

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**

**June 21, 2011  
3:30 PM**

**AGENDA**

- A. CALL TO ORDER
- B. ROLL CALL/EXCUSED ABSENCES
- C. MINUTES TO APPROVE
  - 1. [Minutes of the June 7, 2011 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. [Site Plan Review – Dollar General – Appleton Road](#)
  - 2. [Easement Release – Lake Park Square](#)
  - 3. [Certified Survey Maps – Lake Park Villas – Section 1, Section 2, Section 3](#)
- G. ADJOURNMENT

**CITY OF MENASHA**  
**Plan Commission**  
**Council Chambers, City Hall – 140 Main Street**  
**June 7, 2011**  
**DRAFT MINUTES**

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**A. CALL TO ORDER**

The meeting was called to order at 3:35 p.m. by Mayor Merkes.

**B. ROLL CALL/EXCUSED ABSENCES**

PLAN COMMISSION MEMBERS PRESENT: Mayor Merkes, Commissioner Schmidt, DPW Radtke and Ald. Benner

PLAN COMMISSION MEMBERS EXCUSED: Commissioners Homan and Cruickshank

PLAN COMMISSION MEMBERS ABSENT: Commissioner Sturm

OTHERS PRESENT: CDD Keil, PP Kester, Todd Platt, Jim Lundberg, Stanley Bye and Tammy Thompson

**C. MINTUES TO APPROVE**

1. **Minutes of the May 17, 2011 Plan Commission Meeting**

Motion by Comm. Schmidt, seconded by Ald. Benner to approve the May 17, 2011 Plan Commission meeting minutes with one correction - to spell Commissioner Sturm correctly. The motion carried.

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

1. No one spoke.

**E. DISCUSSION**

1. None

**F. ACTION ITEMS**

1. **Site Plan Review – Dollar General – Appleton Road**

Todd Platt gave an overview of Dollar General as a corporate entity. PP Kester stated the staff review comments on the site plan. Commissioners discussed:

- Building materials
- Site Lighting
- Dumpster enclosure location and screening
- Screening of ground mounted equipment
- Transitional area planting
- Storm water management

The consensus was that the developer should work with staff to address the items described above and bring back a revised site plan.

2. **Site Plan Amendment – 1429 Province Terrace and Consideration of Proposed Changes to Parking Lot Requirements**

Stanley Bye described the history of the site development and the current use of the site. Tammy Thompson described the business operations within the facility and the related need for

more parking. Commissioners discussed the application of interior parking lot landscaping requirements. The consensus was that staff should put together alternatives for parking lot landscaping that would give the Plan Commission greater discretion in allocating landscaping within and around the perimeter of parking lots.

**G. ADJOURNMENT**

Motion by DPW Radtke, seconded by Ald. Benner to adjourn at 5:20 p.m. The motion carried.

*Minutes respectfully submitted by Greg Keil, CDD.*

**GENERAL NOTES:**

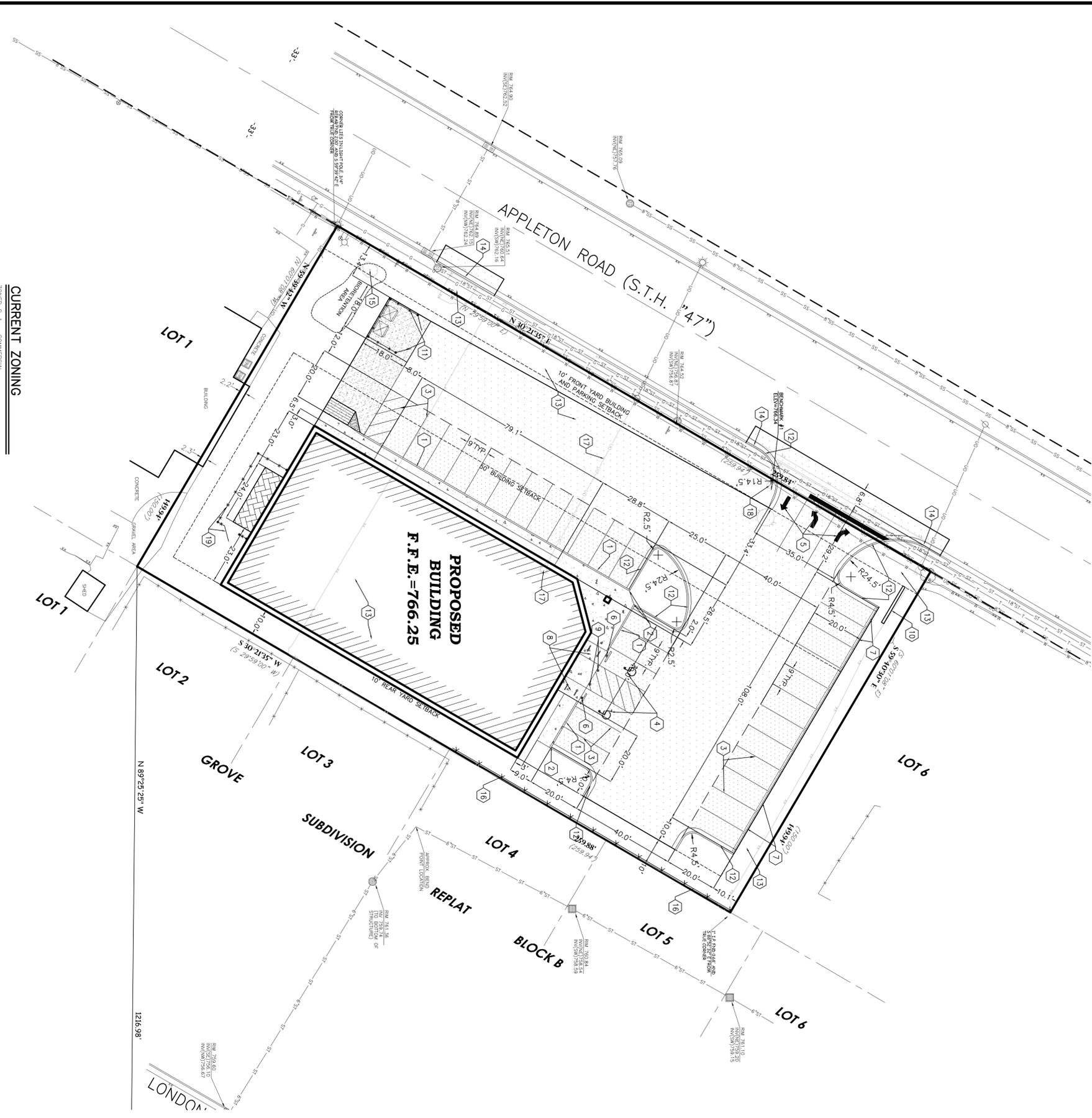
1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. GRADE, EROSION AND RETEL TO BE REFERRED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. REQUIRED EROSION CONTROL ELEMENTS TO BE INSTALLED PRIOR TO THE START OF DEMOLITION/CONSTRUCTION. SEE SHEET EC-1 FOR ALL.
4. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
5. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
6. THE BIDDER SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
7. ALL DIMENSIONS ARE REFERENCED TO P.O.B WHICH IS THE NORTHEASTERN PROPERTY CORNER. ALL DIMENSIONS REFERENCED TO THE P.O.B ARE SET PARALLEL OR PERPENDICULAR TO THE EASTERN PROPERTY LINE SAID TO BEAR S. 30°21'35"W.
8. PRIOR TO THE START OF WORK VERIFY WITH THE CITY OF MENASHA THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
9. THOSE ITEMS NOTED TO BE SALVAGED SHALL BE REMOVED AND STORED IN AN APPROPRIATE MANNER. CONSULT THE CITY OF MENASHA FOR FURTHER INFORMATION.
10. STRIP TOPSOIL WITHIN THE PROJECT LIMITS IN ACCORDANCE WITH THE PROJECT MANUAL SPECIFICATIONS.
11. STOCKPILE STRIPPED TOPSOIL ON SITE. PLACE SILT FENCE AROUND THE BASE OF THE STOCKPILE TO PREVENT EROSION.
12. PRIOR TO PERFORMING WORK WITHIN THE S.T.H. 47 /APPLETON RD. RIGHT OF WAY, NOTIFY AND COORDINATE WORK WITH THE CITY OF MENASHA.

**KEYNOTES:**

- |    |  |     |  |
|----|--|-----|--|
| 1  | THICKENED EDGE WALK                        | 3   | 18'x12' DUMPSTER ENCLOSURE   |
| 2  | END OF THICKENED EDGE WALK                 | D-1 | 6" HIGH SHADOWBOX PRIVACY FENCE & 12" SERVICE GATE                   |
| 3  | PARKING LOT STRIPING                       | D-2 | 24" CONCRETE CURB & GUTTER   |
| 4  | HAND-OP STALL                              | 8   | REMOVE EXISTING BITUMINOUS PAVEMENT                                  |
| 5  | DIRECTIONAL ARROW                          | D-1 | REMOVE & REPLACE EXISTING CONCRETE CURB & GUTTER (TO MATCH EXISTING) |
| 6  | HAND-OP PARKING SIGN                       | 9   | CLEAR & CRUB EXISTING TREE   |
| 7  | 8" PARKING STOP                            | D-1 | 6" SHADOWBOX PRIVACY FENCE   |
| 8  | HANDICAP CURB RAMP                         | 8   | COORDINATE REMOVAL OF EXISTING LIGHT POLE/OVERHEAD POWER LINE        |
| 9  | CONCRETE BOLLARD                           | D-1 | REMOVE & SALVAGE EXISTING HYDRANT PLUG END OF 6" DIP LEAD            |
| 10 | PROPOSED MONUMENT SIGN (SEE ARCHITECTURAL) | D-1 | 6" HIGH SHADOWBOX PRIVACY FENCE & GATE                               |
| 11 |  | D-2 |  |
| 12 |  | 9   |  |
| 13 |  | D-2 |  |
| 14 |  | 8   |  |
| 15 |  | D-2 |  |
| 16 |  | 8   |  |
| 17 |  | D-2 |  |
| 18 |  | 8   |  |
| 19 |  | D-2 |  |

**SITE PARKING RE-CAP**

EXISTING AND PROPOSED ZONING = C-1 GENERAL COMMERCIAL  
 ONE STREET PARKING-REQUIRED  
 1 STALL PER 100 SQ. FT. OF FINISHED FLOOR AREA  
 7,389 S.F. / 400 = 19 STALLS REQUIRED  
 ONE STREET PARKING-PROPOSED  
 30 PARKING STALLS PROPOSED



**CURRENT ZONING**

ZONED C-1 = COMMERCIAL  
 CONVENTIONAL A MODERN PARKING LOT

**LEGAL DESCRIPTION**

BEING ALL OF LOTS 2, 3, 4, AND 5 OF BLOCK 4 OF GROVE SUBDIVISION, LOCATED IN THE NORTHEAST 1/4 OF THE SOUTH-EAST 1/4 OF SECTION 11, TOWNSHIP 20 NORTH, RANGE 10 WEST, COUNTY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.

**DGI-MENASHA, LLC**  
**DOLLAR GENERAL SITE**  
**CITY OF MENASHA**  
**WINNEBAGO COUNTY, WISCONSIN**

Land Surveying  
 Engineering  
 5709 Windy Drive, Suite D  
 Stevens Point, WI 54482  
 715.344.9999(Ph) 715.344.9922(Fx)



DESIGNED BY	JIM LINDBERG
CHECKED BY	MELISSA KLOCK
DATE	9/26/11
PROJECT NO.	11.025

**GRADING PLAN**

**DGI-MENASHA, LLC**  
**DOLLAR GENERAL SITE**  
**CITY OF MENASHA**  
**WINNEBAGO COUNTY, WISCONSIN**

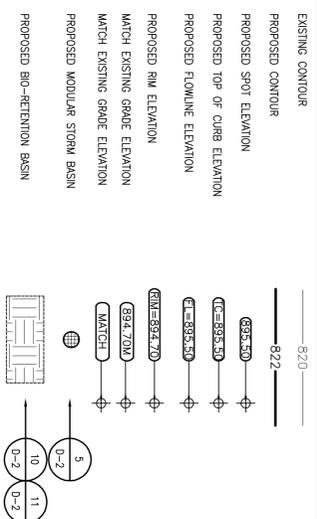
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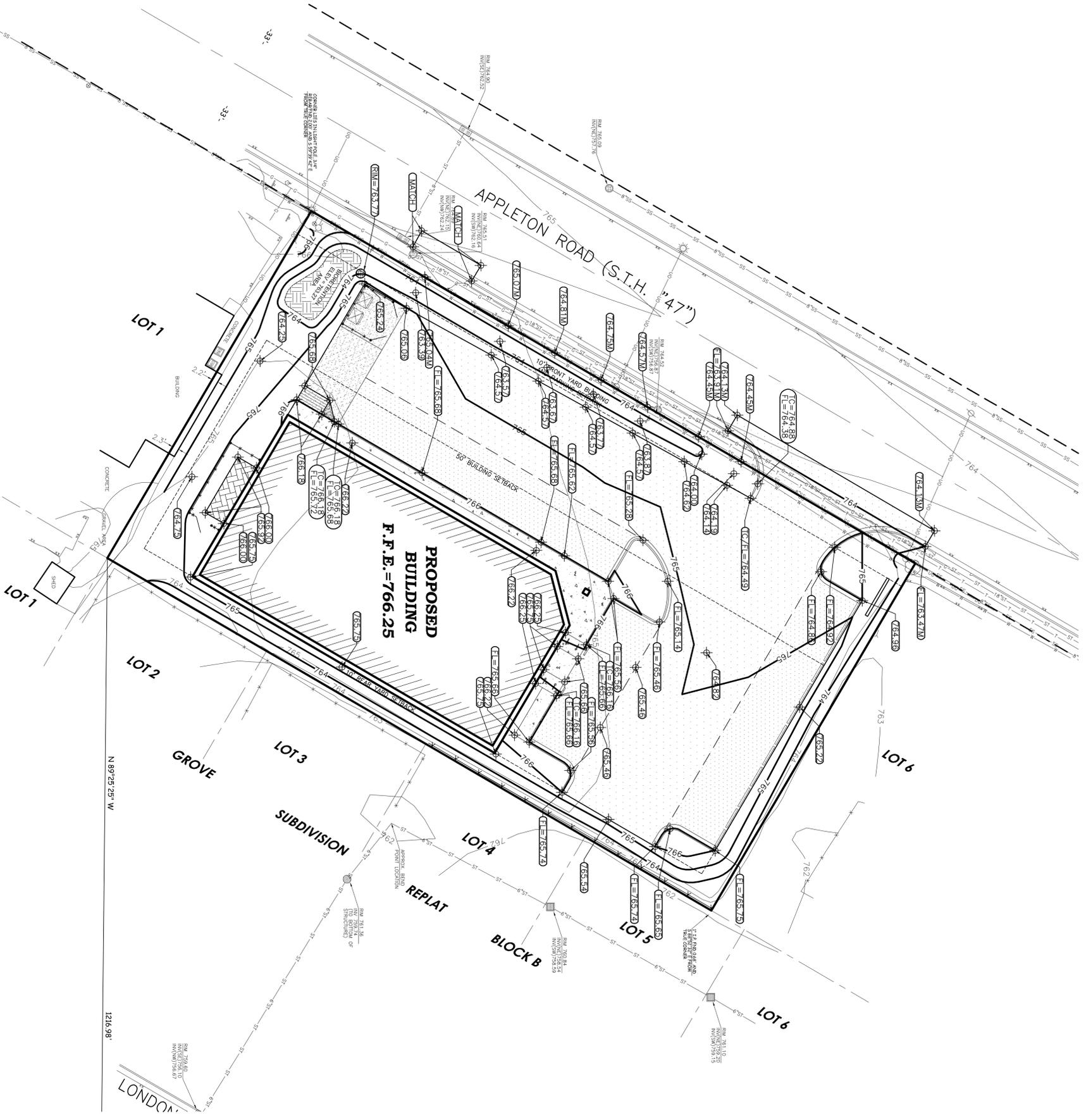
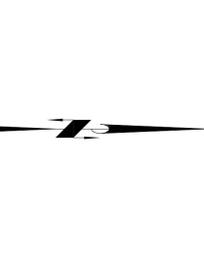
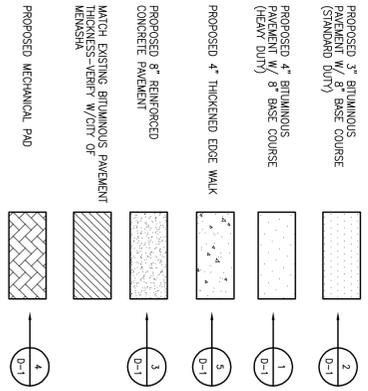
**GRADING GENERAL NOTES**

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. THE PROPOSED SITE PLAN FINISH FLOOR ELEVATION OF 766.25 EQUALS THE PROPOSED BUILDING ARCHITECTURAL FINISH FLOOR ELEVATION OF 100.00.
4. SEE SHEET G-1 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
5. THE FINISH GRADE SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND BE INCLUDED IN THE BASE BID CONTRACT.
6. COORDINATE ALL EARTHWORK ACTIVITIES WITH GAS, ELECTRIC, (INCLUDING MAIN SERVICE), SITE LIGHTING, CONDUITS AND SIGNALING CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SAID UTILITIES.
7. ALL EARTHWORK SHALL BE DONE IN ACCORDANCE WITH COMM 82.21.
8. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LANDSCAPE AREAS.
9. COORDINATE ALL WORK WITHIN THE APPLETON ROAD RIGHT-OF-WAY WITH THE CITY OF MENASHA.

**GRADING LEGEND**



**PAVEMENT HATCH PATTERNS:**



**CURRENT ZONING**  
 ZONED C-1 = COMMERCIAL  
 CORNERED A FRONT PARKING LOT

**LEGAL DESCRIPTION**

BEING ALL OF LOTS 2, 3, 4, AND 5 OF BLOCK 4 OF GROVE SUBDIVISION, LOCATED IN THE NORTHEAST 1/4 OF THE SOUTH-EAST 1/4 OF SECTION 11, TOWNSHIP 20 NORTH, RANGE 10 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.

POINT OF BEGINNING, LLC AND ITS ENGINEERS IN CONNECTION WITH THE PREPARATION OF THIS PLAN, HAS CONDUCTED A VISUAL SURVEY OF THE PROPERTY AND HAS FOUND NO OBVIOUS ENCUMBRANCES OR EASEMENTS AFFECTING THE PROPERTY. THE ENGINEER HAS NOT CONDUCTED A SURVEY OF THE PROPERTY TO DETERMINE THE EXACT BOUNDARIES OF THE PROPERTY OR THE EXACT LOCATION OF THE PROPERTY WITHIN THE CITY OF MENASHA, WISCONSIN.

CHECKED:	JIM LINDBERG
DRAWN:	MELISSA KLOCK
DATE:	9/26/11
PROJECT NO.:	11025

**EROSION CONTROL PLAN**

**DGI-MENASHA, LLC**  
**DOLLAR GENERAL SITE**  
**CITY OF MENASHA**  
**WINNEBAGO COUNTY, WISCONSIN**

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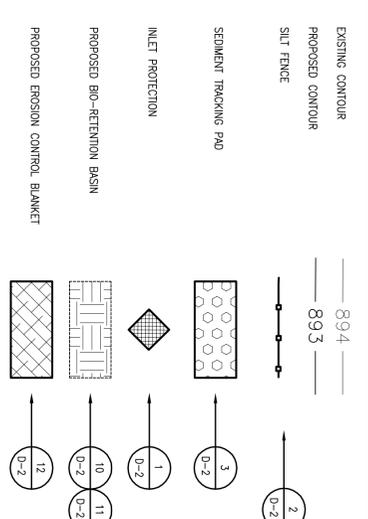


EC-1

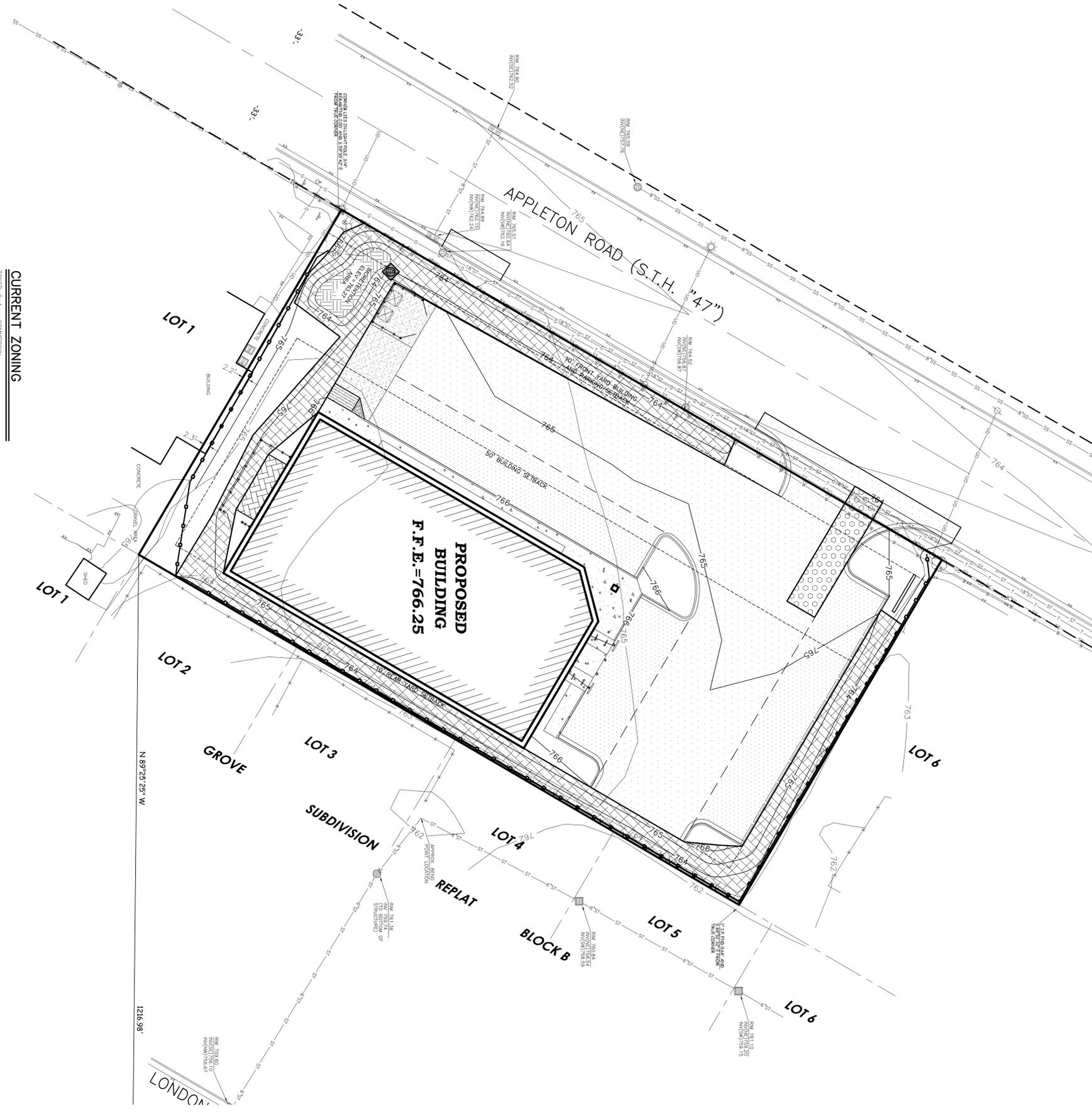
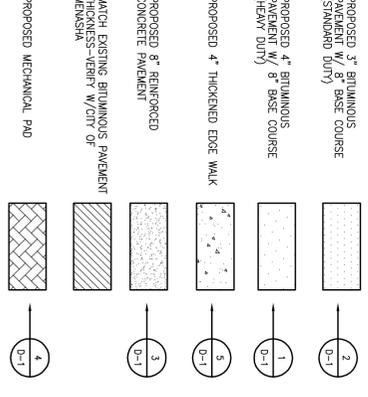
**EROSION GENERAL NOTES:**

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. NOTIFY THE LOCAL MUNICIPALITY AT LEAST 2 WORKING DAYS PRIOR TO THE START OF SOIL DISTURBING ACTIVITIES.
3. ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE AS TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME.
4. CRUSHED ROCK DRIVES FOR SEDIMENT TRACKING UTILIZING 3" CRUSHED ROCK SHALL BE MAINTAINED AT ALL CONSTRUCTION ENTRANCES TO THE SITE. THE ROCK DRIVE SHALL BE A MINIMUM OF 12" THICK AND BE A MINIMUM OF 50' IN LENGTH BY THE WIDTH OF THE DRIVEWAY.
5. OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES INCLUDING SOIL EROSION SHALL BE REMOVED FROM THE SITE AND STORED IN A DESIGNATED AREA. EXCESSIVE SOIL ACCUMULATIONS SHALL BE CLEANED FROM ADJACENT STREETS BY THE USE OF MECHANICAL OR MANUAL SWEEPING OPERATIONS ONCE A WEEK AT A MINIMUM AND BEFORE IMMINENT RAIN EVENTS.
6. DISTURBED GROUND OUTSIDE OF THE EVERDAM CONSTRUCTION AREAS, INCLUDING SOIL STOCKPILES, THAT ARE LEFT INACTIVE FOR MORE THAN 30 DAYS SHALL BE TEMPORARILY STABILIZED BY SEEDING/MULCHING OR OTHER METHODS APPROVED BY THE LOCAL AGENCIES.
7. WASTE MATERIAL THAT IS GENERATED ON THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO RUN INTO RECEIVING WATERS.
8. EROSION CONTROL DEVICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF EACH WORK DAY.
9. INSPECT DAILY. EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND AFTER ANY RAINFALL OF 0.5" OR MORE. MAKE NEEDED REPAIRS AND DOCUMENT ALL ACTIVITIES AS PER THE REQUIREMENTS OF THE NOTICE OF INTENT SUBMITTED BY THE PROJECT CIVIL ENGINEER.
10. ALL TEMPORARY EROSION CONTROL ELEMENTS SHALL REMAIN IN PLACE UNTIL A SUFFICIENT GROWTH OF VEGETATION IS ESTABLISHED AND THEN BE REMOVED AS PART OF THE BASE BID TREATMENT BY A TEMPORARY SEDIMENT BASIN, OR BE FILTERED BY OTHER APPROVED MEANS. WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE OR RECEIVING CHANNELS.

**EROSION CONTROL LEGEND:**



**PAVEMENT HATCH PATTERNS:**



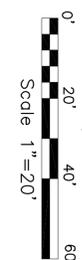
**CURRENT ZONING**

ZONED C-1 = COMMERCIAL  
 CORNERED, A FRONT PARKING LOT

**LEGAL DESCRIPTION**

BEING ALL OF LOTS 2, 3, 4, AND 5 OF BLOCK 4 OF GROVE SUBDIVISION, LOCATED IN THE NORTHEAST 1/4 OF THE SOUTH-EAST 1/4 OF SECTION 11, TOWNSHIP 20 NORTH, RANGE 18 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.

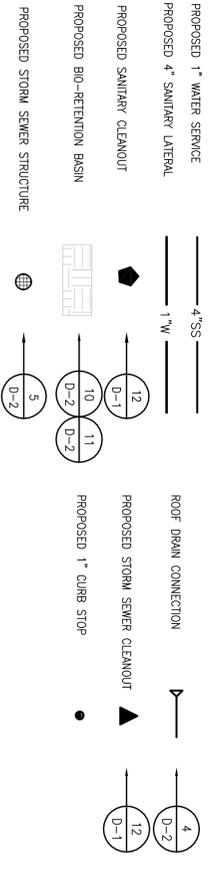
POINT OF BEGINNING, INC. HAS THE RIGHT TO CONVEY IN ANY TO WHOM IT MAY CHOOSE TO SELL, LEASE, MORTGAGE, OR OTHERWISE ALIENATE, ANY PART OF THE LAND AND INTERESTS THEREIN, TO WHOMSOEVER IT MAY CHOOSE, AND TO ACCEPT ANY OFFER OF PURCHASE, AND TO EXECUTE ANY INSTRUMENT NECESSARY TO CARRY OUT THE ABOVE.



**GENERAL NOTES:**

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
2. GRADE, ELEVATION, AND UTILITIES TO BE REVIEWED IN THE PRESENCE OF THE PROJECT MANAGER.
3. ALL UTILITIES AND LINES NOT SHOWN HEREIN SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
4. REFER TO THE PROPOSED BUILDING MECHANICAL/PLUMBING PLANS FOR EXACT CONNECTION LOCATIONS AND VERIFY SANITARY SEWER LATERAL.
5. COORDINATE ALL UTILITY WORK WITH GAS, ELECTRICAL, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUNITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES RESPONSIBLE FOR INSTALLATION OF SAID UTILITIES.
6. ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH COM. 82.21.
7. THE PROPOSED WATER MAIN SHALL HAVE A MINIMUM COVER OF 7'-0" TO THE TOP OF PIPE FROM THE PROPOSED FINISHED GRADES. SEE SHEET G-1 FOR PROPOSED GRADES.
8. ALL WATER SERVICE CONNECTIONS SHALL INCLUDE A CORPORATION STOP AT THE CONNECTION.
9. THE TOWN OF MENASHA SHALL OPERATE ALL EXISTING WATER VALVES WHEN NEEDED.
10. FIELD VERIFY THE SANITARY LATERAL CONNECTION INVERT ELEVATION PRIOR TO THE START OF WORK.

**UTILITY LEGEND:**



**STORM MANHOLE SCHEDULE:**

ST#1	SS#1
RM 763.77 INV. SE 760.69 INV. NW 760.69 DEPTH 3.08	RM 768.10 INV. 768.03

\* NOTE: INVERT ELEVATION SHOWN AT 90° BEND/VERTICAL RISER

**STORM SEWER CLEAN OUT SCHEDULE:**

CO#1	CO#2	CO#3
RM 764.50 INV.* 761.04	RM 764.90 INV.* 761.42	RM 763.35 INV.* 760.69

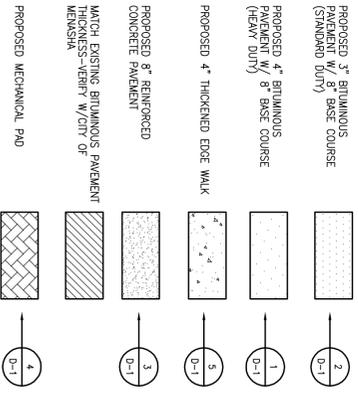
\* NOTE: INVERT ELEVATION SHOWN AT 90° BEND/VERTICAL RISER

**ROOF DRAIN CONNECTION SCHEDULE:**

RD#1	RD#2	RD#3	RD#4	RD#5	RD#6
RM 765.75 INV.* 761.41	RM 765.75 INV.* 761.35	RM 765.75 INV.* 761.28	RM 765.75 INV.* 761.14	RM 765.75 INV.* 761.21	RM 765.75 INV.* 761.08

\* NOTE: INVERT ELEVATION SHOWN AT 90° BEND/VERTICAL RISER

**PAVEMENT HATCH PATTERNS:**

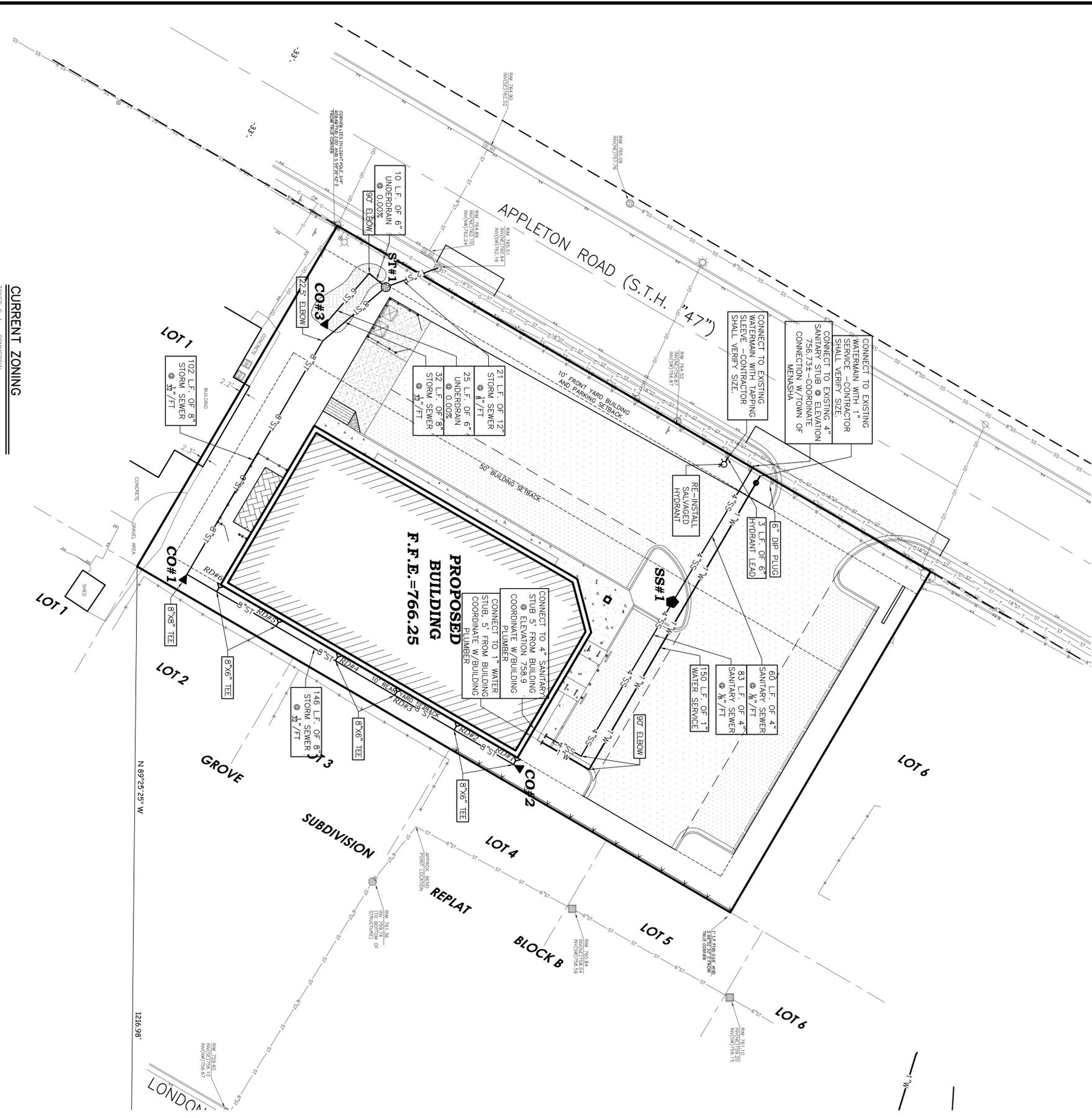


**CURRENT ZONING**

ZONED C-1 = COMMERCIAL  
 CONCRETE, A WAGON PARKING LOT

**LEGAL DESCRIPTION**

BEING ALL OF LOTS 2, 3, 4, AND 5 OF BLOCK 4 OF GROVE SUBDIVISION, LOCATED IN THE NORTHEAST 1/4 OF THE SOUTH-EAST 1/4 OF SECTION 11, TOWNSHIP 20 NORTH, RANGE 10 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.

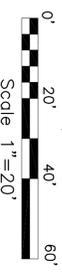


**UTILITY PLAN**

CHECKED:	JIM LINDBERG
DRAWN:	HELENE KLOPP
DATE:	9/26/11
PROJECT NO.:	11105

**DGI-MENASHA, LLC**  
**DOLLAR GENERAL SITE**  
**CITY OF MENASHA**  
**WINNEBAGO COUNTY, WISCONSIN**

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CHECKED:	JIM LINDBERG
DRAWN:	MELISSA KLOCK
DATE:	9/26/11
PROJECT NO.:	11.025

**LANDSCAPE PLAN**

**DGI-MENASHA, LLC**  
**DOLLAR GENERAL SITE**  
**CITY OF MENASHA**  
**WINNEBAGO COUNTY, WISCONSIN**

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**GENERAL NOTES:**

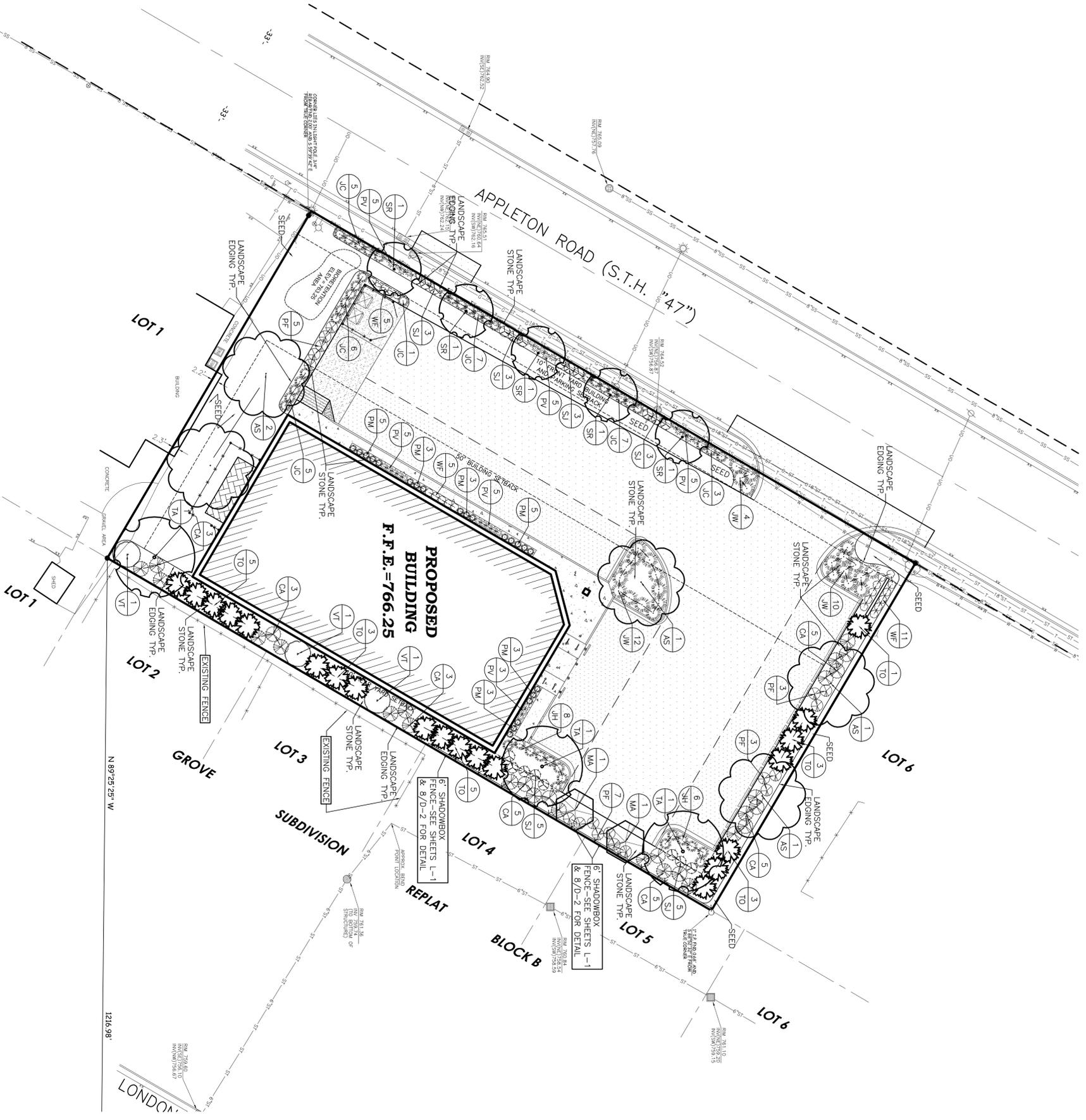
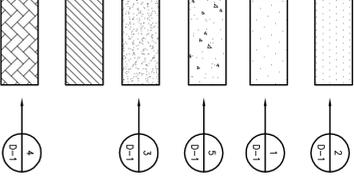
1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. SOIL SHALL BE PROVIDED IN ALL GENERAL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SPECIFIED PLANTING SOIL DEPTH IS PRESENT PRIOR TO PLANTING.
3. SEED/FERTILIZE/GRIMP HAY MULCH ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION.
4. ALL PLANT MATERIALS LISTED SHALL MEET THE STANDARDS OF THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION FOR THE SIZES GIVEN.
5. ALL TREES SHALL BE STAKED WITH A MINIMUM OF THREE STAKES.
6. EDG-KING LANDSCAPE EDGING OR EQUAL SHALL BE PLACED AROUND ALL LANDSCAPE BEDS.
7. ALL TREES IN THE TURF AREA SHALL HAVE A 5' DIAMETER CIRCLE OF 4" DEPTH OF SHREDED HARDWOOD BARK MULCH.
8. 3" DEPTH OF 3/4" DIAMETER DECORATIVE LANDSCAPE STONE SHALL BE PLACED IN ALL SHRUB PLANTING BEDS. COLOR TO BE SELECTED BY THE OWNER.
9. FILTER FABRIC SHALL BE PLACED BENEATH ALL DECORATIVE LANDSCAPE STONE.
10. COORDINATE ALL LANDSCAPE WORK WITH GAS, ELECTRIC, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDENS AND SIGNAL) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SAID UTILITIES.

**PLANTING SCHEDULE:**

TREES SYMBOLS	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	QUANTITY
AS	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2" CAL.	5
MA	MAULUS ADIRONDACK	ADIRONDACK FLOWERING GRAB	1 1/2 CAL.	2
SR	STRONGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	1 1/2 CAL.	2
TA	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	2" CAL.	3
SHRUBS SYMBOLS	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE (HEIGHT)	QUANTITY
CA	CORNUS ALBA 'BAUHALD'	IVORY HALO DOGWOOD	18"-24"	24
JC	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	18"-24"	34
JH	JUNIPERUS HORIZONTALIS 'PLUMOSA'	ANDORRA JUNIPER	12"-15"	14
JW	JUNIPERUS HORIZONTALIS 'WISCONSIN'	WISCONSIN JUNIPER	4"-6"	26
PF	POTENTILLA FRUTICOSA 'JACKMANI'	JACKMAN POTENTILLA	12"-15"	18
PM	SPINUS MUSSO 'TEENY POTENTILLA'	TEENY MUSSO PINE	9"-12"	22
SU	SHRUB OCCIDENTALIS 'TECHNY'	TECHNY ARBORVITAE	18"-24"	20
TJ	THUNBERGIA OCCIDENTALIS 'TECHNY'	AMERICAN CRANBERRYBUSH	4"-5"	20
VF	VIBURNUM TRILOBUM 'MINDET'	AMERICAN CRANBERRYBUSH	12"-15"	21
ORNAMENTAL GRASS SYMBOLS	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	QUANTITY
PV	PANICUM VIRGATUM 'NORTH WIND'	NORTH WIND RED SWITCH GRASS	1 GAL.	28

**PAVEMENT HATCH PATTERNS:**

- PROPOSED 3" BITUMINOUS PAVEMENT (STANDARD CUR) BASE COURSE
- PROPOSED 4" BITUMINOUS PAVEMENT (4" BASE COURSE)
- PROPOSED 4" THICKENED EDGE WALK
- PROPOSED 8" REINFORCED CONCRETE PAVEMENT
- MATCH EXISTING BITUMINOUS PAVEMENT THICKNESS-VENIFY W/CITY OF MENASHA
- PROPOSED MECHANICAL PAD



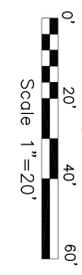
**CURRENT ZONING**

ZONED C-1 = COMMERCIAL  
 COMMENTS: A MOBILE PARKING LOT

**LEGAL DESCRIPTION**

BEING ALL OF LOTS 2, 3, 4, AND 5 OF BLOCK 4 OF GROVE SUBDIVISION, LOCATED IN THE NORTHEAST 1/4 OF THE SOUTH-EAST 1/4 OF SECTION 11, TOWNSHIP 20 NORTH, RANGE 10 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.

POINT OF BEGINNING, INC. HAS THE HONOR OF PREPARING THIS PLAN FOR THE CITY OF MENASHA, WISCONSIN. THE CITY ENGINEER HAS REVIEWED AND APPROVED THIS PLAN FOR THE CITY OF MENASHA, WISCONSIN. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THIS PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THIS PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.







Luminaire Schedule						
Symbol	Qty	Label	Description	Arrangement	Lumens	LLF
	6	MFHID-WPF-70MH	70W Full Cutoff Wall Pack	SINGLE	5300	0.940
	7	MFHID-PLL-100MH SBL	100W Parking Lot Lighting w. SBL	SINGLE	7600	0.940
	1	Canopy Strips	Strip	SINGLE	2900	0.940

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Uniformity Ratio
Canopy CalcPts	Illuminance	Fc	8.51	11.9	5.6	1.52
Parking Lot CalcPts	Illuminance	Fc	2.31	4.7	0.5	4.62
Site CalcPts	Illuminance	Fc	0.10	4.5	0.0	N.A.

BOM Schedule		
Qty	Part Number	Description
6	MFHID-WPF-70MH	70W Full Cutoff Wall Packs
7	MFHID-PLL-100MH	100W Parking Lot Lighting ***NOTE: DO NOT tilt fixtures up, keep at 0 degree horizontal plane.
7	HW-HID-PLL-400MOUNT	Single Tenon Mounting Bracket
7	HW-HID-15POLE4	15' Parking Lot Pole
7	HW-HID-PLL-SBL16	Backlight Shield for PLL

Dollar General - Rev 1  
Menasha, WI

CONFIDENTIAL INFORMATION Please Note: This data is based upon certain specific assumed reflectances and characteristics of the proposed environment. Any deviation from these reflectances or assumed characteristics may affect the actual performance of the luminaries. Based on the factors, Harris Manufacturing, Inc. can not guarantee these results.

Harris Lighting  
4035 Reynolds Blvd  
Green Cove Springs, FL 32043  
Tel: (904) 284-1220 x262  
Email: bhartt@harrislighting.com



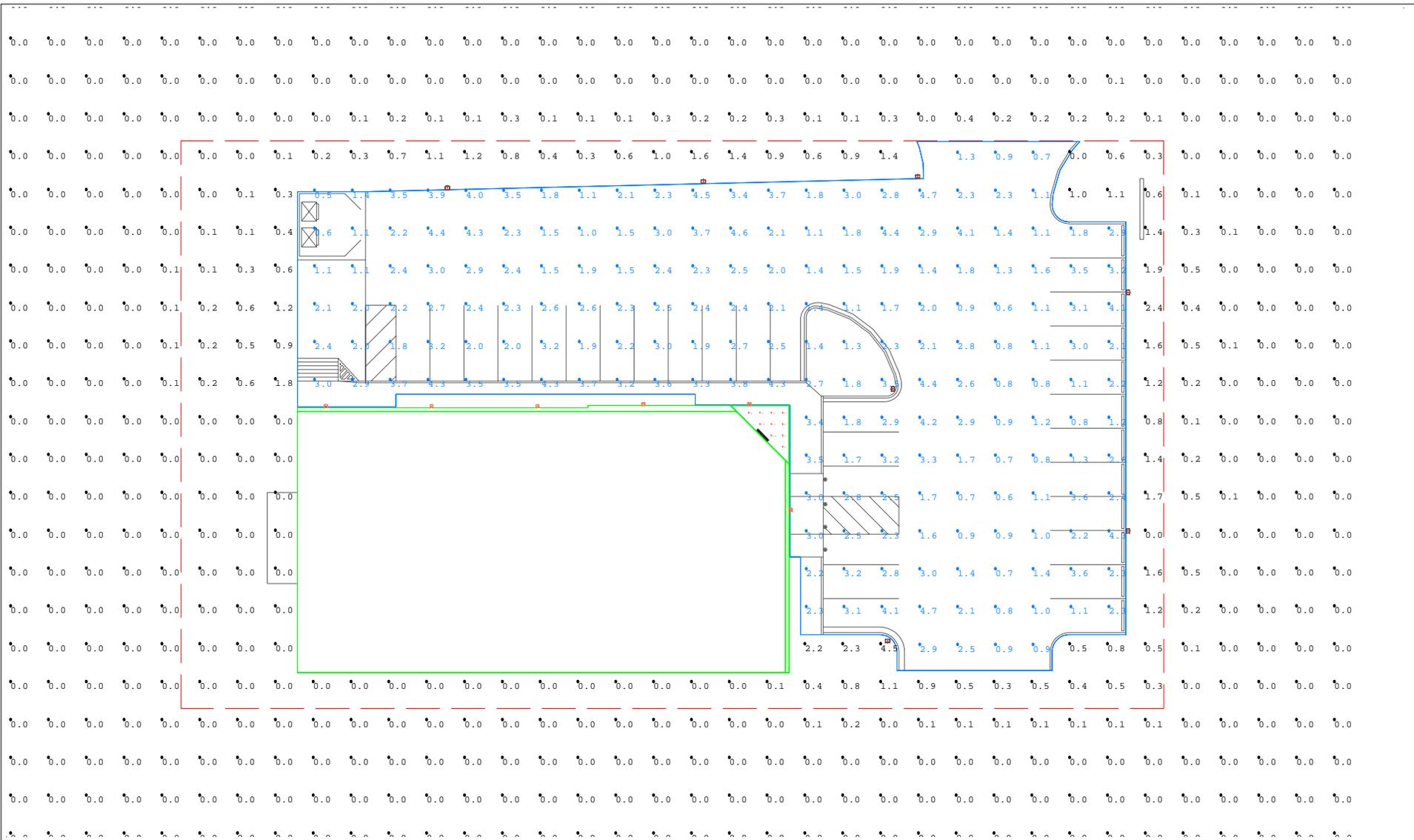
Luminaire Location Summary			
Label	Fix. Ht.	Orient	Tilt
Canopy Strips	10	135	0
MFHID-WPF-70MH	16.5	90	0
MFHID-PLL-100MH SBL	15	270	0
MFHID-PLL-100MH SBL	15	270	0
MFHID-PLL-100MH SBL	15	270	0
MFHID-PLL-100MH SBL	15	180	0
MFHID-PLL-100MH SBL	15	180	0
MFHID-PLL-100MH SBL	15	90	0
MFHID-PLL-100MH SBL	15	0	0
MFHID-WPF-70MH	16.5	0	0
MFHID-WPF-70MH	16.5	90	0
MFHID-WPF-70MH	16.5	90	0
MFHID-WPF-70MH	16.5	90	0
MFHID-WPF-70MH	16.5	90	0

Dollar General - Rev 1  
Menasha, WI

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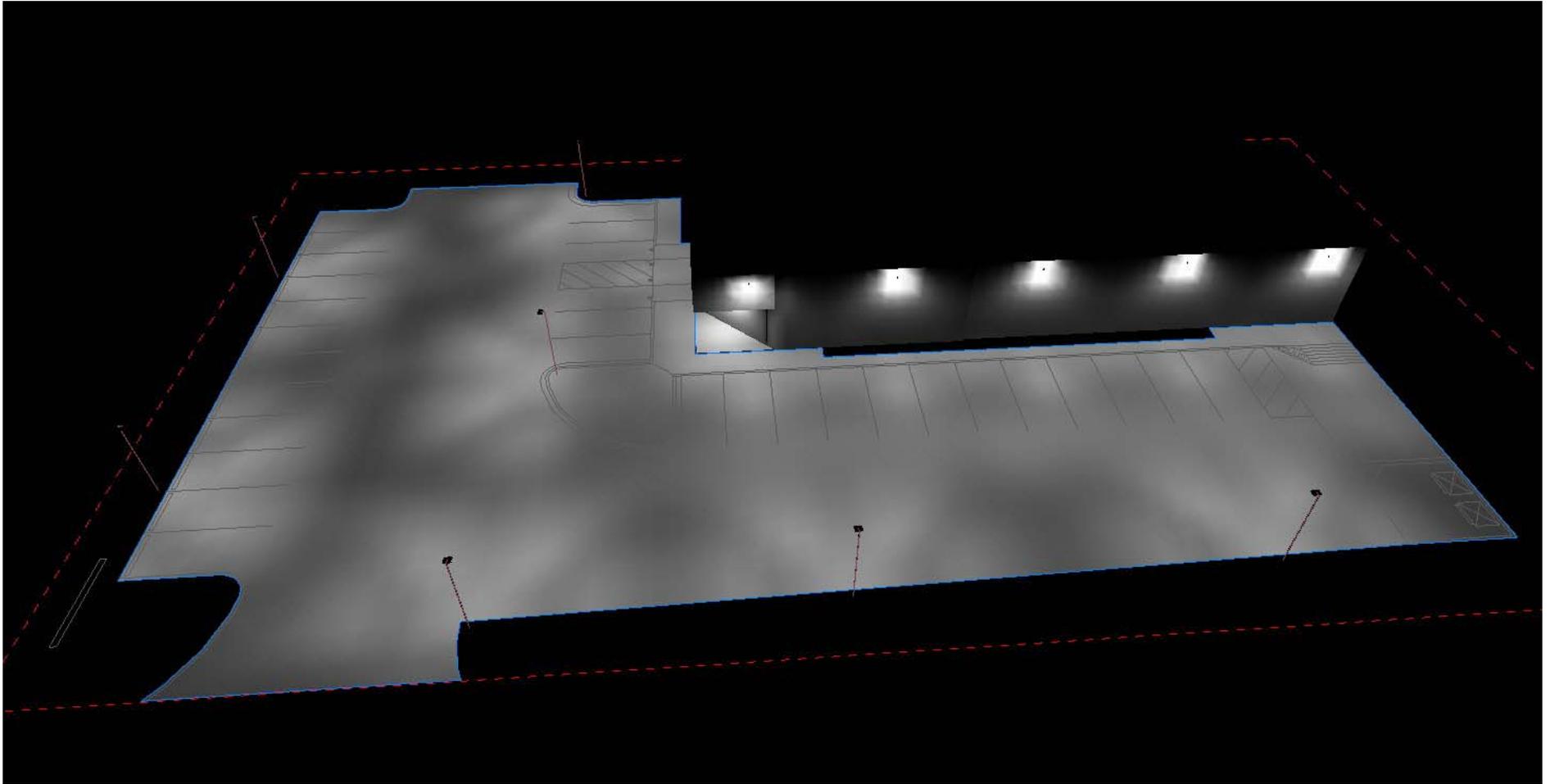


Dollar General - Rev 1  
Menasha, WI

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Dollar General - Rev 1  
Menasha, WI

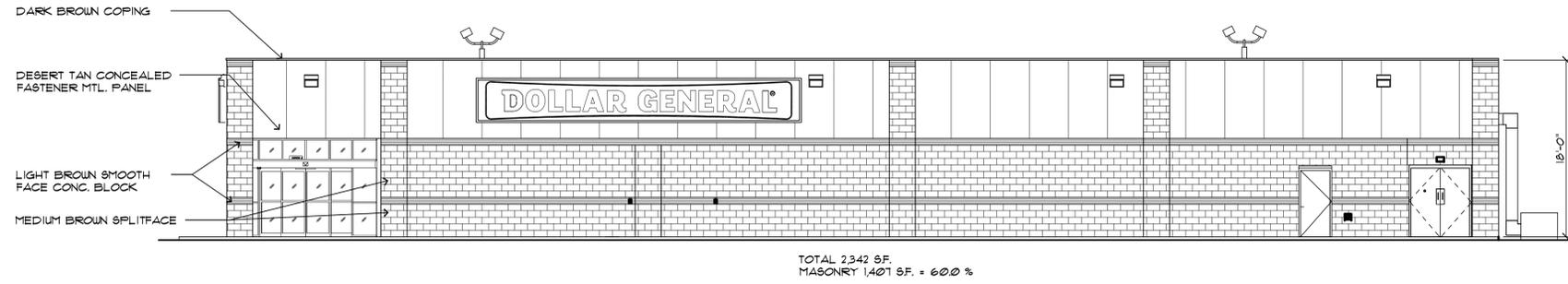
CONFIDENTIAL INFORMATION Please Note: This data is based upon certain specific assumed reflectances and characteristics of the proposed environment. Any deviation from these reflectances or assumed characteristics may affect the actual performance of the luminaries. Based on the factors, Harris Manufacturing, Inc. can not guarantee these results.

Harris Lighting  
4035 Reynolds Blvd  
Green Cove Springs, FL 32043  
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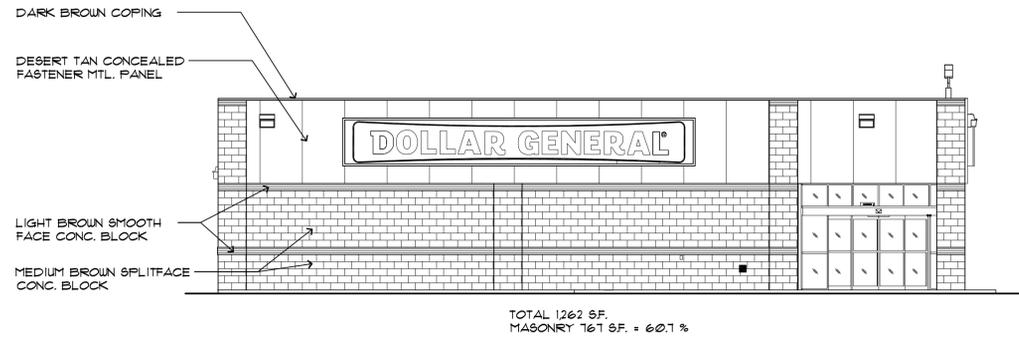


Date:6/15/2011

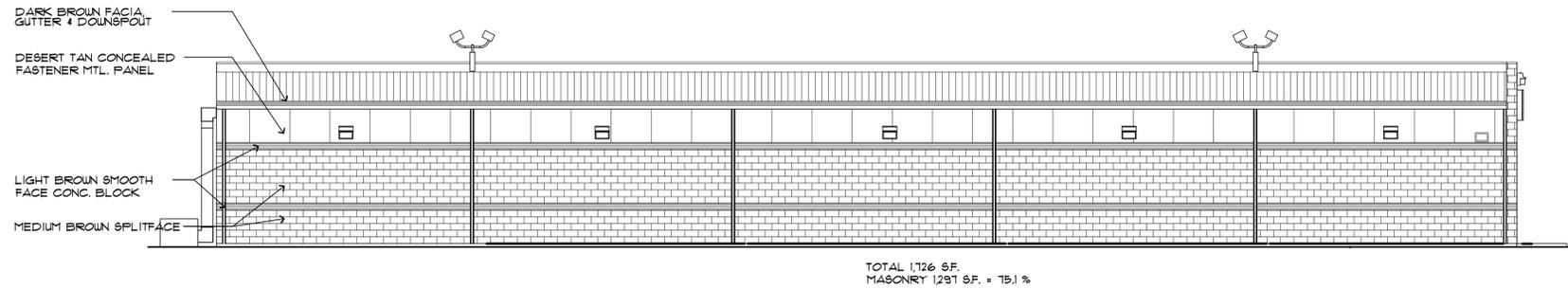
Page 4 of 4



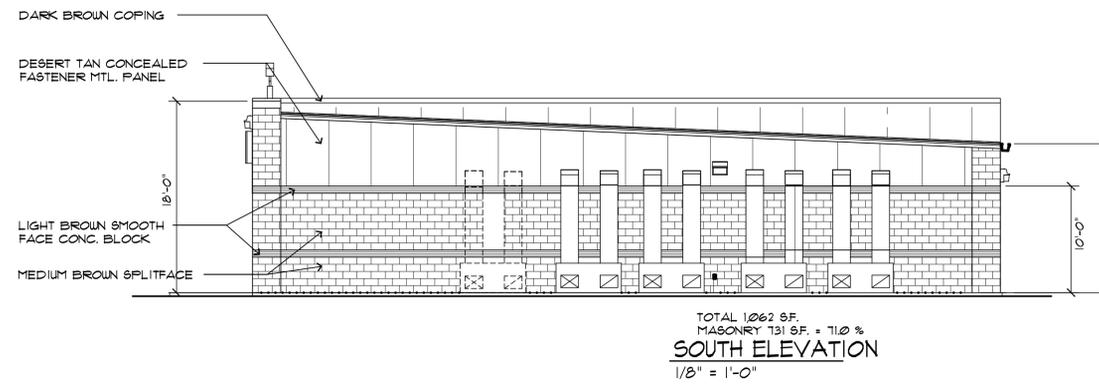
**WEST ELEVATION**  
1/8" = 1'-0"



**NORTH ELEVATION**  
1/8" = 1'-0"



**EAST ELEVATION**  
1/8" = 1'-0"



**SOUTH ELEVATION**  
1/8" = 1'-0"

THESE DRAWINGS AND SPECIFICATIONS ARE OWNED AND CONTROLLED BY FISHER & ASSOCIATES, LLC ARCHITECTS/PLANNERS & MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF FISHER & ASSOCIATES, LLC. VIOLATION OF THESE TERMS SHALL BE SUBJECT TO CRIMINAL AND CIVIL PENALTIES AND DAMAGES.

NO.	DATE	REVISIONS:

**FISHER & ASSOCIATES, LLC**  
Architects / Planners  
215 FETTERLYNN DRIVE WISCONSIN WI 5480  
PH: (920) 532-9191 FAX: (920) 532-9194  
rfisher@fisherandassociatesllc.com

**PROJECT:**  
PROPOSED NEW RETAIL STORE FOR  
**DOLLAR GENERAL**  
S.T.H. 47  
MENASHA, WISCONSIN

**DRAWN BY:**  
R.F.  
**CHK'D BY:**  
R.F.  
**JOB NUMBER:**  
1101X  
**DATE:**  
6/15/11

**A3.1**

# 12" Full Cutoff Parking Lot Fixture

## MFHID-PLL

### Application

Parking areas, entrances, walkways, loading docks, or recreation areas.

### Construction

**Body:** Sturdy die-cast aluminum housing and frame, with dark-bronze polyester powder-coat finish.

**Lens:** Tempered-glass lens, thermal-shock and impact resistant.

**Reflector:** Formed anodized aluminum reflector.

**Ballast:** Quad-tap CWA ballast.

**Mounting:** 2-3/8" inch adjustable slip fitter.

**Listing:** UL Listed for wet location.

### Electrical

UL listed wire rated for required temperature and voltage. Lamps is secured with Mogul Base.



### Warranty

Harris standard terms and conditions apply.

### Options

Sensors (See available options)

### Features

- Full Cutoff at 0 degree horizontal plane.
- Anodized aluminum reflector with high efficiency and wide beam spread.
- Quad-Tap 120 /208 / 240 / 277V Ballast
- Size: 12" square x 5" deep
- Factory supplied lamps are available in various CRI ratings, temperature colors and rated life
- Photo sensor compatible.

### Ordering Information

Use the Flow chart below to configure the part number. Actual part number may vary due to configuration.

<b>MFHID-PLL</b>	<b>Type</b> Parking Lot Lighting Fixture
	<b>Number of Lamps Req'd</b> <b>50MH</b> - 1-50W Metal Halide <b>70MH</b> - 1-70W Metal Halide <b>100MH</b> - 1-100W Metal Halide <b>175MH</b> - 1-175W Metal Halide
	<b>Options</b> See Option Sheet
	<b>Body Color</b> <b>Blank</b> - Bronze

## 12" Wall Pack Full Cutoff MFHID-WPF

### Application

Parking areas, entrances, walkways, underpasses, loading docks, or recreation areas.

### Construction

**Body:** Heavy duty die-cast aluminum housing with high impact/heat resistant borosilicate glass for ultimate light distribution.

**Lens:** Borosilicate glass is hinged and removable. Silicone rubber seal to prevent leakage from outside.

**Reflector:** One piece anodized aluminum designed reflector for best light efficiency.

**Finish:** Powder coated dark Architectural Bronze color.

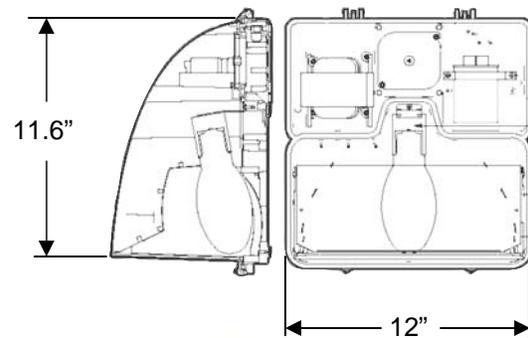
**Connections:** 1/2" tapped holes available for installing photocell (photocell optional).

### Electrical

UL listed wire rated for required temperature and voltage. Lamps is secured with Mogul Base.

### Warranty

Harris standard terms and conditions apply.



### Features

- Full Cutoff Design
- Dark Architectural Bronze Body Color
- Factory supplied lamps are available in various CRI ratings, temperature colors and rated life
- UL Listed for Wet Locations
- Photosensor compatible

### Ordering Information

Use the Flow chart below to configure the part number. Actual part number may vary due to configuration.

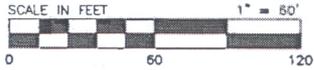
<b>MFHID-WPF</b>	<b>Type</b> WPF Wall Pack Full Cutoff Fixture	
	<b>Number of Lamps Req'd</b>	
	<b>50MH</b> - 1-50W Metal Halide <b>70MH</b> - 1-70W Metal Halide	<b>100MH</b> - 1-100W Metal Halide <b>150PMH</b> - 1-150W Pulse Start MH

# REFERENCE DRAWING

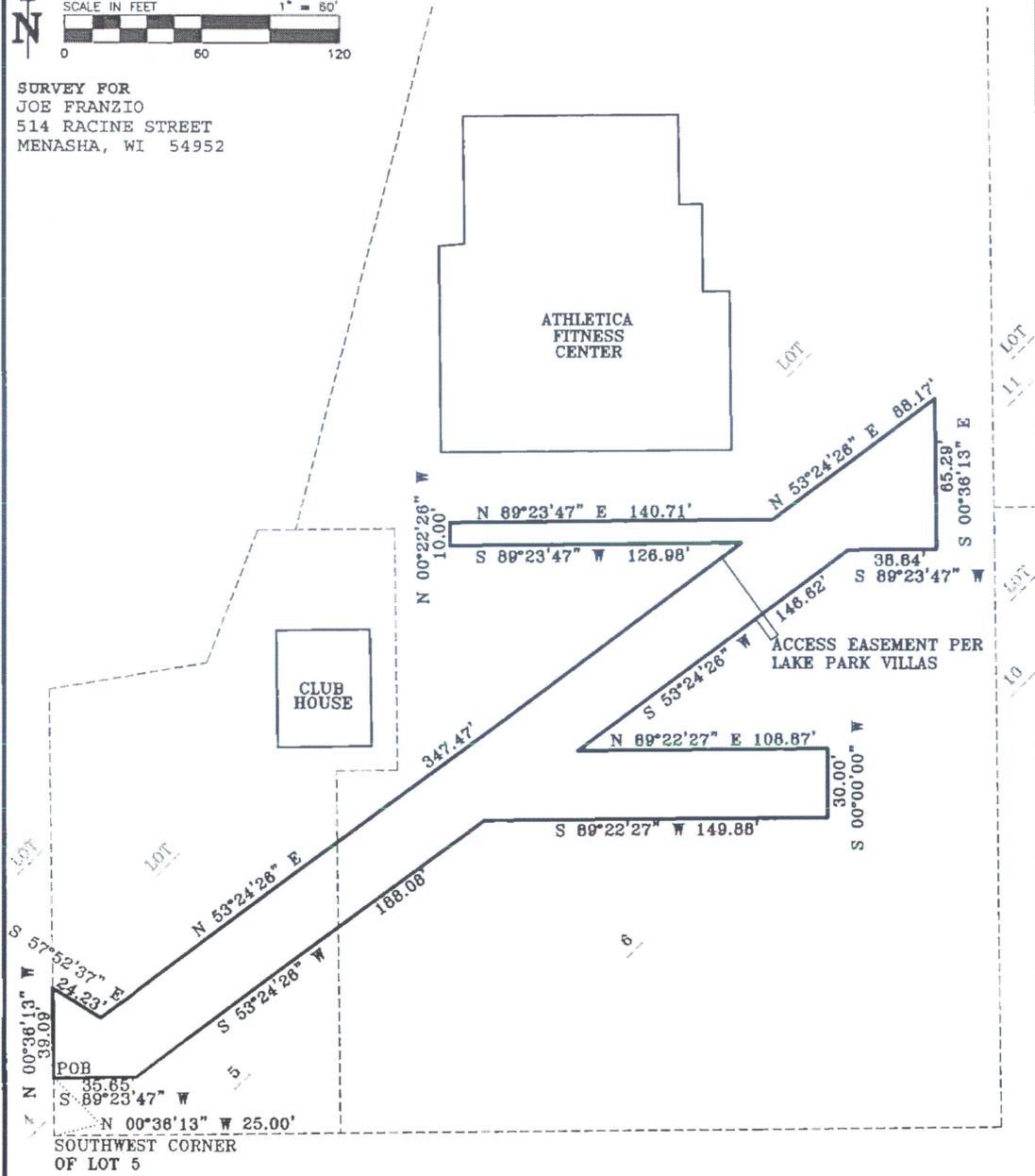
PART OF LOTS 5 AND 6 OF LAKE PARK VILLAS, LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 17, TOWNSHIP 20 NORTH, RANGE 18 EAST, CITY OF MENASHA, CALUMET COUNTY, WISCONSIN



BEARINGS ARE REFERENCED TO MATCH LAKE PARK VILLAS PLAT



SURVEY FOR  
 JOE FRANZIO  
 514 RACINE STREET  
 MENASHA, WI 54952



**Martenson & Eisele, Inc.**  
 1377 Midway Road  
 Menasha, WI 54952  
 www.martenson-eisele.com  
 info@martenson-eisele.com  
 920.731.0381 1.800.236.0381

Planning  
 Environmental  
 Surveying  
 Engineering  
 Architecture

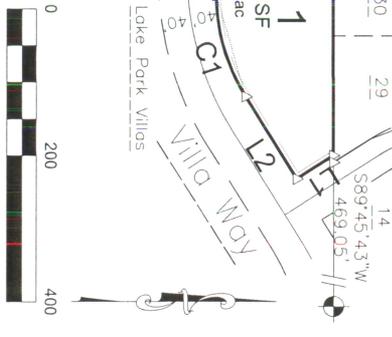
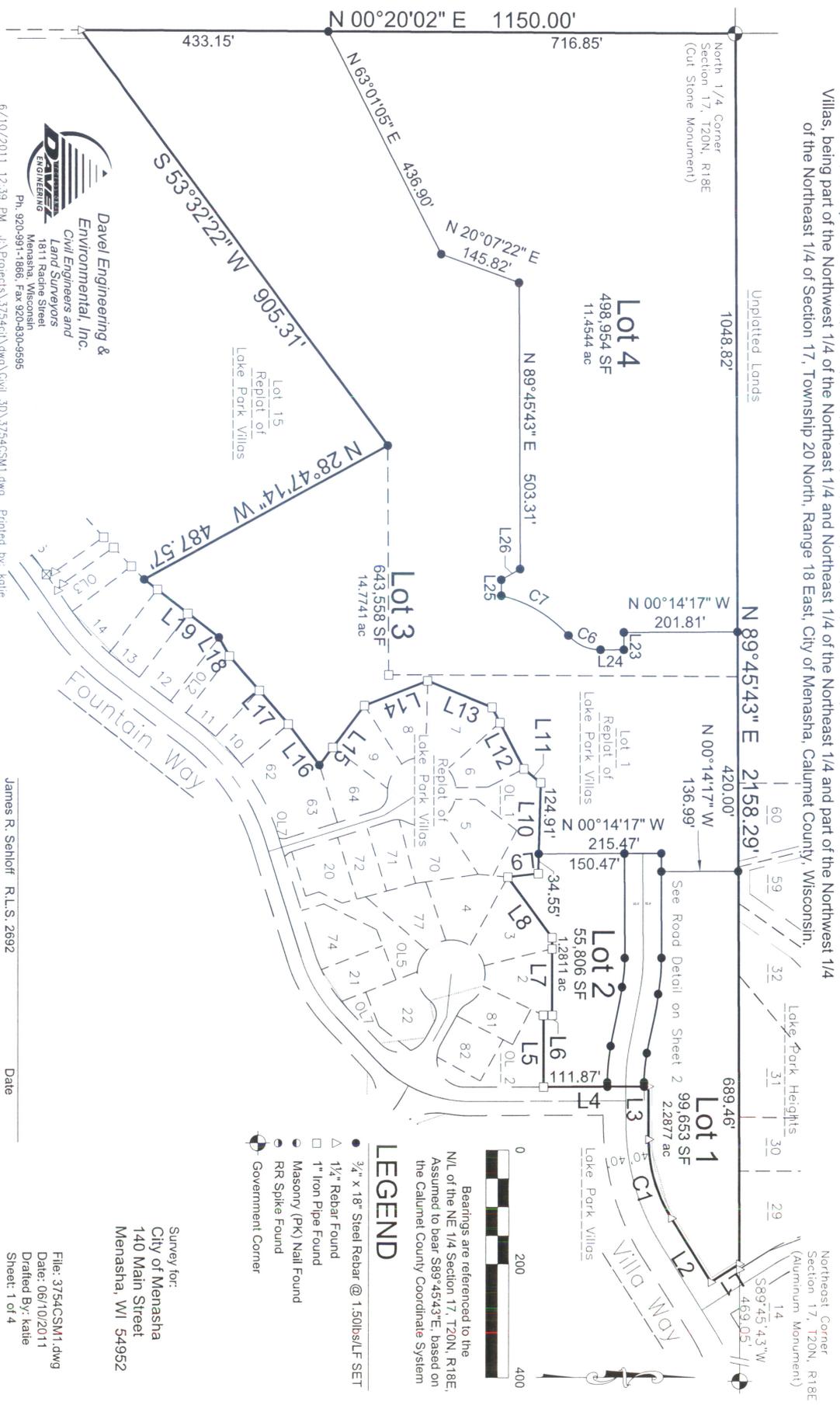
PROJECT NO. 616-1598  
 FILE 616159E\_EASREL  
 THIS INSTRUMENT WAS DRAFTED BY: DMS





Certified Survey Map No. \_\_\_\_\_

All of Lot 1, of Replat of Lots 1, 2, 55-61, 65-69, 73, 75, 76, 78-80, 119, 120, Outlots 4-5, and Outlot 24 of Lake Park Villas, being part of the Northwest 1/4 of the Northeast 1/4 and Northeast 1/4 of the Northeast 1/4 and part of the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 20 North, Range 18 East, City of Menasha, Calumet County, Wisconsin.



Bearings are referenced to the  
 NIL of the NE 1/4 Section 17, T20N, R18E,  
 Assumed to bear S89°45'43\"E, based on  
 the Calumet County Coordinate System

**LEGEND**

- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- ▲ 1/4" Rebar Found
- 1" Iron Pipe Found
- Masonry (PK) Nail Found
- RR Spike Found
- Government Corner

Survey for:  
 City of Menasha  
 140 Main Street  
 Menasha, WI 54952

File: 3754CSM1.dwg  
 Date: 06/10/2011  
 Drafted By: katie  
 Sheet: 1 of 4

**Davel Engineering & Environmental, Inc.**  
 Civil Engineers and Land Surveyors  
 1811 Racine Street  
 Menasha, Wisconsin  
 Ph. 920-991-1866, Fax 920-830-9695

6/10/2011 12:39 PM J:\Projects\3754cst\dwg\Civil 3D\3754CSM1.dwg Printed by: katie

James R. Senhoff R.L.S. 2692

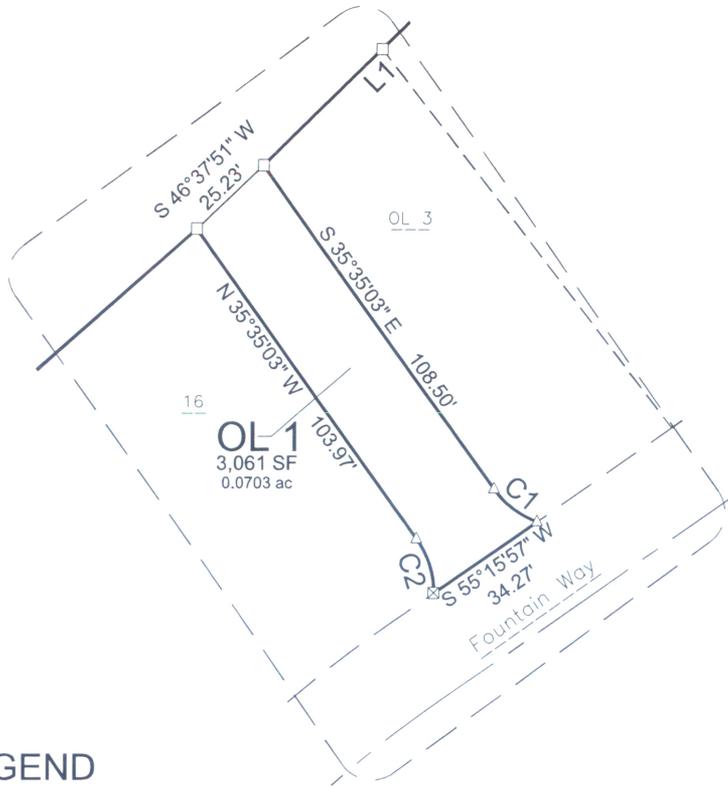
Date

Certified Survey Map No. \_\_\_\_\_



Bearings are referenced to the N/L of the NE 1/4 Section 17, T20N, R18E. Assumed to bear S89°45'43"W, based on the Calumet County Coordinate System

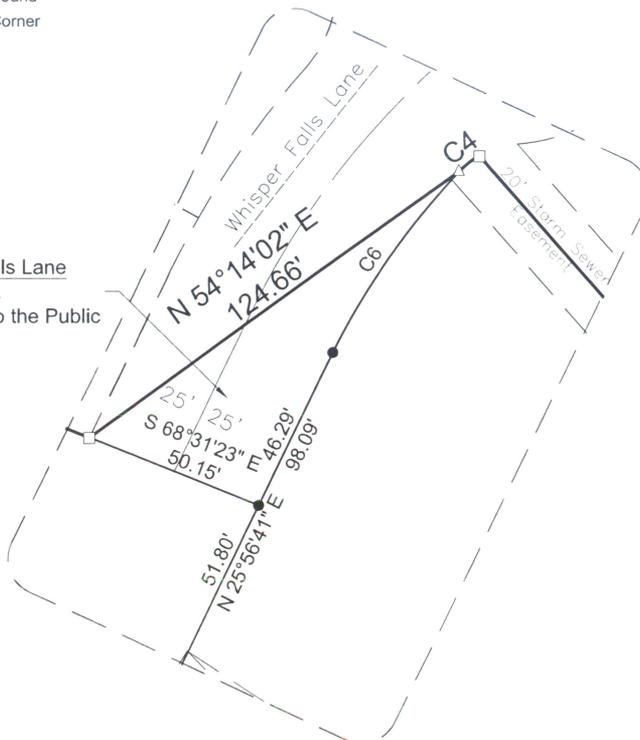
LINE TABLE		
Line	Bearing	Length
L1	S 45°53'19" W	77.83'
L2	S 48°22'44" W	119.31'
L3	S 39°52'36" W	127.21'
L4	S 23°59'57" W	50.23'
L5	S 39°08'03" W	99.52'
L6	S 50°51'57" E	90.57'
L7	S 30°56'30" W	155.61'
L8	S 41°42'52" E	124.11'
L9	S 88°58'16" E	80.39'
L10	S 40°18'04" W	138.44'
L11	N 87°05'30" W	144.95'
L12	N 11°45'09" E	154.87'
L13	S 52°52'40" W	42.99'
L14	S 22°38'13" W	67.40'
L15	N 65°57'47" W	71.94'
L16	S 63°14'44" W	78.77'
L17	S 27°00'47" W	60.11'
L18	S 02°14'47" W	109.49'
L19	N 10°20'14" E	150.35'
L20	S 15°41'47" W	145.63'
L21	S 32°18'56" W	128.29'



**LEGEND**

- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- △ 1/4" Rebar Found
- 1" Iron Pipe Found
- ⊗ Chiseled "X" Found
- ⊙ Government Corner

Whisper Falls Lane  
2,327 Sq.Ft.  
Dedicated to the Public



James R. Sehlhoff RLS 2692 \_\_\_\_\_ Date



**Davel Engineering & Environmental, Inc.**  
Civil Engineers and  
Land Surveyors

1811 Racine Street  
Menasha, Wisconsin  
Ph. 920-991-1866, Fax 920-830-9595

# Certified Survey Map No. \_\_\_\_\_

## Surveyor's Certificate

I, James R. Sehloff, registered land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Menasha and Calumet County, and under the direction of City of Menasha, the property owners of said land, I have surveyed divided and mapped this Certified Survey Map; that such map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is all of Lot 1, of Replat of Lots 1, 2, 55-61,65-69, 73, 75, 76, 78-80, 119, 120, Outlots 4-5, Outlots 8-9 and Outlot 24 of Lake Park Villas (hereafter referred to as Replat of Lake Park Villas), being part of the Northwest 1/4 of the Northeast 1/4 and Northeast 1/4 of the Northeast 1/4 and part of the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 20 North, Range 18 East, City of Menasha, Calumet County, Wisconsin containing 1,324,800 Square Feet (30.4132 Acres) of land described as follows:

Commencing at the Northeast corner of Section 17; thence along the North line of the Northeast 1/4 of said Section 17, S89°45'43"W, 469.05 feet to the point of beginning; thence along the Westerly right of way of Manitoba Street, S32°17'48"E, 60.00 feet to the Northerly right of way line of Villa Way; thence along said Northerly right of way, S57°42'16"W, 132.83 feet; thence continuing along said Northerly right of way, 145.48 feet along the arc of a curve to the right with a radius of 260.00 feet and a chord of 143.59 feet which bears S73°43'58"W; thence continuing along said Northerly right of way, S89°45'43"W, 92.82 feet to the East line of said Lot 1 of said Replat of Lake Park Villas; thence along said East line, S00°14'17"E, 184.38 feet the North line of Outlot 2, Lake Park Villas; thence along said North line of Outlot 2, S89°45'43"W, 126.00 feet to a point on the East line of Lot 2, of said Replat of Lake Park Villas; thence along said East line of Lot 2, N00°14'17"W, 15.71 feet to the Northeast Corner of said Lot 2; thence along said North line of Lot 2 and the extension thereof, S89°45'43"W, 136.45 feet to a corner on the Northerly line of Lot 3 of said Replat of Lake Park Villas; thence along said Northerly line of Lot 3, S53°52'53"W, 132.04 feet to the East line of Outlot 1, of said Replat of Lake Park Villas; thence along said East line of Outlot 1, N06°40'19"W, 53.85 feet to the Northeast corner of said Outlot 1; thence along the North line of said Outlot 1, N88°25'05"W, 159.46 feet to a point on the said North line of Outlot 1; thence continuing along said North line of Outlot 1; S39°37'03"W, 38.64 feet to the Northerly corner of Lot 6 of said Replat of Lake Park Villas; thence along the Northwesterly line of said Lot 6 and the extension thereof; S62°31'01"W, 121.55 feet to a point on the Northwesterly line of Lot 7 of said Replat of Lake Park Villas thence along the said Northwesterly line S22°23'46"W, 122.36 feet to the Northwest corner of Lot 8 of said Replat of Lake Park Villas; thence along the West line of said Lot 8, S21°15'10"E, 119.30 feet to the Northwest Corner of Lot 9 of said Replat of Lake Park Villas; thence along the Southwesterly line of Lot 9 and the extension thereof S52°55'13"E, 130.51 feet to the Southwest corner of Lot 64 of said Lake Park Villas; thence along the North line of Lot 62 of said Lake Park Villas, S52°57'34"W, 89.97 feet to the Northerly Corner of Lot 10 of said Replat of Lake Park Villas; thence along the Northwesterly line of said Lot 10 and the extension thereof, S48°48'52"W, 158.18 feet to the Northerly corner of Outlot 2 of said Replat of Lake Park Villas; thence along the West line of said Outlot 2, S61°00'20"W, 37.52 feet to the Northerly corner of Lot 12 of said Replat of Lake Park Villas; thence along the Westerly line of Lot 12 and the extension thereof, S37°51'25"W, 165.74 feet to a point on the Northwesterly line of Lot 14 of said Replat of Lake Park Villas; thence along the Northerly line of Lot 15 of said Replat of Lake Park Villas, N28°47'14"W, 487.57 feet to the Northerly corner of said Lot 15; thence continuing along said Northerly line S53°32'22"W, 905.31 feet to a point on the West line of said Northeast 1/4; thence along said West line N00°20'02"E, 1150.00 feet to the North 1/4 corner of said Section 17; thence along the North line of said Northeast 1/4 N89°45'43"E, 2158.29 feet to the point of beginning, subject to all easements, and restrictions of record.

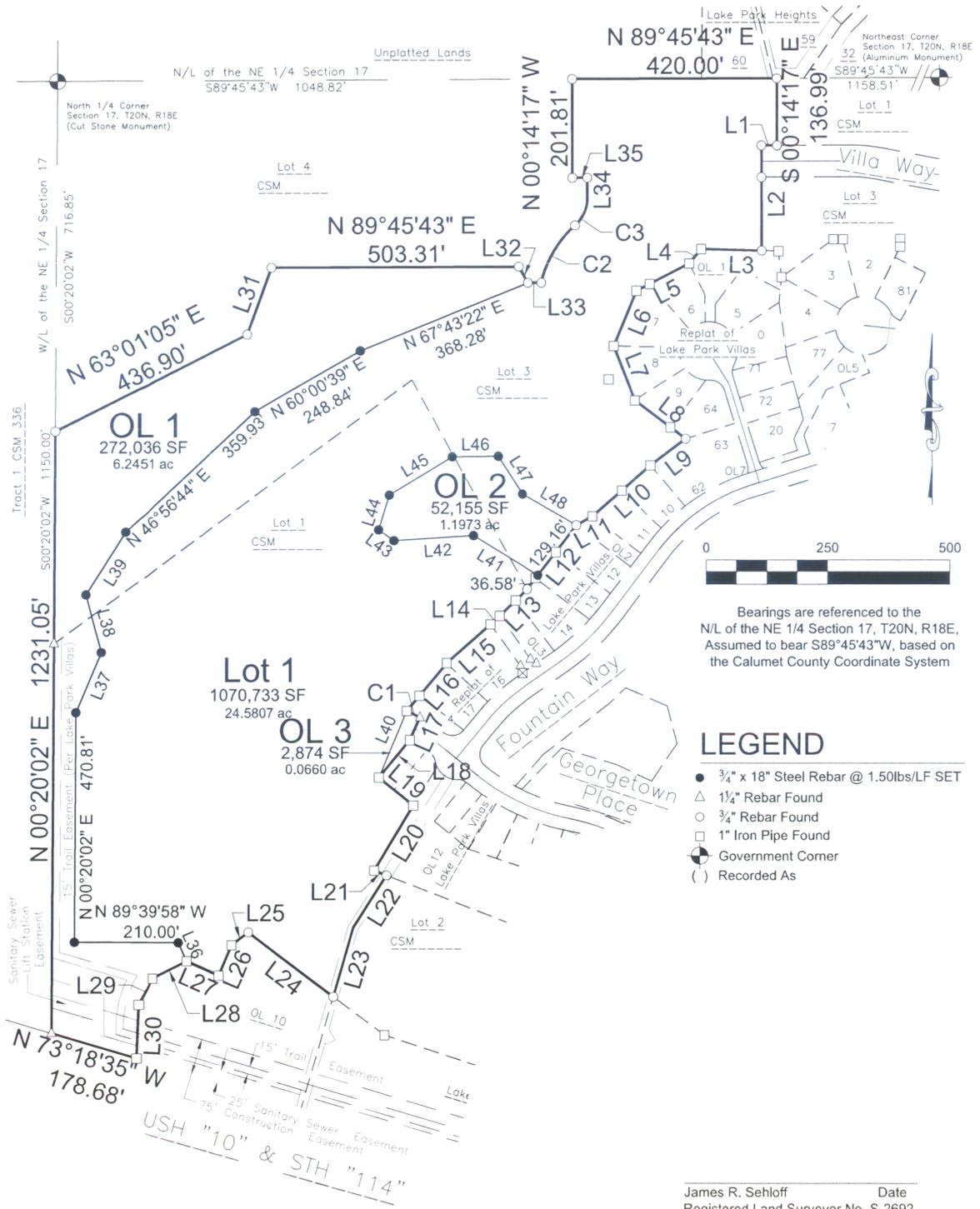
Given under my hand this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
James R. Sehloff, Wisconsin Registered Land Surveyor No. S-2692



Certified Survey Map No. \_\_\_\_\_

All of Lot 1 CSM \_\_\_\_\_ and all of Lot 3 CSM \_\_\_\_\_ being part of the Northwest 1/4 of the Northeast 1/4, part of the Northeast 1/4 of the Northeast 1/4 and part of the Southwest 1/4 of the Northeast 1/4 all located in Section 17, Township 20 North, Range 18 East, City of Menasha, Calumet County, Wisconsin.



Bearings are referenced to the N/L of the NE 1/4 Section 17, T20N, R18E, Assumed to bear S89°45'43"W, based on the Calumet County Coordinate System

- LEGEND**
- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
  - △ 1/4" Rebar Found
  - 3/4" Rebar Found
  - 1" Iron Pipe Found
  - ⊙ Government Corner
  - ( ) Recorded As

James R. Sehloff Date  
Registered Land Surveyor No. S-2692

**Davel Engineering & Environmental, Inc.**  
Civil Engineers and Land Surveyors  
1811 Racine Street  
Menasha, Wisconsin  
Ph. 920-991-1866, Fax 920-830-9595

Survey for:  
City of Menasha  
140 Main Street  
Menasha, WI 54952

File: 3754CSM3.dwg  
Date: 06/15/2011  
Drafted By: jim  
Sheet: 1 of 4

Certified Survey Map No. \_\_\_\_\_

CURVE TABLE					
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle
C1	475.01'	S 62°39'50" E	30.05'	30.05'	3°37'29"
C2	225.00'	N 30°38'15" E	136.79'	138.99'	35°23'32"
C3	75.00'	N 24°03'35" E	61.67'	63.55'	48°32'53"

LINE TABLE		
Line	Bearing	Length
L1	S 89°47'09" W	32.09'
L2	S 00°14'17" E	215.47'
L3	N 88°25'05" W	124.91'
L4	S 39°37'03" W	38.64'
L5	S 62°31'01" W	121.55'
L6	S 22°23'46" W	122.36'
L7	S 21°15'10" E	119.30'
L8	S 52°55'13" E	130.51'
L9	S 52°57'34" W	89.97'
L10	S 48°48'52" W	158.18'
L11	S 61°00'20" W	37.52'
L12	S 37°51'25" W	165.74'
L13	S 45°53'19" W	77.83'
L14	S 46°37'51" W	25.23'
L15	S 48°22'44" W	119.31'
L16	S 39°52'31" W	127.21'
L17	S 23°59'57" W	50.23'
L18	S 39°08'03" W	99.52'
L19	S 50°51'57" E	90.57'
L20	S 30°56'30" W	155.61'
L21	S 68°31'23" E	27.26'
L22	S 32°18'56" W	126.12'
L23	S 15°56'13" W	147.71'
L24	N 52°57'01" W	218.85'

LINE TABLE		
Line	Bearing	Length
L25	S 52°52'40" W	42.99'
L26	S 22°38'13" W	67.40'
L27	N 65°57'47" W	71.94'
L28	S 63°14'44" W	78.77'
L29	S 27°00'47" W	60.11'
L30	S 02°14'47" W	109.49'
L31	N 20°07'22" E	145.82'
L32	S 29°41'49" E	38.00'
L33	N 89°45'43" E	27.82'
L34	N 00°12'51" W	41.16'
L35	S 89°47'09" W	30.33'
L36	N 24°12'22" W	41.46'
L37	N 22°41'53" E	132.95'
L38	N 14°46'40" W	122.08'
L39	N 32°11'13" E	151.13'
L40	N 22°26'51" E	148.10'
L41	N 58°20'43" W	154.19'
L42	S 86°15'32" W	162.66'
L43	N 54°35'39" W	38.33'
L44	N 17°12'31" E	73.95'
L45	N 58°32'45" E	150.46'
L46	N 89°23'40" E	93.52'
L47	S 32°32'12" E	91.55'
L48	S 60°14'47" E	127.95'

# Certified Survey Map No. \_\_\_\_\_

## Surveyor's Certificate

I, James R. Sehloff, registered land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Town of Black Wolf and Winnebago County, and under the direction of Oshkosh Country Club, the property owners of said land, I have surveyed divided and mapped this Certified Survey Map; that such map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is all of Lot 1 CSM \_\_\_\_\_ and all of Lot 3 CSM \_\_\_\_\_ being part of the Northwest 1/4 of the Northeast 1/4, part of the Northeast 1/4 of the Northeast 1/4 and part of the Southwest 1/4 of the Northeast 1/4 all located in Section 17, Township 20 North, Range 18 East, City of Menasha, Calumet County, Wisconsin, containing 1679988 SqFt (38.5672 Acres) of land described as follows:

Commencing at the Northeast 1/4 corner of Section 17; thence along the North line of the Northeast 1/4 of said Section 17, S89°45'43"W, 1158.51 feet to the point of beginning; thence along the West line of Lot 1 CSM \_\_\_\_\_, S00°14'17"E, 136.99 feet to the North right of way line of Villa Way; thence along said North line S89°47'09"W, 32.09 feet to the Northwest corner of said Villa Way; thence along the westerly line of Villa Way and the extension thereof, S00°14'17"E, 215.47 feet to a point on the North line of Outlot 1 of the Replat of Lots 1, 2, 55-61, 65-69, 73, 75, 76, 78-80, 119, 120, Outlots 4-5, Outlots 8-9 and Outlot 24 of Lake Park Villas (hereafter referred to as Replat of Lake Park Villas), thence along the North line of said Outlot 1, N88°25'05"W, 124.91 feet to a point on the said North line of Outlot 1; thence continuing along said North line of Outlot 1; S39°37'03"W, 38.64 feet to the Northerly corner of Lot 6 of said Replat of Lake Park Villas; thence along the Northwesterly line of said Lot 6 and the extension thereof; S62°31'01"W, 121.55 feet to a point on the Northwesterly line of Lot 7 of said Replat of Lake Park Villas; thence along the said Northwesterly line S22°23'46"W, 122.36 feet to the Northwest corner of Lot 8 of said Replat of Lake Park Villas; thence along the West line of said Lot 8, S21°15'10"E, 119.30 feet to the Northwest Corner of Lot 9 of said Replat of Lake Park Villas; thence along the Southwesterly line of Lot 9 and the extension thereof S52°55'13"E, 130.51 feet to the Southwest corner of Lot 64 of said Lake Park Villas; thence along the Northwesterly line of Lot 62 of said Lake Park Villas, S52°57'34"W, 89.97 feet to the Northerly Corner of Lot 10 of said Replat of Lake Park Villas; thence along the Northwesterly line of said Lot 10 and the extension thereof, S48°48'52"W, 158.18 feet to the Northerly corner of Outlot 2 of said Replat of Lake Park Villas; thence along the West line of said Outlot 2, S61°00'20"W, 37.52 feet to the Northerly corner of Lot 12 of said Replat of Lake Park Villas; thence along the Westerly line of Lot 12 and the extension thereof, S37°51'25"W, 165.74 feet to a point on the Northwesterly line of Lot 14 of said Replat of Lake Park Villas; thence continuing along said West line and the extension thereof, S45°53'19"W, 77.83 feet to the Westerly corner of Outlot 3 of said Replat of Lake Park Villas; thence S46°37'51"W, 25.23 to the North Corner of Lot 16 of said Replat of Lake Park Villas; thence along the Westerly line of said lot 16, S48°22'44"W, 119.31 feet to the North corner of Lot 17 of the Replat of Lake Park Villas; thence along the Westerly line of said Lot 17 and the extension thereof, S39°52'31"W, 127.21 feet, to the Westerly corner of Outlot 4 of said Replat of Lake Park Villas; thence along the Southwest line of said Outlot 4, 30.05 feet along the arc of a curve to the right with a radius of 475.01 feet and a chord of 30.05 feet which bears S62°39'50"E to the Westerly right of way of Georgetown Place; thence along said Westerly right of way line, S23°59'57"W, 50.23 feet to the Northwest corner of Lot 54 of Lake Park Villas; thence along the West line of said Lot 54, S39°08'03"W, 99.52 feet to the Southwest corner of said Lot 54; thence along the South line of said Lot 54 and the extension thereof, S50°51'57"E, 90.57 feet to a point on the West line of Outlot 12 of said Lake Park Villas; thence along said West line, S30°56'30"W, 155.61 feet to the Southwest corner of said Outlot 12; thence along the South line of said Outlot 12, S68°31'23"E, 27.26 feet to the West line of Lot 3, CSM \_\_\_\_\_; thence continuing along said West line S32°18'56"W, 126.12 feet; thence continuing along said West line S15°56'13"W, 147.71 feet to the North line of Outlot 10 of said Replat of Lake Park Villas; thence along said North line, N52°57'01"W, 218.85 feet to a corner on the Northerly line of Outlot 10 of said Lake Park Villas; thence along the Westerly line of said Lot 10, S52°52'40"W, 42.99 feet; thence continuing along said Westerly line, S22°38'13"W, 67.40 feet; thence continuing along said Westerly line, N65°57'47"W, 71.94 feet; thence continuing along said Westerly line, S63°14'44"W, 78.77 feet; thence continuing along said Westerly line, S27°00'47"W, 60.11 feet; thence continuing along said Westerly line, S02°14'47"W, 109.49 feet to a point on the Northerly right of way line of U.S.H. "10" & S.T.H. "114"; thence along said Northerly right of way line, N73°18'35"W, 178.68 feet to said West line of the Northeast 1/4; thence along said West line, N00°20'02"E, 1231.05 feet to the Southerly line of Lot 4 of said CSM \_\_\_\_\_; thence along said South line, N63°01'05"E, 436.90 feet; thence continuing along said Southerly line, N20°07'22"E, 145.82 feet; thence continuing along said Southerly line, N89°45'43"E, 503.31 feet; thence continuing along said Southerly line, S29°41'49"E, 38.00 feet; thence continuing along said Southerly line, N89°45'43"E, 27.82 feet to the Southeast Corner of Said Lot 4 of CSM \_\_\_\_\_; thence along said Easterly line of said Lot 4, 138.99 feet along the arc of a curve to the right with a radius of 225.00 feet and a chord of 136.79 feet which bears N30°38'15"E; thence continuing along said Easterly line, 63.55 feet along the arc of a curve to the left with a radius of 75.00 feet and a chord of 61.67 feet which bears N24°03'35"E; thence continuing along said Easterly line, N00°12'51"W, 41.16 feet; thence continuing along said Easterly line, S89°47'09"W, 30.33 feet; thence continuing along said Easterly line, N00°14'17"W, 201.81 feet to said North line of the Northeast 1/4; thence along said North line N89°45'43"E, 420.00 feet to the point of beginning, subject to all easements, and restrictions of record.

Given under my hand this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

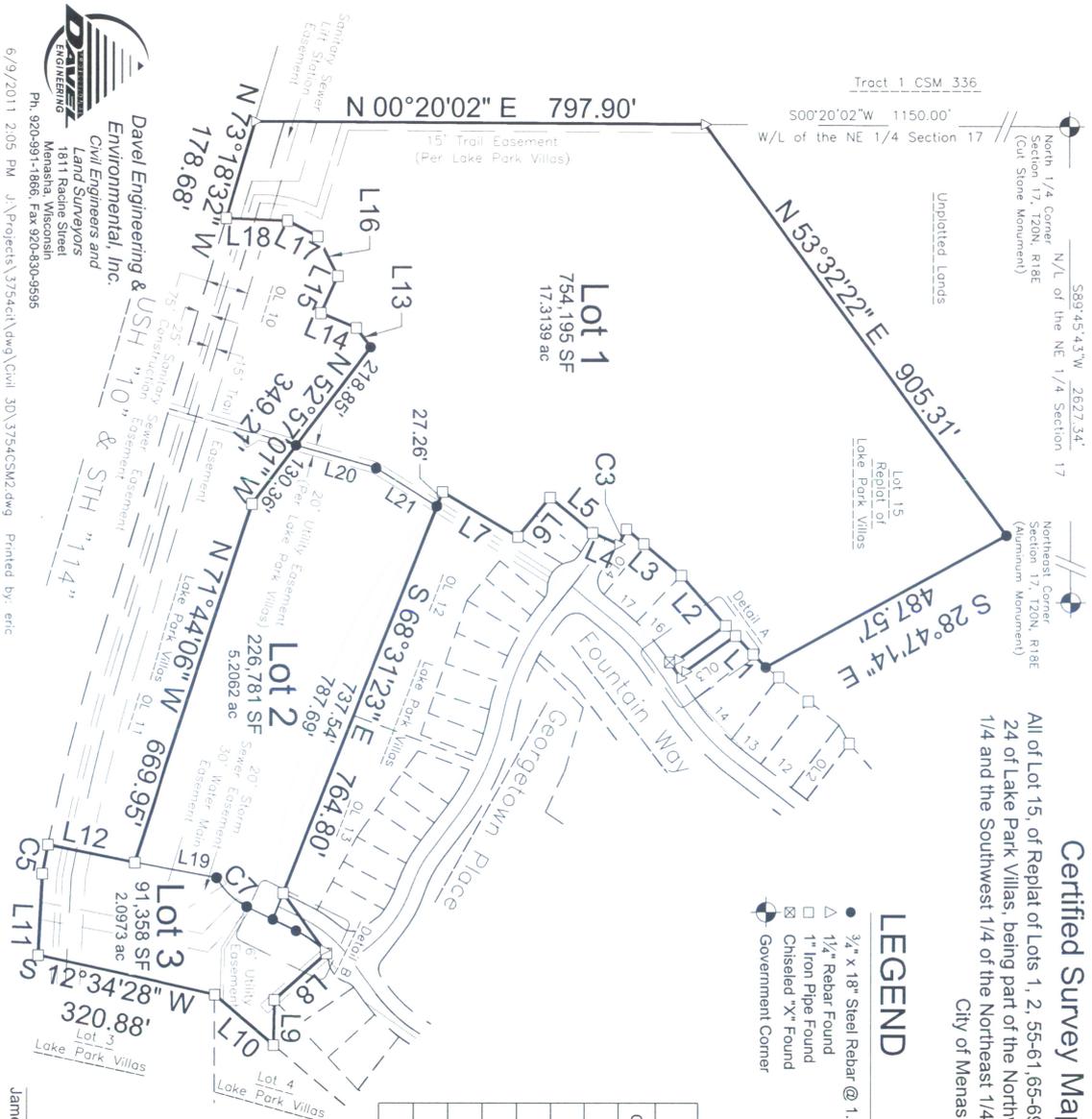
James R. Sehloff, Wisconsin Registered Land Surveyor No. S-2692

File: 3754CSM3.dwg  
Date: 06/10/2011  
Drafted By: katie  
Sheet: 3 of 4



Certified Survey Map No. \_\_\_\_\_

All of Lot 15, of Replat of Lots 1, 2, 55-61, 65-69, 73, 75, 76, 78-80, 119, 120, Outlots 4-5, Outlots 8-9 and Outlot 24 of Lake Park Villas, being part of the Northwest 1/4 of the Northeast 1/4 and Northeast 1/4 of the Northeast 1/4 and the Southwest 1/4 of the Northeast 1/4 all being part of Section 17, Township 20 North, Range 18 East, City of Menasha, Calumet County, Wisconsin.



LEGEND

- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- △ 1 1/4" Rebar Found
- 1" Iron Pipe Found
- ⊗ Chiseled "X" Found
- ⊕ Government Corner



Bearings are referenced to the N/L of the NE 1/4 Section 17, T20N, R18E. Assumed to bear S89°45'43"W, based on the Calumet County Coordinate System

CURVE TABLE

Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle
C1	25.00'	S 52°53'04" E	14.87'	15.09'	34°35'30"
C2	25.00'	N 17°26'27" W	15.57'	15.83'	36°17'12"
C3	475.00'	S 62°39'51" E	30.05'	30.05'	3°37'30"
C4	24.00'	N 51°34'27" E	6.93'	6.95'	16°35'53"
C5	3712.20'	N 79°19'17" W	51.89'	51.89'	0°48'03"
C6	200.00'	N 34°36'35" E	60.26'	60.49'	17°19'49"
C7	125.00'	N 43°17'22" E	74.53'	75.68'	34°41'23"

**Davel Engineering & Environmental, Inc.**  
 Civil Engineers and Land Surveyors  
 1811 Racine Street  
 Menasha, Wisconsin  
 Ph. 920-991-1886, Fax 920-830-9995

Survey for:  
 City of Menasha  
 140 Main Street  
 Menasha, WI 54952

File: 3754CSM2.dwg  
 Date: 06/09/2011  
 Drafted By: eric  
 Sheet: 1 of 4

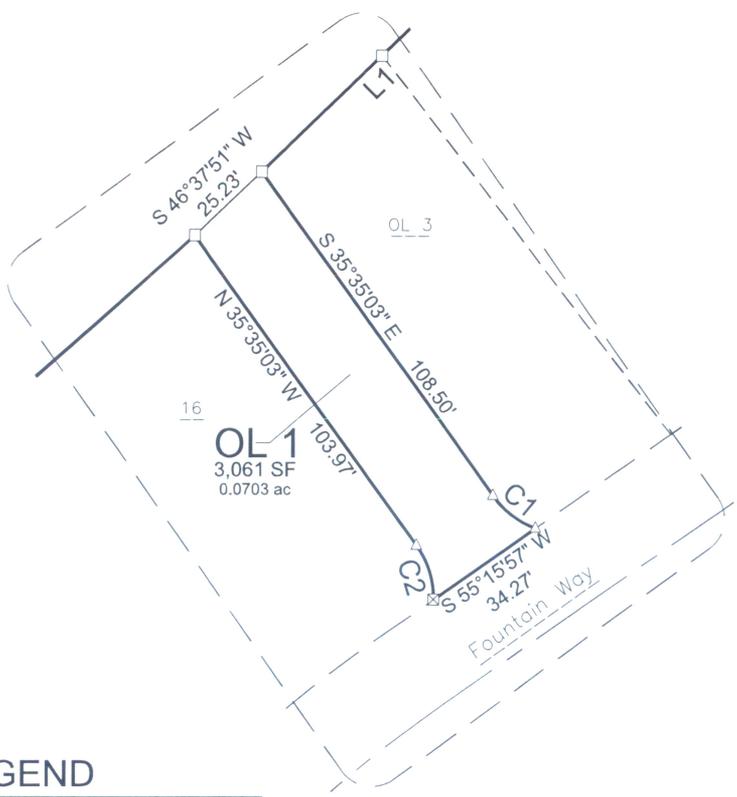
James R. Sehnoff R.L.S. 2692 Date \_\_\_\_\_

Certified Survey Map No. \_\_\_\_\_



Bearings are referenced to the N/L of the NE 1/4 Section 17, T20N, R18E, Assumed to bear S89°45'43"W, based on the Calumet County Coordinate System

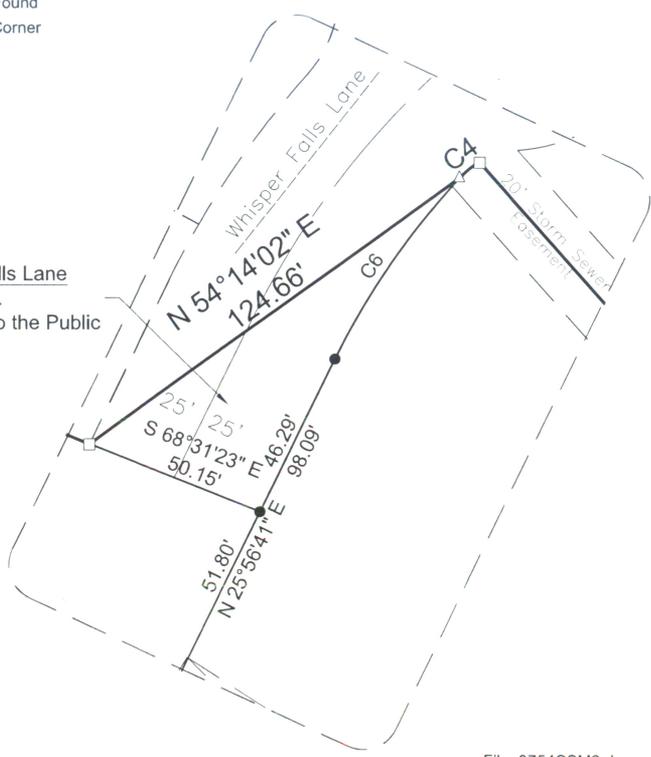
LINE TABLE		
Line	Bearing	Length
L1	S 45°53'19" W	77.83'
L2	S 48°22'44" W	119.31'
L3	S 39°52'36" W	127.21'
L4	S 23°59'57" W	50.23'
L5	S 39°08'03" W	99.52'
L6	S 50°51'57" E	90.57'
L7	S 30°56'30" W	155.61'
L8	S 41°42'52" E	124.11'
L9	S 88°58'16" E	80.39'
L10	S 40°18'04" W	138.44'
L11	N 87°05'30" W	144.95'
L12	N 11°45'09" E	154.87'
L13	S 52°52'40" W	42.99'
L14	S 22°38'13" W	67.40'
L15	N 65°57'47" W	71.94'
L16	S 63°14'44" W	78.77'
L17	S 27°00'47" W	60.11'
L18	S 02°14'47" W	109.49'
L19	N 10°20'14" E	150.35'
L20	S 15°41'47" W	145.63'
L21	S 32°18'56" W	128.29'



**LEGEND**

- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- △ 1/4" Rebar Found
- 1" Iron Pipe Found
- ⊠ Chiseled "X" Found
- ⊙ Government Corner

Whisper Falls Lane  
2,327 Sq.Ft.  
Dedicated to the Public



James R. Sehloff RLS 2692 Date \_\_\_\_\_

**Dave Engineering & Environmental, Inc.**  
Civil Engineers and Land Surveyors  
1811 Racine Street  
Menasha, Wisconsin  
Ph. 920-991-1866, Fax 920-830-9595

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Drafted By: eric  
Sheet: 2 of 4

# Certified Survey Map No. \_\_\_\_\_

## Surveyor's Certificate

I, James R. Sehloff, registered land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Menasha and Calumet County, and under the direction of City of Menasha, the property owners of said land, I have surveyed divided and mapped this Certified Survey Map; that such map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is all of Lot 15, of Replat of Lots 1, 2, 55-61,65-69, 73, 75, 76, 78-80, 119, 120, Outlots 4-5, Outlots 8-9 and Outlot 24 of Lake Park Villas (hereafter referred to as Replat of Lake Park Villas), being part of the Northwest 1/4 of the Northeast 1/4 and Northeast 1/4 of the Northeast 1/4 and the Southwest 1/4 of the Northeast 1/4 all being part of Section 17, Township 20 North, Range 18 East, City of Menasha, Calumet County, Wisconsin containing 1,077,723 Square Feet (24.7411 Acres) of land described as follows:

Commencing at the Northeast corner of Section 17; thence along the North line of the Northeast 1/4 of said Section 17, S89°45'43"W, 2627.34 feet to the North 1/4 corner of said Section 17; thence along the West line of said Northeast 1/4, S00°20'02"W, 1150.00 feet to the point of beginning; thence along said a Southerly line of Lot 1 of said Replat of Lake Park Villas, N53°32'22"E, 905.31 feet; thence continuing along said Southerly Line, S28°47'14"E, 487.57 feet to a point on the West line of Lot 14 of said Replat of Lake Park Villas; thence along said West line and the extension thereof, S45°53'19"W, 77.83 feet to the Southwest corner of Outlot 3 of said Replat of Lake Park Villas; thence along the Southwest line of said Outlot 3, S35°35'03"E, 108.50 feet; thence continuing along said Southwest line, 15.09 feet along the arc of a curve to the left with a radius of 25.00 feet and a chord of 14.87 feet which bears S52°53'04"E to the Westerly right of way of Fountain Way; thence along said Westerly right of way line, S55°15'57"W, 34.27 feet to the East Corner of Lot 16 of said Replat of Lake Park Villas; thence along said Northeast line of said Lot 16, 15.83 feet along the arc of a curve to the left with a radius of 25.00 feet and a chord of 15.57 feet which bears N17°26'27"W; thence continuing along said Northeasterly line, N35°35'03"W, 103.97 feet to the North corner of said Lot 16; thence along the Westerly line of said lot 16, S48°22'44"W, 119.31 feet to the North corner of Lot 17 of the Replat of Lake Park Villas; thence along the West line of said Lot 17 and the extension thereof, S39°52'36"W, 127.21 feet, to the Westerly corner of Outlot 4 of said Replat of Lake Park Villas; thence along the Southwest line of said Outlot 4, 30.05 feet along the arc of a curve to the right with a radius of 475.00 feet and a chord of 30.05 feet which bears S62°39'51"E to the Westerly right of way of Georgetown Place; thence along said Westerly right of way line, S23°59'57"W, 50.23 feet to the Northwest corner of Lot 54 of Lake Park Villas; thence along the West line of said Lot 54, S39°08'03"W, 99.52 feet to the Southwest corner of said Lot 54; thence along the South line of said Lot 54 and the extension thereof, S50°51'57"E, 90.57 feet to a point on the West line of Outlot 12 of said Lake Park Villas; thence along said West line, S30°56'30"W, 155.61 feet to the Southwest corner of said Outlot 12; thence along the South line of said Outlot 12 and the extension thereof, S68°31'23"E, 764.80 feet to the Southeast corner of Outlot 13 of said Lake Park Villas; thence along the Southerly right of way line of Whisper Falls Lane, N54°14'02"E, 124.66 feet; thence continuing along said Southerly right of way line 6.95 feet along the arc of a curve to the right with a radius of 24.00 feet and a chord of 6.93 feet which bears N51°34'27"E to the West corner of Lot 38 of said Lake Park Villas; thence along the South line of said Lot 38, S41°42'52"E, 124.11 feet to the Southwest corner of Outlot 14 of said Lake Park Villas; thence along the South line of said Outlot 14, S88°58'16"E, 80.39 feet to a point on the West line of Lot 4 of said Lake Park Villas; thence along said West line, S40°18'04"W, 138.44 feet; thence continuing along the said West line, S12°34'28"W, 320.88 feet to the Northerly right of way line of U.S.H. "10" & S.T.H. "114"; thence along said Northerly right of way line, N87°05'30"W, 144.95 feet; thence continuing along said Northerly right of way line, 51.89 feet along the arc of a curve to the left with a radius of 3712.20 feet and a chord of 51.89 feet which bears N79°19'17"W to the Southeast corner of Outlot 11 of said Lake Park Villas; thence along the East line of said Outlot 11, N11°45'09"E, 154.87 feet to the Northeast Corner of said Outlot 11; thence along the North line of said Outlot 11, N71°44'06"W, 669.95 feet; thence continuing along said North line and the extension thereof, N52°57'01"W, 349.21 feet to a corner on the Northerly line of Outlot 10 of said Lake Park Villas; thence along the Westerly line of said Lot 10, S52°52'40"W, 42.99 feet; thence continuing along said Westerly line, S22°38'13"W, 67.40 feet; thence continuing along said Westerly line, N65°57'47"W, 71.94 feet; thence continuing along said Westerly line, S63°14'44"W, 78.77 feet; thence continuing along said Westerly line, S27°00'47"W, 60.11 feet; thence continuing along said Westerly line, S02°14'47"W, 109.49 feet to a point on the Northerly right of way line of U.S.H. "10" & S.T.H. "114"; thence along said Northerly right of way line, N73°18'32"W, 178.68 feet to said West line of the Northeast 1/4; thence along said West line, N00°20'02"E, 797.90 feet to the point of beginning, subject to all easements, and restrictions of record.

Given under my hand this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

James R. Sehloff, Wisconsin Registered Land Surveyor No. S-2692

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Sheet: 3 of 4

