

It is expected that a Quorum of the Board of Public Works, Park Board, Administration Committee, and/or Common Council may attend this meeting: (although it is not expected that any official action of any of those bodies will be taken)

**CITY OF MENASHA  
PLAN COMMISSION  
Council Chambers  
140 Main Street, Menasha**

**September 29, 2009**

**3:30 PM**

**AGENDA**

- A. CALL TO ORDER
- B. ROLL CALL/EXCUSED ABSENCES
- C. MINUTES TO APPROVE
  - 1. [Minutes of the September 15, 2009 Plan Commission Meeting](#)
- D. PUBLIC COMMENT ON ANY ITEM OF CONCERN ON THIS AGENDA  
Five (5) minute time limit for each person
- E. DISCUSSION
  - 1. None
- F. ACTION ITEMS
  - 1. [Extraterritorial CSM – Tayco Road and Forkin Street](#)
  - 2. [Extraterritorial Plat Review – Spring Valley Road](#)
- G. ADJOURNMENT

**CITY OF MENASHA**  
**Plan Commission**  
**Council Chambers, City Hall – 140 Main Street**  
**September 15, 2009**  
**DRAFT MINUTES**

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**A. CALL TO ORDER**

The meeting was called was called to order at 4:38 p.m. by Mayor Donald Merkes.

**B. ROLL CALL/EXCUSED ABSENCES**

PLAN COMMISSION MEMBERS PRESENT: Mayor Merkes, Ald. Benner, Commissioners Cruickshank, Sturm and Schmidt

PLAN COMMISSION MEMBERS EXCUSED: DPW Radtke and Norm Sanders

OTHERS PRESENT: CDD Keil, Ken Syring, Jason Daye, Stan Raemaker, and Mike King

**C. MINTUES TO APPROVE**

1. **Minutes of the Minutes of the August 4, 2009 Plan Commission Meeting**

Moved by Ald. Benner, seconded by Comm. Cruickshank to approve the August 4, 2009 Plan Commission meeting minutes.

The motion carried.

**D. PUBLIC COMMENT ON ANY ITEM OF CONCERN ON THIS AGENDA**

1. No one spoke.

**E. DISCUSSION**

1. **None**

**G. ACTION ITEMS**

1. **Site Plan Amendment - Mission Village**

CDD Keil provided an overview of the project and stated the most significant change to the project from the plan that was conditionally approved as part of the Special Use Permit conditionally approved by the Common Council in January was the relocation of the access drive from Terrace Avenue on the west side of the site to a private drive on the east side of the site. The stormwater pond was also relocated west to east. Staff recommends the approval of the site plan amendment with the following conditions:

- That the drainage and stormwater management plan be approved by the Engineering Department
- That additional landscaping be added around the stormwater pond and in proximity to the entrance to the main body of the site
- That sidewalk be extended to the Terrace Avenue Street right-of-way
- That the landscaping plan be modified to reflect greater diversity in the types of canopy trees
- That the density of transitional areas plantings may be reduced to that proposed in the landscaping plan due to the compatibility of the site with neighboring residential land uses

Commissioners discussed adjoining land use, fire department review and approval of the

project, the use of mountable vs. upright curbing, transitional areas on the west and southern portions of the site, and the extension of sidewalk in the Terrace Avenue right-of-way to Fatima Street.

Ken Syring commented on the compatibility of the development with neighboring land uses and noted the availability of supporting commercial facilities and services in proximity to the site.

Motion by Comm. Cruickshank, seconded by Comm. Sturm to approve the site plan amendment for the Mission Village development with the conditions recommended by staff.

The motion carried.

## **H. ADJOURNMENT**

Moved by Comm. Schmidt, seconded by Comm. Cruickshank to adjourn at 4:00 p.m.

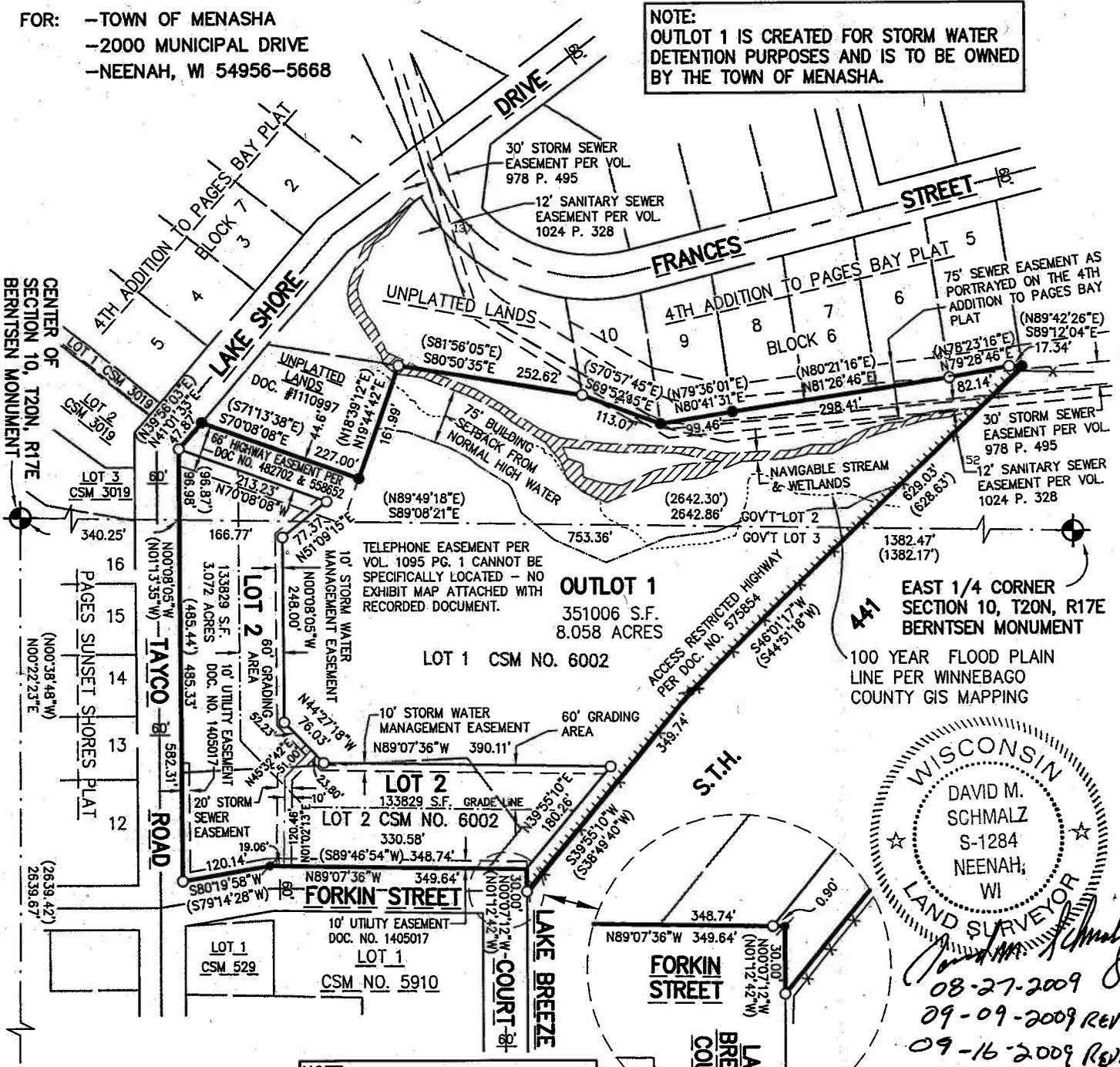
The motion carried.

*Minutes respectfully submitted by Greg Keil, Community Development Director*

ALL OF LOTS ONE (1) AND TWO (2) OF CERTIFIED SURVEY MAP NO. 6002 AS RECORDED IN VOLUME 1 OF MAPS ON PAGE 6002, BEING PART OF GOVERNMENT LOTS 2 AND 3 OF SECTION 10, TOWNSHIP 20 NORTH, RANGE 17 EAST, TOWN OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.

FOR: -TOWN OF MENASHA  
 -2000 MUNICIPAL DRIVE  
 -NEENAH, WI 54956-5668

NOTE:  
 OUTLOT 1 IS CREATED FOR STORM WATER DETENTION PURPOSES AND IS TO BE OWNED BY THE TOWN OF MENASHA.



NOTE:  
 THE STORM SEWER EASEMENT AND STORM WATER MANAGEMENT EASEMENTS AS SHOWN ON LOT 2 ARE DEDICATED BY THE OWNER TO THE TOWN OF MENASHA.

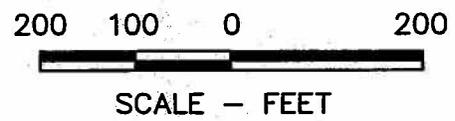
NOTE:  
 GRADE LINE IS THE START OF THE FIRST FOUR TO FIVE FEET OF ELEVATION DROP OF FUTURE TAYCO ROAD POND

**LEGEND**

- - 3/4" x 24" ROUND IRON REBAR WEIGHING 1.5 lbs./lineal ft. SET
- ✕ - 1 1/4" ROUND STEEL REBAR FOUND
- - 3/4" ROUND STEEL REBAR FOUND
- - 1" PIPE FOUND (1.315" O.D.)
- ⊙ - CERTIFIED LAND CORNER WINNEBAGO COUNTY
- ( ) - RECORDED BEARING AND/OR DISTANCE
- S.F. - SQUARE FEET
- — — - EXISTING FENCE
- ||||| - ACCESS RESTRICTED HIGHWAY PER DOC. #575854
- ▨ - WETLAND AREA DELINEATED BY STUART BOERST P.S., P.H. DATED NOV. 24TH, 2008

DETAIL  
 NOT TO SCALE

BEARINGS ARE REFERENCED TO THE NORTH LINE OF GOVERNMENT LOT 3 OF SECTION 10, T20N, R17E, WHICH BEARS S89°08'21"E PER WINNEBAGO COUNTY COORDINATE SYSTEM.



**McMAHON**  
 ENGINEERS ARCHITECTS

1445 McMAHON DRIVE NEENAH, WI 54956  
 Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025  
 Tel: (920) 751-4200 Fax: (920) 751-4284  
 www.mcmgrp.com

DRAFTED BY: DOUG WOELZ, RLS

ALL OF LOTS ONE (1) AND TWO (2) OF CERTIFIED SURVEY MAP NO. 6002 AS RECORDED IN VOLUME 1 OF MAPS ON PAGE 6002, BEING PART OF GOVERNMENT LOTS 2 AND 3 OF SECTION 10, TOWNSHIP 20 NORTH, RANGE 17 EAST, TOWN OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.

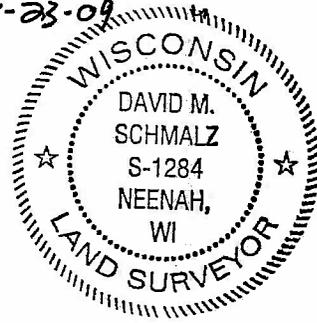
SURVEYOR'S CERTIFICATE

I, David M. Schmalz, Wisconsin Registered Land Surveyor S-1284, certify that I have surveyed, divided and mapped all of Lots One (1) and Two (2) of Certified survey Map No. 6002 as Recorded in Volume 1 of Maps on Page 6002, Being part of Government Lots Two (2) and Three (3) of Section 10, Township 20 North, Range 17 East, Town of Menasha, Winnebago County, Wisconsin containing 484,835 square feet (11.130 acres) of land.

I further certify that this map is a correct representation of the exterior boundary lines of the land surveyed and the division of that land, and that I have complied with section 236.34 of the Wisconsin Statutes, Winnebago County and Town of Menasha Subdivision Ordinance in surveying, dividing and mapping the same.

Given under my hand and seal this 27th day of August, 2009.  
09-09-09 REVISED  
09-16-09  
09-23-09

David M. Schmalz  
David M. Schmalz, Reg. WI Land Surveyor S-1284



NOTES:

- THIS CSM IS ALL OF TAX PARCEL No.s: 008029814, 008031001 & 1390593.
- THE PROPERTY OWNERS OF RECORD ARE: KENNETH C. SYRING, TOWN OF MENASHA & CITY OF MENASHA
- THIS CSM IS CONTAINED WHOLLY WITHIN LANDS DESCRIBED IN DOCUMENT No.s: 1417043 & 1518234.

CERTIFICATE OF TOWN BOARD

We hereby certify that the Town of Menasha Board of Supervisors adopted Resolution No. \_\_\_\_\_ at their regular meeting of \_\_\_\_\_, approving the Certified Survey Map with/without conditions as stated in the resolution.

\_\_\_\_\_  
Town Chairperson  
Arden Tews

\_\_\_\_\_  
Date

\_\_\_\_\_  
Town Clerk  
Karen J. Backman

\_\_\_\_\_  
Date

CERTIFICATE OF TREASURERS

I, being the duly elected, qualified and acting Treasurer, do hereby certify that in accordance with the records in my office there are no un-paid taxes or un-paid special assessments on any of the lands included in this Certified Survey Map as of:

\_\_\_\_\_  
Town Finance Director Date  
Myra R. Piergrossi

\_\_\_\_\_  
County Treasurer Date  
Mary Krueger

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PAGE 3 OF 4

ALL OF LOTS ONE (1) AND TWO (2) OF CERTIFIED SURVEY MAP NO. 6002 AS RECORDED IN VOLUME 1 OF MAPS ON PAGE 6002, BEING PART OF GOVERNMENT LOTS 2 AND 3 OF SECTION 10, TOWNSHIP 20 NORTH, RANGE 17 EAST, TOWN OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.

CERTIFICATE OF PLANNING AGENCY

Pursuant to the Land Subdivision Regulations of Winnebago County, Wisconsin, all the requirements for approval have been fulfilled. This minor subdivision was approved by the Winnebago County Planning and Zoning Committee.

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

COMMON COUNCIL RESOLUTION (EXTRATERRITORIAL)

Resolved, this Certified Survey Map in the City of Menasha is hereby approved by the Common Council on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Mayor  
Donald Merkes

\_\_\_\_\_  
Dated

\_\_\_\_\_  
City Clerk  
Deborah Galeazzi

\_\_\_\_\_  
Dated

OWNER'S CERTIFICATE

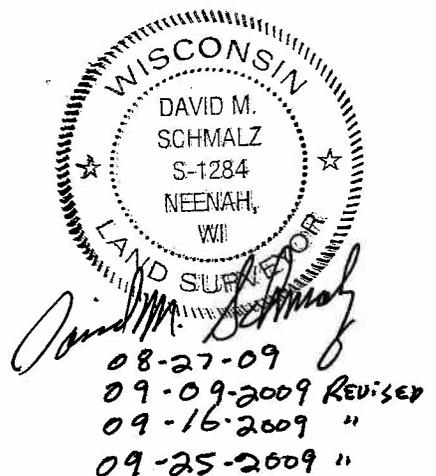
Kenneth C. Syring, As Owner of Lot 2 of this CSM, I hereby certify that I caused the land described on this map to be surveyed, divided, mapped and the dedicating of easements as represented on this Certified Survey Map. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Kenneth C. Syring (Owner)

State of Wisconsin)  
                                  )ss  
\_\_\_\_\_ County)

Personally appeared before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named person(s) to me known to be the person(s) who executed the foregoing instrument, and acknowledged the same.

\_\_\_\_\_  
Notary Public  
\_\_\_\_\_  
County, \_\_\_\_\_  
My commission expires \_\_\_\_\_





# N9047 - N9049 Spring Valley Road Condominium

Lot 80, Woodland Trails II, Town of Harrison, Calumet County, Wisconsin

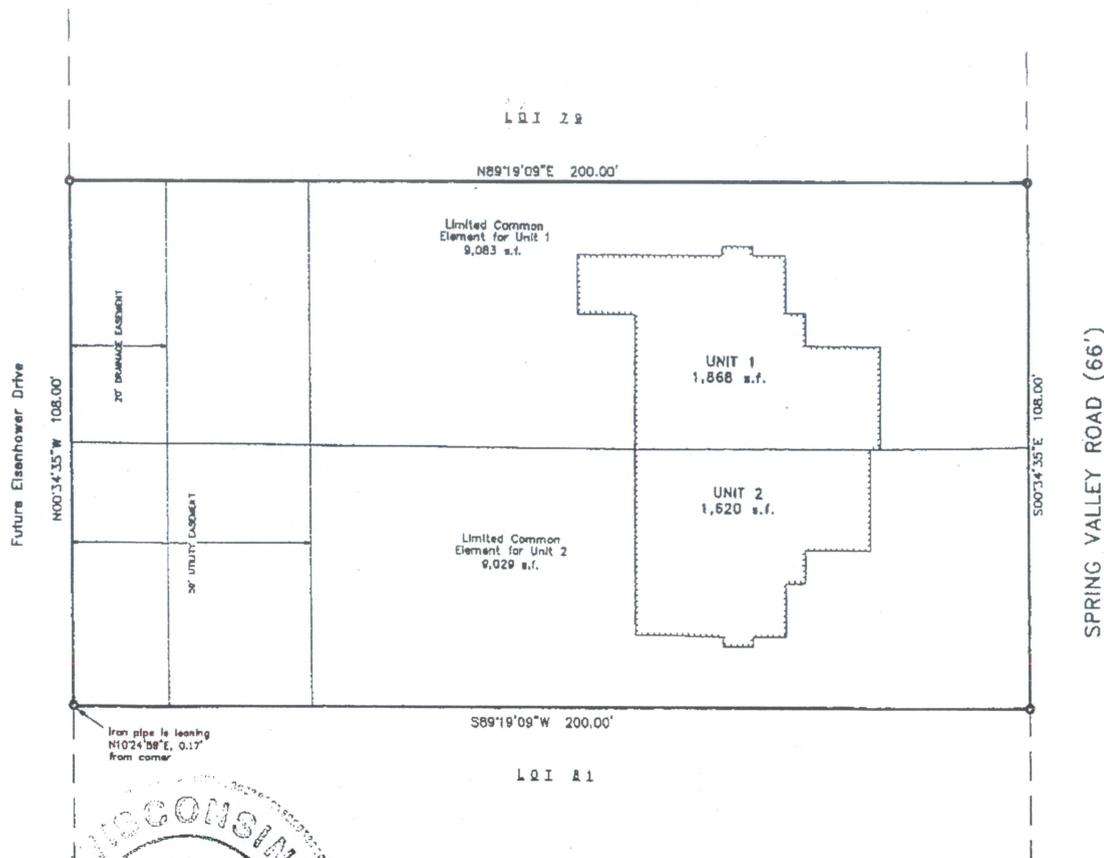
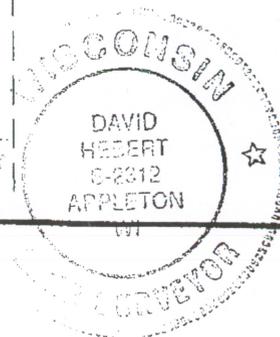


### LEGEND

● = Found 1" I.d. Iron pipe

I, David Hebert, Registered Wisconsin Land Surveyor, do hereby certify that this plot is a correct representation of the condominium described and the identification and location of each unit and the common elements can be determined from the plot.

*David Hebert* 5-20-09  
 David Hebert RLS date



**HAI** Hebert Associates, Inc.  
 Land Surveying • Soil Testing

1110 W. Wisconsin Ave. Appleton, WI 54914  
 920-734-8373 Fax: 920-734-3955

SHEET 1 of 1 FILE # 09035N01

# N9047 - N9049 Spring Valley Rd Condominium - Lot # 80 Woodland Trails II, Town of Harrison, Calumet County, Wisconsin

City of Appleton

LP

MCKAY LDR  
LONDON DR  
AUSTIN DR  
BRITTANY DR  
BRENDA DR

ETHAN DR

SNAPDRAG LN  
MOONFLOWER DR  
STRAWFLOWER DR  
MIDWAY RD

CORNFLOWER DR  
ZINNA DR  
DAHLIA DR  
SWEETWILLIAM DR  
NETTIE DR  
HEDGEROW DR  
JONCH DR  
NOLAN DR

MANITOWOC RD

N COOP RD

City of Menasha

SAWTOOTH CT  
CHERRY BARK CIR  
BLACKOAK S

DOGWOOD LN

DOGWOOD LN

WILLOW LN

LILAC DR

ARBORVITAE LN

WOODLAND RD

Proposed Condominium

EDUCATION WAY

SPRING VALLEY RD

BOX ELDER WAY

SUGAR MAPLE WAY

