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 5, 2014
3:30 PM

AGENDA

3:30 PM – Public Hearing Regarding the Special Use Permit Application for 321 Konemac St, Parcel Number 5-00616-00.

A. CALL TO ORDER

B. ROLL CALL/EXCUSED ABSENCES

C. MINUTES TO APPROVE
   1. Minutes of the July 22, 2014 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. Potential Changes to Setbacks From and Design of Drainage Ways – Analysis

F. ACTION ITEMS
   1. Site Plan Review – 116 Main Street – Senior Center *(previously distributed)*
   2. Disposition of City Owned Property – Sidewalk between School Court and Sixth Street
   3. CSM – Sixth St & Racine St (Boys & Girls Club) (*to be received)*
   4. Special Use Permit – 321 Konemac Street

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
July 22, 2014
DRAFT MINUTES

A. CALL TO ORDER

The meeting was called to order at 3:34 PM by Mayor Merkes.

B. ROLL CALL/EXCUSED ABSENCES

PLAN COMMISSION MEMBERS PRESENT: Mayor Merkes, Ald. Kevin Benner, DPW Radtke and Commissioners Sturm, DeCoster and Schmidt.

PLAN COMMISSION MEMBERS EXCUSED: Commissioner Cruickshank.

PLAN COMMISSION MEMBERS ABSENT:

OTHERS PRESENT: CDD Keil, Mark Weise, Brian Moore, Steve Gries, Greg Lemke, Christopher Heywood, Weston Zulegler, and Jonathan Smith.

3:30 PM – Public Hearing Regarding the Special Use Permit Application for 198 River Street, Parcel Numbers 3-00198-00, 3-00915-00 and 3-00927-00.

Mayor Merkes opened the public hearing at 3:34 PM.

No one spoke.

The hearing was closed at 3:35 PM.

C. MINUTES TO APPROVE

1. **Minutes of the July 8, 2014 Plan Commission Meeting**
Motion by Ald. Benner, seconded by Comm. Sturm to approve the July 8, 2014 Plan Commission meeting minutes with the correction of *Mayer* Merkes to Mayor Merkes. The motion carried.

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

1. No one spoke.

E. DISCUSSION

1. **Potential Changes to Setbacks From Design of Drainage Ways**
DPW Radtke described his assessment of criteria that may be used to determine when the volume and velocity in drainage ways may be considered to have hazard potential. It was proposed that the following be added to Section 14-1-11(b)3: <u>(a) Open channel drainage ways with design flows exceeding 25 cfs for a 10 year recurrence storm event require special consideration for increased easement width to ensure adequate building setback from high water flows</u>. It was further proposed that Section 13-1-14(k), which reads as follows, be repealed: <u>No principal structure or accessory structure erected after June 21, 2009 shall be placed within ten (10) feet of a dedicated drainage easement.</u>

Commissioners discussed how the proposed change would affect existing properties next to major drainage ways. Staff is to prepare an inventory of major drainage ways, assess how properties may be impacted, and report back to the commission.

F. ACTION ITEMS

1. **Special Use Permit – 198 River Street – Simply Incredible Foods**

CDD Keil reviewed the site plan and described the zoning nonconformities that have been addressed by the site plan, and those that will remain due to practical limitations. Weston Zuleger described the proposed phasing of the site improvements.

Motion by DPW Radtke, seconded by Ald. Benner to recommend approval of the Special Use Permit for Simply Incredible Foods - 198 River Street based on the following findings and conditions:

- The Plan Commission finds that it is not feasible to install parking lot landscaping in accordance with ordinance standards due to the current site configuration and logistical requirements related to Simply Incredible Foods operations.
- Areas designated for future demolition shall be razed by August 1, 2017.
- A revised landscaping plan and attendant site improvement agreement shall be submitted and approved for the areas east and north of the building up to the US Government Canal prior to occupancy of the Phase II building.

The motion carried.

2. **Site Plan Review – Sixth and Racine Street – Boys and Girls Club**

CDD Keil reviewed the site plan and commented on several items that need to be addressed. Steve Gries described the building materials, parking arrangements, and expected site utilization. Greg Lemke described hours of operation, expected attendance by various age groups, expected methods of transportation to the site, seasonal variations and provisions for management/supervision of planned activities.

Commissioners discussed:

- Proximity of parking and drop off areas as related to the building entrance.
- Location of the basketball court related to adjoining properties.
- Site lighting standards.
- Dumpster location and access.
- Provision of bike racks.

Motion by Ald. Benner, seconded by Comm. Sturm to approve the site plan for the Boys and Girls Club at Sixth and Racine Street with the following conditions:

- That a bike/pedestrian and maintenance agreement for a walkway between School Court and Sixth Street be approved and recorded prior to the vacation of the existing sidewalk.
- That security lights be installed at the rear doors.
- That the grading, storm water and erosion control plans be reviewed and approved by the Public Works Department.
- That light poles greater than 15 feet in height be set back 30 feet from residential properties.
- That a revised lighting plan be submitted which conforms to ordinance standards.

The motion carried.

3. **Site Plan Review – Senior Center**

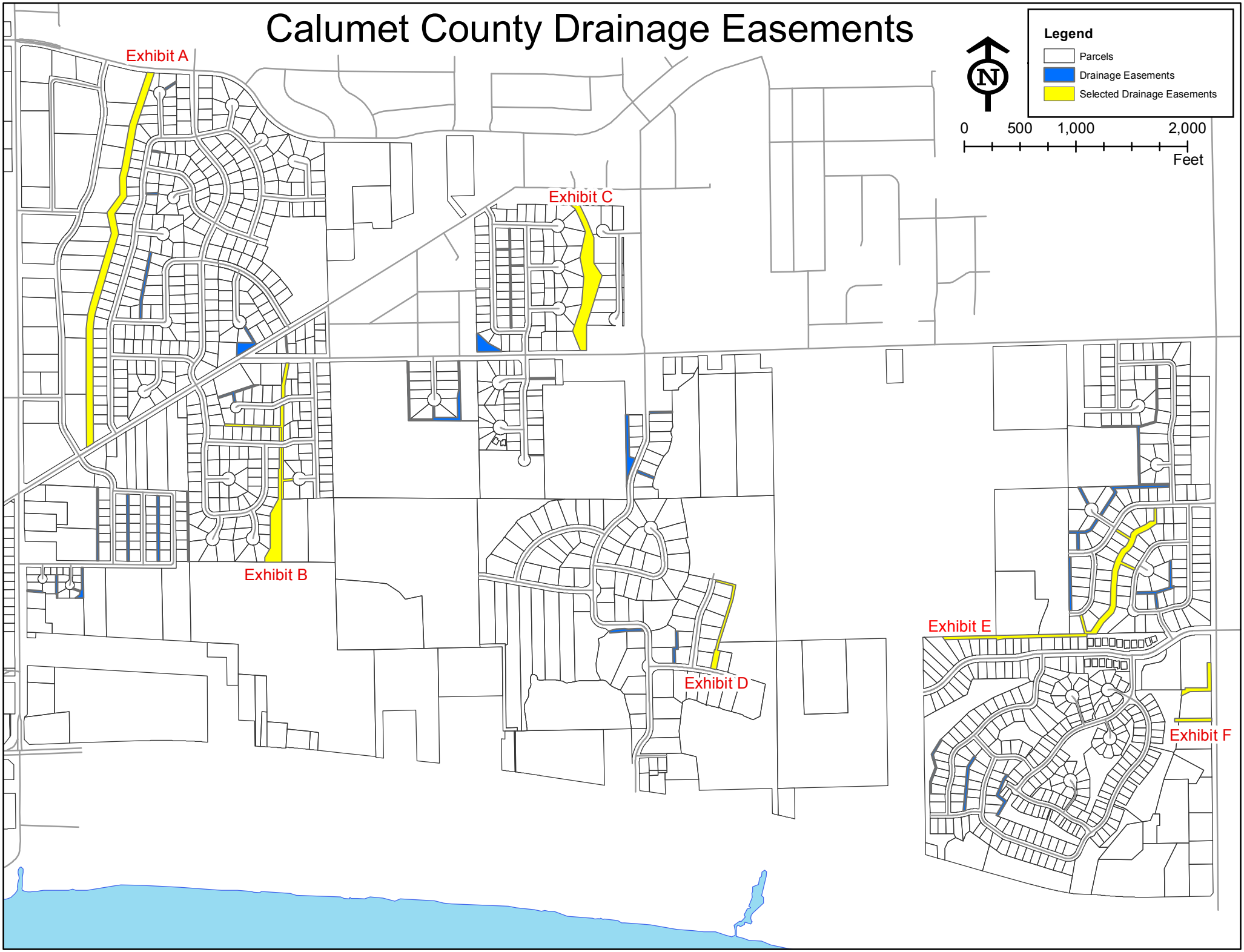
This item was held over until the next Plan Commission meeting.

H. ADJOURNMENT

Motion by Comm. DeCoster, seconded by Ald. Benner, to adjourn at 5:08 PM. The motion carried.

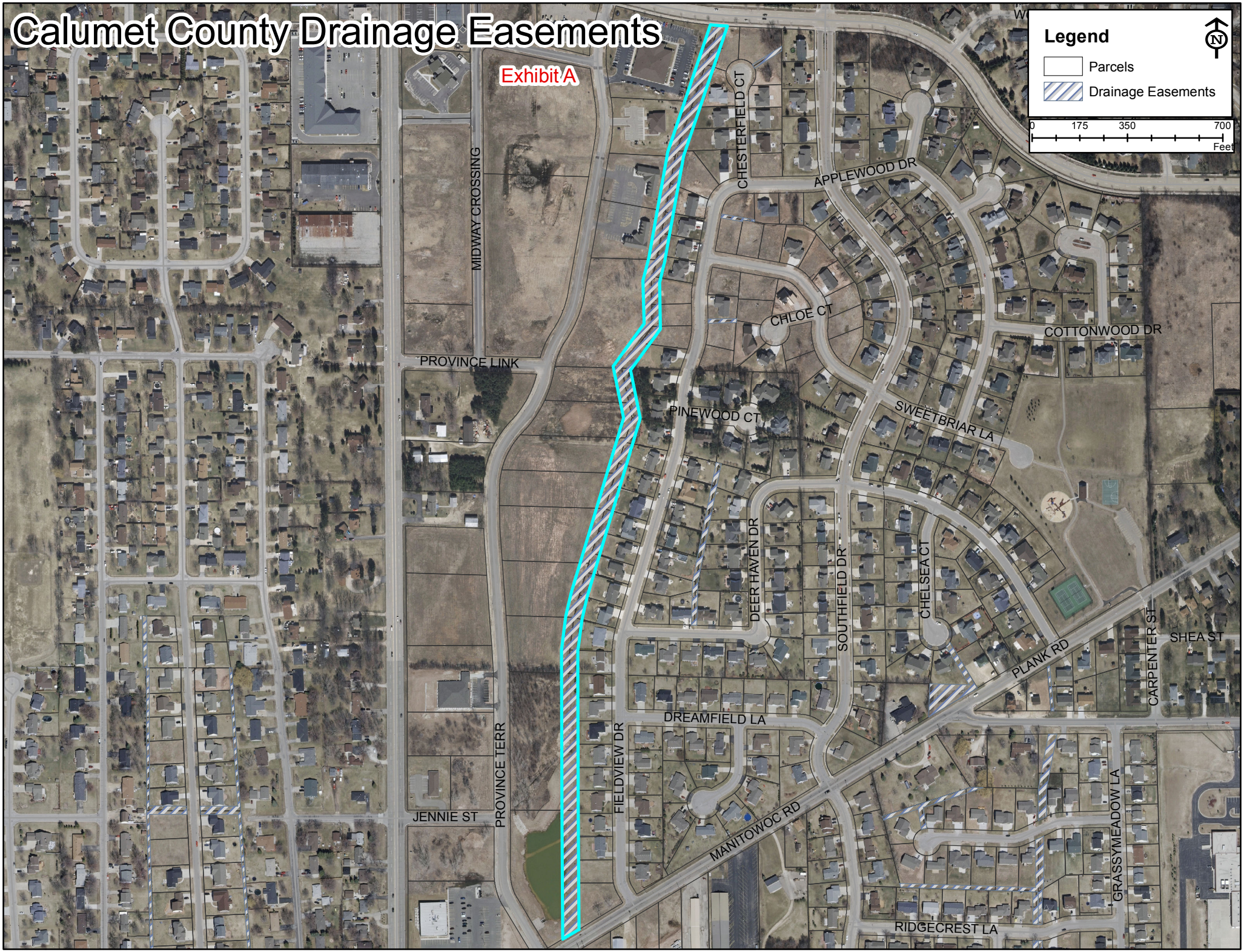
Minutes respectfully submitted by CDD Keil.

Calumet County Drainage Easements



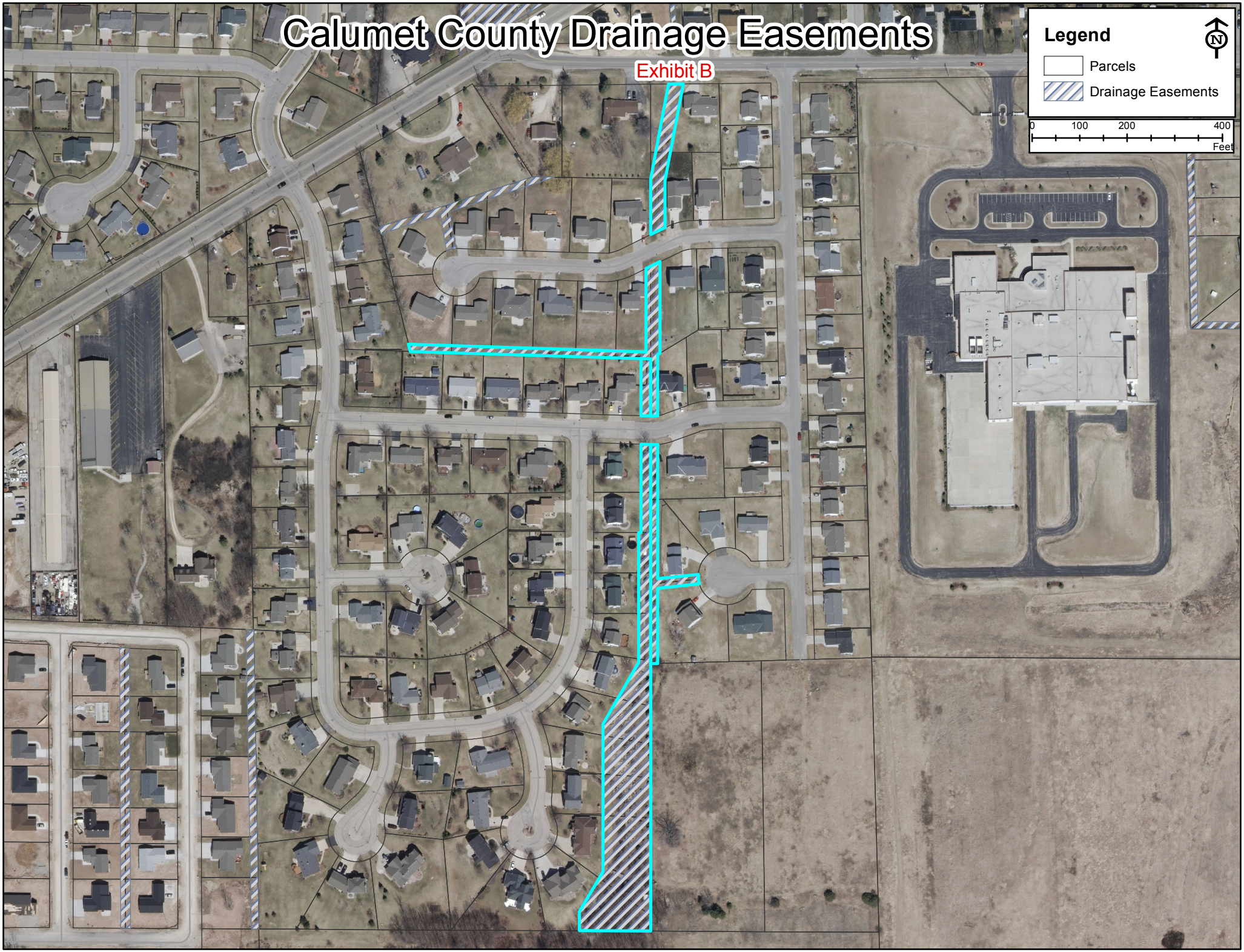
Calumet County Drainage Easements

Exhibit A

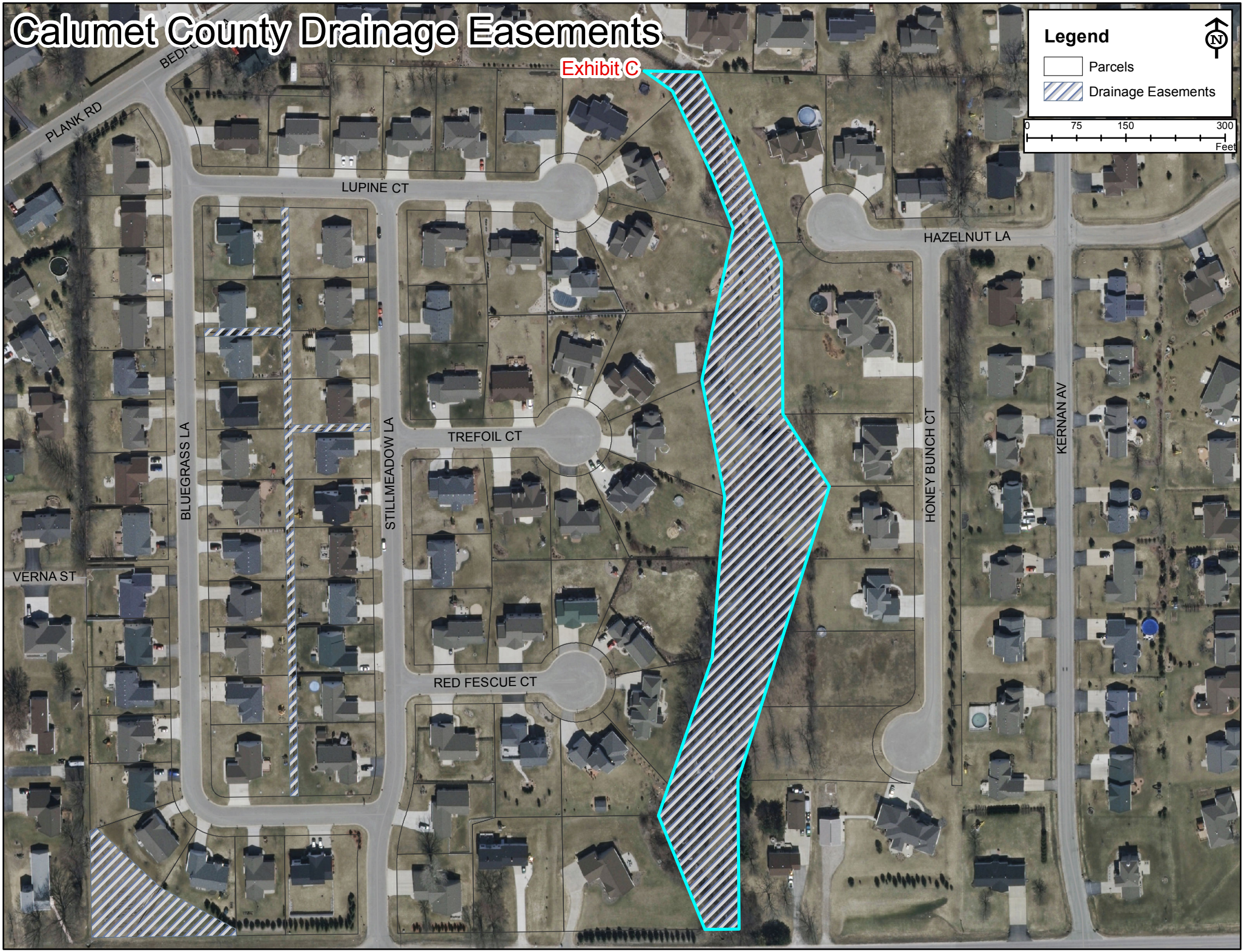


Calumet County Drainage Easements

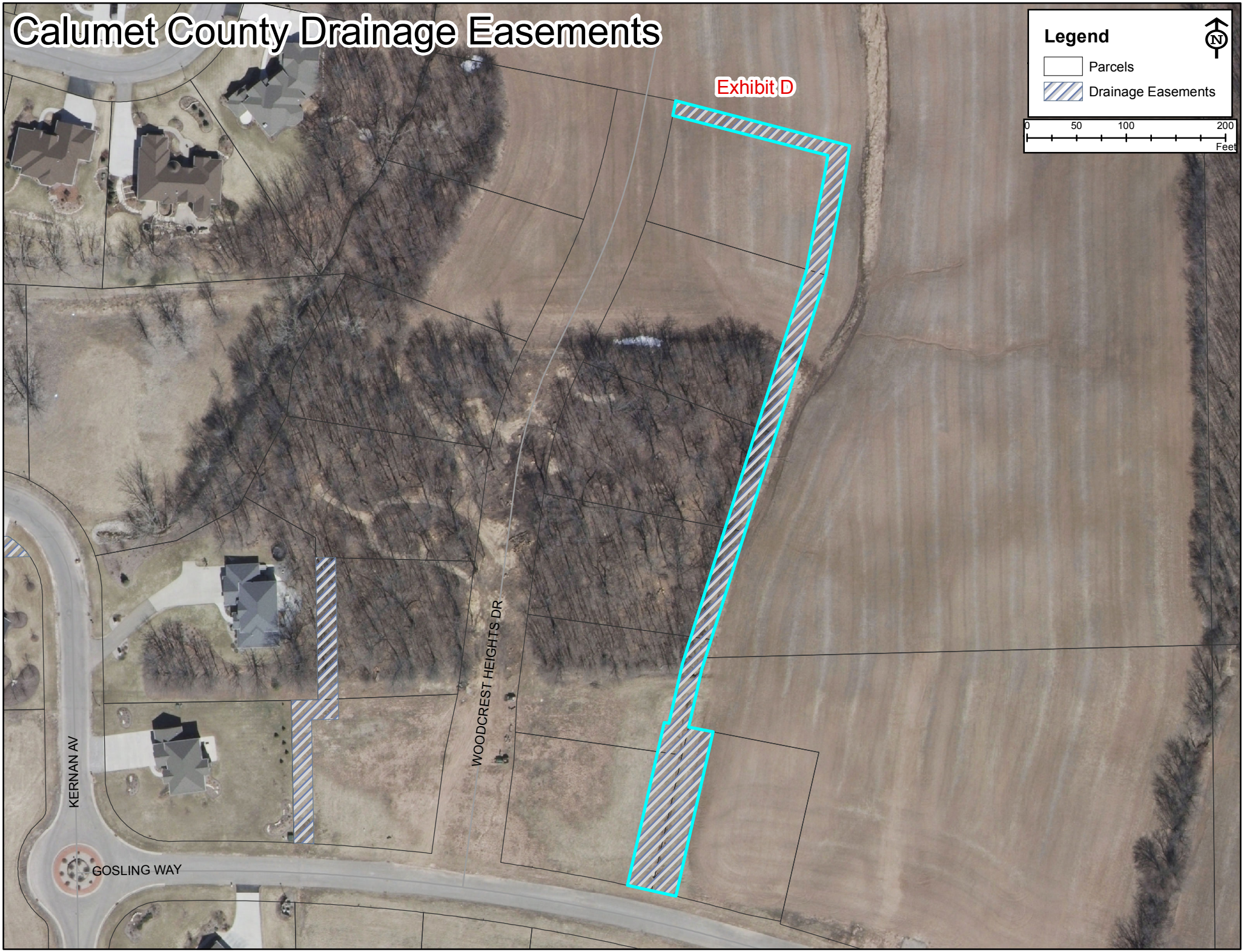
Exhibit B



Calumet County Drainage Easements

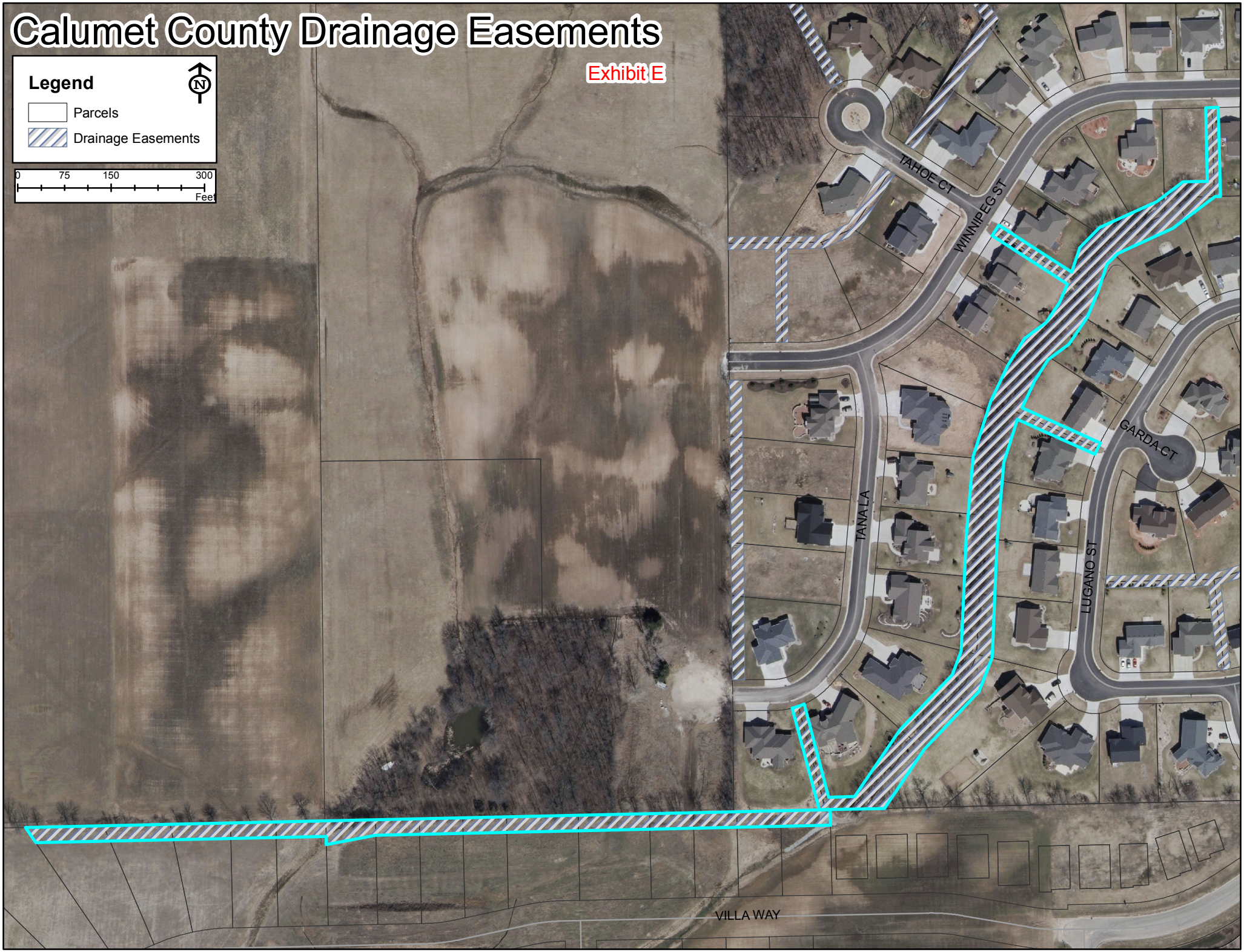


Calumet County Drainage Easements



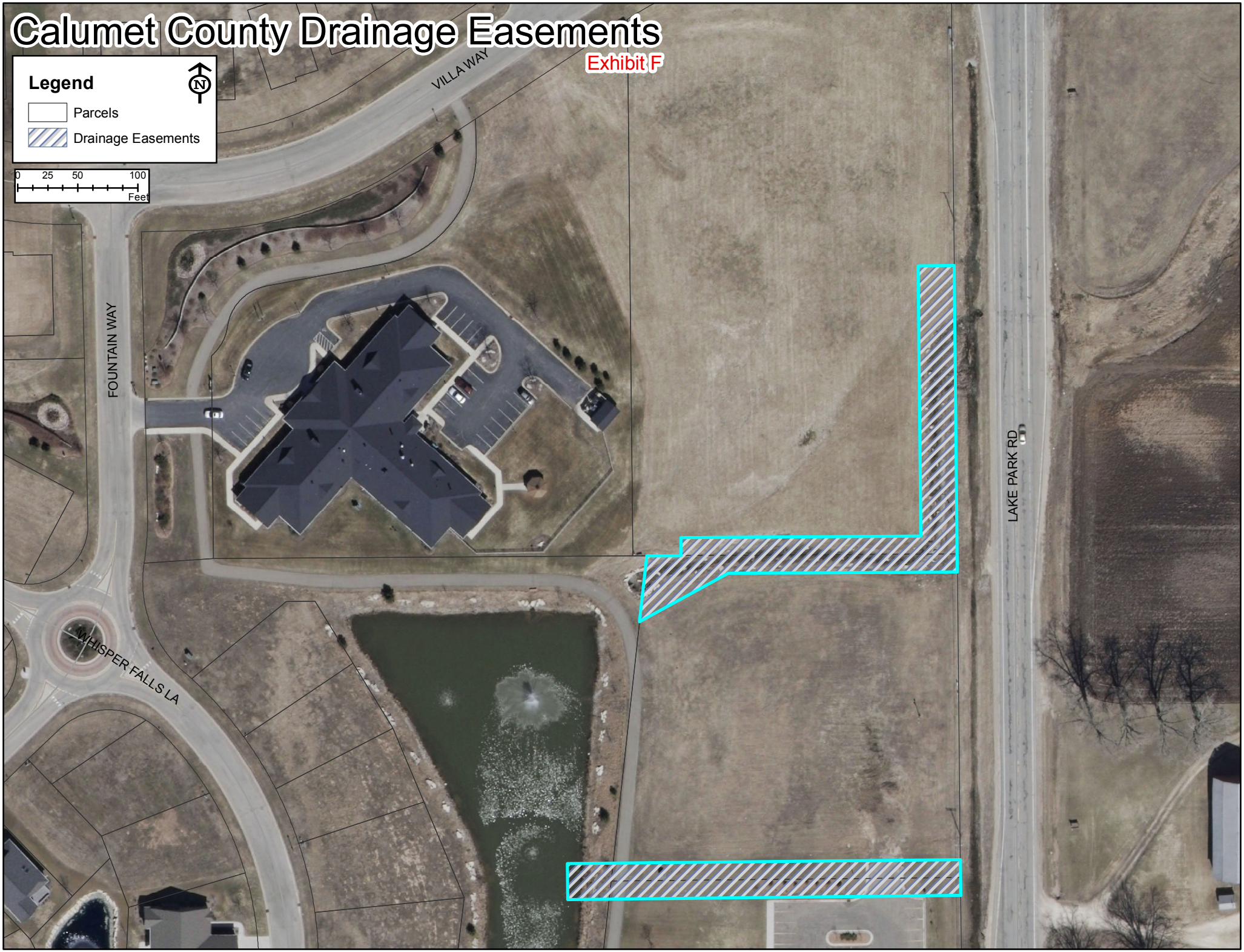
Calumet County Drainage Easements

Exhibit E



Calumet County Drainage Easements

Exhibit F



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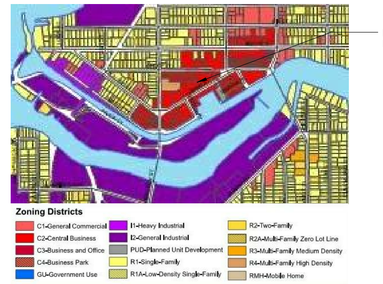
MENASHA SENIOR CENTER - MENASHA HEALTH DEPARTMENT

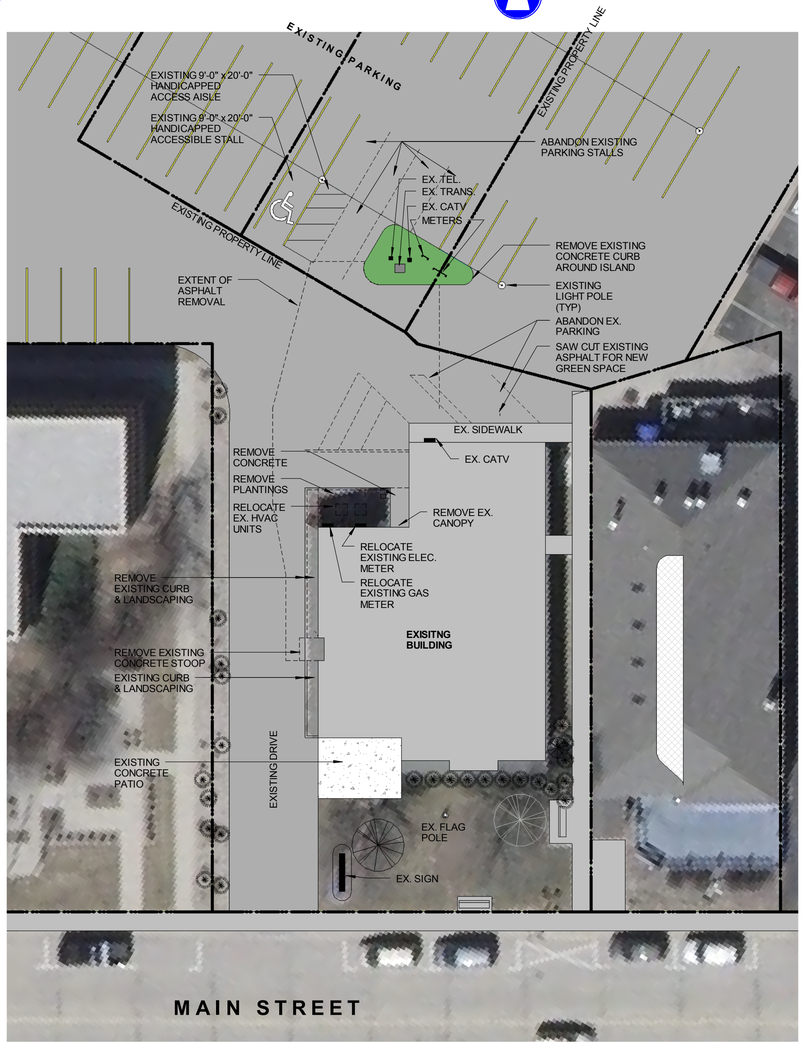
NORTH

SITE LOCATION MAP



NORTH

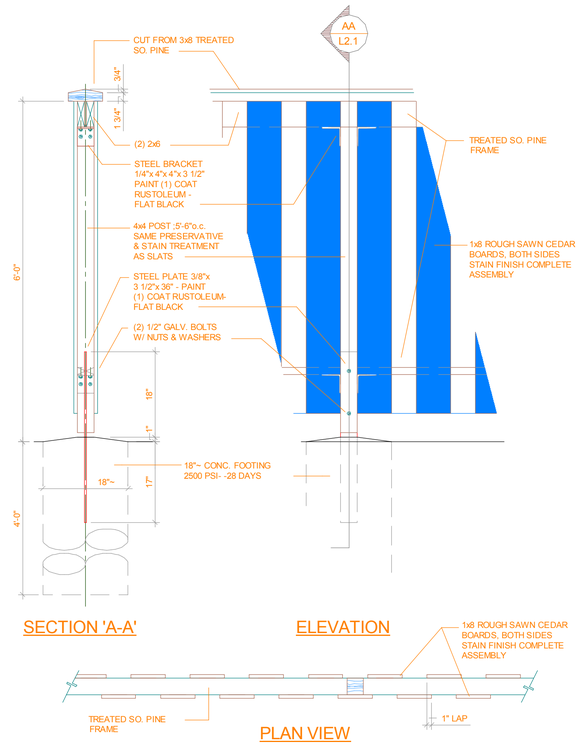
AREA ZONING MAP



NORTH

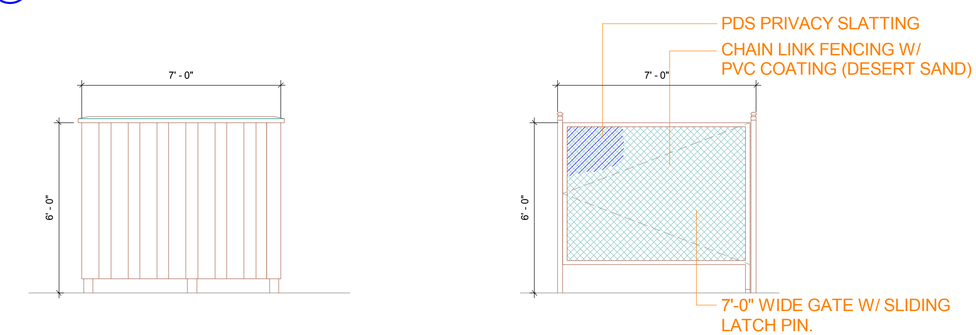
SITE DEMOLITION PLAN

1" = 20'-0"



1 AS01 TRASH ENCLOSURE SECTIONS

1/2" = 1'-0"



SOUTH ELEVATION
(EAST & WEST SIMILAR)

NORTH ELEVATION

2 AS01 TRASH ENCLOSURE ELEVATIONS

3/8" = 1'-0"

PROJECT INFORMATION:

PROJECT LOCATION:

MENASHA SENIOR CENTER
116 MAIN STREET
MENASHA, WI 59452
(T) 920- 967-3530

OWNER REPRESENTATIVE:

MENASHA HEALTH DEPARTMENT
TODD DREW
316 RACINE STREET
MENASHA, WI 54952
(T) 920-967-3522

ARCHITECT:

McMAHON
1445 McMAHON DRIVE
NEENAH, WI 54956
(920) 751-4200
PROJECT MANAGER: MICHAEL McMAHON

CIVIL DESIGNER:

McMAHON
1445 McMAHON DRIVE
NEENAH, WI 54956
(920) 751-4200
PROJECT MANAGER: JENNIFER SCHAFF

LANDSCAPE DESIGNER:

McMAHON
1445 McMAHON DRIVE
NEENAH, WI 54956
(920) 751-4200
PROJECT MANAGER: DAVID SCHMALZ

PROPERTY INFORMATION:

SITE ADDRESS: 116 MAIN STREET, MENASHA WI

ZONING: C-2 CENTRAL BUSINESS

PROPERTY SETBACKS AND EASEMENTS:
PER THE CITY OF MENASHA CITY ORDINANCES FOR THE C-2 CENTRAL BUSINESS ZONING SEC. 13-1-3(g)

MINIMUM FRONT YARD PAVING SETBACK =	5'-0"
MINIMUM SIDE YARD =	NONE
MINIMUM REAR YARD=	NONE

BUILDING INFORMATION:

EXISTING BUILDING =	4,446 SF
BUILDING ADDITION =	1,422 SF
TOTAL BUILDING FOOT PRINT =	5,868 SF
BUILDING TYPE:	VB
FIRE PROTECTION:	NONE
STORIES ABOVE GRADE:	1
IBC OCCUPANCY CLASS	A3
USE:	SENIOR CITIZEN ACTIVITY CENTER

PARKING REQUIREMENTS:

PER SECTION 13-1-30(g)(8) OFF STREET PARKING IS NOT REQUIRED FOR THE C-2 DISTRICT - PARKING SHOWN ON THESE PLANS IS EXISTING - ANY PARKING SPACED REMOVED FOR NEW DESIGN WILL BE REPLACED ON THE SITE PER APPLICABLE CITY STANDARDS

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ENGINEERS ARCHITECTS
1445 McMAHON DRIVE NEENAH, WI 54956
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NO.	DATE	REVISION
1	07/22/14	ISSUED FOR PLAN COMMISSION REVIEW

MENASHA SENIOR CENTER
MENASHA HEALTH DEPARTMENT
116 MAIN STREET, MENASHA WISCONSIN
ARCHITECTURAL SITE DEMOLITION PLAN & DETAILS

DESIGNED	DRAWN
MJM	MAM

PROJECT NO.
M0001-640141

DATE
JULY 21, 2014

SHEET NO.
AS01

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NORTH

ARCHITECTURAL SITE PLAN

1" = 20'-0"

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NO.	DATE	REVISION
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MENASHA SENIOR CENTER
MENASHA HEALTH DEPARTMENT
116 MAIN STREET, MENASHA WISCONSIN
ARCHITECTURAL SITE PLAN

DESIGNED	DRAWN
MJM	MAM

PROJECT NO.
M0001-640141

DATE
JULY 21, 2014

SHEET NO.
AS02

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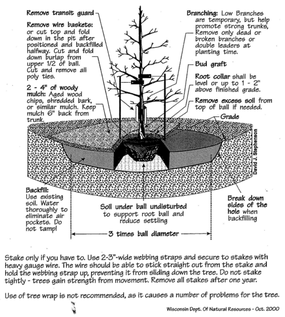
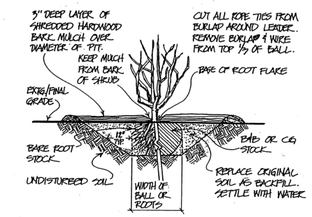
NORTH

LANDSCAPING PLAN

1" = 20'-0"

Proper Tree Planting Diagram





SHRUB PLANTING DETAIL
TO SCALE

NOTES:

T=TREES; S=SHRUB; E=EVERGREEN; B-B=BALLED IN BURLAP; B.R.=BARE ROOT; P=POTTED; T.S.= TREE SPADE.

THE LAYOUT OF THE PLANTING AND LOCATION OF PLANT HOLES OR BEDS SHALL BE STAKED BY THE CONTRACTOR SUBJECT TO ENGINEER/ ARCHITECTS APPROVAL.

ALL PLANTING AREAS TO BE FREE OF WEEDS AND GRASS, TREATED WITH A NON-LEACHING PRE-EMERGENT HERBICIDE, PREEN OR EQUAL, PER MANUFACTURER'S SPECIFICATIONS AND COVERED WITH TYPAR 3301 OR SUPAC 2P AND THEN WITH 3" OF HARDWOOD BARK MULCH, FREE OF WEEDS AND DISEASE. THE BARK SHALL BE RAKED TO PRODUCE A UNIFORM TEXTURE. SUBMIT SAMPLES OF HERBICIDE, AND BARK MULCH TO ENGINEER/ARCHITECT FOR APPROVAL. ON DAY OF INSTALLATION WATER HERBICIDE TO ACTIVATE IF NECESSARY. MULCH IN NEW PLANTING ISLANDS IN THE PARKING LOT TO MATCH MULCH IN EXISTING PLANTING ISLANDS.

SEE THIS PAGE FOR PLANTING AND STAKING DETAILS.

AREAS TO BE PAVED, SEEDED, AND BEDDED ARE INDICATED ON THE PLANS.

PLANT QUANTITIES INDICATED ON THE PLAN RULE OVER QUANTITIES ON THE PLANTS LIST.

CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING PITS FOR NEW TREES.

ALL PLANTS TO BE SIZED AND GRADED AS RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. IN THE USA STANDARD FOR NURSERY STOCK.

PLANT SUBSTITUTIONS PERMISSIBLE WITH ENGINEER/ARCHITECT AND CITY APPROVAL AND WRITTEN NOTIFICATION PRIOR TO INSTALLATION.

PLASTIC OR METAL POTS TO BE REMOVED. SCORE ROOTBALL 1" DEEP WITH SHARP KNIFE. REMOVE TOP PORTION OF FIBER POT THAT EXTENDS ABOVE FINISH GRADE AND CUT SIDES OF POT TO AID IN DECOMPOSITION.

ALL LAWN AREAS TO BE SEEDED AND MULCHED WITH CHOPPED STRAW. MULCH IS TO BE CRIMPED AND SHOULD CONFORM TO DNR TECHNICAL STANDARDS 1058 AND 1059.

MATURE TREES SHOULD BE LINED UP TO PROVIDE A SEVEN FOOT UNDERCLEARANCE.

SEE EROSION CONTROL PLAN FOR EROSION MAT AND SPECIAL RESTORATION INFORMATION.

RESTORE ALL DISTURBED AREAS AROUND PERIMETER OF SITE WITH LAWN.

PLANT LIST

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	ROOT CONDITION	SIZE AT PLANTING	HEIGHT/WIDTH AT MATURITY
OPC	1	Pyrus calleryana 'Chanticleer'	Ornamental Pear Chanticleer	B & B/POTTED	8'	25'/35'
KCP	4	Juniperus Chinensis "Kelly's Compact"	Kellays Compact Pfitzer	POTTED	18"	2'/5'
SJ	6	Juniperus Sabina "Arcadia"	Arcadia Juniper	POTTED	18"	2'/5'
I	9	Hierocallis 'Stella De Ora'	Stella De Ora Daylily	POTTED	1 GALLON POT	1 1/2' / 1 1/2'
BE	4	Rudbeckia Hirta	Black Eyed Susan	POTTED	1 GALLON POT	2'/2'
LPS	4	Spirea Japonica "Little Princess"	Little Princess Spirea	POTTED	1 GALLON POT	2'/2'
AWP	6	Potentilla Fruticosa "Abbotswood"	Abbotswood Potentilla	POTTED	1 GALLON POT	3'/3'

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NO.	DATE	REVISION
1	07/22/14	ISSUED FOR PLAN COMMISSION REVIEW

MENASHA SENIOR CENTER
MENASHA HEALTH DEPARTMENT
116 MAIN STREET, MENASHA WISCONSIN
LANDSCAPING PLAN

DESIGNED	DRAWN
DMS	MAM

PROJECT NO. M0001-640141

DATE JULY 21, 2014

SHEET NO. AS03

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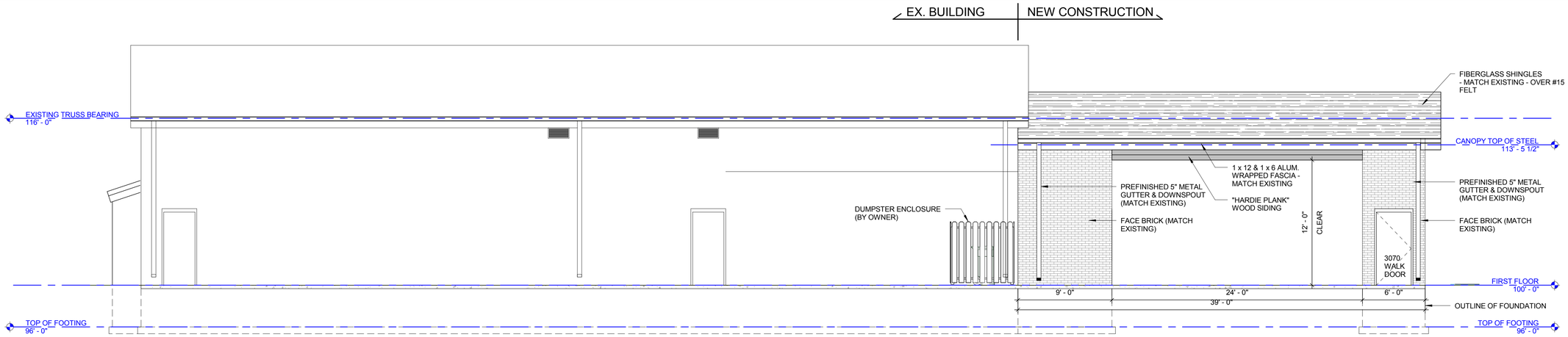
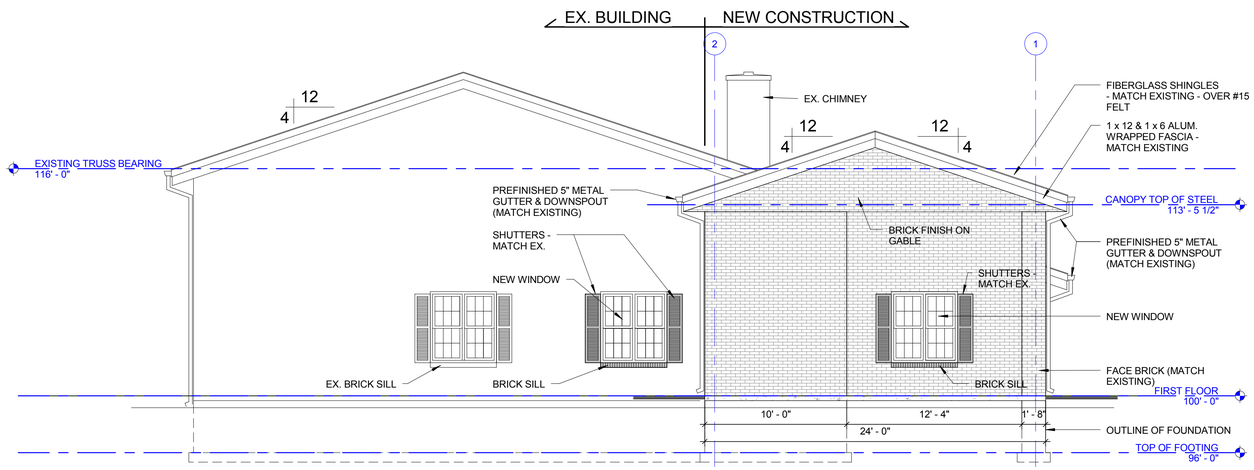


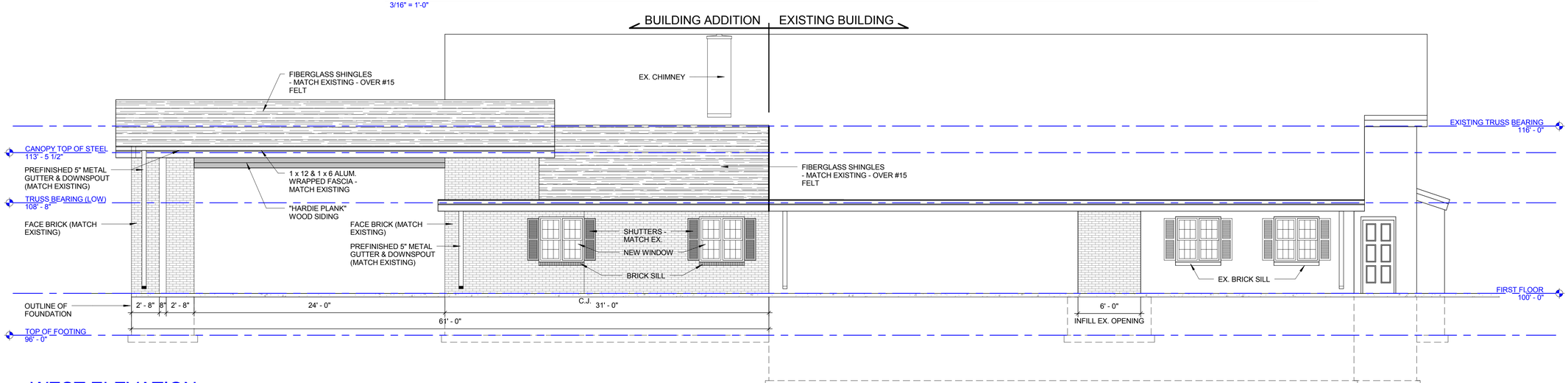
EAST ELEVATION

3/16" = 1'-0"



NORTH ELEVATION

3/16" = 1'-0"



WEST ELEVATION

3/16" = 1'-0"

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NO.	DATE	REVISION
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MENASHA SENIOR CENTER
MENASHA HEALTH DEPARTMENT
116 MAIN STREET, MENASHA WISCONSIN
EXTERIOR ELEVATIONS

DESIGNED	DRAWN
MJM	MAM

PROJECT NO.
M0001-640141

DATE
JULY 21, 2014

SHEET NO.
A391

PORTFOLIO™

DESCRIPTION

6 inch LED recessed wide beam downlight specially designed for LED technology. Two-stage reflector system produces smooth distribution with excellent light control and low aperture brightness. Lumen packages include 1000 and 1500 delivered lumens with color temperatures of 2700K, 3000K, 3500K, 4000K. Suitable for commercial construction and exceeds high efficacy requirements (with designated trims) for T24. Energy Star qualified.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Lower Shielding Reflector
Self-flanged, spun .050" thick aluminum lower reflector in combination with a lensed upper optical chamber provides superior lumen output with minimal source brightness. Available in all Portfolio Alzak® finishes.

Trim Retention
Lower reflector is retained with two torsion springs holding the flange tightly to the finished ceiling surface.

Plaster Frame / Collar
New Construction Housing: Die cast aluminum 1-1/2" deep collar accommodates ceiling materials up to 2".

Universal Mounting Bracket
Accepts 1/2" EMT, C channel and bar hangers and adjusts 5" vertically from above and below the ceiling.

Junction Box
(4) 1/2" and (2) 3/4" trade size pry outs positioned to allow straight conduit runs. Listed for (8) #12 AWG (four in, four out) 90°C conductors and feed thru branch wiring.

Thermal
Extruded aluminum heat sink conducts heat away from the LED module for improved performance and longer life.

LED
LED system contains a plurality of high brightness white LED's combined with a high reflectance upper reflector and convex transitional lens producing even distribution with no pixilation. Rated for 50,000 hours at 70% lumen maintenance. Auto resetting, thermally protected, LED's are turned off when safe operating temperatures are exceeded. Color variation within 3-step MacAdam ellipses. Flexible disconnect allows for tool-less replacement of LED engine from below ceiling. Available in 80 or 90 CRI.

Driver
Combination 120-277V 0-10V or 120V trailing edge phase cut driver provides flicker free dimming from 100% to 10%. Optional 1% 0-10V, Fifth Light, DMX or Lutron® Ecosystem. Driver can be serviced from above or through the aperture.

Environmental
Fixture should not be operated in ambient temperatures above 40° C.

Code Compliance
Thermally protected and cULus listed for protected wet locations. IP66 rated when used with IP66 gasket kit accessory. Optional City of Chicago environmental air (CCEA) marking for plenum applications. EMI/RFI emissions per FCC 47CFR Part 18 Class B consumer limits. Non-IC rated - Insulation must be kept 3" from top and sides of housing. RoHS Compliant. Title 24 Compliant with designated trims. ARRA Compliant. Photometric testing completed in accordance with IES LM 79 standards. LED life testing completed in accordance with LM 80 standards.

Warranty
5 year warranty.

LD6A10
LD6A15

6LW

1000 Lumen LED

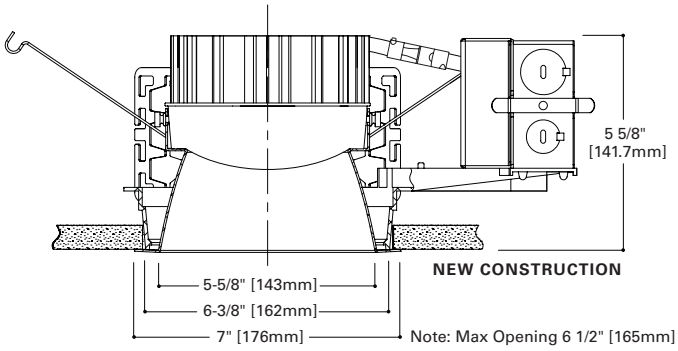
1500 Lumen LED

6-Inch

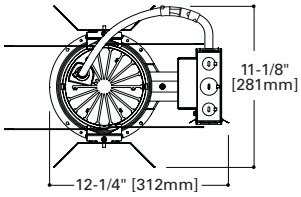
Wide Beam Downlight

New Construction

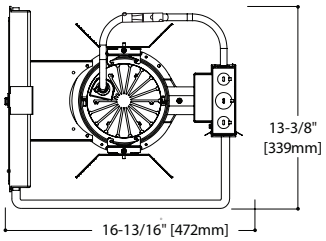
Qualified and Compliant. Refer to the ENERGY STAR® Qualified Product List and CEC (T24) Appliance Database for listings.



TOP VIEW - NEW CONSTRUCTION



TOP VIEW - NEW CONSTRUCTION WITH BATTERY



ENERGY DATA	
Sound Rating: Class A standards	
Operating Temperature: 40°C (104°F)	
1500 Lumen D010TE	
(Values at non-dimming line voltage)	
Minimum Starting Temperature: -30°C (-22°F)	
EMI/RFI: FCC Title 47 CFR, Part 15, Class B (Consumer)	
Input Voltage: UNV (120V - 277V)	
Power Factor: >0.90 (at nominal input 120/277 VAC & 100% of Rated Output Power)	
Input Power: 22.4W	THD: <20%
120V Input Current: .12A	277V Input Current: .09A
Maximum Non-IC Ambient Continuous	
Input Frequency: 50-60Hz	

1000 Lumen D010TE	
(Values at non-dimming line voltage)	
Minimum Starting Temperature: -30°C (-22°F)	
EMI/RFI: FCC Title 47 CFR, Part 15, Class B (Consumer)	
Input Voltage: UNV (120V - 277V)	
Power Factor: >0.90 (at nominal input 120/277 VAC & 100% of Rated Output Power)	
Input Power: 14.1W	THD: <20%
120V Input Current: .12A	277V Input Current: .06A
Maximum Non-IC Ambient Continuous	
Input Frequency: 50-60Hz	

powered by fifthlight technology

ORDERING INFORMATION

EXAMPLE: LD6A15D010TE ERW6A15835 6LW1LI=6″ LED Wide Reflector Lens, 1500 Lumen 3,500 K Color with Universal 120 - 277V, 0 - 10 Driver

Housing

LD6A=6″ Aperture
LD6ACP=6″ Aperture, Chicago Plenum

Lumens[1]

10=1000 Lumens
15=1500 Lumens

Driver

D010TE=120-277V 0-10V 10% Dimming or Trailing Edge 120V Dimming
D010TR=120-277V 0-10V 10% Dimming or Leading Edge 120V Dimming
D5LT=Fifth Light® (DALI) Dimming 1-100%
DE010=1 to 100% Dimming, 120-277V 50/60Hz, 0-10V
DL3=1 to 100% Dimming, 120-277V Lutron® Hi-Lume, Ecosystem or 3 Wire
DLT=1 to 100% Dimming, 120V Lutron® Hi-Lume Forward Phase Dimming
DMX=DMX Dimming 1-100%

Options

EMBOD=Bodine® Emergency Module with Remote Test Switch[3,4]

Power Module

ERW6A10=6″, 900 Lumen Module for Wide Beam Reflector
ERW6A15=6″, 1500 Lumen Module for Wide Beam Reflector

CRI

8=80 CRI
9=90 CRI

Color

27=2700° K
30=3000° K
35=3500° K
40=4000° K
27CP=2700° K, Chicago Plenum
30CP=3000° K, Chicago Plenum
35CP=3500° K, Chicago Plenum
40CP=4000° K, Chicago Plenum

Reflector

6LW0=6″ Wide Beam Reflector, Polymer Trim Ring
6LW1=6″ Wide Beam Reflector, Self-flanged

Finish

LI=Specular Clear
H=Semi-Specular Clear
WMH=Warm Haze
G=Specular Gold
WH=Wheat
WHH=Wheat Haze
GP=Graphite
GPH=Graphite Haze
B=Specular Black
W=Gloss White

6LW0 Only
BB=Black Baffle
WB=White Baffle

Options

Self-flanged Only
WF=White Painted Flange

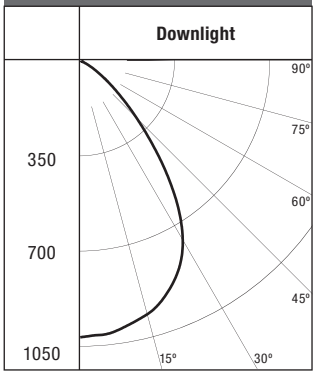
Accessories

HB26=C-channel Bar Hanger, 26″ Long, Pair
HB50=C-channel Bar Hanger, 50″ Long, Pair
RMB22=Wood Joist Bar Hanger, 22″ Long, Pair
H277=277 to 120V Step Down Transformer, 300VA
H347=347 to 120V Step Down Transformer, 75VA
H347200=347 to 120V Step Down Transformer, 200VA Housings, Specify Slope
HSA6=Slope Adapter for 6″ Aperture Housings, Specify Slope
TRM6=Metal Trim Ring, Specify Color[2]
TRR6=Rimless Trim Ring[2]
DT6=Deco Trim[2]
LGSKT6IP66=IP66 Gasket Kit

Notes:
1 Nominal delivered Lumens will vary depending on selected color, driver and reflector finish.
2 Order trim with polymer trim ring (Consult specification sheet for color ordering information and options).
3 Not available with Chicago Plenum.
4 Not CSA approved.

PHOTOMETRICS

CANDLEPOWER DISTRIBUTION



Test Number	P98323
ERW6A835	6LW1H
Lumens	1463
Efficacy	67.1 Lm/W
Watts	21.8
CCT	3500K
SC	1.13

CONE OF LIGHT

Distance Fixture to Lighted Plane	Initial Footcandles at Nadir	Beam Diameter
5'5"	33	6.0
7'	20	7.8
8'	16	9.0
9'	12	10.0
10'	10	11.2
12'	7	13.4

CANDELA TABLE

Degrees Vertical	Candela
0	1008
5	1002
15	956
25	845
35	602
45	281
55	98
65	19
75	5
85	0
90	0

ZONAL LUMEN SUMMARY

Zone	Lumens	%Fixture
0-30	750	51.3
0-40	1122	76.7
0-60	1434	98
0-90	1463	100
90-180	0	0
0-180	1463	100

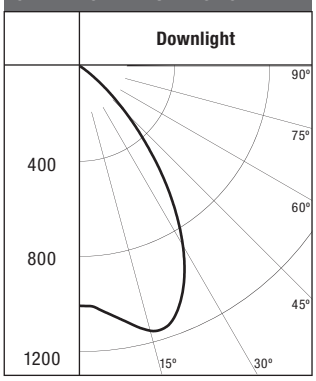
LUMINANCE

Average Candella Degrees	Average 0° Luminance
45	25954
55	11090
65	2964
75	1210
85	0

EMBOD MULTIPLIER

1000 Lumen=	.64
1500 Lumen=	.45

CANDLEPOWER DISTRIBUTION



Test Number	P97443
ERW6A835	6LW1LI
Lumens	1552
Efficacy	71.2 Lm/W
Watts	21.8
CCT	3500K
SC	1.22

CONE OF LIGHT

Distance Fixture to Lighted Plane	Initial Footcandles at Nadir	Beam Diameter
5'5"	34.0	6.5
7'	21.0	8.5
8'	16.0	9.5
9'	13.0	11.0
10'	10.5	12.0
12'	7.0	14.5

CANDELA TABLE

Degrees Vertical	Candela
0	1000
5	1021
15	1142
25	1022
35	663
45	267
55	39
65	2
75	0
85	0
90	0

ZONAL LUMEN SUMMARY

Zone	Lumens	%Fixture
0-30	885	57
0-40	1294	83.4
0-60	1548	99.7
0-90	1552	100
90-180	0	0
0-180	1552	100

LUMINANCE

Average Candella Degrees	Average 0° Luminance
45	24598
55	4425
65	340
75	277
85	0

EMBOD MULTIPLIER

1000 Lumen=	.64
1500 Lumen=	.45

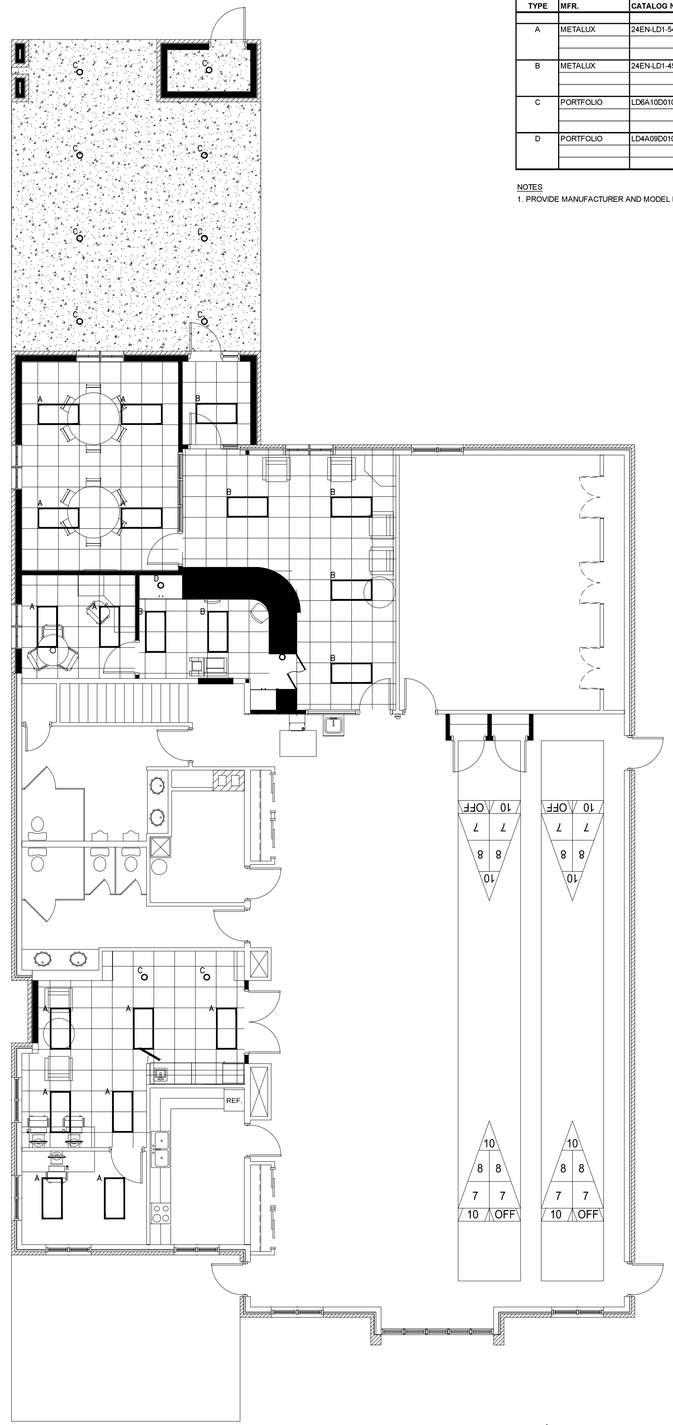
PHOTOMETRICS

CCT Multiplication Factors		CCT [K]	Multiplier from 3500K	80 -> 90 CRI
80 CRI	1000 Lumen	2700	0.93	
		3000	0.99	
		3500	1.00	
		4000	1.01	
	1500 Lumen	2700	0.93	
		3000	0.99	
		3500	1.00	
		4000	1.01	
90 CRI	1000 Lumen	2700	0.88	0.79
		3000	0.95	0.80
		3500	1.00	0.84
		4000	1.03	0.86
	1500 Lumen	2700	0.88	0.79
		3000	0.94	0.79
		3500	1.00	0.84
		4000	1.03	0.86

LIGHT FIXTURE SCHEDULE

TYPE	MFR.	CATALOG NUMBER	LAMP QTY & TYPE	BALLAST QTY & TYPE	ELECTRICAL INPUT WATT	ELECTRICAL INPUT VOLT	FIXTURE MOUNTING	FIXTURE DESCRIPTION	NOTE
A	METALUX	24EN-LD1-54-UNV-L835-CD1-U	LED 4000K	N/A	54.4	UNIV	GRID CLG.	2X4-LED TROFFER, 5400 LUMEN EXTRUDED ALUMINUM HOUSING, MATTE WHITE ENAMEL FINISH, FROSTED ACRYLIC LENS	1
B	METALUX	24EN-LD1-45-UNV-L835-CD1-U	LED 4000K	N/A	47	UNIV	GRID CLG.	2X4-LED TROFFER, 4500 LUMEN EXTRUDED ALUMINUM HOUSING, MATTE WHITE ENAMEL FINISH, FROSTED ACRYLIC LENS	1
C	PORTFOLIO	LD6A10D010TR-ERW6A10835-6LW1H	LED 4000K	N/A	14.1	UNIV	RECESSED	6" RECESSED DOWNLIGHT, 1000 LUMEN	1
D	PORTFOLIO	LD4A09D010TE-ERW4A09835-4LW1H	LED 4000K	N/A	14.1	UNIV	RECESSED	4" RECESSED DOWNLIGHT, 900 LUMEN	1

NOTES
1. PROVIDE MANUFACTURER AND MODEL LISTED. NO SUBSTITUTIONS.



ELECTRICAL PLAN
SCALE: 3/16" = 1'-0"

NORTH

McMAHON
ENGINEERS ARCHITECTS
1445 McMAHON DRIVE NEENAH, WI 54956
Madison Office: 1010 Applewood Drive, Madison, WI 53705
Tel: (920) 751-4200 Fax: (920) 751-4284
www.mcmgrp.com

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NO.	DATE	REVISION
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

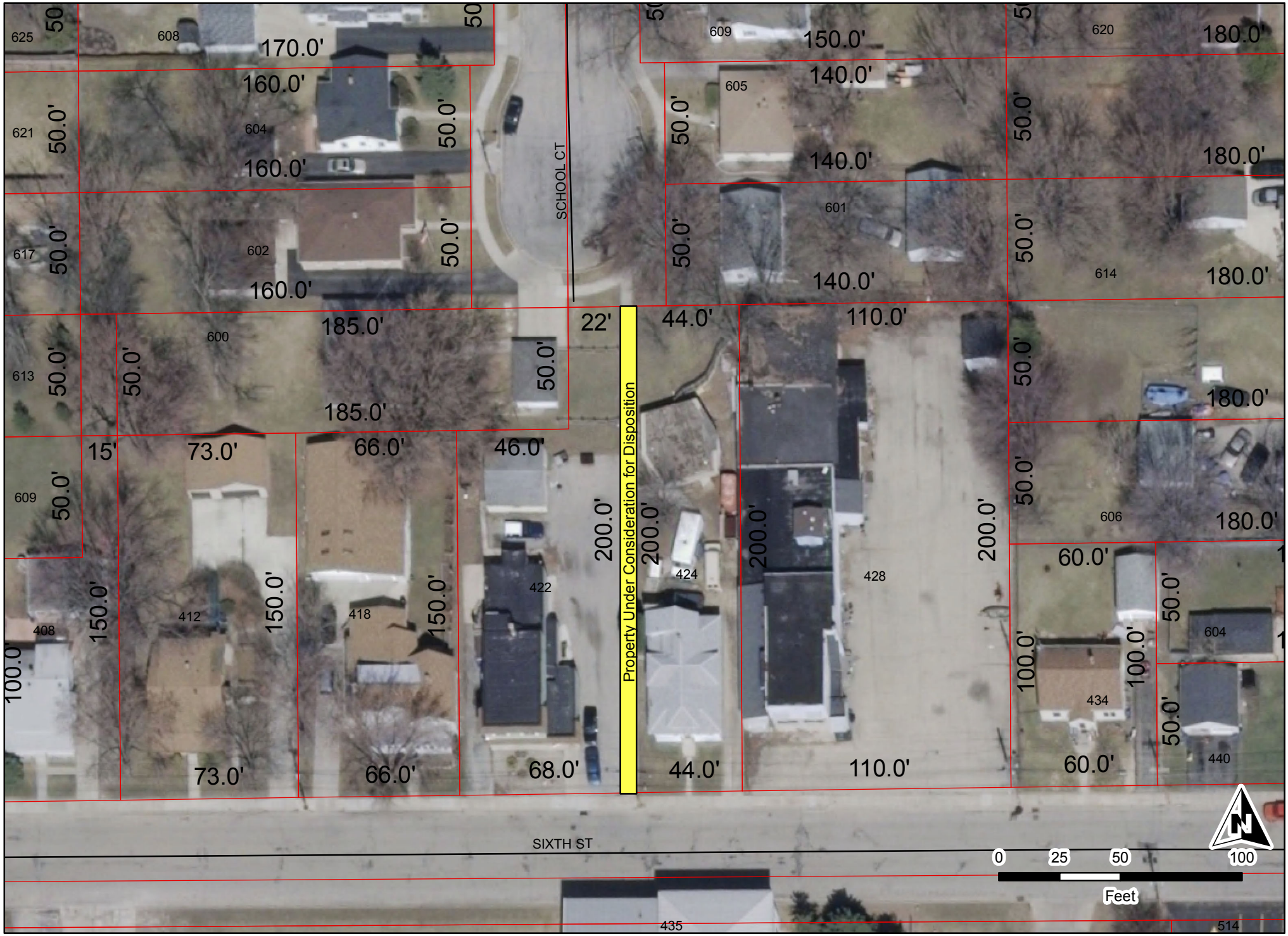
MENASHA SENIOR CENTER
MENASHA HEALTH DEPARTMENT 116 MAIN STREET, MENASHA, WISCONSIN
ELECTRICAL PLAN

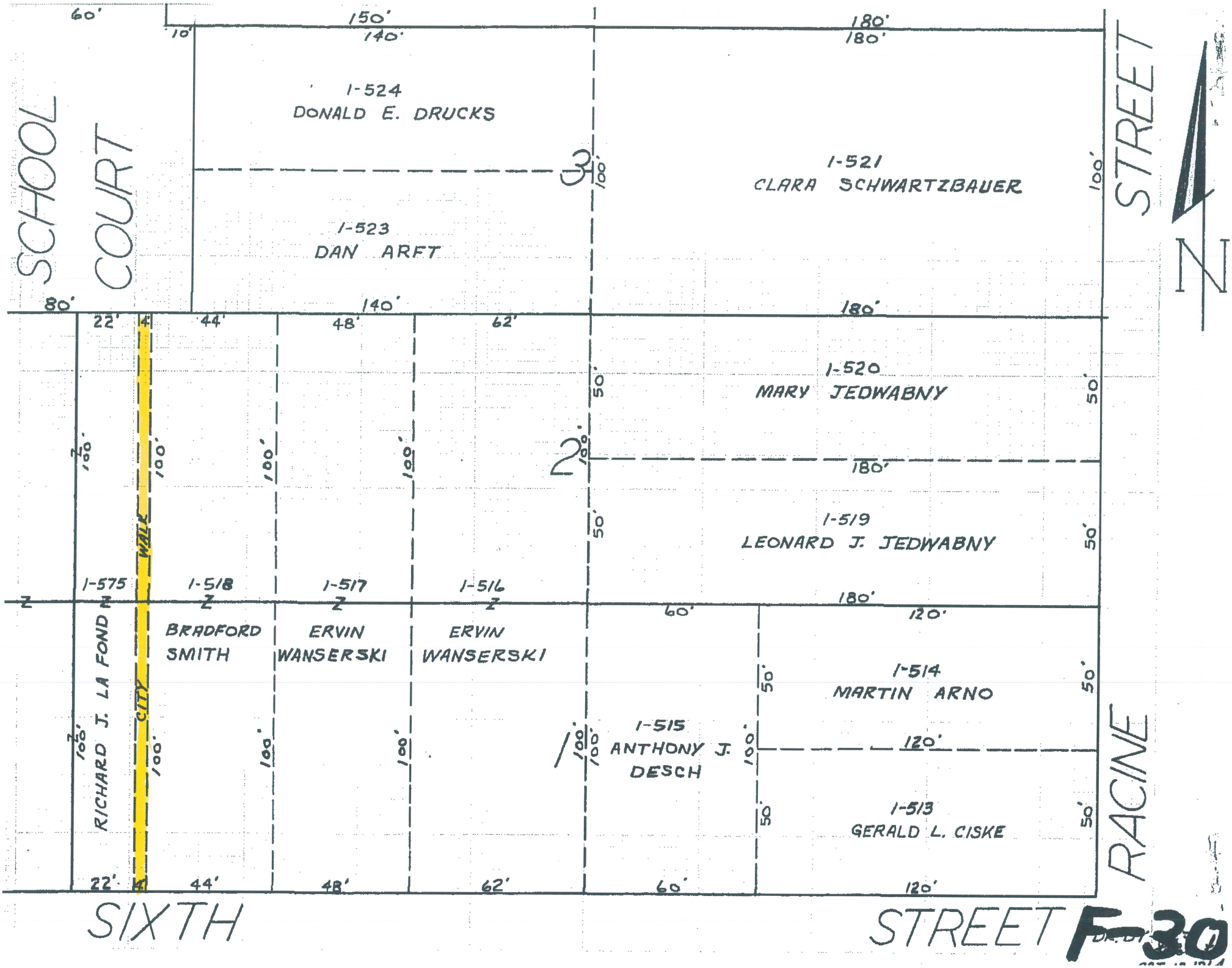
DESIGNED	DRAWN
SRM	JRK

PROJECT NO. M0001-640141
DATE --
SHEET NO. E211

mmartin, W:\PROJECTS\M0001\640141\E211 ELECTRICAL PLAN.dwg, Plot Date: 7/22/2014 10:23 AM, xref:none

School Court Sidewalk Map




SCHOOL COURT
STREET
SIXTH STREET
RACINE
N
1-524
DONALD E. DRUCKS
1-523
DAN ARFT
1-521
CLARA SCHWARTZBAUER
1-520
MARY JEDWABNY
1-519
LEONARD J. JEDWABNY
1-575
RICHARD J. LA FOND
1-518
BRADFORD SMITH
1-517
ERVIN WANSERSKI
1-516
ERVIN WANSERSKI
1-515
ANTHONY J. DESCH
1-514
MARTIN ARNO
1-513
GERALD L. CISKE
CITY WALK
3
2
1
60'
10'
150'
140'
180'
180'
100'
80'
22'
4'
44'
48'
62'
50'
180'
60'
120'
120'
22'
4'
44'
48'
62'
60'
120'

F-30

WARRANTY DEED. STATE OF WISCONSIN—FORM No. 1 VOL. 791 PAGE 433

H. NIEDECKEN COMPANY, MFG. STATIONERS, MILWAUKEE 450R

Section 235.16, Wisconsin Statutes

This Indenture, Made this 15th day of July, A. D., 19 55, between George T. Weisgerber and Marguerite E. Weisgerber, his wife, and in her own right parties of the first part, and the City of Menasha, a municipal corporation party of the second part,

Witnesseth, That the said parties of the first part, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration to them in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, have given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents do give, grant, bargain, sell; remise, release, alien, convey and confirm unto the said party of the second part, its heirs and assigns forever, the following described real estate, situated in the County of Winnebago and State of Wisconsin, to-wit:

The East four (4) feet of the West twenty-six (26) feet of Lots One (1) and Two (2), Block Two (2), Reed's First Addition, First Ward, City of Menasha.

The consideration for this deed is less than $100.00 and therefore no revenue stamps are required.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said parties of the first part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances.

To Have and to Hold the said premises as above described with the hereditaments and appurtenances, unto the said party of the second part, and to its heirs and assigns FOREVER.

And the said George T. Weisgerber and Marguerite E. Weisgerber, his wife, and in her own right for their heirs, executors and administrators, do covenant, grant, bargain, and agree to and with the said party of the second part, its heirs and assigns, that at the time of the ensealing and delivery of these presents they are well seized of the premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from all incumbrances whatever, no exceptions

and that the above bargained premises in the quiet and peaceable possession of the said party of the second part, its heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, they will forever WARRANT AND DEFEND.

In Witness Whereof, the said parties of the first part have hereunto set their hands and seals this 15th day of July, A. D., 19 55.

SIGNED AND SEALED IN PRESENCE OF

Ray J. Fink

Ray J. Fink

Janet P. Fischer

Janet P. Fischer

George T. Weisgerber (SEAL)
George T. Weisgerber

Marguerite E. Weisgerber (SEAL)
Marguerite E. Weisgerber

(SEAL)

(SEAL)

3-253 NOTE—The names of the parties to this instrument and of the witnesses and notary must be printed or typewritten thereon to entitle it to be recorded. Section 59.51 (1) (11), Wisconsin Statutes.

July 31, 2014

RE: Special Use Permit Application for 321 Konemac Street

Dear Property Owner:

Miles Dominowski has applied for a Special Use Permit for parcel number 5-00616-00 located at 321 Konemac Street. The applicant has requested a Special Use Permit to operate an enclosed repair facility at the site. The subject site is zoned I-1 Heavy Industrial District. A Special Use Permit is required due to a change of occupancy on a non-conforming lot, per Sec. 13-1-44(b)(2) of the City of Menasha Municipal Code.

The City of Menasha Plan Commission will conduct a public hearing on this matter on Tuesday, August 5, 2014 at 3:30 p.m. or shortly thereafter in the City Hall Council Chambers at 140 Main Street, Menasha.

The City of Menasha Common Council will conduct a public hearing on this matter on Monday, August 18, 2014 at 6:00 p.m. or shortly thereafter in the City Hall Council Chambers, 140 Main Street, Menasha. A copy of the notice of the public hearings is attached along with an area map identifying the location of the property.

Persons interested in this matter will be given an opportunity to comment on the request; written comments will also be considered. The City of Menasha is notifying you because you own property within one hundred (100) feet of the proposed special use. If you have any questions, please contact me.

Sincerely,

Kristi Heim
Community Development Coordinator

C: Plan Commission
City Clerk Galeazzi

City of Menasha
Public Hearing Notice

Notice is hereby given that the City of Menasha has scheduled public hearings before the Plan Commission and Common Council to consider a Special Use Application to operate an enclosed repair facility on a non-conforming parcel located at 321 Konemac Street (Parcel #5-00616-00). The Special Use Permit is required due to a change of occupancy on a substandard lot within the I-1 Heavy Industrial zoning district. The hearing before the Plan Commission will be held at 3:30 PM on Tuesday, August 5, 2014 in the Council Chambers of the Menasha City Hall, located at 140 Main Street. The hearing before the Common Council will be held on Monday, August 18, 2014 at 6:00 PM at that same location.

Deborah A. Galeazzi, WCMC
City Clerk

Run: 8/03/14 and 8/10/14

Special Use Permit Location
Proposed Enclosed Repair Facility
321 Konemac Street

Parcel Numaber: 5-00616-00

N

0 50 100 200

Feet