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

August 16, 2011
3:30 PM

AGENDA

3:30 PM - Public Hearing – Year 2030 Comprehensive Plan Future Land Use Map Amendment – Racine Road

3:35 PM – Public Hearing – Proposed Rezoning – R-1 Single Family Residential to PUD – Planned Unit Development – STH 114/ CTH LP Vicinity

A. CALL TO ORDER

B. ROLL CALL/EXCUSED ABSENCES

C. MINUTES TO APPROVE
   1. Minutes of the August 2, 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. Amendment to Year 2030 Comprehensive Plan Future Land Use Map – Racine Road – Re-designate Future Land Use Classification From Parks and Recreation to Community Commercial
   2. Rezoning of Lot 2 of CSM 3275, Lot 4 of CSM 3276, and Lot 1 and Outlots 1, 2 and 3 of CSM 3277 From R-1 Single Family Residential to PUD Planned Unit Development (Ponds of Menasha)
   3. Rezoning of Lots 1 and 2 of CSM 3276 From R-1 Single Family Residential to PUD Planned Unit Development (The Cottages at Lake Park Condominiums)

G. ADJOURNMENT

Menasha is committed to its diverse population. Our Non-English speaking population or those with disabilities are invited to contact the Community Development Department at 967-3650 at least 24-hours in advance of the meeting so special accommodations can be made.

CITY OF MENASHA
Plan Commission
Council Chambers, City Hall – 140 Main Street
August 2, 2011
DRAFT MINUTES

3:30 PM – Public Hearing – Proposed Rezoning of Racine Road

No one spoke.

A. CALL TO ORDER

The meeting was called to order at 4:35 p.m. by Mayor Merkes.

B. ROLL CALL/EXCUSED ABSENCES

PLAN COMMISSION MEMBERS PRESENT: Mayor Merkes, Commissioners Schmidt, Sturm, Cruickshank and Homan

PLAN COMMISSION MEMBERS EXCUSED: DPW Radtke and Ald. Benner

PLAN COMMISSION MEMBERS ABSENT: None

OTHERS PRESENT: CDD Keil, Claude Bucklin

C. MINTUES TO APPROVE

1. **Minutes of the July 26, 2011 Plan Commission Meeting**
Motion by Comm. Homan, seconded by Comm. Sturm to approve the July 26, 2011 Plan Commission meeting minutes as corrected.

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. **Proposed Rezoning of Racine Road – Parcel 4-00762-03 – Kenneth Syring**
Commissioners discussed the relationship to the comprehensive plan, neighboring land uses and zoning. It was noted that there is a mapping error in the Future Land Use map of the comprehensive plan that applied a Parks and Recreation designation to the site.

Motion by Comm. Homan, seconded by Comm. Schmidt to recommend approval of the proposed rezoning from R-1 Single Family Residential to C-1 General Commercial contingent upon the Future Land Use map of the Year 2030 Comprehensive Plan being amended to change the future land use designation from Parks and Recreation to Community Commercial.
The motion carried.

G. ADJOURNMENT

Motion by Comm. Sturm, seconded by Comm. Schmidt to adjourn at 3:53 p.m.

The motion carried.

Minutes respectfully submitted by Greg Keil, CDD.

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 amendment of the City of Menasha Year 2030 Comprehensive Plan to correct a mapping error on a Racine Road parcel as follows:

Re-designate the land use classification on the Future Land Use Map from "Parks and Recreation" to "Community Commercial" on the parcel described as follows:

The West Twenty-seven (27) rods of the North Sixty (60) rods of the North West ¼ of the South West ¼ of Section Two (2) Township Twenty (20) North, of Range Seventeen (17) East, in the Town of Menasha, excepting therefrom the Three (3) tracts of land described as follows, viz:-

1. The North Three Hundred Eight and Seven-tenths (308.7) feet thereof lying easterly of the center line of County Truck Highway "P" as now located.
2. The South Three Hundred Twenty (320) feet therof.
3. The portion thereof heretofore conveyed to Winnebago County for highway purposes by Instrument recorded in Volume 371 on Page 501.

Subject to rights granted by Instruments recorded in Volume 418 on Page 243 and in Volume 678 on Page 359. Subject to all easements and restrictions recorded and unrecorded, City of Menasha, Winnebago County.

Public hearings will be held as follows:

Plan Commission
Date of Hearings: Tuesday, August 16, 2011
Time of Hearings: 3:30 p.m. or shortly thereafter
Place of Hearings: City Hall Council Chambers, 140 Main Street, Menasha

Common Council

Menasha

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 in the vicinity of Lake Park Road and STH 114. The City of Menasha is proposing to:

Rezone the following properties from R-1 Single Family District to PUD Planned Unit Development District:

- Lot 2 of CSM #3275 Recorded as Document #466101, Calumet County Register of Deeds.
- Lots 1, 2 and 4 of CSM #3276 Recorded as Document #46612, Calumet County Register of Deeds.
- Lot 1 and Outlots 1, 2 and 3 of CSM #3277 Recorded as Document #466103, Calumet County Register of Deeds.

Public hearings will be held as follows:

Plan Commission
Date of Hearings: Tuesday, August 16, 2011
Time of Hearings: 3:30 p.m. or shortly thereafter
Place of Hearings: City Hall Council Chambers, 140 Main Street, Menasha

W. PALISADES DR.
ANNEX LN.
PALISADES DR.
LARKSPUR DR.
WINWOOD DR.
BECK ST.
VALLEY RD.
VALLEY RD. (COUNTY RD. P)
HIGHRIDGE DR.
PROPOSED REDESIGNATION
OF
FUTURE LAND USE
FROM
PARKS &RECREATION
TO
COMMUNITY COMMERCIAL
NORTHRIDGE CT.
HIGHRIDGE TERRACE
CENTURY OAKS DR.
CENTURY OAKS CT.
NORTH RIDGE CT.

Document # 466103

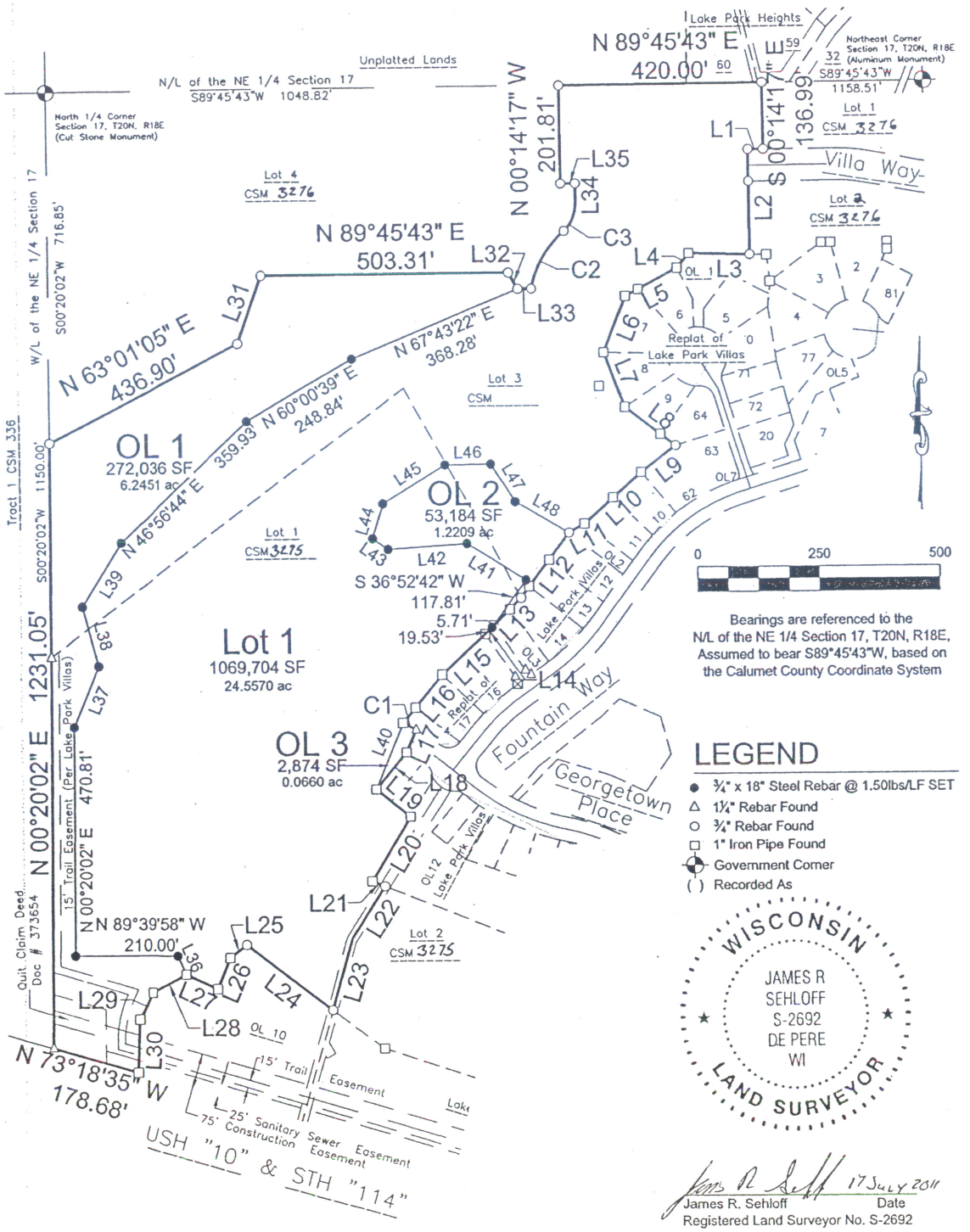
FORM NO. 985-A

HCMiller Print Evolutionaries

Stock No. 26273

Certified Survey Map No. 3277

All of Lot 1 CSM 3275 and all of Lot 3 CSM 3276 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

- ● ¾" x 18" Steel Rebar @ 1.50lbs/LF SET
- △ 1¼" Rebar Found
- ○ ¾" Rebar Found
- □ 1" Iron Pipe Found
- Government Corner
- ( ) Recorded As

WISCONSIN JAMES R SEHLOFF S-2692 DE PERE WI LAND SURVEYOR

17 July 2011

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

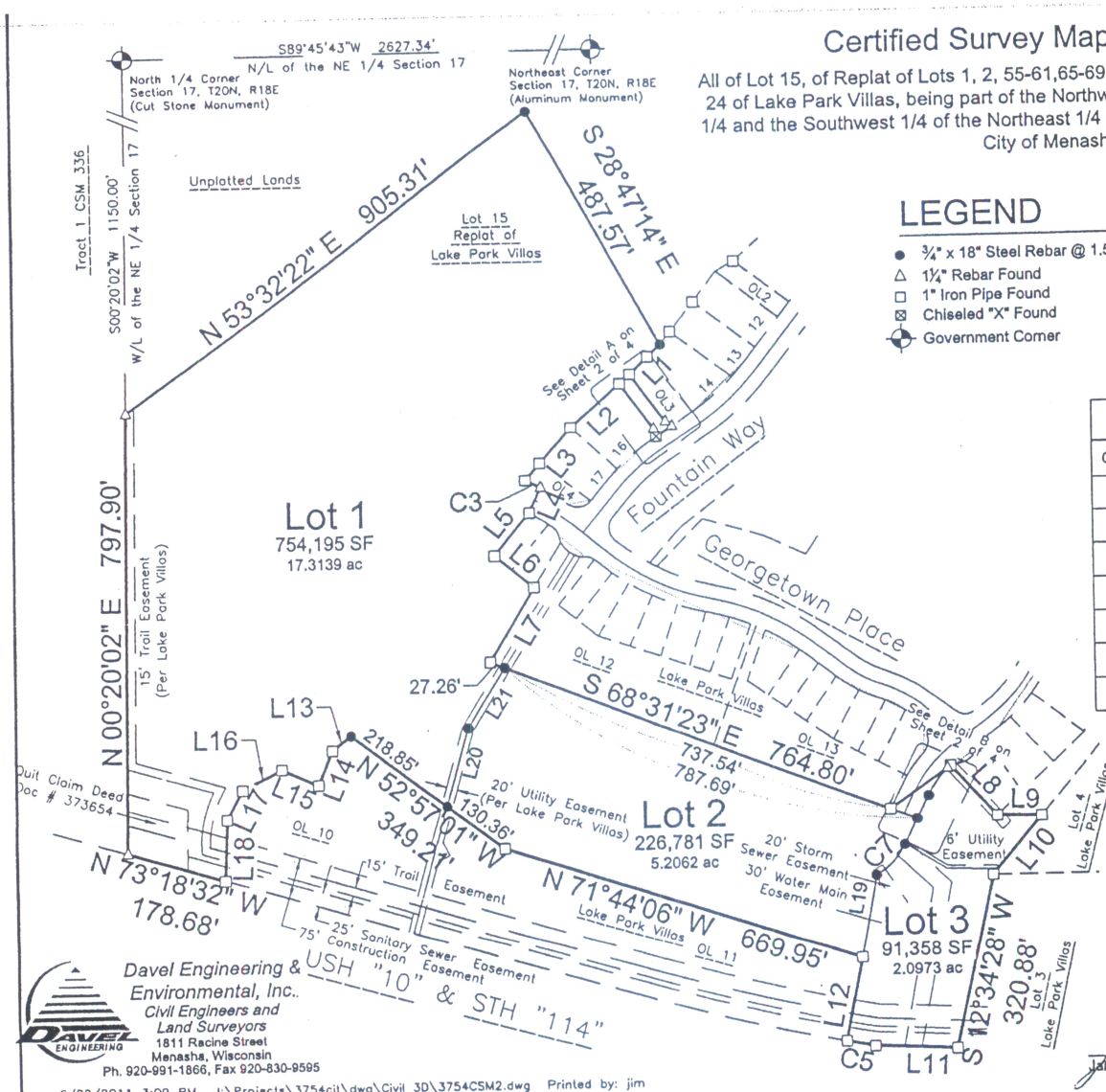
Survey for:
City of Menasha
140 Main Street
Menasha, WI 54952

File: 3754CSM3.dwg
Date: 06/22/2011
Drafted By: jim
Sheet: 1 of 4

6/22/2011 3:18 PM J:\Projects\3754cit\dwg\Civil 3D\3754CSM3.dwg Printed by: jim

Certified Survey Map No. 3275

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

- ● ¾" x 18" Steel Rebar @ 1.50lbs/LF SET
- △ 1¼" Rebar Found
- □ 1" Iron Pipe Found
- ⊠ Chiseled "X" Found
- Government Corner

0 250 500

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"

WISCONSIN
JAMES R SEHLOFF
S-2692
DE PERE
WI
LAND SURVEYOR

James R. Sehloff R.L.S. 2692 — 17 July 2011 Date

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

File: 3754CSM2.dwg
Date: 06/22/2011
Drafted By: jim
Sheet: 1 of 4

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

6/22/2011 3:09 PM J:\Projects\3754cit\dwg\Civil 3D\3754CSM2.dwg Printed by: jim

Document # 466101
FORM NO. 985-A
HCM Miller Print Communications
Stock No. 26273

Document # 466102

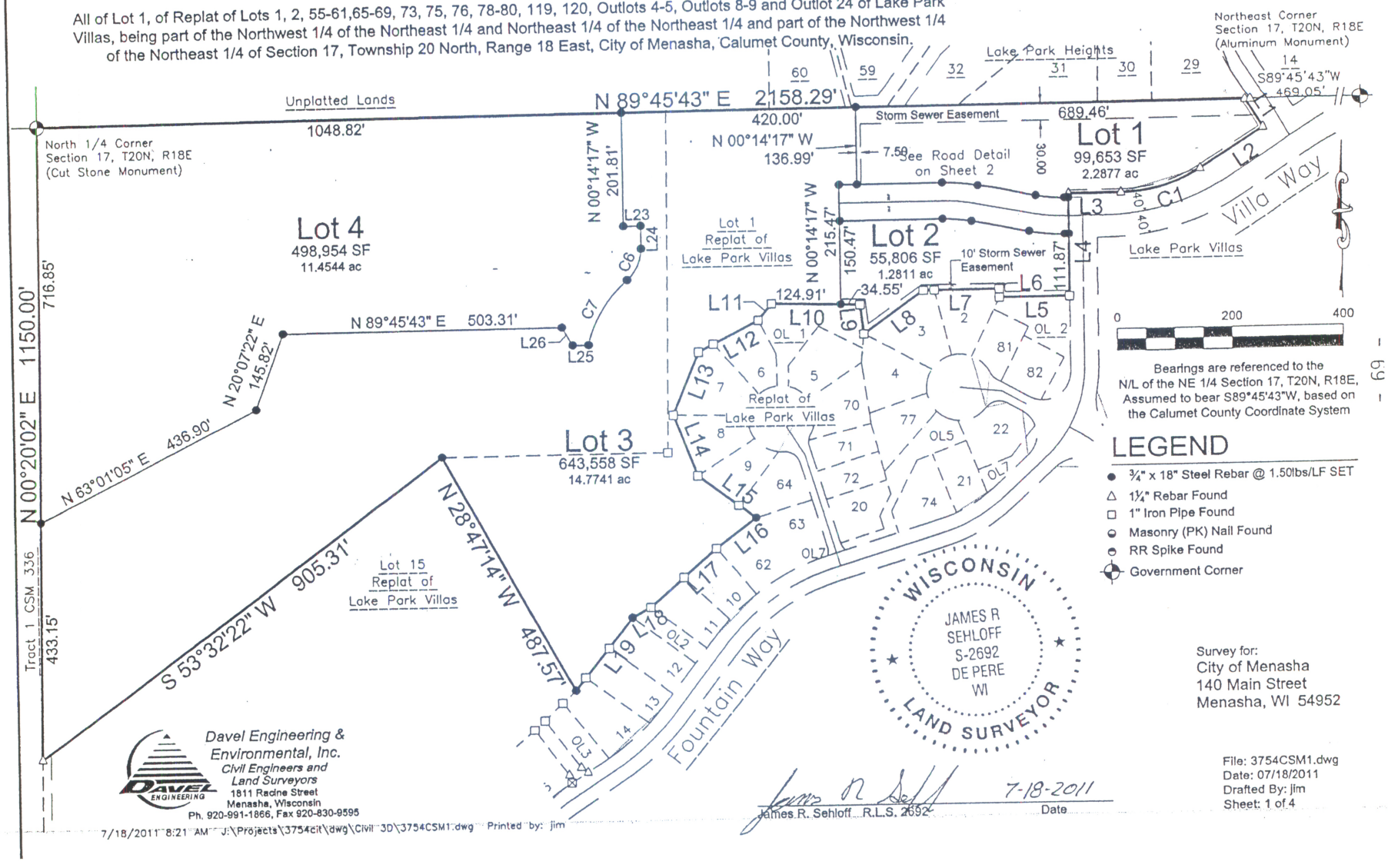
FORM NO. 985-A

ICMiller Print Environment

Stock No. 26273

Certified Survey Map No. 3276

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, 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.



Planned Unit Development Plan

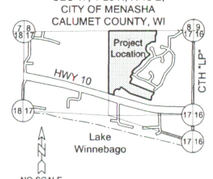
The Ponds of Menasha

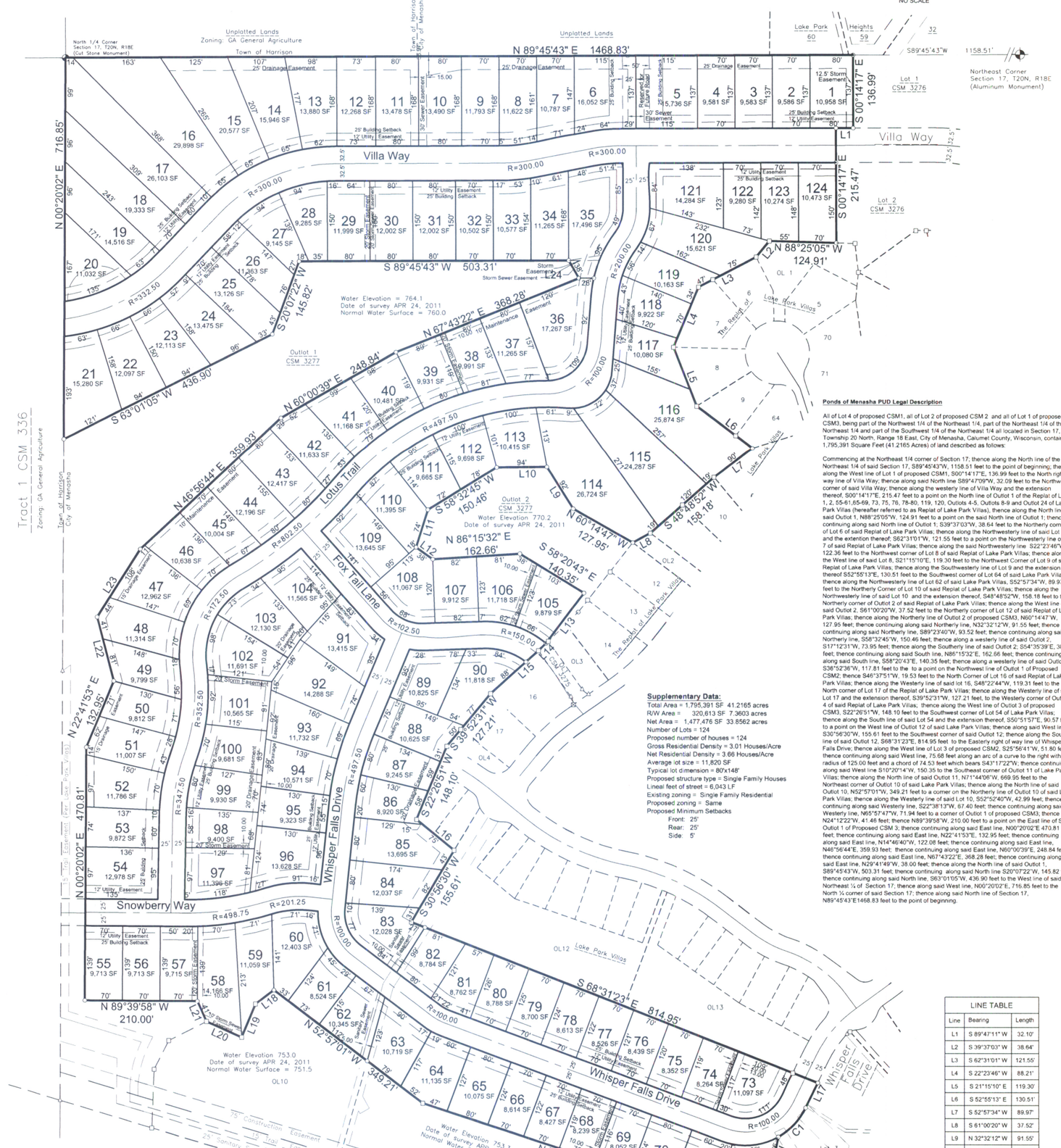
All of Lot 4 of CSM 3276, all of Lot 2 of CSM 3275 & all of Lot 1 of CSM 3277 being part of the Northwest 1/4 of the Northeast 1/4, Northeast 1/4 of the Northeast 1/4 and Southwest 1/4 of the Northeast 1/4, of Section 17, Township 20 North, Range 18 East, City of Menasha, Calumet County, Wisconsin

100 0 100 200 300

Bearings are referenced to the North line of Northeast 1/4 Section 17, T20N, R18E assumed to bear N89°45'43"E based on Calumet County coordinate system

LOCATION MAP
SEC 17, T 20 N, R 18 E,
CITY OF MENASHA
CALUMET COUNTY, WI





Ponds of Menasha PUD Legal Description

All of Lot 4 of proposed CSM1, all of Lot 2 of proposed CSM 2 and all of Lot 1 of proposed CSM3, 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 1,795,391 Square Feet (41.2165 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 of proposed CSM1, 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 extention 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 Vilas; 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 Northerly line of Outlot 2 of proposed CSM3, N60°14'47"W, 127.95 feet; thence continuing along said Northerly line, N32°32'12"W, 91.55 feet; thence continuing along said Northerly line, S89°23'40"W, 93.52 feet; thence continuing along said Northerly line, S58°32'45"W, 150.46 feet; thence along a westerly line of said Outlot 2, S17°12'31"W, 73.95 feet; thence along the Southerly line of said Outlot 2; S54°35'39"E, 38.33 feet; thence continuing along said South line, N86°15'32"E, 162.66 feet; thence continuing along said South line, S58°20'43"E, 140.35 feet; thence along a westerly line of said Outlot 2, S36°52'36"W, 117.81 feet to the to a point on the Northwest line of Outlot 1 of Proposed CSM2; thence S46°37'51"W, 19.53 feet 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 West line of Outlot 3 of proposed CSM3, S22°26'51"W, 148.10 feet to the Southwest corner of Lot 54 of Lake Park Villas; 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, 814.95 feet to the Easterly right of way line of Whisper Falls Drive; thence along the West line of Lot 3 of proposed CSM2, S25°56'41"W, 51.80 feet; thence continuing along said West line, 75.68 feet along an arc of a curve to the right with a radius of 125.00 feet and a chord of 74.53 feet which bears S43°17'22"W; thence continuing along said West line S10°20'14"W, 150.35 to the Southeast corner of Outlot 11 of Lake Park Villas; thence along the North line of said Outlot 11, N71°44'06"W, 669.95 feet to the Northeast corner of Outlot 10 of said Lake Park Villas; thence along the North line of said Outlot 10, 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 to a corner of Outlot 1 of proposed CSM3; thence N24°12'22"W, 41.46 feet; thence N89°39'58"W, 210.00 feet to a point on the East line of Said Outlot 1 of Proposed CSM 3; thence continuing along said East line; N00°20'02"E 470.81 feet; thence continuing along said East line, N22°41'53"E, 132.95 feet; thence continuing along said East line, N14°46/40"W, 122.08 feet; thence continuing along said East line, N46°56'44"E, 359.93 feet; thence continuing along said East line, N60°00'39"E, 248.84 feet; thence continuing along said East line, N67°43'22"E, 368.28 feet; thence continuing along said East line, N29°41'49"W, 38.00 feet; thence along the North line of said Outlot 1, S89°45'43"W, 503.31 feet; thence continuing along said North line S20°07'22"W, 145.82 feet; thence continuing along said North line, S63°01'05"W, 436.90 feet to the West line of said Northeast ¼ of Section 17; thence along said West line, N00°20'02"E, 716.85 feet to the North ¼ corner of said Section 17; thence along said North line of Section 17, N89°45'43"E1468.83 feet to the point of beginning.

Supplementary Data:
Total Area = 1,795,391 SF 41.2165 acres
R/W Area = 320,613 SF 7.3603 acres
Net Area = 1,477,476 SF 33.8562 acres
Number of Lots = 124
Proposed number of houses = 124
Gross Residential Density = 3.01 Houses/Acre
Net Residential Density = 3.66 Houses/Acre
Average lot size = 11,820 SF
Typical lot dimension = 80'x148'
Proposed structure type = Single Family Houses
Lineal feet of street = 6,043 LF
Existing zoning = Single Family Residential
Proposed zoning = Same
Proposed Minimum Setbacks
Front: 25'
Rear: 25'
Side: 5'

LINE TABLE		
Line	Bearing	Length
L1	S 89°47'11" W	32.10'
L2	S 39°37'03" W	38.64'
L3	S 62°31'01" W	121.55'
L4	S 22°23'46" W	88.21'
L5	S 21°15'10" E	119.30'
L6	S 52°55'13" E	130.51'
L7	S 52°57'34" W	89.97'
L8	S 61°00'20" W	37.52'
L9	N 32°32'12" W	91.55'
L10	S 89°23'40" W	93.52'
L11	S 17°12'31" W	73.95'
L12	S 54°35'39" E	38.33'
L13	S 36°52'36" W	117.81'
L14	S 46°37'50" W	19.53'
L15	S 48°22'43" W	119.31'
L16	S 50°51'57" E	90.57'
L17	S 25°56'41" W	51.80'
L18	S 52°52'40" W	42.99'
L19	S 22°38'13" W	67.40'
L20	N 65°57'47" W	71.94'
L21	N 24°12'22" W	41.46'
L22	N 14°46'40" W	122.08'
L23	N 32°11'13" E	151.13'
L24	N 29°41'49" W	38.00'

CURVE TABLE							
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	125.00'	S 43°17'22" W	74.53'	75.68'	34°41'23"	S 25°56'41" W	S 60°38'03" W

Owner Information:
The Ponds of Menasha, LLC
Jeff Marlow
1300 Kimp's Court
Green Bay, WI 54313

LEGEND

CATV — Underground Cable TV	Sanitary MH / Tank / Base	CATV Pedestal
FO — Underground Fiber Optic	Clean Out / Curb Stop / Pull Box	Gas Regulator
OH — Overhead Electric Lines	Storm Manhole	Sign
Utility Guy Wire	Inlet	Soil Boring
San — Sanitary Sewer	Catch Basin / Yard Drain	Benchmark
Sto — Storm Sewer	Water MH / Well	1½" Rebar Found
E — Underground Electric	Hydrant	¾" Rebar Found
G — Underground Gas Line	Utility Valve	1" Iron Pipe Found
T — Underground Telephone	Utility Meter	2" Iron Pipe Found
W — Water Main	Utility Pole	Chiseled "X" Found
Fence - Steel	Light Pole / Signal	Masonry (PK) Nail Found
Fence - Wood	Guy Wire / Pump	RR Spike Found
Fence - Barbed Wire	Electric Pedestal	Government Corner
	Electric Transformer	
Treeline	Air Conditioner	
Culvert	Telephone Pedestal	
800 Index Contour	Telephone Manhole	
799 Intermediate Contour		
+799.9 Ex Spot Elevation		

WISCONSIN JAMES R. SEHLOFF S-2692 DE PERE, WI LAND SURVEYOR

SURVEYOR'S CERTIFICATE

I, James R. Sehloff, hereby certify that this Planned Unit Development is a correct representation of all existing land divisions and features, and that I have complied with the planned unit development requirements for the **City of Menasha**.

James R. Sehloff, R.L.S. No. S-2692 — 11 Aug 2011 Date

Nature of Proposed Development:
The Ponds of Menasha is a single family detached residential subdivision, where each home owner will own and maintain their property. It is not unlike any other conventional residential subdivision other than its conservation design which includes reduced setbacks and narrower road right of ways.

Notes:
1. The City of Menasha shall construct sidewalk on one side of each proposed street.
2. Each house and lot shall be individually landscaped.
3. Each lot will have garages and parking in private driveways. Parking in public right of ways shall be subject to City of Menasha Code.

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
CIVIL ENGINEERING CONSULTANTS
1811 Racine Street Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-830-9595
www.davel.pro

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File: 3727PUD.dwg
Date: 08/11/2011
Drafted By: jim
Sheet: PUD

Document #: 466102

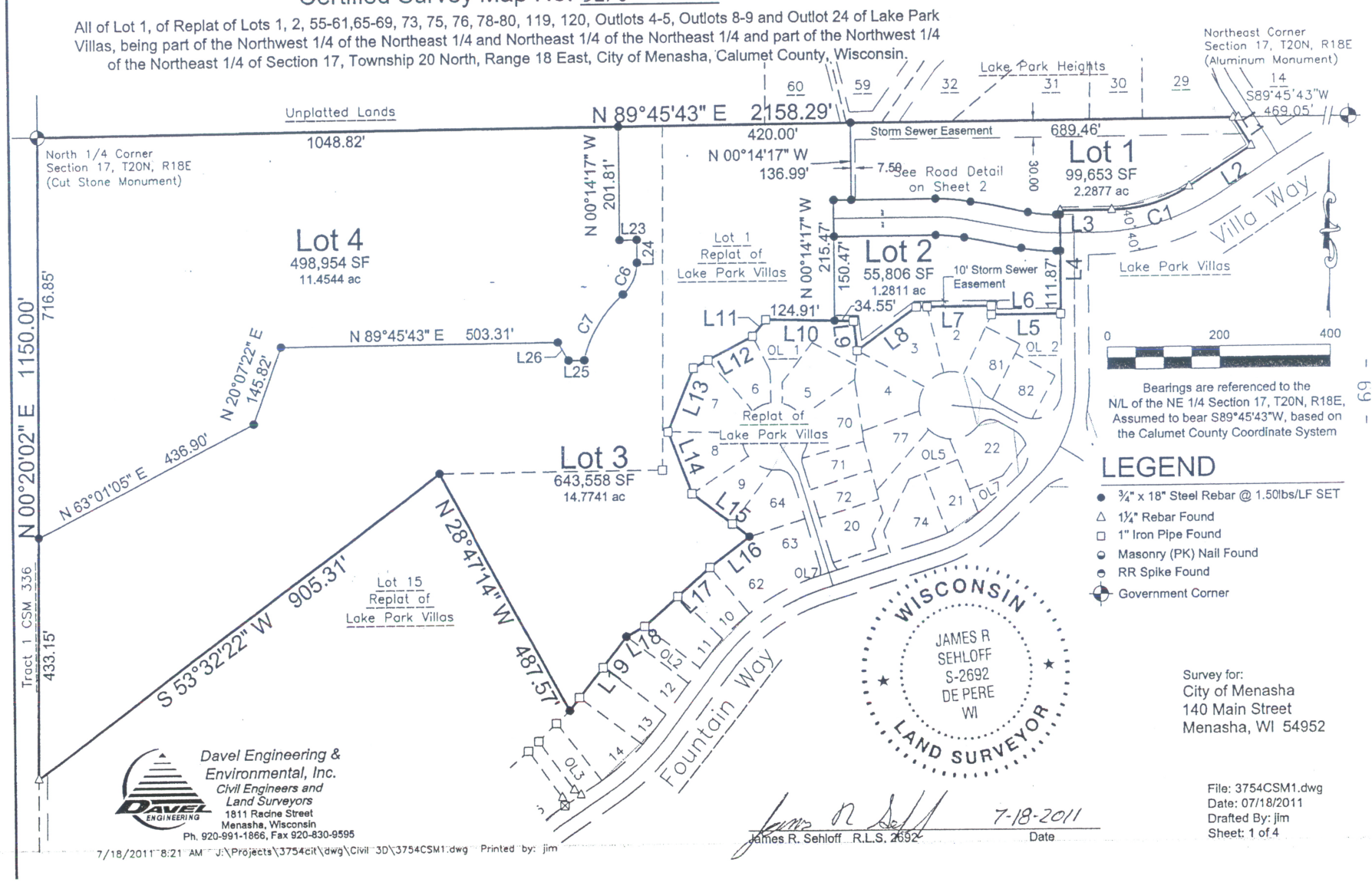
FORM NO. 985-A

HCMiller Print Environmental

Stock No. 26273

Certified Survey Map No. 3276

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, 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.



NATURE OF PROPOSED DEVELOMENT:

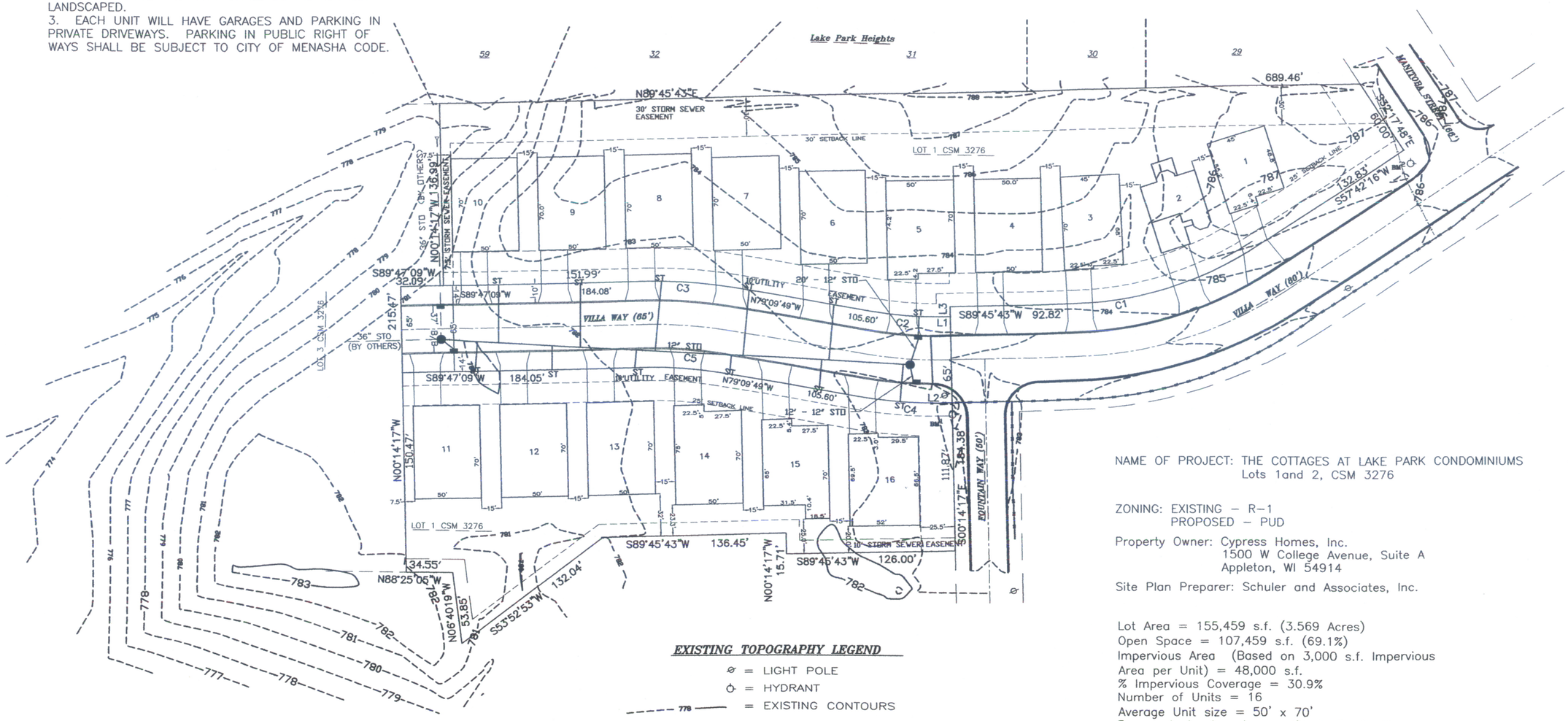
THE COTTAGES AT LAKE PARK IS A SINGLE FAMILY DETACHED RESIDENTIAL CONDOMINIUM.

NOTES:

1. THE CITY OF MENSHA SHALL CONSTRUCT SIDEWALK ON THE SOUTH SIDE OF VILLA WAY.
2. EACH HOUSE AND UNIT SHALL BE INDIVIDUALLY LANDSCAPED.
3. EACH UNIT WILL HAVE GARAGES AND PARKING IN PRIVATE DRIVEWAYS. PARKING IN PUBLIC RIGHT OF WAYS SHALL BE SUBJECT TO CITY OF MENASHA CODE.

LEGAL DESCRIPTION:

LOTS 1 AND 2 OF CERTIFIED SUREY MAP NO. 3276 AS RECORDED IN VOLUME 28 OF CERTIFIED SURVEY MAPS ON PAGE 69, AS DOCUMENT NO. 466102, CITY OF MENASHA, CALUMET COUNTY, WISCONSIN.



EXISTING TOPOGRAPHY LEGEND

= LIGHT POLE
= HYDRANT
= EXISTING CONTOURS
= GAS
= TIME WARNER/ELECTRIC/ATT

LINE DATA TABLE		
	BEARING	LENGTH
L1	S89°46'26"W	7.24'
L2	S89°46'26"W	7.25'
L3	S00°14'17"E	7.51'

CURVE DATA TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	260.00'	32°03'31"	145.48'	N73°43'58"E	143.59'
C2	267.50'	11°03'45"	51.65'	N84°41'41"W	51.57'
C3	332.50'	11°03'02"	64.13'	N84°41'20"W	64.03'
C4	332.50'	11°03'45"	64.20'	N84°41'41"W	64.10'
C5	267.50'	11°03'02"	51.59'	N84°41'20"W	51.51'

NAME OF PROJECT: THE COTTAGES AT LAKE PARK CONDOMINIUMS
Lots 1and 2, CSM 3276

ZONING: EXISTING – R-1
PROPOSED – PUD

Property Owner: Cypress Homes, Inc.
1500 W College Avenue, Suite A
Appleton, WI 54914

Site Plan Preparer: Schuler and Associates, Inc.

Lot Area = 155,459 s.f. (3.569 Acres)
Open Space = 107,459 s.f. (69.1%)
Impervious Area (Based on 3,000 s.f. Impervious Area per Unit) = 48,000 s.f.
% Impervious Coverage = 30.9%
Number of Units = 16
Average Unit size = 50' x 70'
Proposed structure type = Single Family Houses
Proposed Minimum Setbacks
Front: 25'
Other Yards: As Shown

SCALE IN FEET
0' 20' 40' 80'

REVISIONS

SCHULER & ASSOCIATES, INC.
LAND SURVEYORS & ENGINEERS
2711 N. MASON STREET, Suite F APPLETON, WI 54914-8126 (920) 734-9107

SITE PLAN
THE COTTAGES AT LAKE PARK CONDOMINIUMS
CITY OF MENASHA, CALUMET COUNTY, WISCONSIN
FOR: CYPRESS HOMES, INC.
1500 W. COLLEGE AVE, SUITE A APPLETON, WI 54914

DRAWN MJF
DATE 08/03/11
SCALE 1"=40'
JOB NO. 4080
SHEET 1 OF 1 SHEETS

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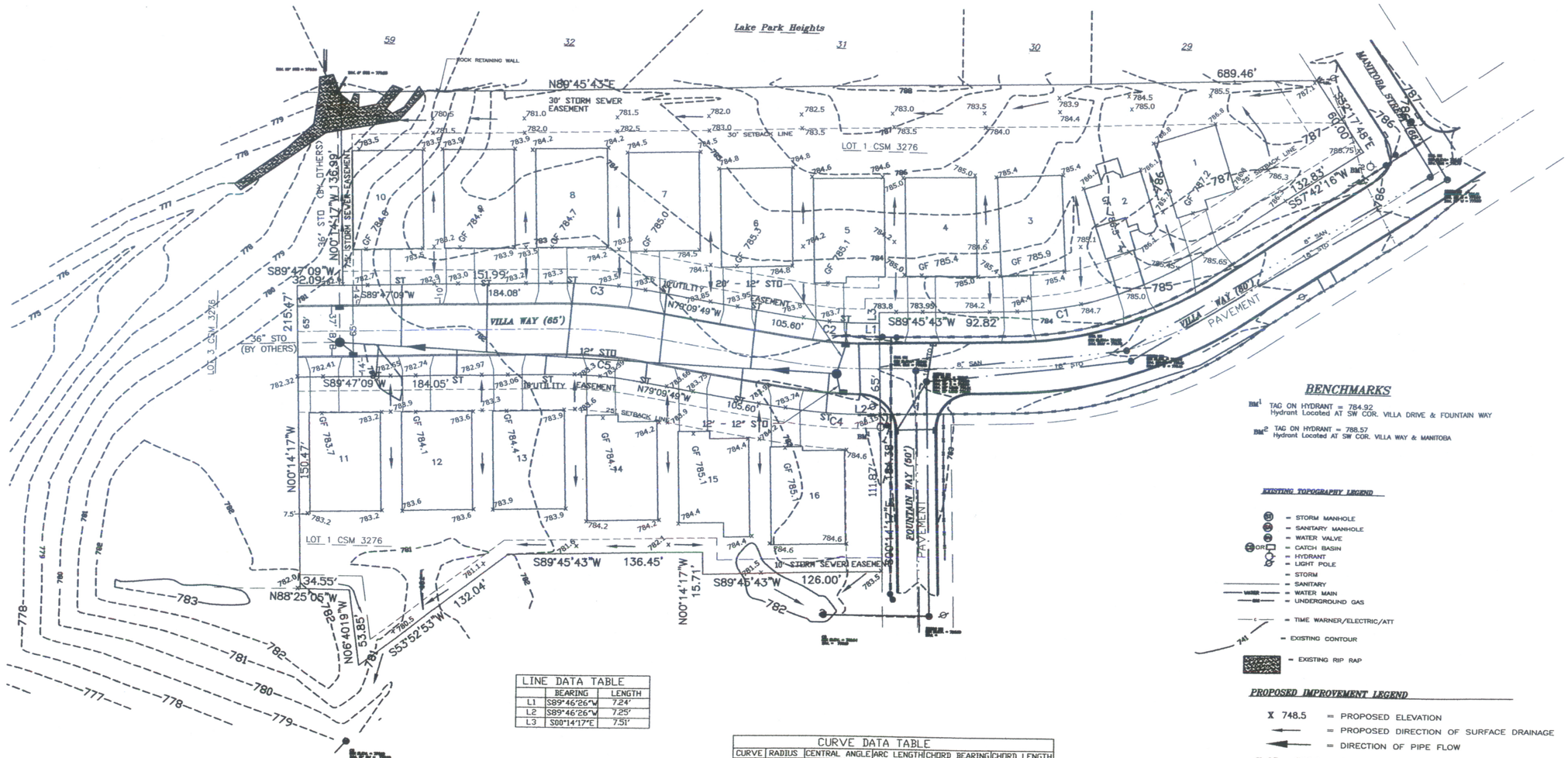

BENCHMARKS

BM1 TAG ON HYDRANT = 784.92
Hydrant Located AT SW COR. VILLA DRIVE & FOUNTAIN WAY

BM2 TAG ON HYDRANT = 788.57
Hydrant Located AT SW COR. VILLA WAY & MANITOBA

EXISTING TOPOGRAPHY LEGEND

- = STORM MANHOLE
- = SANITARY MANHOLE
- = WATER VALVE
- = CATCH BASIN
- = HYDRANT
- = LIGHT POLE
- = STORM
- = SANITARY
- = WATER MAIN
- = UNDERGROUND GAS
- = TIME WARNER/ELECTRIC/ATT
- = EXISTING CONTOUR
- = EXISTING RIP RAP

PROPOSED IMPROVEMENT LEGEND

X 748.5 = PROPOSED ELEVATION

= PROPOSED DIRECTION OF SURFACE DRAINAGE

= DIRECTION OF PIPE FLOW

X GF = 749.0 = GARAGE FLOOR ELEVATION @ OVERHEAD DOOR (ALSO TOP OF FOUNDATION WALL FOR MAIN PORTION OF HOUSE)

LINE DATA TABLE

	BEARING	LENGTH
L1	S89°46'26"W	7.24'
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L3	S00°14'17"E	7.51'

CURVE DATA TABLE

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DRAINAGE PLAN
THE COTTAGES AT LAKE PARK CONDOMINIUMS
CITY OF MENASHA, CALUMET COUNTY, WISCONSIN
FOR: CYPRESS HOMES, INC.
1500 W. COLLEGE SUITE A APPLETON, WI 54914

DRAWN MJF
DATE 06/21/11
SCALE 1"=40'
JOB NO. 4080
SHEET 1 OF 1 SHEETS

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