

From: [Dave Allen](#)
To: [Kara Homan](#)
Cc: [Scott DeWitt](#)
Subject: RE: meeting
Date: Tuesday, March 06, 2012 9:31:20 PM

Kara

Thanks to you Greg and the mayor for meeting with Scott and me today. Scott and I briefly discussed the concept of land swapping so we can develop single family homes and then hopefully move on to the commercial land.

Our parcel is 44,866 square feet (1.03 acres). Assuming our "lot #1" at the bottom of our parcel is 10,000 square feet the we would be trading $44,866 - 10,000 = 34,866$ square feet.

Assuming we receive the bottom portion of City land (lot #2) of 12,000 square feet and the FD parcel (lot #3) of 13,400 square feet then we would be short approximately one lot or 9,466 sf. This assumes that we'd be getting equivalent value.

So, how do we get this square footage?

- A) take extra land north of and adjacent to lots #1 and #2
- B) retain a lot at the top of our parcel
- C) obtain another City owned lot from elsewhere

We are open to discussing this strategy with the Plan Commission along with the Development Agreement that addresses the excess (2.75 acres) land.

As far as the Development Agreement we would like an exclusive right to negotiate a Development Agreement for a one year period after the transfer of all the city lands referred above to Emanona.

After the one year period we would want the right to be at the table for Development Agreements that didn't involve us. Maybe a right of 1st refusal.

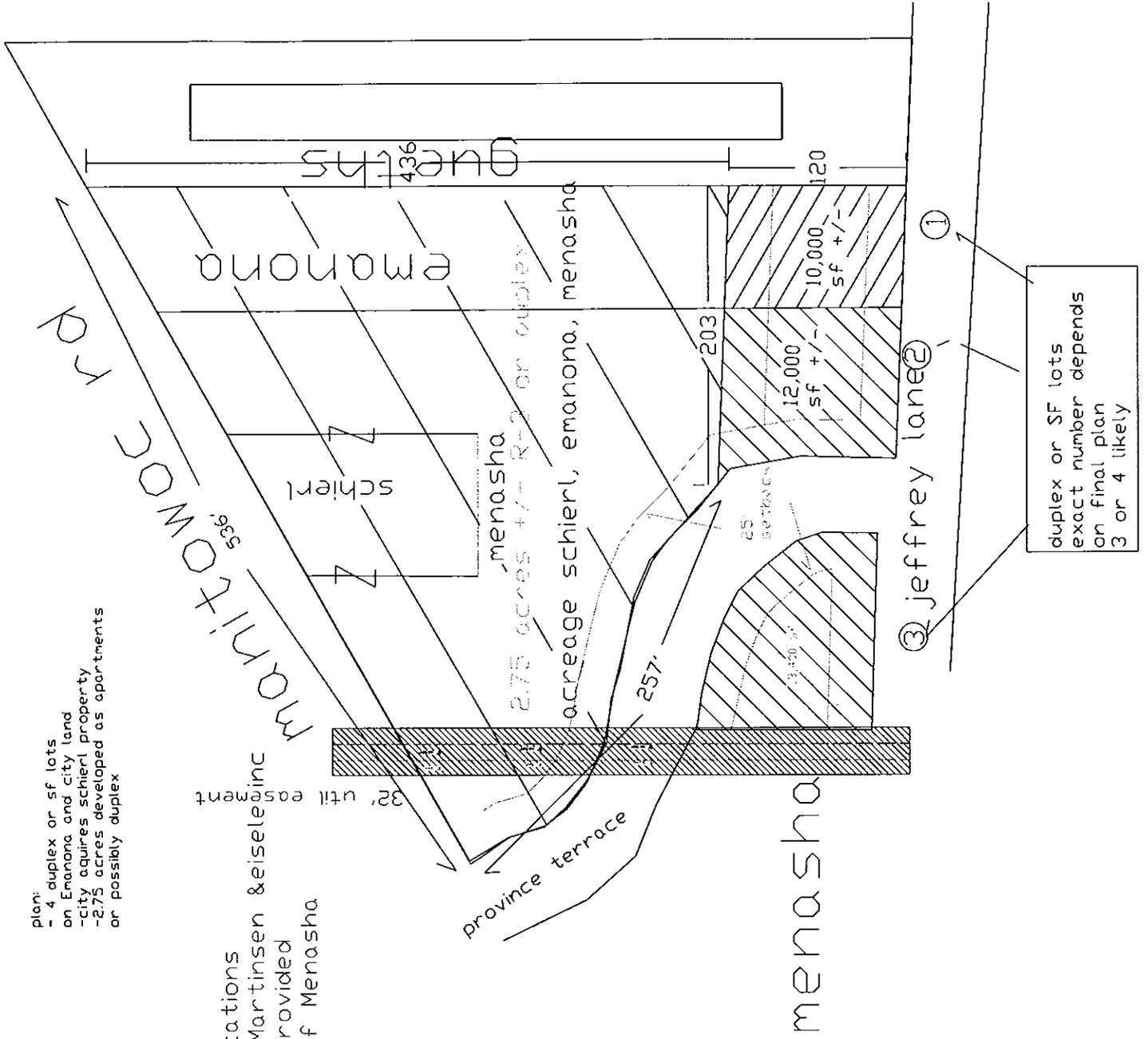
If these concepts are workable then we'd like to discuss again with staff or in front of the Plan Commission.

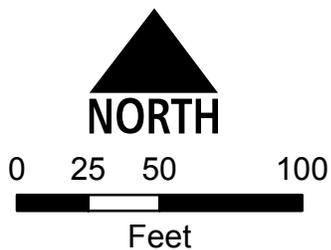
Dave Allen
Scott Dewitt

Dave Allen
Dewitt-Londre

plan:
 - 4 duplex or sf lots
 on Emanona and city land
 - city acquires schierl property
 - 2.75 acres developed as apartments
 or possibly duplex

utility locations
 NTS per Martinson & Seisler inc
 drawing provided
 by City of Menasha





**E.1. Overview Map:
Potential Emanona, LLC
& City of Menasha
Land Swap**