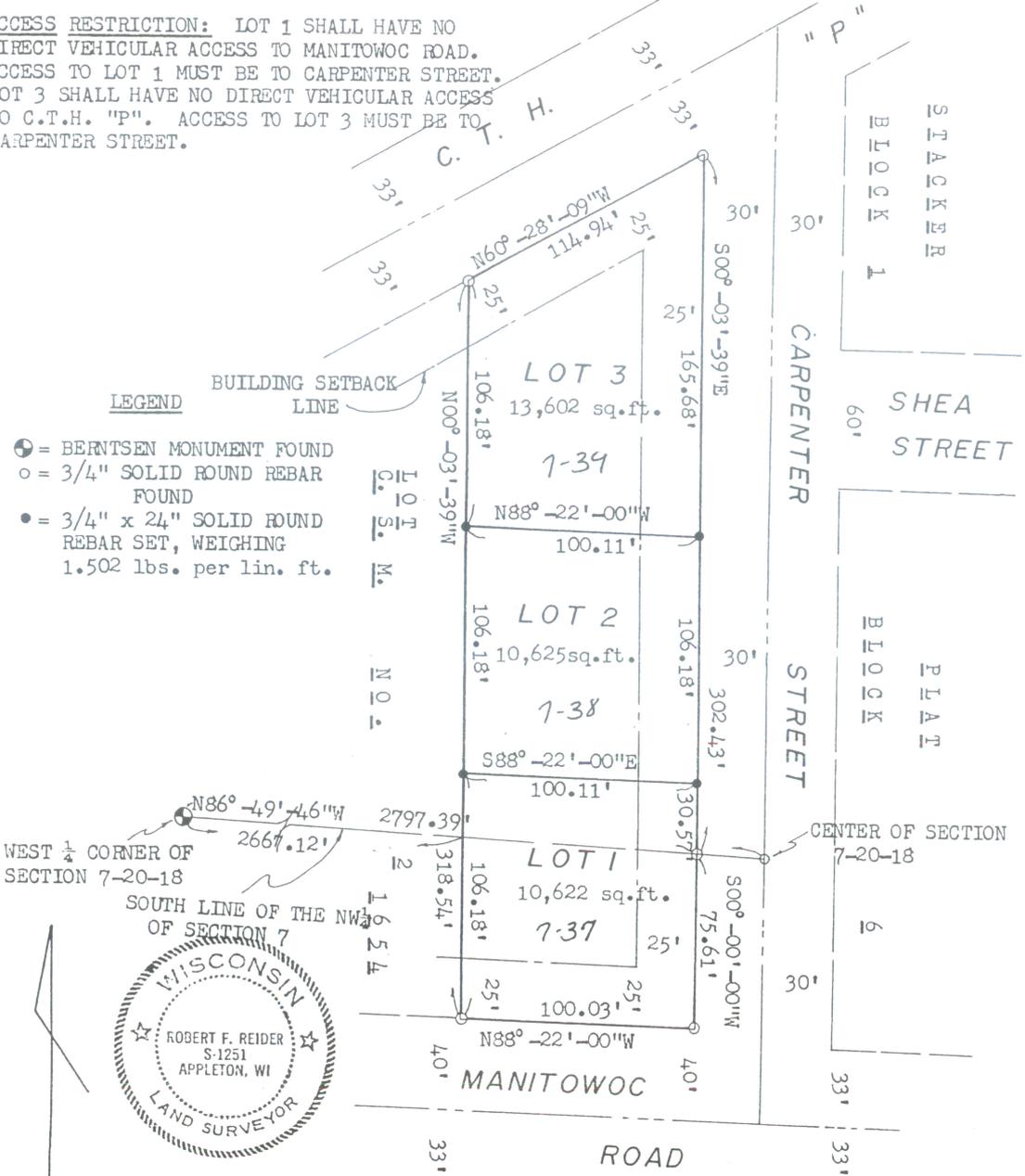
BEING ALL OF LOT 3 OF CERTIFIED SURVEY MAP NO. 1654 AS RECORDED IN VOLUME 11 OF CERTIFIED SURVEY MAPS, PAGE 253 AS DOCUMENT NO. 232305. BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 7, TOWNSHIP 20 NORTH, RANGE 18 EAST, CITY OF MENASHA, CALUMET COUNTY, WISCONSIN.

ACCESS RESTRICTION: LOT 1 SHALL HAVE NO DIRECT VEHICULAR ACCESS TO MANITOWOC ROAD. ACCESS TO LOT 1 MUST BE TO CARPENTER STREET. LOT 3 SHALL HAVE NO DIRECT VEHICULAR ACCESS TO C.T.H. "P". ACCESS TO LOT 3 MUST BE TO CARPENTER STREET.

LEGEND

- ⊙ = BERNTSEN MONUMENT FOUND
- = 3/4" SOLID ROUND REBAR FOUND
- = 3/4" x 24" SOLID ROUND REBAR SET, WEIGHING 1.502 lbs. per lin. ft.

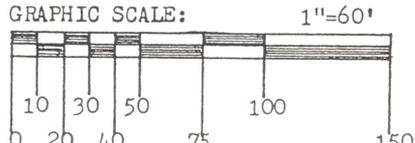
BUILDING SETBACK LINE



WEST 1/4 CORNER OF SECTION 7-20-18
SOUTH LINE OF THE NW 1/4 OF SECTION 7



NORTH IS REFERENCED TO THE SOUTH LINE OF THE NW 1/4 OF SECTION 7, T20N, R18E, CITY OF MENASHA, CALUMET COUNTY, WISCONSIN, WHICH IS ASSUMED TO BEAR N86°-49'-46"W.



Robert F. Reider 10-5-93
ROBERT F. REIDER, RLS-1251 DATED
A938.9-1 ec ms RFR 10-4-93



May 17, 2010

Town of Harrison Clerk
W5298 Hwy 114
Menasha, WI 5495

The City of Menasha will be considering the rezoning of the following parcels from R-2 Two Family Residence District to R-2A Multi-Family, Zero Lot Line Residence District:

- Parcel #7-37-00, 1200-1204 Carpenter Street
- Parcel #7-38-00, 1210-1214 Carpenter Street
- Parcel #7-39-00, 1220-1224 Carpenter Street

This rezoning will allow for the current two family use as well as zero lot line, condominium two family units. Please see the enclosed Certified Survey Map and public notice for more information.

The City of Menasha is notifying you in accordance with Section 13-1-142 of the Menasha Code of Ordinances, which requires notification of any municipality within one thousand (1,000) feet of any land to be affected by the proposed rezoning.

The Plan Commission will be considering this rezoning at an informal public hearing on Tuesday, June 1 at 3:30 p.m. or shortly thereafter in the Third Floor Council Chambers of City Hall, 140 Main Street. A second public hearing before the Common Council will be held Monday, June 7, 2010 at 6:00 p.m. or shortly thereafter in the Council Chambers of City Hall, 140 Main Street. Persons interested in this matter will be given an opportunity to comment and ask questions about the proposed rezoning.

If you have any questions, please contact me at (920) 967-3652,

Sincerely,

Amy Kester
Principal Planner

enclosures

c: City of Menasha Plan Commission
City Clerk Deborah Galeazzi