

EMANONA LLC
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January 9, 2012

Via e-mail to : khomam@ci.menasha.wi.us

Re: Waverly Sanitary District request for information regarding SE corner Manitowoc Rd
/Province Terrace, City of Menasha

Dear Kara,

Please see attached pdf file of cad drawing and the cad file.

Also attached is a summary of parcels affected (except for the off-site parcel s. of fire station).
Note the cad file was traced from GIS and other drawings and is NTS. It is concept only

Our intent is to work with Menasha on our parcel 7-00011-08 and their parcels and ultimately the Schierl parcel to develop the vacant acreage with duplex (or single family) at the south and R-3 residential (18/acre) as a special exception or duplex (right) on the remainder. The City owned parcels are in TIF.

The current concept anticipates approx. 2.75 acres for R-3 and the remaining 21,000 sf (on main site) and 13,500 sf (on parcel adjacent to firehouse) for duplex or single family. A PD overlay concept is anticipated

A significant part of the evaluation process is the location of utilities and the associated cost for construction, hookup, and on-going costs for services.

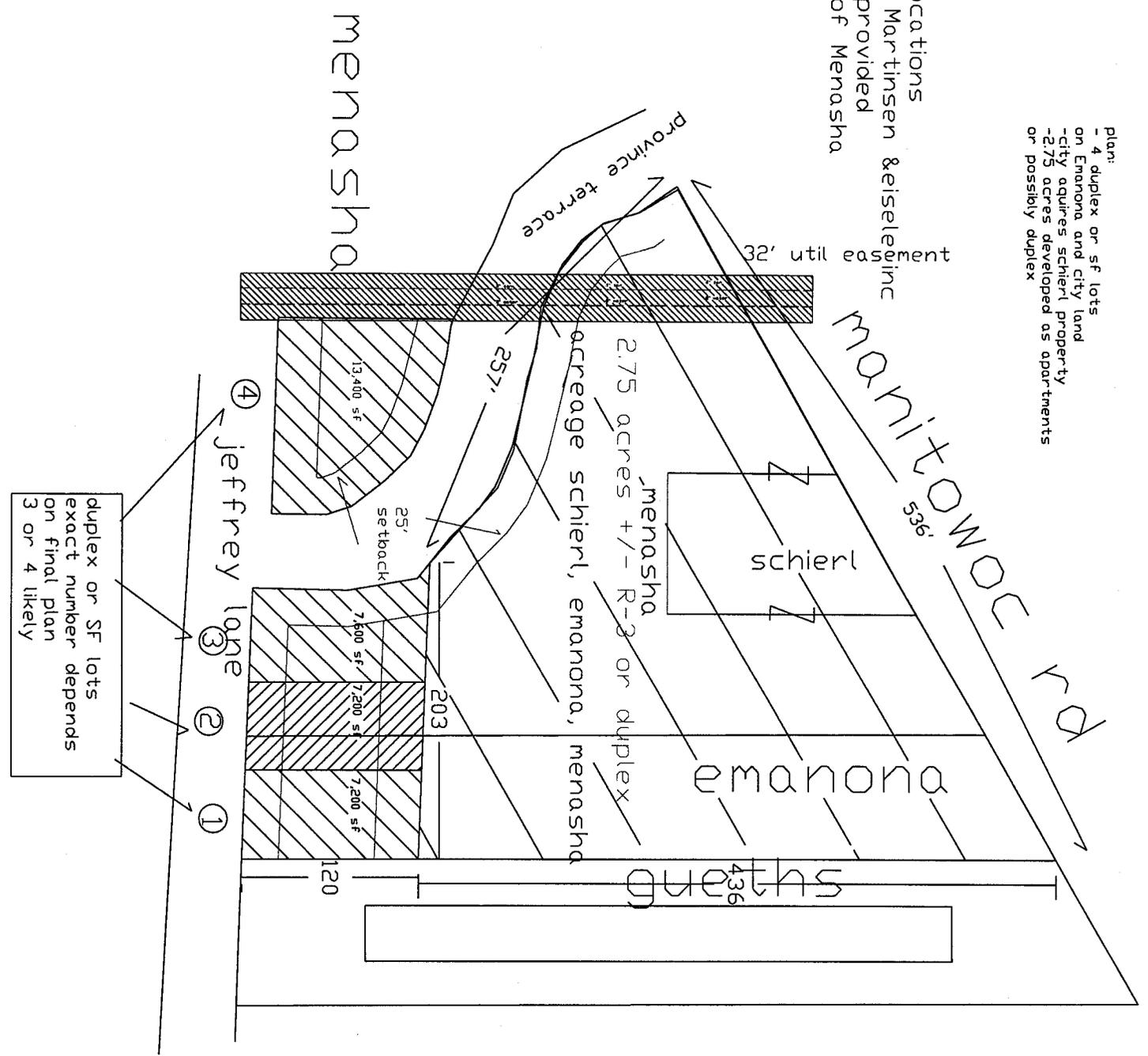
The exact location and density of the duplex (or SF) and apartments is speculative. We would like to know the cost formulas that Menasha that apply to our proposed uses and any other feedback you may have.

Sincerely,

Dave Allen
Member

utility locations
 NTS per Martinsen & Seisele
 drawing provided
 by City of Menasha

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



duplex or SF lots
 exact number depends
 on final plan
 3 or 4 likely

	PIN	OWNER	OWNER ADDRESS	STREET ADDRESS	AREA	LAND	IMP	TOTAL AV	FMV	TAX
	7-00012-00	Guehls, Daniel	W7255 MANITOWOC RD	7255 Manitowoc Rd	1.3163912	59300	116300	175600		4387
	7-00011-08	Emanona LLC	W7255 MANITOWOC RD		1.0332415	33100		33100	33468	839
	7-00015-01	menasha city			1.294674					
	7-00011-06	schierl, mark		7285 Manitowoc Rd	0.3008035	13400	56700	70100		1711
	7-00015-02	menasha city			0.6198347					
	total				3.2485537	46500	56700	103200	33468	2550