

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**

**Tuesday, March 17, 2009**

**3:30 PM**

**AGENDA**

**INFORMAL PUBLIC HEARING:**

1. *Proposed Amendment to Title 13, Article F of the Code of Ordinance Related to the Regulation of Signs –*
  - *Expand and Clarify Signage Requirement Related to the C-2 Central Business District*
  - *Clarify Permissible Sign Use and Definition of “Electronic Message Centers”*
  - *Establish New Criteria for Off-Premises Signage for Business Parks, Office Parks and Similar Development*
2. *Create Ordinance for Proposing and Enacting Amendments to the City of Menasha Comprehensive Plan*

**Regular Business**

A. CALL TO ORDER

B. ROLL CALL/EXCUSED ABSENCES

C. MINUTES TO APPROVE

1. [Minutes of the February 17, 2009 Plan Commission Meeting](#)

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

Five (5) minute time limit for each person

E. DISCUSSION

1. None

F. ACTION ITEMS

1. [Final Plat – Second Addition to Woodland Hills](#)
2. [Proposed Amendment to Title 13, Article F Article F of the Code of Ordinance Related to the Regulation of Signs](#)
  - a. Clarify Permissible Sign Use and Definition of “Electronic Message Centers”
  - b. Expand and Clarify Signage Requirement Related to the C-2 Central Business District
  - c. Establish New Criteria for Off-Premises Signage for Business Parks, Office Parks and Similar Development
3. [Create Ordinance for Proposing and Enacting Amendments to the City of Menasha Comprehensive Plan](#)
4. [Extraterritorial CSM – Town of Menasha – Valley Road](#)

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  
Third Floor Council Chambers  
140 Main Street, Menasha**

**February 17, 2009**

**3:30 PM**

**MINUTES**

**A. CALL TO ORDER**

The meeting was called to order at 3:30 p.m. by Mayor Donald Merkes.

**B. ROLL CALL/EXCUSED ABSENCES**

PLAN COMMISSION MEMBERS PRESENT: Mayor Merkes, Ald. Benner, DPW Radtke and Commissioners Sanders, Cruickshank, and Sturm.

PLAN COMMISSION MEMBERS EXCUSED: David Schmidt

OTHERS PRESENT: CDD Keil, Lonnie Pichler and Stan Martenson

**C. MINUTES TO APPROVE**

1. Minutes of the February 3, 2009 Plan Commission Meeting.
  - a. Moved by Comm. Sanders, seconded by DPW Radtke to approve the February 3, 2009 Plan Commission meeting minutes. The motion carried.

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

No one spoke.

**E. DISCUSSION**

1. None

**F. ACTION ITEMS**

1. Preliminary Plat – Second Addition to Woodland Hills
  - a. Commissioners discussed the following:
    - I. Parkland dedication
    - II. Bike/pedestrian connections and trail routes
    - III. Area served by the proposed stormwater ponds
    - IV. Dedication of stormwater ponds to the city
    - V. Relationship of stormwater ponds/watertable/placement of fill
    - VI. Navigability status
    - VII. Roundabout at Villa Way
    - VIII. Right-of-way standards/street width standards
    - IX. Wider street width (37') extending east from the proposed roundabout
    - X. Location of main circuit and primary circuit switch cabinets
    - XI. Side lot drainage/easements 105/106, 115/116

- XII. Utility easements – Menasha Utilities – possible issues with easements in rear yard
- XIII. Preparation of landscaping plans for boulevards and roundabout
- b. This item will be forwarded to the Park Board for review.

**G. ADJOURNMENT**

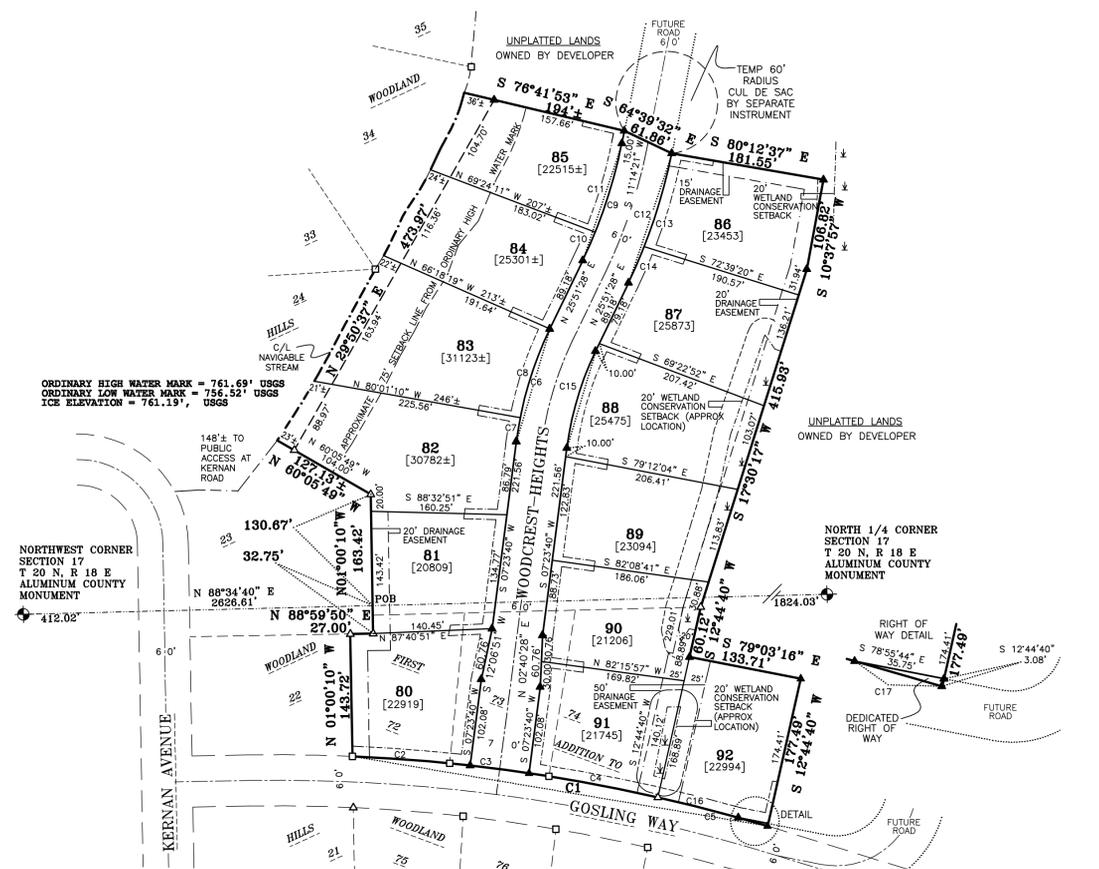
Moved by Comm. Sanders, seconded by Comm. Cruickshank to adjourn at 4:21 p.m. The motion carried.

Minutes respectfully submitted by Greg Keil, Community Development Director

DRAFT

# WOODLAND HILLS HEIGHTS

ALL OF LOTS 72-74 OF FIRST ADDITION TO WOODLAND HILLS AS DOCUMENT #394976, PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, AND PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 18 EAST, CITY OF MENASHA, CALUMET COUNTY, WISCONSIN



**UTILITY EASEMENT PROVISIONS**  
 AN EASEMENT FOR ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY WOODLAND DEVELOPMENT, LLC, GRANTOR, TO MENASHA ELECTRIC UTILITY, WISCONSIN GAS LLC d/b/a WE ENERGIES, WISCONSIN BELL, INC., d/b/a A&T WISCONSIN, A WISCONSIN CORPORATION, TIME WARNER ENTERTAINMENT COMPANY, L.P., WAVERLY SANITARY DISTRICT, CITY OF MENASHA GRANTEES.

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRIC ENERGY FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED AND FOR SOUNDS AND SIGNALS, ALL IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN WITHIN THOSE AREAS ON THE PLAT DESIGNATED AS "UTILITY EASEMENT AREAS" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON, ACROSS, WITHIN AND BENEATH THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS; ALSO THE RIGHT TO TRIM OR CUT DOWN TREES, BRUSH AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. THE GRANTEE AGREES TO RESTORE OR CAUSE TO HAVE RESTORED THE PROPERTY, AS NEARLY AS IS REASONABLY POSSIBLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEE OR THEIR AGENTS. THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE INITIAL INSTALLATION OF SAID UNDERGROUND AND/OR ABOVE GROUND ELECTRIC FACILITIES OR COMMUNICATION FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. BUILDINGS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT AREAS" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED BY MORE THAN FOUR INCHES WITHOUT THE WRITTEN CONSENT OF GRANTEE. THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

**CITY OF MENASHA**  
 CALUMET COUNTY  
 DEPARTMENT OF ADMINISTRATION

WITNESS THE HAND AND SEAL OF SAID OWNERS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009.

**MICHAEL H. HAGENS** \_\_\_\_\_ **CARL A. BOWERS** \_\_\_\_\_

**CURVE TABLE**

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD	TANGENT IN	TANGENT OUT
1	2030.00'	014°02'48"	497.68'	N 80°30'15.0" W	496.43'	N 73°28'51" W	N 87°31'39" W
2	2030.00'	003°56'02"	139.39'	N 85°33'30.0" W	139.35'	N 85°33'37" W	N 87°31'39" W
3	2030.00'	001°58'33"	70.00'	N 82°36'26.5" W	70.00'	N 81°37'04" W	N 83°35'37" W
4	2030.00'	004°21'44"	154.56'	N 79°26'12.0" W	154.52'	N 77°15'20" W	N 81°37'04" W
5	2030.00'	003°46'29"	133.73'	N 75°22'05.5" W	133.71'	N 73°28'51" W	N 77°15'20" W
6	430.00'	014°21'48"	138.57'	S 16°37'34.0" E	137.97'	S 25°51'28" W	N 21°38'33" E
7	430.00'	003°46'11"	28.29'	S 09°16'45.5" W	28.29'	S 11°09'51" W	S 07°23'40" W
8	430.00'	014°41'37"	110.28'	S 18°30'39.5" W	109.97'	S 25°51'28" W	S 11°09'51" W
9	570.00'	014°37'07"	145.43'	N 18°32'54.5" E	145.04'	N 25°51'28" E	N 11°14'21" E
10	570.00'	001°59'58"	36.47'	N 24°01'29.0" E	36.47'	N 25°51'28" E	N 22°11'30" E
11	570.00'	010°57'09"	108.96'	S 16°42'55.5" E	108.79'	S 22°11'30" E	N 11°14'21" E
12	630.00'	014°36'46"	160.68'	N 18°33'05.0" E	160.24'	N 25°51'28" E	N 11°14'21" E
13	630.00'	010°23'51"	114.33'	N 16°26'37.5" E	114.17'	N 21°38'33" E	N 11°14'21" E
14	630.00'	004°21'48"	46.35'	N 23°45'00.5" E	46.34'	N 25°51'28" E	N 21°38'33" E
15	2030.00'	014°27'48"	119.23'	S 16°37'34.0" W	118.92'	S 25°51'28" W	S 07°23'40" W
16	2030.00'	002°45'52"	97.94'	N 75°52'24.0" W	97.94'	N 74°29'28" W	N 77°15'20" W
17	2030.00'	001°00'37"	35.79'	N 73°59'09.5" W	35.79'	N 73°28'51" W	N 74°29'28" W

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_\_\_

Department of Administration

**SURVEYOR'S CERTIFICATE**  
 I, DAVID D. EISELE, REGISTERED LAND SURVEYOR, HEREBY CERTIFY:  
 THAT I HAVE SURVEYED, DIVIDED, AND MAPPED WOODLAND HILLS HEIGHTS BEING ALL OF LOTS 72-74 OF FIRST ADDITION TO WOODLAND HILLS AS DOCUMENT #394976, PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, AND PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 18 EAST, CITY OF MENASHA, CALUMET COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17; THENCE NORTH 88 DEGREES 34 MINUTES 40 SECONDS WEST, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 412.02 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREE 00 MINUTES 10 SECONDS WEST, ALONG THE EAST LINE OF LOT 23 OF WOODLAND HILLS, 130.67 FEET; THENCE NORTH 60 DEGREES 05 MINUTES 49 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 23 OF WOODLAND HILLS, 104.00 FEET TO A MEANDER CORNER WHICH IS SOUTH 60 DEGREES 05 MINUTES 49 SECONDS EAST, 23 FEET MORE OR LESS FROM THE CENTERLINE OF A NAVIGABLE STREAM; THENCE NORTH 29 DEGREES 50 MINUTES 37 SECONDS EAST, ALONG A MEANDER LINE 473.97 FEET TO A MEANDER CORNER WHICH IS SOUTH 76 DEGREES 41 MINUTES 53 SECONDS EAST, 36 FEET MORE OR LESS FROM SAID CENTERLINE OF A NAVIGABLE STREAM; THENCE SOUTH 76 DEGREES 41 MINUTES 53 SECONDS EAST, 157.66 FEET; THENCE SOUTH 64 DEGREES 39 MINUTES 32 SECONDS EAST, 61.96 FEET; THENCE SOUTH 80 DEGREES 12 MINUTES 37 SECONDS EAST, 181.55 FEET; THENCE SOUTH 10 DEGREES 37 MINUTES 57 SECONDS WEST, 106.82 FEET; THENCE SOUTH 17 DEGREES 30 MINUTES 17 SECONDS WEST, 415.93 FEET; THENCE SOUTH 12 DEGREES 44 MINUTES 40 SECONDS WEST, 60.12 FEET; THENCE SOUTH 79 DEGREES 03 MINUTES 16 SECONDS EAST, 133.71 FEET; THENCE SOUTH 12 DEGREES 44 MINUTES 40 SECONDS WEST, 177.49 FEET; THENCE, ALONG THE NORTH RIGHT OF WAY LINE OF GOSLING WAY, 497.68 FEET ALONG AN ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2030.00 FEET A CHORD WHICH BEARS NORTH 80 DEGREES 30 MINUTES 15.0 SECONDS WEST, 496.43 FEET; THENCE NORTH 01 DEGREE 00 MINUTES 10 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 72 OF FIRST ADDITION TO WOODLAND HILLS, A DISTANCE OF 143.72 FEET; THENCE NORTH 88 DEGREES 59 MINUTES 50 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 72, A DISTANCE OF 27.00 FEET; THENCE NORTH 01 DEGREE 00 MINUTES 10 SECONDS WEST, ALONG THE EAST LINE SAID LOT 23 OF WOODLAND HILLS, 32.75 FEET TO THE POINT OF BEGINNING, CONTAINING 364,302 SQUARE FEET MORE OR LESS (8.363 ACRES MORE OR LESS) INCLUDING LANDS LYING BETWEEN THE MEANDER LINE AND THE CENTERLINE OF A NAVIGABLE STREAM.

THAT THIS PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF.  
 THAT I HAVE MADE SUCH LAND DIVISION AND PLAT BY THE DIRECTION OF THE OWNER SHOWN HEREON.  
 THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, AND THE SUBDIVISION REGULATIONS OF THE CITY OF MENASHA IN SURVEYING, DIVIDING AND MAPPING THE SAME.  
 GIVEN UNDER MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009.

DAVID D. EISELE, WISCONSIN REGISTERED LAND SURVEYOR NO. 974

**CORPORATE OWNER'S CERTIFICATE OF DEDICATION**  
 WOODLAND DEVELOPMENTS, LLC, A CORPORATION DULY ESTABLISHED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND ABOVE DESCRIBED TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED ALL AS SHOWN AND REPRESENTED ON THIS PLAT.

WOODLAND DEVELOPMENTS, LLC, FURTHER CERTIFIES THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION.

CITY OF MENASHA  
 CALUMET COUNTY  
 DEPARTMENT OF ADMINISTRATION

WITNESS THE HAND AND SEAL OF SAID OWNERS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009.

**MICHAEL H. HAGENS** \_\_\_\_\_ MEMBER  
**CARL A. BOWERS** \_\_\_\_\_ MEMBER

STATE OF WISCONSIN )  
 CALUMET COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009,  
 THE ABOVE OWNERS TO BE KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

**COMMON COUNCIL RESOLUTION**  
 RESOLVED, THAT WOODLAND HILLS HEIGHTS, IN THE CITY OF MENASHA, IS HEREBY APPROVED BY THE COMMON COUNCIL OF THE CITY OF MENASHA.

DATE \_\_\_\_\_ SIGNED \_\_\_\_\_ MAYOR

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL OF THE CITY OF MENASHA.

DATE \_\_\_\_\_ SIGNED \_\_\_\_\_ CITY CLERK

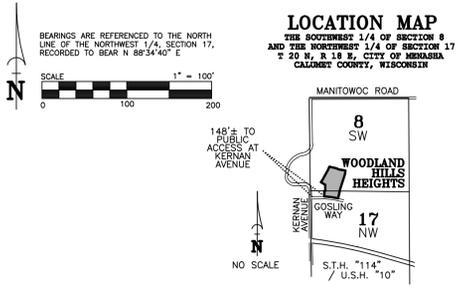
**CERTIFICATE OF FINANCE OFFICER**  
 I, \_\_\_\_\_, BEING THE DULY QUALIFIED AND ACTING TREASURER OF THE CITY OF MENASHA, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF \_\_\_\_\_ AFFECTING THE LANDS INCLUDED IN WOODLAND HILLS HEIGHTS.

DATE \_\_\_\_\_ SIGNED \_\_\_\_\_ CHIEF FINANCIAL OFFICER

**COUNTY TREASURER'S CERTIFICATE**  
 STATE OF WISCONSIN )  
 CALUMET COUNTY ) SS

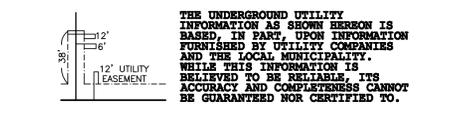
I, \_\_\_\_\_, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF CALUMET, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID DANCES OF UNPAID SPECIAL ASSESSMENTS AS OF \_\_\_\_\_ AFFECTING THE LANDS INCLUDED IN WOODLAND HILLS HEIGHTS.

DATE \_\_\_\_\_ SIGNED \_\_\_\_\_ COUNTY TREASURER



**LEGEND**  
 1" O.D. ROUND IRON PIPE SET, 18" LONG, WEIGHING 1.13 LBS. PER LINEAL FOOT AT ALL OTHER LOT CORNERS AND MEANDER CORNERS  
 1-1/4" O.D. ROUND STEEL BAR SET, 24" LONG WEIGHING 4.303 LBS. PER LINEAL FOOT  
 1" IRON PIPE FOUND  
 1-1/4" REBAR FOUND  
 GOVERNMENT CORNER

**NOTES**  
 ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE HUNDREDTH OF A FOOT.  
 ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST 20 SECONDS AND COMPUTED TO THE NEAREST HALF SECOND.  
 FRONT YARD SETBACKS ARE A MINIMUM OF 30 FEET.  
 ELEVATIONS ARE BASED ON USGS DATUM.  
 WETLAND SETBACK LINES SHOWN ON THIS MAP ARE APPROXIMATE. THE SETBACKS NEED TO BE DETERMINED BY A FIELD WETLAND DELINEATION PRIOR TO CONSTRUCTION.



THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

**CONSENT OF CORPORATE MORTGAGEE**  
 THE BANK OF KAUKAUNA, A CORPORATION DULY ESTABLISHED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE LANDS HEREBY DESCRIBED, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING, AND DEDICATION OF THE LANDS DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF WOODLAND HILLS. IN WITNESS WHEREOF, THE BANK OF KAUKAUNA HAS CAUSED THESE PRESENTS TO BE SIGNED BY \_\_\_\_\_, AND ITS CORPORATE SEAL TO BE HERETO AFFIXED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009.

NAME \_\_\_\_\_ TITLE \_\_\_\_\_

STATE OF WISCONSIN )  
 COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009, THE ABOVE OWNER TO BE KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

NOTARY PUBLIC  
 MY COMMISSION EXPIRES \_\_\_\_\_

**Martenson & Eisele, Inc.**  
 1377 Midway Road  
 Menasha, WI 54952  
 www.martenson-eisele.com  
 info@martenson-eisele.com  
 920.731.0361 1.800.238.0361

Planning  
 Environmental  
 Surveying  
 Engineering  
 Architecture

Drawing No. 632-010  
 This instrument drawn by: DMS-2325

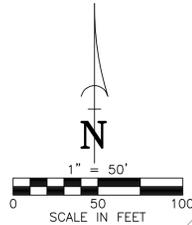
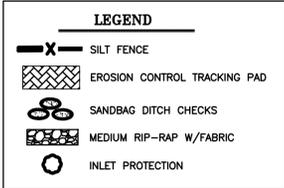




**LOCATION MAP**  
THE SOUTHWEST 1/4 OF SECTION 8  
AND THE NORTHWEST 1/4 OF SECTION 17  
T 20 N, R 18 E, CITY OF MENASHA  
CALUMET COUNTY, WISCONSIN



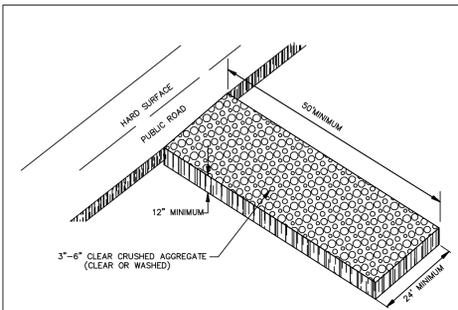
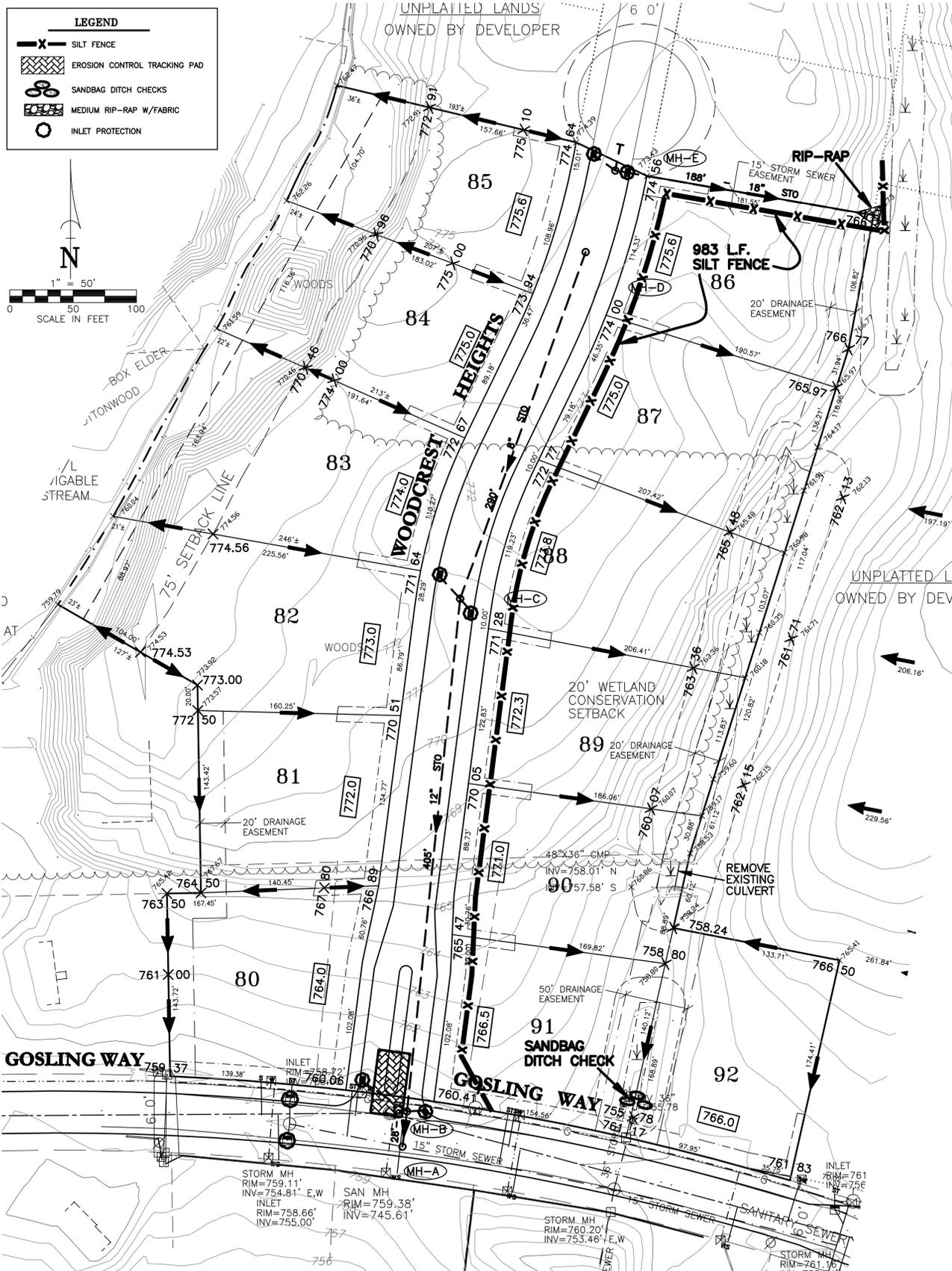
# WOODLAND HILLS HEIGHTS: EROSION CONTROL PLAN



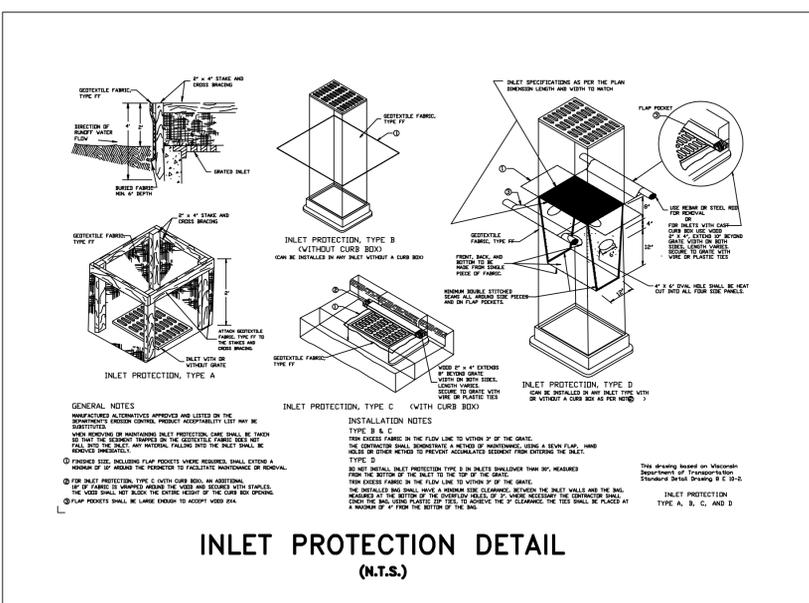
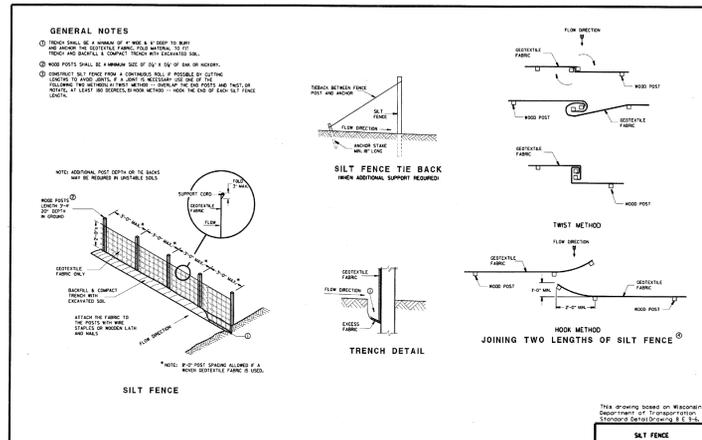
- CONTRACTOR RESPONSIBILITIES**
1. NOTIFY THE DIRECTOR WITHIN 48 HOURS OF COMMENCING ANY LAND DISTURBING OR LAND DEVELOPMENT ACTIVITY;
  2. NOTIFY THE DIRECTOR OF COMPLETION OF ANY EROSION CONTROL MEASURES WITHIN 3 DAYS AFTER COMPLETION;
  3. OBTAIN PERMISSION IN WRITING FROM THE DIRECTOR PRIOR TO MODIFYING THE EROSION CONTROL PLAN;
  4. INSTALL ALL EROSION CONTROL MEASURES AS IDENTIFIED IN THE APPROVED EROSION CONTROL PLAN;
  5. REPAIR ANY SILTATION OR EROSION DAMAGE TO ADJOINING SURFACES AND DRAINAGE WAYS RESULTING FROM LAND DEVELOPING OR DISTURBING ACTIVITIES;
  6. MAINTAIN ALL ON-SITE AND OFF-SITE STORM WATER DRAINAGE SYSTEMS AS IDENTIFIED ON THE EROSION CONTROL PLAN;
  7. REPAIR ANY EROSION CONTROL SYSTEM INSTALLED IN ACCORDANCE TO THE EROSION CONTROL PLAN;
  8. INSPECT THE CONSTRUCTED EROSION CONTROL MEASURES AFTER EACH RAIN OF 0.5 INCHES OR MORE AND AT LEAST ONCE EACH WEEK AND MAKE NEEDED REPAIRS;
  9. ALLOW THE DIRECTOR TO ENTER THE SITE FOR THE PURPOSE OF INSPECTING COMPLIANCE WITH THE EROSION CONTROL PLAN OR FOR PERFORMING ANY WORK NECESSARY TO BRING THE SITE INTO COMPLIANCE WITH THE EROSION CONTROL PLAN;
  10. KEEP A COPY OF THE APPROVED EROSION CONTROL PLAN ON THE SITE;
  11. SEED/FERT/MULCH SHALL BE PERFORMED PER CITY OF MENASHA EROSION CONTROL AND VEGETATIVE RESTORATION SPECIFICATIONS, INCLUDING THE REQUIREMENT THAT ALL AREAS BEING SEEDED HAVE A MINIMUM OF 4 INCHES OF SUITABLE TOPSOIL;
  12. GRADING CONTRACTOR SHALL MAINTAIN EROSION CONTROL UNTIL TERMINATION NOTICE IS ISSUED;
  13. ALL DISTURBED AREAS SHALL BE RESTORED WITHIN 7 DAYS OF COMPLETION OF WORK WITHIN THESE AREAS. THIS INCLUDES SOIL STOCKPILES, WHICH SHALL BE STABILIZED BY MULCHING, TEMPORARY SEEDING, SODDING OR COVERING W/ TARPS;
  14. GRADE & GRAVEL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEVICES AFTER SITE STABILIZATION.

- EROSION CONTROL NOTES**
1. THE CONTRACTOR SHALL INSTALL SILT FENCE OR HAY BALE EROSION BARRIERS AROUND THE PERIMETER OF THE PROJECT AS SHOWN ON THIS PLAN PRIOR TO ANY CONSTRUCTION INCLUDING STRIPPING TOPSOIL;
  2. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL THE COMPLETION OF HIS CONTRACT;
  3. THE CONTRACTOR SHALL MAINTAIN SAID EROSION CONTROL DEVICES UNTIL THE COMPLETION OF HIS CONTRACT AND SHALL NOT REMOVE THE EROSION CONTROL DEVICES UNTIL VEGETATION IS ESTABLISHED;
  4. THE GRADING CONTRACTOR SHALL SEED AND MULCH ALL DISTURBED AREAS IMMEDIATELY WHEN FINAL GRADE IS ESTABLISHED. SEED MIXTURE SHALL BE ACCORDING TO THE SPECIFICATIONS;
  5. THE CONTRACTORS SHALL PREVENT TRACKING ON EXISTING STREETS. ANY SEDIMENT TRACKED ONTO EXISTING STREETS SHALL BE CLEANED UP DAILY;
  6. INSTALLATION AND MAINTENANCE OF EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS;
  7. STREET TERRACE SHALL BE SEEDED/MULCHED WITH 4" MINIMUM TOPSOIL WITHIN 7 DAYS OF COMPLETION;
  8. SILT FENCES DAMAGED DURING LATERAL CONSTRUCTION SHALL BE REPAIRED AS SOON AS WORK IS COMPLETE IN THAT AREA.

- GENERAL NOTES:**
1. SITE DEWATERING. WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROLS DESIGNED FOR THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE OR RECEIVING CHANNELS. ( NOT ANTICIPATED )
  2. WASTE AND MATERIAL DISPOSAL. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED BY RUNOFF INTO A RECEIVING CHANNEL OR STORM SEWER SYSTEM.
  3. TRACKING. THIS SITE SHALL STABILIZE THE EXISTING DRIVE WITH 3" TO 6" (12" THICK) CLEAR AGGREGATE SUFFICIENT TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROAD WAYS AS APPROVED BY THE DIRECTOR. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BEFORE THE END OF EACH WORK DAY. FLUSHING MAY NOT BE USED UNLESS THE SEDIMENT WILL BE CONTROLLED BY A FILTER FABRIC BARRIER, SEDIMENT TRAP, SEDIMENT BASIN OR EQUIVALENT. TRACKING PAD DIMENSIONS ARE SHOWN ON THE EROSION CONTROL PLAN (24"x50' MIN).
  4. DRAIN INLET PROTECTION. ALL ON-SITE STORM DRAIN INLETS AND THE IMPACTED DOWNSTREAM INLETS SHALL BE PROTECTED WITH THE CATCH-ALL CONFIGURATION. OFF-SITE CULVERTS SHALL BE PROTECTED WITH SAND BAG CULVERT CHECKS.
  5. SEDIMENT CLEANUP. ALL 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 OTHER OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF LAND DISTURBING ACTIVITIES SHALL BE CLEANED UP BY THE END OF THE WORK DAY.
  6. DISTURBANCE TIMING. ALL ACTIVITIES ON THE SITE SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AREA OF BARE SOIL EXPOSED AT ANY ONE TIME. EXISTING VEGETATION SHALL BE MAINTAINED AS LONG AS POSSIBLE.



- CONSTRUCTION SEQUENCE**
1. INSTALLATION OF SILT FENCE BARRIERS
  2. INSTALLATION OF SAND BAG CULVERT CHECKS.
  3. INSTALLATION OF TEMPORARY STONE TRACKING PAD.
  4. TOPSOIL STRIPPING & STOCKPILING OF ROAD RIGHT-OF-WAYS.
  5. SANITARY SEWER TRENCHING AND MANHOLE/PIPE INSTALLATION.
  6. WATER MAIN TRENCHING AND PIPE INSTALLATION.
  7. STORM SEWER TRENCHING AND MANHOLE/PIPE INSTALLATION.
  8. INSTALLATION OF STREET INLETS AND YARD DRAINS.
  9. INSTALLATION OF STREET INLET AND YARD DRAIN EROSION PROTECTION (THIS INSTALLATION SHALL OCCUR IMMEDIATELY AFTER STRUCTURE INSTALLATION).
  10. CLEAN SEDIMENT OFF ADJACENT STREETS AS NEEDED THROUGHOUT PROJECT CONSTRUCTION.
  11. ROADWAY EXCAVATION AND TERRACE GRADING.
  12. LOT LINE GRADING & INITIAL GRADE CERTIFICATION.
  13. UTILITY INSTALLATION (ELECTRIC, GAS, TELEPHONE AND CABLE TV).
  14. RE-ESTABLISHMENT OF TERRACE AND LOT LINE GRADES.
  15. RESTORATION OF RIGHT-OF-WAYS.
  16. RESTORATION OF THE LOT LINES.
  17. RESTORATION OF ALL OTHER DISTURBED AREAS.
  18. REMOVE INLET/YARD DRAIN PROTECTION AND SILT FENCE AFTER VEGETATION IS ESTABLISHED.
  19. MAINTENANCE PLAN.

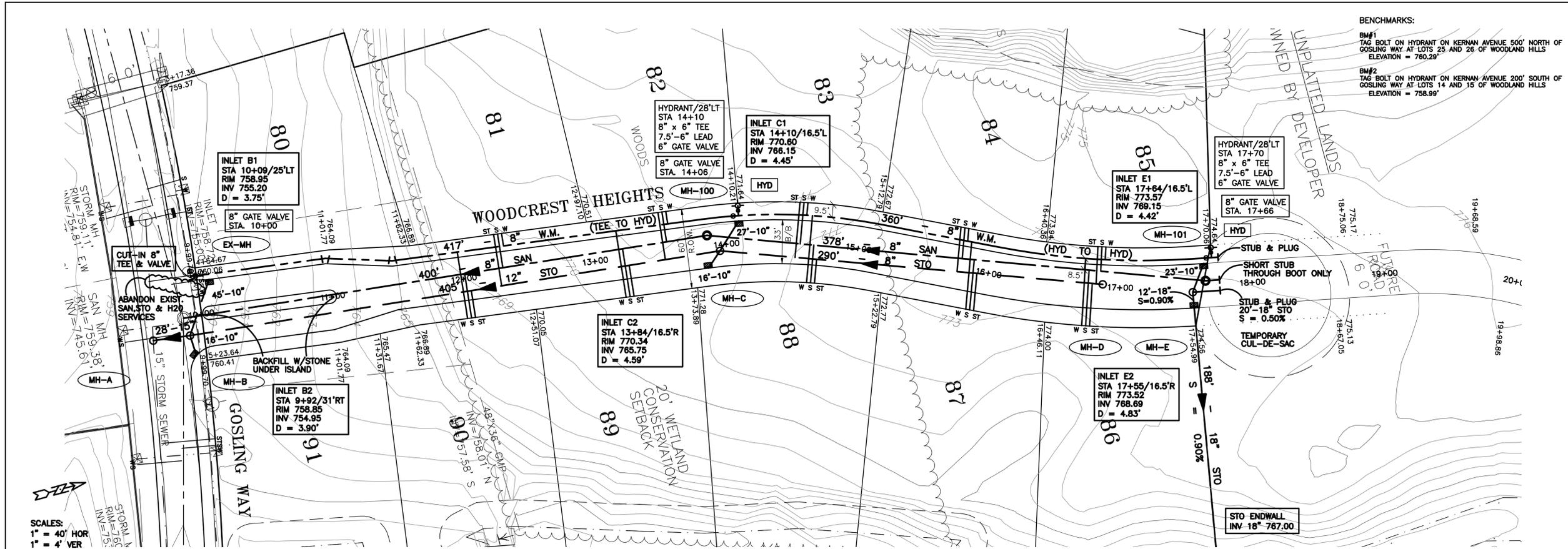


**Martenson & Eisele, Inc.**  
Planning  
1377 Midway Road  
Menasha, WI 54952  
Environmental  
Surveying  
Engineering  
Architecture  
www.martenson-eisele.com  
info@martenson-eisele.com  
920.731.0381 1.800.236.0381

APPROVED	DATE
SCM	
REVISION	
CHECKED	DATE
BCO	
DRAWN BY	DATE
CRG	
NO.	

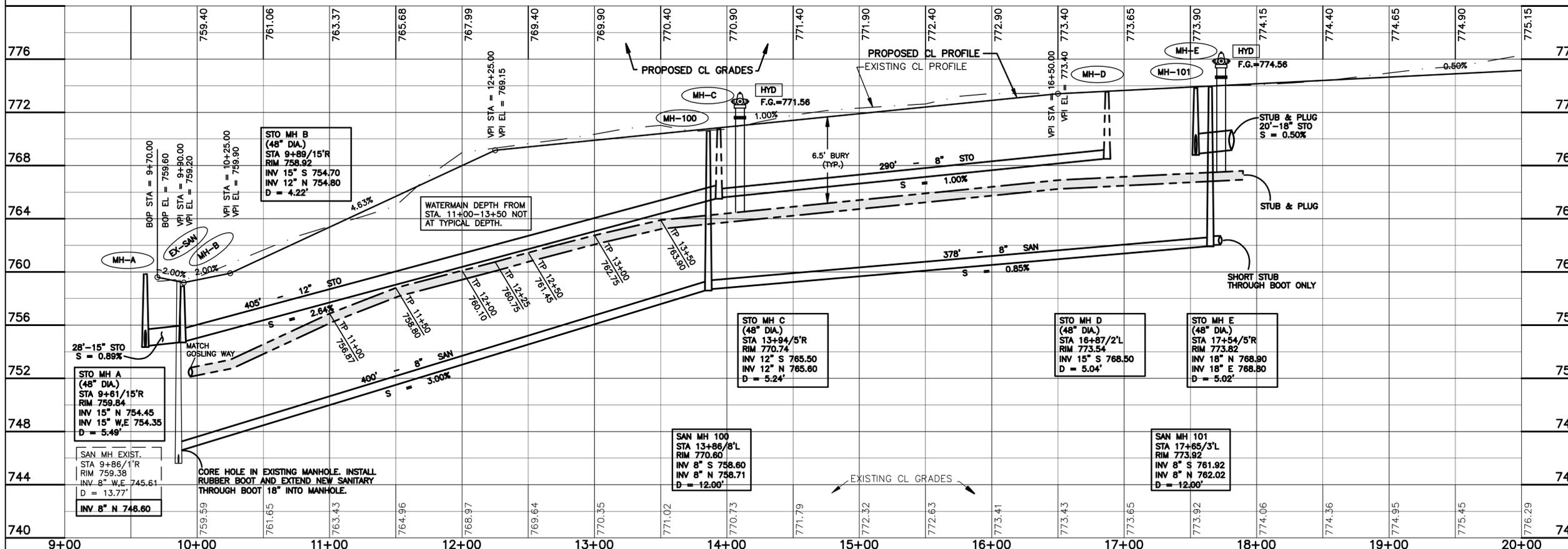
**EROSION CONTROL PLAN**  
**WOODLAND HILLS HEIGHTS**  
CITY OF MENASHA, CALUMET COUNTY, WISCONSIN

SCALE	DATE
1"=50'	03/03/09
COMPUTER FILE	
632010de.dwg	
DRAWING NO.	
632-010 EC	



**Martenson & Eisele, Inc.**  
 1377 Midway Road, Menasha, WI 54952  
 Phone (920) 761-0061 Fax (920) 738-0078  
 www.martenson-eisele.com  
 info@martenson-eisele.com

NO.	DATE	BY	CHECKED	APPROVED	SCM	REVISION



**WOODLAND HILLS HEIGHTS**  
**WOODCREST HEIGHTS**  
**ROAD CONSTRUCTION PLANS**  
 CITY OF MENASHA, CALUMET COUNTY, WISCONSIN.

SCALE	VERT
1" = 40'	1" = 4'

DATE
03-03-09

COMPUTER FILE
\\632010\topo\RCp01004

DRAWING NO.
632-010-1



## ARTICLE F

### Signs

#### SEC. 13-1-60 APPLICABILITY AND PURPOSE OF SIGN REGULATIONS

- (a) **Applicability.** This ordinance shall apply to all outdoor/exterior signs. The standards of the ordinance shall apply to all persons, firms, partnerships, associations, and corporations owning, occupying, or having control or management of any premises located within the limits of the City of Menasha.
- (b) **Purpose.** The purpose of this ordinance is to regulate signs and outdoor advertising within the City of Menasha in order to protect public safety, health, and welfare; minimize abundance and size of signs; reduce motorist distraction and loss of safe sight distance; promote public convenience; preserve property values; support and complement land use objectives as set forth in the city's zoning ordinance; and enhance the aesthetic appearance and quality of life within the city. The standards contained herein are intended to achieve the following objectives:
- (1) Establish a sign permit system to allow a variety of types of signs in the community and prohibit all signs not expressly permitted by this ordinance.
  - (2) Encourage the effective use of signs as a means of communication.
  - (3) Enable the public to locate goods, services, and facilities without excessive difficulty and confusion by restricting the number and placement of signs.
  - (4) Protect the public right to receive messages, especially non-commercial messages such as political, religious, economic, social, philosophical, and other types of information protected by the First Amendment of the U.S. Constitution.
  - (5) Recognize that the principal intent of commercial signs, to meet the purpose of these standards and serve the public interest, should be for identification of an establishment on the premises, and not for advertising special events, brand names, or off-premise activities. Alternative channels of advertising communication and media are available which do not create visual blight and compromise the safety of the motoring public.
  - (6) Recognize that the proliferation of signs is unduly distracting to motorists and non-motorized travelers, reduces the effectiveness of signs directing and warning the public, causes confusion, reduces desired uniform traffic flow, and creates potential for vehicular accidents.
  - (7) Maintain and improve the image of the city by encouraging signs that are compatible with existing signs, have good viewing qualities with passing motorists, and are compatible with buildings and streets, through the establishment of specific standards for various zoning districts in the city.
  - (8) Prevent signs that are potentially dangerous to the public due to structural deficiencies, disrepair, or distraction to motorists.
  - (9) Reduce visual pollution and physical obstructions caused by a proliferation of signs that could diminish the city's image, property values, and quality of life.
  - (10) Prevent placement of signs that will conceal or obscure signs of adjacent uses.
  - (11) Limit the use of portable commercial signs in recognition of their collective significant negative impact on traffic, safety, and aesthetics of the community.

- (c) The regulations and standards of this ordinance are considered the minimum amount of regulation necessary to achieve a substantial government interest for public safety, aesthetics, and protection of property values.

## SEC. 13-1-61 DEFINITIONS

- (a) **Accessory Structure Sign.** Any sign permanently attached to an accessory structure.
- (b) **Animated Sign.** Any sign that uses movement or change of lighting to depict action or create a special effect or scene.
- (c) **Awning/Canopy.** A permanently-mounted ~~temporary~~ durable hood or cover which projects from the wall of the building and may or may not be retracted, folded, or collapsed against the face of a supporting structure.
- (d) **Banner.** Any sign of lightweight fabric or similar material that is mounted to the ground, pole, sign, or structure and is designed to be easily moved from one location to another. Government-related flags shall not be considered banners.
- (e) **Bench Sign.** A sign attached to or painted on any bench that is located in any right-of-way or is in view from any right-of-way.
- (f) **Billboard.** A sign directing attention to a use, facility, activity, message, product, or service which is not conducted on or related to the premises upon which the sign is located.
- (g) **Blanketing.** The unreasonable obstruction of view of a sign caused by the placement of another sign.
- (h) **Building Exposure.** For the purposes of this ordinance only, a building exposure shall be determined by enclosing the most protruding points or edges of a structure within a square or rectangle that will encompass the extreme limits of the structure. Each side of such square or rectangle shall be designated a building exposure.
- (i) **Business.** A person, partnership, organization, cooperative, association, trust, corporation, or similar entity which has a legal existence and functions for commercial, industrial, professional, or philanthropic purposes.
- (j) **Business Center.** Multiple businesses located on a unit or units of contiguous property meeting any of the following criteria:
  - (1) under common ownership;
  - (2) utilizing shared or inter-connected parking areas;
  - (3) utilizing shared access drives;
  - (4) sharing a common development plan.
- (k) **Business Center Sign.** A sign identifying the entrance to a business center and/or the names of the businesses located within the business center.
- (l) **Commercial Message.** Any sign wording, logo, or other representation that directly or indirectly names, advertises, or calls attention to a business, product, service, or other commercial activity.
- (m) **Commercial Vehicle Sign.** A commercial vehicle containing sign copy which is parked in such a manner and for such duration as to demonstrate its intention to serve as a sign. This definition does not include any commercial vehicle that is used in the normal day-to-day operations of the business and is parked in any parking space approved for such parking by the City of Menasha.

- (n) **Construction Sign.** A temporary sign erected on the premises on which city approved construction is taking place. Such signs may indicate the names of the architects, engineers, landscape architects, contractors, or similar artisans, and the owners, financial supporters, sponsors, and similar individuals or firms having a role or interest with respect to the structure or project.
- (o) **Directional Sign.** Signs limited to directional messages, principally for pedestrian or vehicular traffic, such as “one-way,” “entrance,” or “exit.”
- (p) **Electronic Message Center.** A permanent sign whose informational content can be changed or altered by electronic means.
- (q) **Erect.** Shall mean to build, construct, attach, hang, place, install, suspend, affix, reconstruct, or relocate.
- (r) **Flag.** Any fabric, banner, or bunting containing distinctive colors, patterns, or symbols, used as a symbol of a government, school, or other political subdivision.
- (s) **Frontage.** The boundary of a lot which abuts an existing or dedicated public street.
- (t) **Hanging Sign.** A small pedestrian-oriented sign that is permanently suspended below a horizontal plane surface such as a marquee or canopy.
- (u) **Integral Sign.** A sign containing the names of buildings, dates or erection and other similar monumental citation, when carved into stone, concrete, or similar material or made of bronze, aluminum, or other non-combustible material and made an integral part of the structure.
- (v) **Landmark Sign.** An older sign of artistic or historic merit, uniqueness, or extraordinary significance to the city or a sign which describes state or national designation of an historic site or structure. Such signs shall be identified by the Landmarks Commission.
- (w) **Legal Non-Conforming Sign.** A sign lawfully existing at the time of the adoption of this ordinance, or amendment thereto, which does not conform to this ordinance.
- (x) **Marquee Sign.** A sign attached to or consisting in part of an interchangeable copy reader on a permanent overhanging shelter which projects from the face of a building.
- (y) **Monument Sign.** A sign in which the entire bottom is in contact with or is close to the ground and is independent of any other signs.
- (z) **Non-Commercial Sign.** Signs containing non-commercial messages, such as those designating the location of public telephones, restrooms, restrictions on smoking, and restrictions on building entrances.
- (aa) **Off-Premise Sign.** A sign directing attention to a use, business, commodity, service, or activity not conducted, sold, or offered upon the premises where the sign is located.
- (bb) **On-Premise Sign.** A sign which identifies the occupant(s) of the premises or relates solely to the use, business, or profession conducted, or to a principal commodity, service, or entertainment sold, offered, or provided upon the premises.
- (cc) **Pennant.** Any lightweight plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire, or string, sometimes in series, designed to move in the wind. Flags as defined in this Section shall not be considered pennants.
- (dd) **Plaque Sign.** A small, pedestrian-oriented version of a wall sign that is permanently attached to surfaces adjacent to store front entries.
- (ee) **Pole Sign.** A sign in which the bottom is not in contact with or close to the ground and that is mounted on a freestanding pole(s), column(s), or similar support.

- (ff) **Political Sign.** A temporary sign announcing or supporting political candidates or issues in connection with any national, state, or local election or political event, or expressing a political opinion.
- (gg) **Portable Sign.** Any sign designed or constructed to be easily moved or transported, including, but not limited to the following signs:
- (1) banners;
  - (2) non-government related flags;
  - (3) pennants;
  - (4) sandwich board signs;
  - (5) signs with wheels or wheels removed;
  - (6) signs with chassis or support constructed without wheels;
  - (7) signs designed to be transported by trailer or wheels;
  - (8) signs attached temporarily to the ground, structure, or other signs;
  - (9) searchlights and stands;
  - (10) hot-air or gas-filled balloons or umbrellas used for advertising; and,
  - (11) substantially similar signs as determined by the Zoning Administrator.
- (hh) **Premises.** Shall mean a unit or units of contiguous property meeting any of the following criteria:
- (1) under common ownership;
  - (2) utilizing shared or inter-connected parking areas;
  - (3) utilizing shared access drives;
  - (4) sharing a common development plan.
- (ii) **Projecting Sign.** A pedestrian-oriented sign that is permanently affixed to the face of a building or structure and project in a perpendicular manner more than twelve (12) inches from the wall surface of that portion of the building or structure to which it is mounted. ~~A sign which projects at a ninety degree angle from an exterior wall of a building and is permanently supported by the building, or a sign which is attached to the underside of a horizontal plane or arm and is supported by the horizontal plane.~~
- (jj) **Real Estate Sign.** A temporary sign which is used to offer for sale, lease, or rent the property, business, or structure upon which the sign is placed.
- (kk) **Restaurant Menu Sign.** A small, pedestrian-oriented sign which incorporates a menu containing a list of products and prices offered by the restaurant.
- (ll) **Roof Sign.** A sign located on a roof or projecting above any portion of a roof or exterior wall of the structure.
- (mm) **Sandwich Board Sign.** A portable sign having two separate and opposite facing sign faces which are hinged at the top, and supported by spreading the sign faces into an upside down “V” formation.
- (nn) **Sidewalk Sign.** A portable sign placed on a public sidewalk.
- (oo) **Sign.** Any object, device, display, or structure, or part thereof, situated outdoors or indoors, which is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event, or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination, or projected images.
- (pp) **Static Display.** A sign display whose characters or images are not changed more than once in a 24-hour period.

- (qq) **Store Front.** A store front shall be determined by measuring the linear feet of that portion of a building exposure that corresponds to the interior ground level space occupied by a single tenant and abutting a public street, parking area, access drive, or pedestrian walkway.
- (rr) **Structure.** Anything constructed or erected, the use of which requires a permanent location on the ground or attached to something having a permanent location on the ground.
- (ss) **Temporary Sign.** Any sign designed or constructed to be easily moved from one location to another and which are only planned to be in use for time periods of limited duration. Under this ordinance, real estate signs, political signs, and construction signs shall be considered temporary signs. Portable signs as defined in this Section are not included in this definition.
- (tt) **Tenant Directory Sign.** A sign used to identify multi-tenant buildings and businesses that do not have direct frontage on a public street.
- (uu) **Wall Sign.** A sign fastened to the wall of a building or structure in such a manner that the wall becomes the supporting structure for, or forms the background surface of, the sign and that does not project more than twelve (12) inches from such buildings or structure.
- (vv) **Window Sign.** Any sign that is placed inside a window or upon window panes or glass and is visible from the exterior of the window.

## SEC. 13-1-62 SIGNS EXEMPT FROM PERMIT REQUIREMENTS

- (a) **Artwork.** Works of art which do not identify a business, product, or service.
- (b) **Construction Signs.** Temporary construction signs shall be permitted in accordance with the following standards:
  - (1) Construction signs in single and two family residential districts shall not exceed six (6) square feet per sign face, twelve (12) square feet per sign, and six (6) feet in height, and are limited to one (1) per lot. The sign shall be removed within three (3) days of the end of construction activity.
  - (2) Construction signs in multi-family and other districts shall not exceed thirty-two (32) square feet per sign face, sixty-four (64) square feet per sign. Such signs shall be limited to one (1) sign per street frontage per company. The signs shall be removed within fifteen (15) days of the end of construction activity.
- (c) **Directional Signs.** Directional signs shall be permitted in accordance with the following standards:
  - (1) Each premises shall be permitted two (2) directional signs per driveway, plus additional directional signs to improve circulation on-site provided they are not placed within the front yard.
  - (2) Directional signs shall not exceed twelve (12) square feet per sign face, twenty-four (24) square feet per sign, and shall not exceed six (6) feet in height.
  - (3) Directional signs may be placed in the vision control area provided they do not exceed three (3) feet in height.
  - (4) The sign may contain the following information only:
    - a. name of business or symbol (not both);
    - b. directional arrows;

- c. the words “entrance” or “exit” or similar terms.
- (d) **Flags.** Government-related flags.
- (e) **Government Signs.** Signs erected by a governmental body.
- (f) **Hanging Signs.** Hanging signs shall be permitted in accordance with the following standards:
  - (1) One sign is allowed per business
  - (2) Signs may not exceed four (4) sq. ft. per sign face excluding supports
  - (3) Signs may not be illuminated
  - (4) Signs must be pedestrian-oriented and positioned in a perpendicular manner to the building’s wall surface.
  - (5) Hanging signs may be used only at ground floor locations except for upper floor businesses with covered entry porches or balconies.
- (g) **Holiday Lighting.** Temporary lighting and displays that are part of customary holiday decoration, provided that they contain no commercial message and are not located in the right-of-way. Holiday displays and lighting in commercial, industrial, or multi-family districts may be displayed up to sixty (60) days prior to the holiday and shall be removed within fifteen (15) days after the holiday.
- (h) **Integral Sign.** Names of buildings, dates of erection, monumental citation, commemorative tablets when carved into stone, concrete, or similar material, or made of bronze, aluminum, or other non-combustible material and made an integral part of the structure. Such signs shall not exceed twenty-five (25) square feet in area.
- (i) **Landmark Signs.** Landmark signs as defined in this ordinance.
- (j) **Nameplate.** Address, owner, or occupant nameplate and other signs of up to two (2) square feet in area attached to a mailbox, light fixture, or an exterior wall.
- (k) **Off-Premise Special Event Signs.** Announcements by public or non-profit organizations of fund raising events, special events, or activities of interest to the general public which are located off-premise, other than political signs, provided that they meet the following:
  - (1) Such signs shall not exceed six (6) square feet per sign face, twelve (12) square feet per sign in residential districts and thirty-two (32) square feet per sign face for other districts.
  - (2) Such signs may be placed in the right-of-way at the discretion of and with authorization by the Director of Public Works.
  - (3) Signs may be erected up to two (2) weeks before the event and shall be removed within three (3) days after the event.
- (l) **Parking Lot Signs.** Parking lot signs indicating restrictions on parking, when placed within approved parking lots.
- (m) **Plaque Signs.** Plaque signs shall be permitted in compliance with the following standards:
  - (1) Signs must be located adjacent to a business entrance;
  - (2) One (1) sign shall be allowed per business entrance;
  - (3) Signs shall not exceed two (2) sq. ft. maximum and shall not project from wall surfaces more than two (2) inches;
  - (4) Signs may not be illuminated.
- (n) **Political Signs.** Temporary political signs shall be removed within fifteen (15) days after the election or event.

- (o) **Portable Signs.** Portable signs as defined in Sec. 13-1-61 shall be permitted in compliance with the following standards.
- (1) The use of a portable sign shall be limited to thirty (30) days at a time, and not more frequently than three (3) times per calendar year at any one business. The placement of one portable sign constitutes one (1) event.
  - (2) For a special event, such as a grand opening or special sale, multiple portable signs may be used (such as banners, flags, or pennants). Use of multiple portable signs for special events shall be permitted one (1) time per calendar year per business, not to exceed (30) days at a time. This time period will be counted towards the allowable portable sign use of three (3) times per calendar year.
  - (3) The maximum size of any portable sign shall be thirty-two (32) square feet per sign face, sixty-four (64) square feet per sign.
  - (4) Portable signs shall be securely mounted, legible, and maintained in good condition.
  - (5) Portable signs with commercial messages are prohibited on properties employing the use of electronic message centers.
- (p) **Real Estate Signs.** Real estate signs are permitted in compliance with the following standards:
- (1) Real estate signs in residential districts are limited to one (1) sign per street frontage and may not exceed six (6) square feet per sign face, twelve (12) square feet per sign, and six (6) feet in height.
  - (2) Real estate signs in nonresidential district are limited to one (1) sign per street frontage and may not exceed thirty-two (32) square feet per sign face, sixty-four (64) square feet per sign, and eight (8) feet in height.
  - (3) Real estate signs shall be removed on or before fifteen (15) calendar days after the sale, lease, or rental of the premises or structure, property, subdivision, or condominium. The date of the acceptance of an offer to purchase, to lease, or to rent by the current owner, or the date of a placement of a sold, leased, or rented sign on the premises, whichever date is earlier, shall determine the beginning of the fifteen (15) day period.
- (q) **Restaurant Menu Sign.** Restaurant menu signs shall be permitted in compliance with the following standards:
- (1) Signs must be located adjacent to the business entrance;
  - (2) One (1) sign shall be allowed per business entrance;
  - (3) Signs shall not exceed six (6) sq. ft. maximum;
  - (4) Menus shall be located within a permanently mounted display area and protected from the elements;
  - (5) Menus may be illuminated from an exterior source only.
- (r) **Rummage Sale and Seasonal Home Occupation Signs.** Signs announcing rummage sales or seasonal home occupations in accordance with Section 13-1-86 are permitted in compliance with the following:
- (1) One (1) sign is allowed per street frontage.
  - (2) Signs may be located off-premises but must be on private property; such signs in the public right-of-way are prohibited.
  - (3) Signs may not exceed six (6) square feet per sign face, twelve (12) square feet per sign.

- (4) Such signs may be erected no more than seven (7) days before and shall be removed within three (3) days after the announced sale.
- (s) **Window Signs.** Window signs and other signs within a building provided such signs shall not occupy more than thirty percent (30%) of the window space.
- (t) **Warning Signs.** Signs that provide warning messages, such as no trespassing or warning of electrical currents or animals.
- (u) **Certain Non-Commercial Signs.** Signs containing non-commercial messages, such as those designating the location of public telephones, restrooms, restrictions on smoking, and restrictions of building entrances, provided that such signs do not exceed a maximum of four (4) square feet.
- (v) **Certain Incidental Commercial Signs.** Vending machines, automatic tellers, gasoline pumps, and similar devices which display prices and/or the name, trademark, or logo of a company or brand, provided the display is an integral part of the device and does not exceed four (4) square feet in area per side of the device.

### SEC. 13-1-63 PROHIBITED SIGNS.

- (a) **Animated Signs.** Animated signs, including but not limited to the following:
  - (1) Signs having moving members or parts, excluding barber poles and time and temperature signs which do not contain commercial messages.
  - (2) Signs using high intensity or flashing lights.
  - (3) Signs or lighting which in any way simulate or could be confused with the lighting of emergency vehicles or traffic signals.
- (b) **Bench Signs.** Signs attached to or painted on any bench that is located in any right-of-way or is in view from any right-of-way or public area.
- (c) **Commercial Vehicle Signs.** Commercial vehicle signs as defined in Sec. 13-1-61.
- (d) **Off-Premise Signs and Billboards.** Off-premise signs and billboards erected for the purposes of directing attention to a use, facility, activity, message, product, or service which is not conducted on or related to the premises upon which the sign is located, except as provided for in this ordinance.
- (e) **Pole Signs.** Except as allowed in 13-1-67, a sign in which the bottom is not in contact with or close to the ground and that is mounted on a freestanding pole(s), column(s), or similar support.
- (f) **Roof Signs.** Signs located on a roof or projecting above any portion of a roof or exterior wall of a structure.
- (g) **Signs Obstructing Access or Egress.** Signs which obstruct free access or egress from any building, including those that obstruct any fire escape, required exit way, window, or door opening or that prevent free access to the roof by firefighters.
- (h) **Signs in Vision Control Area.** Signs located in any vision control area as defined in Sec. 13-1-53, except signs that are three (3) feet or lower or are pole-mounted (with a pole diameter of twelve (12) inches or less) and maintain ten (10) feet in height to the bottom of the sign. This vision control area shall be applied to any intersection of street right-of-way, driveways, or combination thereof.
- (i) **Signs in the Right-of-Way.** Signs placed in, or projecting into any public street right-of-way, with the exception of signage erected by any governmental body having jurisdiction over the right-of-way or as provided for in this ordinance.

- (j) **Signs Painted on Walls.** Signs painted directly on an exterior building wall. Murals or artwork of a non-commercial nature are permitted.

### **SEC. 13-1-64 SIGN PERMITS REQUIRED.**

- (a) **Permit Required.** No person shall erect any sign in the City of Menasha without first having obtained the appropriate permit from the Zoning Administrator, except as provided for in this ordinance.
- (b) **Exceptions.** A permit is not required for the following changes to existing signs with valid permits, however, a drawing or photo of the changes shall be submitted in order to update the sign permit:
- (1) repainting of a sign message;
  - (2) a copy change or replacement of panels within an existing sign frame or cabinet;
  - (3) repair of a conforming sign with a valid permit.
- (c) **Application.** Before construction of any sign(s) requiring a permit, applicants shall consult with the Zoning Administrator and submit an application that shall include:
- (1) A completed permit application with the signature of the property owner.
  - (2) An accurate plot plan drawn to scale of the entire lot on which the sign(s) will be located.
  - (3) Location of buildings, parking lots, driveways, and landscaped areas on the lot.
  - (4) A table (or tables) containing:
    - a. Computation of the maximum total sign area;
    - b. Maximum area for individual signs;
    - c. Height and number of monument signs; and
    - d. Statement of the maximum total sign area and maximum number of signs permitted on the site by this sign code.
  - (5) An accurate indication on the plot plan of the location and orientation of all existing signs, each sign for which a permit is requested, and the anticipated location of future signs requiring a permit.
  - (6) A description and illustration of the following:
    - a. Colors and materials to be used in sign construction (e.g., limestone base with bronze letters, etc);
    - b. Style of lettering for all signs;
    - c. Appearance/location of logos or icons;
    - d. Location of each sign on the building(s), with building elevations if necessary (e.g., over doors, over windows, awnings, etc);
    - e. All sign proportions; and,
    - f. Types of illumination (e.g., internally illuminated, or external illumination with description of type of outdoor light fixture).
  - (7) In addition, optional submittals may be required by the Zoning Administrator if deemed necessary due to the character of the proposed signs and/or site.
- (d) **Permit Fees.**
- (1) A permit fee established by the Common Council shall be paid to the City of Menasha for each sign permit issued under this Code.
  - (2) A fee shall not be charged for putting an existing sign into conformance with this ordinance or for a copy change as listed in 13-1-64(a).

- (3) The fee does not include electrical permit fees, which shall be in addition to the sign permit fees listed in this section.
- (4) Any person failing to obtain a sign permit prior to erecting a sign shall pay double permit fees.
- (e) **Approval by Landmarks Commission.** Signs to be located in a designated historic district are subject to review and approval by the Landmarks Commission prior to the issuance of a sign permit.
- (f) **Signs in Right-of-Way.** Permit applications for a sign which projects into a public right-of way as allowed in this ordinance must include the following:
  - (1) **Liability Agreement.** An agreement by the business and/or property owner to indemnify and hold harmless the City of Menasha for any damages or liabilities whatsoever resulting from the placement of such sign.
  - (2) **Revocation Agreement.** An agreement by the business and/or property owner that in the event it is deemed necessary to revoke the sign permit on the basis of a need to expand capacity, improve safety, or other reason related to the orderly use of the right-of-way, the City of Menasha may terminate the permit and order the sign to be removed according to the process outlined in Sec. 13-1-70(a).
- (g) **Revocation of Permit; Appeal.** The Zoning Administrator, Building Inspector, and/or designee may at any time for a violation of this ordinance revoke a permit or require changes to bring the sign into conformance with this ordinance. Notice shall be given according to the process outlined in Sec. 13-1-70(a). The holder of a revoked permit shall be entitled to an appeal before the Board of Appeals.

## SEC. 13-1-65 GENERAL SIGN REGULATIONS

- (a) **Design.** Signs shall be designed to be compatible with the character of building materials and landscaping to promote an overall unified and aesthetic effect.
- (b) **Maintenance.** Every sign shall be constructed and maintained in good structural condition at all times. All signs shall be kept neatly painted, stained, sealed, or preserved including all parts and supports.
- (c) **Illumination.** Illumination of signs as permitted in Sec. 13-1-66 shall be subject to the following standards:
  - (1) Illumination of signs shall be directed or shaded so that the no direct rays shall:
    - a. interfere with the vision of persons on adjacent streets or properties
    - b. be directed onto adjacent residential uses or districts; or,
    - c. create a nuisance condition as determined by the Zoning Administrator and/or designee.
  - (2) Where internal illumination of signs is permitted, signs shall be designed to minimize the amount of light that is transmitted through the sign panel. The display of white light should be limited to the sign copy. If lighting the sign copy only is not an option, the display of internal illumination through the background shall be controlled by one or more of the following:
    - a. limiting the illuminated background to 30% of the sign area;
    - b. changing the shape of the sign to reduce the lighted surface area,
    - c. using a dark color;
    - d. using an opaque screen.

- (3) Underground wiring shall be required for illuminated signs not attached to a building.
- (d) **Blanketing.** Blanketing of signs is prohibited.
- (e) **Clearance Areas.**
  - (1) **Vehicle Area Clearance.** When a sign extends over a private area where vehicles travel or are parked, the bottom of the overhanging sign must be at least twelve (12) feet above the ground. Vehicle areas include but are not limited to driveways, alleys, parking areas, and loading and maneuvering areas.
  - (2) **Pedestrian Area Clearance.** When a sign extends over a sidewalk, walkway, or other space accessible to pedestrians, the bottom of the sign structure must be at least seven (7) feet above the ground.
- (f) **Corner Lots.** Corner lot properties may choose one of the following options for ~~pole or~~ monument signs:
  - (1) One such sign may be placed along each street frontage in compliance with Sec. 13-1-66; or,
  - (2) In lieu of two signs, a single sign not to exceed 125% of the permissible sign area for one frontage may be erected.
- (g) **Transitional Areas.** Signs are prohibited within any transitional area required by Sec. 13-1-17.
- (h) **Calculation of Sign Area.** Sign area shall be calculated as follows:
  - (1) **Calculation of Area of Individual Signs.** The allowable area of a sign face shall be measured by enclosing the most protruding points or edges of a sign within the smallest square, circle, rectangle, triangle, or combination thereof that will encompass the extreme limits of the writing, representation, emblem, or other display, together with any material, color, or decoration forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed. Such area shall not include any base, supports, bracing, supporting fence, or supporting wall when they are clearly incidental to the display itself.
  - (2) **Calculation of Area of Multi-faced Signs.** The allowable sign area for a sign with more than one face shall be computed by adding together the area of all sign faces visible from any one point. When two identical sign faces are placed back to back, so that both faces cannot be viewed from any point at the same time, and when such sign faces are part of the same sign structure and are not more than two (2) feet apart, the sign area shall be computed by measurement of one of the faces.
- (i) **Computation of Height.** The allowable height of a sign shall be measured by calculating the distance from the base of the sign at normal grade to the top of the highest attached component of the sign. Normal grade shall be the lower of:
  - (1) the existing grade prior to construction; or,
  - (2) the newly established grade after construction, exclusive of any filling, berming, mounding, or excavating solely for the purpose of locating the sign.
- (j) **Assignment of Allowable Sign Area - Multi-Tenant Buildings.** When the allowable area for signs is based on the linear feet of a building exposure, the allowable sign area may be assigned to each tenant as follows:
  - (1) allowable sign area multiplied by the percent of building exposure or building space occupied by each tenant;

- (2) the allowable sign area divided by the number of tenants; or,
- (3) the allowable sign area may be assigned at the discretion of the property owner.

**SEC. 13-1-66 SIGN STANDARDS BY ZONING DISTRICT.**

- (a) All signs in the C-2 Central Business District shall be subject to the Downtown Menasha Sign Design Guidelines as adopted by the Common Council.
- (b) The following chart lists standards by zoning district for signs that require a sign permit:

Zoning District	Sign Type Permitted	Restrictions see Sec. 13-1-67	Allowable Sign Area per Building Exposure	Min & Max Sign Area/ Business*	Max #	Max Height	Setback see Sec. 13-1-65(e)
A-1, R-1, R-2, R2-A (2 unit only)	wall (for general home occupations only)	no illumination	2 sq. ft./sign	NA	1/unit	below 2nd floor windows or 20', whichever is less	NA
R-2A (3+ units), R-3, R-4	monument	external illumination only	32 sq. ft./sign face, not to exceed 64 sq. ft./sign	NA	1/street frontage; see Sec. 13-1-65(f) for corner lots	10'	2'
Special Use: A-1, R-1, R-2, R-2A,	wall	external illumination only	1 sq. ft. for each linear ft. of the building exposure	at least 20 sq. ft., not to exceed 50 sq. ft.	allowable sign area may be applied per building exposure	below 2nd floor windows or 20', whichever is less	NA
R-3, R-4	monument	external illumination only	32 sq. ft./sign face, not to exceed 64 sq. ft./sign		1/street frontage; see Sec. 13-1-65(f) for corner lots	10'	10'
C-1, I-1, I-2	wall - ground floor businesses, including awning, canopy, and marquee		1 sq. ft. for each linear ft. of the building exposure	at least 20 sq. ft, not to exceed 300 sq. ft.	allowable sign area may be applied per building exposure	top of wall	NA
	wall - upper floor businesses and/or tenant directory		8 sq. ft.	NA	1/entrance	adjacent to entrance, below 2nd floor windows	NA

					or 20', whichever is less		
	monument, including electronic message centers		1 sq. ft./sign face for each linear ft. of the building exposure, not to exceed 200 sq. ft.	not to exceed 75 sq. ft./sign face for 1 <sup>st</sup> business, 50 sq. ft./sign face for each business thereafter	1/street frontage; see Sec. 13-1-65(f) for corner lots	16'	2'
	business center	requires Special Use Permit	not to exceed 200 sq. ft.	not to exceed 75 sq. ft./sign face for 1 <sup>st</sup> business, 50 sq. ft./sign face for each business thereafter	1/business center entrance	16'	per Special Use Permit
	projecting - ground floor businesses	external or back lit/halo illumination only	25 sq. ft./sign face, not to exceed 50 sq. ft./sign	NA	1/business	below 2nd floor windows or 20', whichever is less	NA
	projecting - upper floor businesses or tenant directory	external or back lit/halo illumination only	8 sq. ft.	NA	1/entrance	adjacent to entrance below 2nd floor windows or 20', whichever is less	NA
	sidewalk	see Sec. 13-1-67	8 sq. ft./sign face, 16 sq. ft./sign	NA	1/business	6'	see Sec. 13-1-67
C-1, I-1, I-2 adjacent STH 441 frontage	wall		1 sq. ft. for each linear ft. of the building exposure	at least 20 sq. ft, not to exceed 500 sq. ft.	1/business on building exposure facing STH 441 only	top of wall	NA
	monument		1 sq. ft./sign face for each linear ft. of the building exposure, not to exceed 200 sq. ft.	not to exceed 100 sq. ft./sign face for first business, 50 sq. ft./sign face for each	1/lot facing STH 441 only	16'	2'

			business thereafter			
pole	See Sec. 13-1-67	1 sq. ft./sign face for each linear ft. of the building exposure, not to exceed 300 sq. ft./sign face	not to exceed 150 sq. ft./sign face for first business, plus 50 sq. ft./sign face for each business thereafter	1/lot facing STH 441	16' above STH 441 centerline grade	2'

Zoning District	Type Permitted	Restrictions (See Sec. 13-1-67)	Allowable Sign Area per Building Exposure	Min & Max Sign Area per Business*	Max#	Max Height	Setback
C-2	wall - ground floor businesses, including awning, canopy, and marquee	external or back lit/halo illumination only	1 sq. ft. for each linear ft. of the building exposure store front	at least 10 sq. ft., not to exceed 50 sq. ft.	allowable sign area may be applied per building exposure store front	below 2nd floor windows or 20', whichever is less	NA
	wall - upper floor businesses and/or tenant directory	external or back lit/halo illumination only	8 sq. ft.	NA	1/entrance	adjacent to entrance below 2nd floor windows or 20', whichever is less	NA
	projecting - ground floor businesses	external or back lit/halo illumination only	25 sq. ft./sign face, not to exceed 50 sq. ft./sign face 1 sq. ft for each linear ft. of store front, not to exceed 25 sq. ft./sign face	NA	1/business	below 2nd floor windows or 20', whichever is less	NA
	projecting - upper floor businesses or tenant directory	external or back lit/halo illumination only	8 sq. ft.	NA	1/entrance	adjacent to entrance below 2nd floor	NA

						windows or 20', whichever is less	
	monument	external or back lit/halo illumination only	1 sq. ft./sign face for each linear ft. of the building exposure; not to exceed 50 sq. ft.	NA	1/street frontage, see Sec. 13-1-65(f) for corner lots	8'	2'
	business center	requires Special Use Permit	not to exceed 100 sq. ft.	not to exceed 50 sq. ft./sign face for 1 <sup>st</sup> business, plus 25 sq. ft./sign face for each business thereafter	1/business center entrance	8'	per Special Use Permit
	sidewalk	see Sec. 13-1-67	8 sq. ft./sign face, 16 sq. ft./sign	NA	1/business	6'	see Sec. 13-1-67
C-3, C-4	wall - ground floor businesses, including awning, canopy, and marquee	for retail uses, the C-1 standards for wall signs shall apply	1 sq. ft. for each linear ft. of the building exposure	at least 20 sq. ft., not to exceed 75 sq. ft.	allowable sign area may be applied per building exposure facing a street or customer parking lot	below 2nd floor windows or 20', whichever is less	NA
	wall - upper floor businesses or tenant directory	external or back lit/halo illumination only	8 sq. ft.	NA	1/entrance	adjacent to entrance below 2nd floor windows or 20', whichever is less	NA
	monument	for retail uses, the C-1 standards for monument signs shall apply	1 sq. ft./sign face for each linear ft. of the building exposure; not to exceed 100 sq. ft.	not to exceed 50 sq. ft./sign face for 1st business, 25 sq. ft./sign face for each business thereafter	1/street frontage, see Sec. 13-1-65(f) for corner lots	16'	2 ft
	business	requires	not to exceed	not to exceed	1/business	16'	per

center	Special Use Permit	100 sq. ft.	50 sq. ft./sign face for 1 <sup>st</sup> business, 25 sq. ft./sign face for each business thereafter	center entrance		Special Use Permit
projecting - ground floor businesses	external or back lit/halo illumination only	25 sq. ft./sign face, not to exceed 50 sq. ft./sign 1 sq. ft for each linear ft. of store front, not to exceed 25 sq. ft./sign face	NA	1/business	below 2nd floor windows or 20', whichever is less	NA
projecting - upper floor businesses or tenant directory signs	external or back lit/halo illumination only	8 sq. ft.	NA	1/entrance	adjacent to entrance below 2nd floor windows or 20', whichever is less	NA

\* The aggregate maximum sign area per business may not exceed the allowable sign area per building exposure. In order to accommodate businesses with very narrow building exposures, a minimum sign area per business is granted for certain types of signs. A sign smaller than the minimum may be erected subject to the requirements of this ordinance.

### SEC. 13-1-67 REQUIREMENTS BY SIGN TYPE

- (a) **Accessory Structure Signs.** Signs may be placed on the walls of accessory structures facing a street or customer parking lot, but the sign area used shall be deducted from the allowable wall sign area for the building exposure of the primary building.
- (b) **Awnings/Canopies/Marquees.** Awning, canopy, and marquee signs shall be permitted subject to the following standards:
  - (1) In the C-2 Central Business District, they may project into the public right-of-way, but may not be erected closer than three (3) feet to any street curb line.
  - (2) A minimum clearance of seven (7) feet shall be maintained from ground level.
  - (3) They shall not extend above the roof or parapet of the structure to which it is attached.
  - (4) Any text, logos, or other graphic representation qualifying as a sign which is placed on an awning, canopy, or marquee shall be included within the calculation of total allowable wall sign area and are subject to the requirements of this ordinance.
  - (5) Marquee signs shall be limited to buildings occupied by theaters, cinemas, performing arts facilities, or parking structures.

- (c) **Business Center Signs.** Business center signs shall be permitted subject to the following standards:
- (1) Signs shall require a Special Use Permit and are intended to identify the entrance, the name of the business center, and/or the names of businesses within the business center.
  - (2) The boundaries of the business center shall be determined through review and approval of the Special Use Permit.
  - (3) Business center signs shall keep the first two (2) feet of the sign closest to the ground free of sign copy for the purposes of snow storage and landscaping. This portion of the sign shall not be counted toward the calculation of allowable sign area.
  - (4) The maximum height of the sign base shall be no more than 1/3 the total sign height.
  - (5) In granting a Special Use Permit, additional conditions may be required depending on the unique conditions of the business center and surrounding area. These conditions may include, but are not limited to:
    - a. location
    - b. design details
    - c. colors
    - d. materials
    - e. illumination
    - f. size
    - g. height
    - h. landscaping
    - i. number of businesses identified
  - (6) Electronic message centers are prohibited.
- (d) **Electronic Message Centers.** Signs whose informational content can be changed or altered by electronic means shall be subject to the following standards:
- (1) Electronic message centers shall be allowed on monument signs only and are subject to all monument sign requirements for the zoning district.
  - (2) The sign shall be equipped with photosensitive equipment which automatically adjusts the brightness and contrast of the sign in direct relation to the ambient outdoor illumination.
  - (3) Electronic message centers shall be integral to and a part of the original approved monument sign. Electronic message centers may not comprise more than 30% of the total allowable square footage. Static displays consisting only of letters or numerals that are not changed more than once in a 24-hour period shall not be included in the area computation of the electronic message center.
  - (4) Including an electronic message center as part of a permanent sign will prohibit the use of any portable signs (as defined in Sec. 13-1-61) containing commercial messages.
  - (5) Electronic message centers shall not utilize animation, chasing, flashing, scintillation, scrolling or running messages, fade, or any other effect which depicts movement or is intended to draw attention to the sign.
  - (6) Electronic message centers shall not display off-premise commercial advertising.

- (7) Video displays, other than static displays as described in this section, are prohibited.
  - (8) Multi-colored electronic message centers are prohibited.
  - (9) Each message displayed on an electronic message center must be static or depicted for a minimum of 2 seconds. The minimum allowed if using a special entrance/exit method that does not violate 13-1-67(g)(4) above is 1.3 seconds.
  - (10) Electronic message centers shall only be allowed in the C-1, I-1, and I-2 districts or with conditional administrative approval if located adjacent to residential uses/districts or for property uses listed as special uses in Article C of the City of Menasha Zoning Code in the district in which they are located.
  - (11) The Zoning Administrator shall inspect annually or at such other times as deemed necessary each electronic message center for the purpose of ascertaining whether the software settings are in compliance with the requirements of this Code. The owner of the electronic message center shall pay to the City of Menasha an annual inspection fee in an amount established by the Common Council.
- (e) **Monument Signs.** Monument signs shall be permitted subject to the following standards:
- (1) Monument signs shall keep the first two (2) feet of the sign closest to the ground free of sign copy for the purposes of snow storage and landscaping. This portion of the sign shall not be counted toward the calculation of allowable sign area.
  - (2) Monument signs must incorporate design details, materials, and colors of the associated building(s). EIFS shall not be allowed on the bottom 3 feet.
  - ~~(3) Monument signs may be internally illuminated; however they shall be designed to minimize the amount of light that is transmitted through the sign panel. The display of white light should be limited to the sign copy. If lighting the sign copy only is not an option, the display of internal illumination through the background shall be controlled by limiting its size to 30% of the sign area, changing the shape of the sign to reduce the lighted surface area, using a dark color, using an opaque screen, or a combination of these features.~~
  - (4) The maximum height of the sign base shall be no more than 1/3 the total sign height.
- (f) **Pole Signs.** Pole signs are allowed on properties zoned C-1, I-1, or I-2 that directly abut WIS 441. Pole signs shall be subject to the following standards:
- (1) The structure shall be constructed on no less than two columns which must be designed to incorporate design details, materials, and colors of the associated building(s). EIFS shall not be allowed on the bottom 3 feet. Poles shall be shrouded and integrated into the overall sign design.
  - (2) Maximum height of a pole sign is sixteen (16) feet above the WIS 441 centerline grade directly adjacent to the subject property.
  - (3) Individual tenant sign panels should be uniform in size, recognizing that the major tenant, or the name of the center may have a slightly larger sign panel.
  - (4) Sign panels shall not extend more than two (2) feet beyond the width of the architectural support elements on the sign.
  - ~~(5) Pole signs may be internally illuminated; however they shall be designed to minimize the amount of light that is transmitted through the sign panel. The display of white light should be limited to the sign copy. If lighting the sign copy~~

~~only is not an option, the display of internal illumination through the background shall be controlled by limiting its size to 30% of the sign area, changing the shape of the sign to reduce the lighted surface area, using a dark color, using an opaque screen, or a combination of these features.~~

- (6) Electronic Message Centers are prohibited.
- (g) **Projecting Signs.** Projecting signs shall be subject to the following standards:
- (1) They shall project from the wall at an angle of ninety (90) degrees.
  - (2) A minimum clearance of seven (7) feet shall be maintained from ground level.
  - (3) No projecting sign may be erected within twenty (20) feet of any other projecting sign; however, this provision shall not deny any place of business at least one (1) projecting sign.
  - (4) In the C-2 Central Business District, such signs may project into the public right-of-way, but may not be erected closer than three (3) feet to any street curb line.
- (h) **Sidewalk Signs.** Sidewalk Signs in the C-1 General Commercial District. ~~Portable~~ **Sidewalk** signs may be placed in the C-1 General Commercial District subject to the following limitations:
- a. Number of Signs Allowed.
    1. The number of signs shall be limited to one (1) per building exposure per business with direct street and/or public area entry. Multi-tenant buildings are allowed a total of three ~~portable~~ **sidewalk** signs per street and/or public area entry. No business shall be displayed on more than one ~~sandwich board~~ sign per street or public area entry.
    2. When a sidewalk sign is in use for a business, no other temporary signage on the property may be in use for said business.
    3. Sidewalk signs are not permitted on parcels with electronic message centers.
  - b. Design.
    1. **Sidewalk** signs shall be a sandwich board type (“A-frame”) with multiple (minimum of 2) or one continuous hinge across the top.
    2. Signs must be portable.
    3. Signs shall not exceed a width of two and one-half feet.
    4. Removable signage panels on thin sign board material such as; aluminum, Centrex, or other quality sign grade material, shall be attached to the sign frame with screws or through the use of slide rails – no Velcro, staples, or double-sided tape. Cardboard or paper as sign materials shall not be permitted.
    5. Interchangeable letters or letter copy on rails are discouraged.
    6. Sidewalk signs shall not be illuminated, animated, have moving parts, or electrically powered in any way.
    7. Windblown devices such as balloons, banners, or other similar items shall not be attached or otherwise made part of the sidewalk sign.
    8. Signs shall contain a device such as a chain, rope, or cable to prevent the sign panels from spreading.
    9. Signs shall not have more than two (2) sign faces.

10. **Portable Sidewalk** signs shall be free standing, internally weighted and shall not be anchored or affixed to any sidewalk, light pole, sign, traffic signal, bench, newspaper vending box, planting structure or similar structure or appurtenances. The signs shall be placed at sidewalk grade level and shall not be placed on planters, walls, curbs or any similar structure.
- c. Materials.
1. Signs shall be constructed using quality exterior sign board materials, wood or other durable material.
  2. All wood and metal shall be painted or stained.
  3. All signs shall be professionally printed or painted, changeable copy that is hand lettered shall comprise no more than 75% of the sign face.
- d. Location and Removal.
1. Placement is allowed on landscaped areas in front of the business, between building frontage and sidewalk or in terrace space of the right-of-way when the terrace is larger than forty-eight (48) inches.
  2. All signs must be removed after the conclusion of business hours each day and are allowed only from 5:00 a.m. to 10:00 p.m.
  3. Signage shall not obstruct the ingress/egress of parked vehicles.
  4. Signs placed near points of ingress/egress will be subject to vision control review.
  5. When multiple signs are placed on one parcel, signs shall have a minimum clear spacing of twenty-five (25) feet between signs.
  6. **Portable Sidewalk** signs shall not be anchored or affixed to any sidewalk, light pole, sign, traffic signal, bench, newspaper vending box, planting structure or other similar structure or appurtenances. The signs shall be placed at sidewalk grade level and shall not be placed on planters, wall, curbs or any similar structure.
- e. General Condition of Signs.
1. To keep signs legible and functional, all sidewalk signs shall be maintained and kept free of peeling or fading paint or vinyl.
  2. Any signs which have become deteriorated due to lapse of time, weather, or other reason may be ordered to be removed by the Zoning Administrator and/or designee according to the process outlined in Sec. 13-1-70(a).
- (2) Sidewalk Signs in the C-2 Central Business District. **Portable Sidewalk** signs may be placed in the C-2 Central Business District subject to the following limitations:
- a. Number of Signs Allowed.
1. The number of signs shall be limited to one (1) per building exposure per business with direct street and/or public area entry. Multi-tenant buildings are allowed a total of three **portable sidewalk** signs per street and/or public area entry. No business shall be displayed on more than one **sandwich board sidewalk** sign per street or public area entry.

2. When a sidewalk sign is in use for a business, no other temporary signage on the property may be in use for said business.

b. Design.

1. Design of such signs in the C-2 district shall be subject to approval of the Landmarks Commission.
2. Sidewalk signs shall be a sandwich board type (“A-frame”) with multiple (minimum of 2) or one continuous hinge across the top.
3. Signs must be portable.
4. Signs shall not exceed a width of two and one-half feet.
5. Removable signage panels on thin sign board material such as; aluminum, Centrex, or other quality sign grade material, shall be attached to the sign frame with screws or through the use of slide rails – no Velcro, staples, or double-sided tape. Cardboard or paper as sign materials shall not be permitted.
6. Interchangeable letters or letter copy on rails are discouraged.
7. Sidewalk signs shall not be illuminated, animated, have moving parts, or electrically powered in any way.
8. Windblown devices such as balloons, banners, or other similar items shall not be attached or otherwise made part of the sidewalk sign.
9. Signs shall contain a device such as a chain, rope, or cable to prevent the sign panels from spreading.
10. Signs shall not have more than two (2) sign faces.
11. Portable Signs shall be free standing, internally weighted and shall not be anchored or affixed to any sidewalk, light pole, sign, traffic signal, bench, newspaper vending box, planting structure or similar structure or appurtenances. The signs shall be placed at sidewalk grade level and shall not be placed on planters, walls, curbs or any similar structure.

c. Materials.

1. Sign materials in the C-2 district shall be subject to approval of the Landmarks Commission.
2. Signs shall be constructed using quality exterior sign board materials, wood or other durable material.
3. All wood and metal shall be painted or stained.
4. All signs shall be professionally printed or painted, changeable copy that is hand lettered shall comprise no more than 75% of the sign face.

d. Location and Removal.

1. Signs shall be located within twenty (20) feet of the building exposure whose business name, goods, or services are being offered.
2. Such signs may be placed in the first four (4) feet adjacent to the building or the first 4 (4) feet adjacent to the curb. Signage shall not obstruct the ingress/egress of parked vehicles. A minimum of

3. All signs must be removed from the public right-of-way after the conclusion of business hours each day and are allowed only from 5:00 a.m. to 10:00 p.m.
  4. When multiple signs are placed on one parcel, signs shall have a minimum clear spacing of twenty-five (25) feet between signs.
  5. **Portable** Signs shall not be anchored or affixed to any sidewalk, light pole, sign, traffic signal, bench, newspaper vending box, planting structure or other similar structure or appurtenances. The signs shall be placed at sidewalk grade level and shall not be placed on planters, wall, curbs or any similar structure.
- e. General Condition of Signs.
1. To keep signs legible and functional, all sidewalk signs shall be maintained and kept free of peeling or fading paint or vinyl.
  2. Any signs which have become deteriorated due to lapse of time, weather, or other reason may be ordered to be removed by the Zoning Administrator and/or designee according to the process outlined in Sec. 13-1-70(a).
- (i) **Wall Signs.** Wall signs shall be subject to the following standards:
- (1) They shall not project more than twelve (12) inches from the building surface.
  - (2) They shall not extend above the lowest point of the roof, nor beyond the ends of the wall to which it is attached.
  - (3) They shall not obscure architectural features of the building, including but not limited to windows, arches, sills, moldings, cornices, and transoms.
  - (4) For multiple story building in the C-2 Central Business District and C-3 Business and Office District, wall signs shall only be permitted as follows (except as provided for in this ordinance):
    - a. on the building sign frieze;
    - b. on a window;
    - c. on an awning, canopy, or marquee;
    - d. on a first story panel; and,
    - e. in the area between the first floor and the window sill of the second story window; if no windows are present, then no higher than twenty (20) feet.

## SEC. 13-1-68 NONCONFORMING SIGNS.

- (a) **Legal Nonconforming Status.** Any sign located within the City of Menasha limits as of the date of adoption of this ordinance or located in an area annexed to the City of Menasha hereafter which does not conform with the provisions of this ordinance shall be considered a legal nonconforming sign and may be permitted to remain in accordance with this ordinance as long as the sign is properly maintained and not detrimental to the health, safety, and welfare of the community.
- (b) **Loss of Legal Nonconforming Status.**
- (1) A sign shall lose its legal nonconforming status when one or more of the following occurs:

- a. the business, event, or use ceases and the building, unit of the building, or property remains vacant for a period of ninety (90) days;
  - b. the sign is expanded or changed to another nonconforming sign;
  - c. the sign is removed or relocated to another site;
  - d. the sign is altered so as to change the shape, size, type, placement, or design of its structural or basic parts;
  - e. the sign is enhanced with any new feature, including the addition of illumination;
  - f. the sign is repaired, except if such repair brings the sign into conformance with this ordinance, when such repair involves the following:
    - 1. the replacement of both the sign frame and sign panels;
    - 2. the replacement of the primary support poles or other support structure;
    - 3. for signs without framework for sign panels, requires replacement of the sign panels.
- (2) A sign that loses its legal nonconforming status shall be immediately brought into compliance with this ordinance with a new permit secured or shall be removed. The Zoning Administrator and/or designee shall order the removal or repair of such sign according to the process outlined in Sec. 13-1-70(a).
- (c) **Permitted Modifications.** Routine repairs are permitted in order to maintain the sign in a safe and aesthetic condition exactly as it existed at the time of the enactment of the ordinance. A change of sign copy or replacement of sign panels within an existing sign frame is permitted except as provided herein.
  - (d) **Elimination of Nonconforming Signs.** The City of Menasha may acquire by purchase, condemnation, or by other means any nonconforming sign which is deemed necessary to preserve the health, safety, and welfare of the city's residents.
  - (e) **Annual Billboard/Off-Premise Sign Inspection.** The Zoning Administrator and/or designee shall inspect annually or at such other times as deemed necessary each existing billboard or off-premise sign for the purpose of ascertaining whether the same is secure or insecure and whether it is in need of removal or repair. The owner of the billboard or off-premise sign shall pay to the City of Menasha an annual inspection fee in an amount established by the Common Council.

**SEC. 13-1-69 ABANDONED, DANGEROUS, UNSAFE, AND ILLEGALLY ERECTED SIGNS.**

- (a) **Abandoned Signs.**
  - (1) When a business, event, or use ceases and the building, unit of the building, or property remains vacant for a period of thirty (30) days or more, the property owner shall be required to:
    - a. remove all signs advertising the former business, event, or use (including any frame, support poles, wiring, etc.); or,
    - b. if applicable, install blank panels in the sign frames.
  - (2) The provisions of Sec. 13-1-68(b) shall apply to abandoned nonconforming signs.
- (b) **Dangerous Signs.** Any sign constituting an immediate hazard to health or safety shall be deemed a public nuisance by the Zoning Administrator and/or designee and may be

removed by the city according to the process outlined in Sec. 11-7-5 and the cost thereof charged against the owner of the property on which it was installed. If the property owner fails to pay for such costs, the costs shall be placed as a special tax on the property and entered on the tax rolls.

- (c) **Unsafe Signs.** Any sign that is determined by the Zoning Administrator and/or designee to be unsafe, but not representing an immediate health or safety hazard, shall be removed or repaired according to the process outlined in Sec. 13-1-70(a).
- (d) **Illegally Erected Signs.** The Zoning Administrator and/or designee shall order the removal of any sign erected illegally in violation of this ordinance, according to the process outlined in Sec. 13-1-70(a). Persons erecting a sign prior to securing a sign permit shall be given notice to submit a sign permit application according to the process outlined in Sec. 13-1-70(a).

### **SEC. 13-1-70 ENFORCEMENT PROCESS.**

- (a) **Enforcement Process.** The Zoning Administrator and/or designee shall have the authority to enforce the provisions of this ordinance and issue orders related to and promoting the purposes of this ordinance. The provisions of the sign ordinance shall be enforced according to the following procedures:
  - (1) Notice of the violation or required action shall be sent by certified mail addressed to the property owner and/or permit holder at the last known address.
  - (2) The notice shall describe the violation or required action and allow the following time period for removal, repair, or completion of the required action:
    - a. fifteen (15) days for violations of portable or temporary sign requirements, failure to secure a sign permit, and repair or removal of unsafe signs;
    - b. thirty (30) days for all other violations, required actions, or permit revocations.
  - (3) Should the sign not be removed or repaired or the required action completed within the time specified, the Zoning Administrator and/or designee shall have the authority to remove the sign, and the property owner shall be liable for the cost thereof. If the property owner fails to pay for such costs, the costs shall be placed as a special tax on the property and entered on the tax rolls.
- (b) **Exceptions.** Signs illegally located in the right-of-way may be removed by the City of Menasha and held for a period of thirty (30) days. The owner of said sign(s) may recover the sign after paying a fee in an amount established by the Common Council. If the owner does not recover the sign(s) held by the city within the specified time period, the sign will be destroyed.
- (c) **Penalties.** Failure to comply with the standards specified in this ordinance may subject the property owner and/or permit holder to the penalties listed in Sec. 1-1-7.
- (d) **Appeal.** Decisions by the Zoning Administrator and/or designee based on this ordinance shall be subject to appeal to the Board of Appeals.

SECTION 2: This ordinance shall become effective upon its passage and publication as provided by law.

Passed and approved this \_\_\_\_\_<sup>th</sup> day of .

ATTEST:

---

---



# DOWNTOWN MENASHA SIGN DESIGN GUIDELINES

## C-2 CENTRAL BUSINESS DISTRICT



### GUIDELINES

#### GENERAL GUIDELINES FOR ALL SIGNS IN THE C-2 DISTRICT

APPLICABILITY & PURPOSE .....	2
SIGN OVERVIEW .....	3
PERMITTED SIGN AREA .....	3
PLACEMENT .....	4
DESIGN & MATERIALS .....	4
SIGN MESSAGE .....	5
LIGHTING .....	5

#### PERMITTED SIGNS & SPECIFIC GUIDELINES

WALL SIGNS .....	6
AWNING & CANOPY SIGNS .....	6
PROJECTING SIGNS .....	7
HANGING SIGNS .....	8
WINDOW SIGNS .....	8
PLAQUE SIGNS .....	9
RESTAURANT MENU SIGNS .....	9
LOW-PROFILE & MONUMENT .....	9
TENANT DIRECTORY SIGNS .....	10
SIDEWALK SIGNS .....	10
MAP OF C-2 DISTRICT (2008) .....	11

## APPLICABILITY

The standards and guidelines set forth in this manual apply to all properties within the Central Business (C-2) district of the City of Menasha as indicated on the map at the end of this document.

- All proposed signs consistent with the guidelines stated herein shall require approval.
- Signs not consistent with the guidelines stated herein, shall be subject to design review by the Menasha Landmarks Commission.



- Signs may not be changed or installed until the Community Development Department has issued the permit.
- Many non-conforming signs will exist within the commercial core of Downtown Menasha after these guidelines are implemented. The intent of the Community Development Department is to improve the Downtown experience for everyone. Therefore, voluntary compliance with these guidelines is highly encouraged for businesses with existing signage.

## PURPOSE

The intent of the sign design guidelines is to accomplish the following:

- Establish reasonable and improved standards for business identification.

- Assist property owners and business owners in understanding city expectations.
- Reduce the time involved for processing sign approvals.
- Encourage creative and innovative approaches to signage within an established framework. Promote economic vitality in the downtown.
- Enhance overall property values and the visual environment in the city by discouraging signs which contribute to the visual clutter of the streetscape.
- Ensure that commercial signs are designed for the purpose of identifying a business in an attractive and functional manner, rather than to serve primarily as general advertising.
- Ensure signs on the façade of buildings reinforce the existing character and are integrated into the architectural scheme of the building.
- Promote a quality visual environment by allowing signs that are compatible with their surroundings and which effectively communicate their message.



## Downtown Menasha Sign Design Guidelines 2



## PERMITTED SIGNS

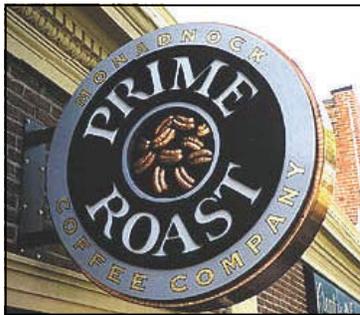
THE FOLLOWING SIGN TYPES ARE PERMITTED IN THE C-2 CENTRAL BUSINESS DISTRICT:

- WALL SIGNS
- AWNING & CANOPY SIGNS
- PROJECTING SIGNS
- WINDOW SIGNS
- PLAQUE SIGNS
- RESTAURANT MENU SIGNS
- MONUMENT SIGNS
- TENANT DIRECTORY SIGNS
- A-FRAME SIGNS (SIDEWALK SIGNS)
- TEMPORARY SIGNS

ALL SIGNS IN THE C-2 CENTRAL BUSINESS DISTRICT MUST BE EITHER EXTERIOR-LIT, BACK-LIT (HALO) OR NON-LIGHTED.

## SIGN OVERVIEW

- All signs should be architecturally integrated with their surroundings in terms of size, shape, color texture, and lighting so that they are complementary to the overall design of the buildings.
- Signs should reflect the character of the building and its use.
- Signs should respect the immediate context of the building's location and the overall character of Downtown Menasha.
- Signs should enhance the primary design elements or unique architectural features of buildings.



- Signs should be designed with the purpose of promoting commercial and street activity while enhancing the pedestrian experience.
- The size of signs and its letters should be located in logical "signable areas" which relate to the pattern of the façade.
- The number of signs per building façade should be limited to the fewest necessary to clearly identify businesses located within.
- Signs are not permitted to cover or obscure architectural features of buildings.
- Consider the layout and shape of the architectural features of the building when determining the size and location of a sign.
- Design elements such as window patterns (vertical and horizontal rectangles, arches, squares, etc.) will help determine the sign shape that will suit the building.



- All signs are to be maintained properly such that they are always in clean, working condition and the copy is not obscured or damaged.
- Signs that encroach or project over the public right-of-way shall be subject to approval of an revocable occupancy permit.
- New signs proposed for existing buildings shall provide a compatible appearance with the existing signage of other tenants. Signs should not attempt to unify the business with its nearest neighboring tenants.



## PERMITTED SIGN AREA

Table 1 applies to the following types of signs: wall, awning & canopy, marquee, projecting, monument, and sidewalk (A-frame). Permitted sign area for all other signage is addressed individually in the specific guidelines' section throughout the remainder of this document.

## Downtown Menasha Sign Design Guidelines 3

The allowable square footage of sign area in the C-2 Central Business District shall be computed based upon amount of frontage as indicated in the following table (generally, one square foot of signage per linear foot of store frontage).

ALLOWABLE SIGN AREA PER BUILDING EXPOSURE	
WALL	MAXIMUM 1 SQ. FT. FOR EACH LINEAR FT. OF STOREFRONT
AWING / CANOPY	MAXIMUM 1 SQ. FT. FOR EACH LINEAR FT. OF THE STOREFRONT
MARQUEE	MAXIMUM 1 SQ. FT. FOR EACH LINEAR FT. OF THE STOREFRONT
PROJECTING	MAXIMUM 10 SQ. FT./SIGN FACE, NOT TO EXCEED 20 SQ. FT./SIGN
MONUMENT	MAXIMUM 1 SQ. FT. FOR EACH LINEAR FT. OF THE BUILDING EXPOSURE; NOT TO EXCEED 50 SQ. FT.
SIDEWALK (A-FRAME)	MAXIMUM 8 SQ. FT./SIGN FACE, 16 SQ. FT./SIGN

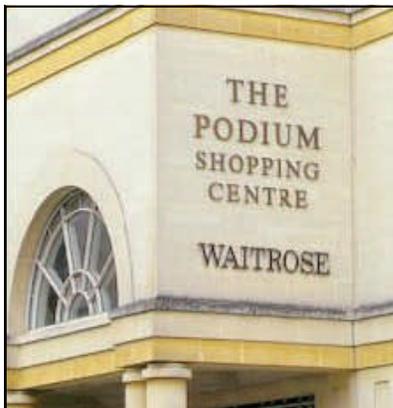
Table 1

## PLACEMENT

- The architecture of the building often identifies specific locations for signs, and these locations should be used.



- The size of signs shall be in proportion to the size of their location.
- Repetitious signage information on the same building frontage should be avoided, regardless of the sign area square footage allowed in the zoning code.
- To minimize irreversible damage to masonry, all mounting and supports should be inserted into mortar joints and not into the face of the masonry. This technique does not damage the surface and allows for easy removal.
- Signs that are replaced on stucco exteriors can result in unattractive “patched” areas. These potential maintenance problems shall be addressed during the approval process for the sign replacement.



## MULTI-STORIED BUILDINGS

- Ground floor tenants should place signs at the storefront level.
- Window signs are permitted on upper portions (see guidelines for qualifying signs).
- Upper story tenant signs are restricted to signs above the entrance and window signs (see guidelines for details).
- Window signs for upper story tenants are permitted if the tenant has an entrance at the sidewalk and a directory sign is located at the ground floor. Window signs shall not exceed 30% of each window area.

## DESIGN & MATERIALS

- Exterior materials, finishes, and colors should be the same or similar to those of the building or structures on site.



- Signs should be professionally constructed using high-quality materials such as metal, stone, wood, brass-plated, and exposed neon.
- Internally lit letters (other than exposed inert gas tubing) or box signs are prohibited.
- The colors and lettering styles should complement the building façade and harmonize with neighboring businesses.
- Excessively bright colors or over-scaled letters shall not be used as a means to attract attention.

Downtown Menasha Sign Design Guidelines 4



- The design and alignment of signs on multiple use buildings should be harmonious with each other such that a unified appearance is achieved.

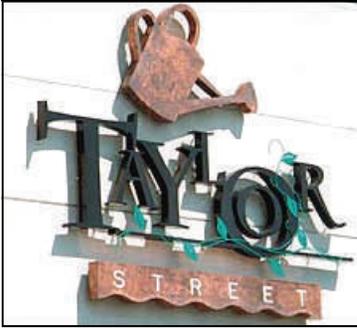


- Signs shall respect the zoning district’s dominant characteristics.



## SIGN MESSAGE

- Primary signs contain only the name of the business and/or its logo. Secondary text identifies products and should be located in a secondary location.



- Signage that contains advertising is not permitted. However, signs may include information describing the products sold or services provided.
- Sign message must be designed to fit properly into the sign location.
- Modification to logos and corporate identifiers may be required to fit attractively in the space provided.
- Sign fonts shall be selected to provide both clarity and artistic integrity.



## SIGN LIGHTING

- Arrange any external spot or flood lighting such that the light source is directed away from passersby. The light source must be directed against the sign such that it does not shine into adjacent property or cause glare for motorists and pedestrians.
- Back-lit, halo-lit illumination, or reverse channel letters with halo illumination are allowed for lighting



purposes. Such signs convey a subtle and attractive appearance and are very legible under moderate ambient lighting conditions.



- Internally lit signs and signs which use blinking or flashing lights are not permitted.
- Visible raceways and transformers are prohibited. Sign installation details shall indicate the location of the transformer and other mechanical equipment.

- Projecting luminaries used for externally illuminated signs should be simple and unobtrusive in appearance. They should not obscure the graphics of the sign.



- Where individual letter signs face nearby residential areas, a low level of brightness shall be maintained with the use of halo-lit letters or down lighting (i.e., gooseneck luminaries).



**WALL SIGNS** ARE TO BE MOUNTED FLUSH AND FIXED SECURELY TO A BUILDING WALL, PROJECTING NO MORE THAN 30 INCHES FROM THE FACE OF A BUILDING WALL, AND NOT EXTENDING SIDEWAYS BEYOND THE BUILDING FACE OR ABOVE THE WINDOW SILL OF THE SECOND STORY WINDOW.

- Wall signs should be located on the upper portion of the storefront, within or just above the enframed storefront opening. The length of the sign should not exceed the width of the enframed storefront.
- Wall signs shall be placed within a clear signable area. Signable areas are defined as an architecturally continuous wall surface uninterrupted by doors, windows or architectural detail.
- Wall signs shall not exceed 1 square foot for each lineal foot of storefront, with a maximum of 50 square feet and a minimum of 10 square feet.



- Wall signs shall be mounted in locations that respect the design of a building, including the arrangement of bays and openings.
- Signs should not obscure windows, grillework, piers, pilasters, and ornamental features. Typically, wall signs should be centered on horizontal surfaces (i.e., over a storefront opening).



- Wall signs shall be designed to be compatible with the storefront in scale, proportions, and color.



- Signs should be designed to create a projection, provide shadow relief, and a substantial appearance.
- Signs painted directly onto buildings are prohibited.

## AWNING & CANOPY

**SIGNS** ARE SIGNS THAT ARE PRINTED ON, PAINTED ON, OR ATTACHED TO AN AWNING OR CANOPY ABOVE A BUSINESS DOOR OR WINDOW. THEY GENERALLY SERVE TO BRING COLOR TO THE SHOPPING ENVIRONMENT AND ARE ORIENTED TOWARD PEDESTRIANS FROM THE OPPOSITE SIDE OF THE STREET.

- Sign lettering and/or logo should comprise no more than 30% of the total exterior surface of an awning or canopy. The maximum allowed is 1 square foot for each lineal foot of storefront.
- Awnings and canopies must be permanently attached to buildings.
- The minimum height of awnings shall be 7 feet from the lowest point to the sidewalk.
- Open-ended awnings are preferred.

## Downtown Menasha Sign Design Guidelines 6



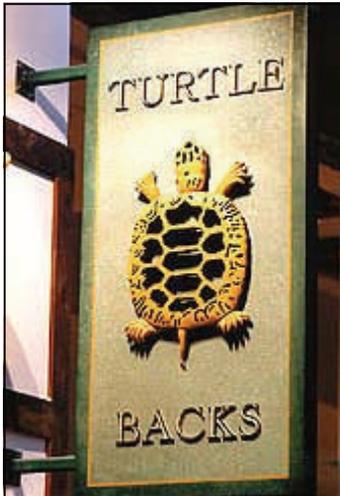
- Awnings and canopies shall be mounted on the horizontal framing element separating the storefront window from the transom (a crosspiece separating a doorway from a window).
- Awnings shall be designed to project over individual window and door openings and not project as a single continuous feature extending over masonry pier or arches.
- Awnings shall be mounted on the wood or metal framing within a door or window opening, not on the wall surrounding the opening.
- Awnings with back-lit graphics or other kinds of



interior illumination are not permitted.

- Matte finish canvas is preferred
- Awnings with a solid color are preferred. Striped awnings may be appropriate for some buildings without ornamental facades. Striped awnings with highly contrasting, bright colors are discouraged.

**PROJECTING SIGNS** ARE AFFIXED TO THE FACE OF A BUILDING OR STRUCTURE AND PROJECT IN A PERPENDICULAR MANNER MORE THAN 12 INCHES FROM THE WALL SURFACE OF THAT PORTION OF THE BUILDING OR STRUCTURE TO WHICH IT IS MOUNTED. PROJECTING SIGNS ARE STRONGLY ENCOURAGED AND SHOULD BE CAREFULLY DESIGNED TO REFLECT THE CHARACTER OF EACH BUILDING AND BUSINESS AS WELL AS FITTING COMFORTABLY WITH OTHER ADJACENT SIGNAGE.



- Projecting signs shall not be mounted above the second floor windowsill in multi-storied buildings.
- The design of the sign should consider visually interesting elements such as square or rectangular shapes with painted or applied letters, two or three dimensional symbols or icons, irregular outlines, and/or internal cut-outs.
- Projecting signs should be small in scale and provide a vertical clearance of 7 feet along pedestrian areas.
- Projecting signs shall be oriented to pedestrians



passing on the sidewalk in front of the buildings rather than to automobiles or pedestrians on the far side of the street. This can be achieved by providing a minimum clearance of 12 inches between the building face and sign and maintaining a projection of 36 inches.

- Projecting signs should fit within an imaginary rectangle with a maximum area of 10 square feet.
- Mounting hardware should be an attractive and integral



part of the sign design. Simple round pipe brackets with plugged ends or added decorative end elements are generally appropriate for signs. However, metal brackets of a more decorative and complex shape are encouraged where appropriate to add to the character of the building.

**Downtown Menasha Sign Design Guidelines 7**



**MARQUEE SIGNS** ARE PROJECTING SIGNS ATTACHED TO OR SUPPORTED BY A PERMANENT CANOPY OFTEN MADE OF METAL AND GLASS.

- Marquee signs are to be installed only on buildings occupied by theaters, cinemas, performing arts facilities, or parking structures.
- The sign copy of marquee signs shall be limited to include only the facility's name and changeable copy related to current and future attractions.
- The facility name portion of the sign should not exceed 40 percent of the total sign area and the changeable copy portions of the sign should not exceed 80 percent of the total sign area.
- Marquee signs are subject to 1 square foot for each linear foot of building exposure, not to exceed 50 square feet.
- Marquee signs must maintain a minimum clearance of 7 feet.



**HANGING SIGNS** ARE SIMILAR TO PROJECTING SIGNS EXCEPT THAT THEY ARE SUSPENDED BELOW A MARQUEE OR UNDER A CANOPY. HANGING SIGNS ARE GENERALLY SMALLER THAN PROJECTING SIGNS DUE TO THEIR LOWER MOUNTING HEIGHT.

- Hanging signs shall be used only at ground floor locations except for upper floor businesses with covered entry porches and balconies.



- Hanging signs shall be treated similar to but smaller than projecting signs.
- Hanging signs, excluding support rods, chains or similar hangers, shall fit within an imaginary rectangle with a maximum area of 4 square feet.
- Signs shall be oriented toward the pedestrian and should impart a sense of creativity in its design.



**WINDOW SIGNS** ARE SIGNS THAT ARE PAINTED, POSTED, DISPLAYED, OR ETCHED ON AN INTERIOR TRANSLUCENT OR TRANSPARENT SURFACE, INCLUDING WINDOWS OR DOORS. THIS TYPE OF SIGNAGE GENERALLY CONTAINS ONLY TEXT BUT IN SOME CIRCUMSTANCES CAN EXPRESS A SPECIAL BUSINESS PERSONALITY THROUGH GRAPHIC LOGOS OR IMAGES COMBINED WITH COLOR.

- Window signs shall not exceed 30% of the window area so that visibility into and out of the window is not obscured.
- Sign copy should not exceed 8 inches in height.
- Window sign copy shall be applied directly to glazed area.
- Window signs should be created from high quality materials such as paint, gold-leaf, or neon. Appropriate techniques for window signs include sandblasting or etched glass.

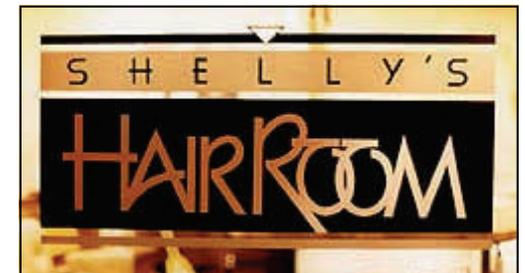


## Downtown Menasha Sign Design Guidelines 8

- Window signs should be applied directly to the interior face of the glazing or hung inside the window thereby concealing all mounting hardware and equipment.



- Well-designed window graphics should be used in the construction of the sign to attract attention but still allow pedestrians to view store interiors.

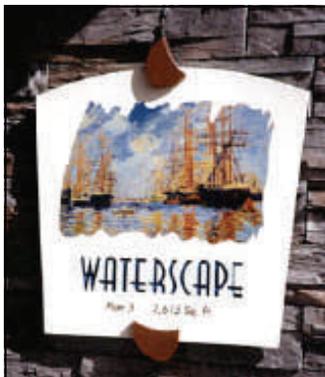


**PLAQUE SIGNS** ARE SMALL VERSIONS OF WALL SIGNS THAT ARE ATTACHED TO SURFACES ADJACENT TO SHOP FRONT ENTRIES.

- Plaque signs are to be located only on wall surfaces adjacent to tenant entries.
- Plaque signs are to fit within an imaginary rectangle with a maximum area of 2 square feet.



- Limit plaque sign projections from wall surfaces to a maximum of 2 inches.
- Signs are to include the business name and a business logo only.
- Plaque signs are encouraged to include unique designs or other visually stimulating decorations and may be irregular in outline shape.
- Limited to one at each entrance.



## RESTAURANT MENU SIGNS

ARE SIGNS THAT INCORPORATE A MENU CONTAINING A LISTING OF PRODUCTS AND PRICES OFFERED BY THE BUSINESS. SUCH SIGNS FACILITATE THE CUSTOMER IN LOCATING A RESTAURANT IN WHICH TO PATRONIZE. THEREFORE, PROMINENTLY DISPLAYED MENUS WITH PRICES AND OTHER IMPORTANT INFORMATION CAN HELP THE CUSTOMER IN MAKING THIS DECISION.

- Restaurant menu signs should be located in a permanently mounted display box on the surface of the building adjacent to the entry. Taping a menu to a box is not an appropriate menu sign.



- Menus may also be decoratively displayed in the window adjacent to the entry.
- Restaurant menu signs should be provided for all restaurants with table service.
- High quality materials and artistic designs should be used in the construction of menu signs.
- Limited to one at each entrance.

## Downtown Menasha Sign Design Guidelines 9



- Restaurant menu signs are not included in the calculation of maximum sign area.
- The allowable area for restaurant menu signs shall be a maximum of 6 square feet.
- Restaurant menu signs shall be appropriate in size, location, and design to the character and architectural detail of the building as well as to the character of the restaurant.

## LOW PROFILE OR MONUMENT SIGNS ARE

FREESTANDING SIGNS WITH A LOWER HEIGHT CONFIGURATION. SUCH SIGNS ARE USUALLY USED FOR BUILDING COMPLEXES THAT ARE SEPARATED FROM ADJACENT STREETS BY SUBSTANTIAL SETBACKS.

- Low profile or monument signs shall not overhang public property and shall have a solid footing in or upon the ground.
- Low profile signs should be constructed out of materials that complement the building structure and its use.

- Architectural lines which complement that of the building should be incorporated, especially with respect to the top of the sign.
- The design of the sign structure and the text should express high quality construction.
- Low profile or monument signs should be composed of individual lettering that is consistent with the image of the business and the surrounding architectural style.
- Letter heights should not exceed 12 inches.



- Monument signs may be illuminated either by external fixtures designed to complement the appearance of the sign or halo-lit illumination.
- Internal illumination is not permitted.
- Sign text should be limited to the building or project name, logos, and the business address.
- The maximum sign height, including the sign base, shall not exceed 8 feet. Limiting sign height to 6 feet is encouraged.
- Monument signs should only be used when other alternative types of signage would not provide adequate identification.

## TENANT DIRECTORY SIGNS

ARE USED TO IDENTIFY MULTI-TENANT BUILDINGS AND BUSINESSES THAT DO NOT HAVE DIRECT FRONTAGE ON A PUBLIC STREET. TENANT DIRECTORY SIGNS SHALL BE CONSTRUCTED AND ORIENTED TO THE PEDESTRIAN.

- Tenant Directory signs shall be mounted flat against a

solid wall or incorporated into a monument sign located on the property on which the tenants are located.

- The maximum height, including the sign base, is not to exceed 6 feet.
- The sign copy may include the following: building or project name, project logo, address, business tenant names, and suite numbers or letters.
- The letter size of the building name, project name, or logo should not exceed 4 inches in height. All other copy should not exceed 2 inches in height.



- Tenant Directory signs should be constructed out of materials that compliment both the building structure and its use.
- Freestanding are considered monument.

## SIDEWALK (A-FRAME) SIGNS

ARE DESIGNED TO STAND ON THEIR OWN EITHER ON PUBLIC OR PRIVATE PROPERTY. SUCH SIGNS ARE PORTABLE AND ARE USUALLY PLACED ALONG PUBLIC SIDEWALKS TO ATTRACT PEDESTRIANS INTO SHOPPING AREAS.

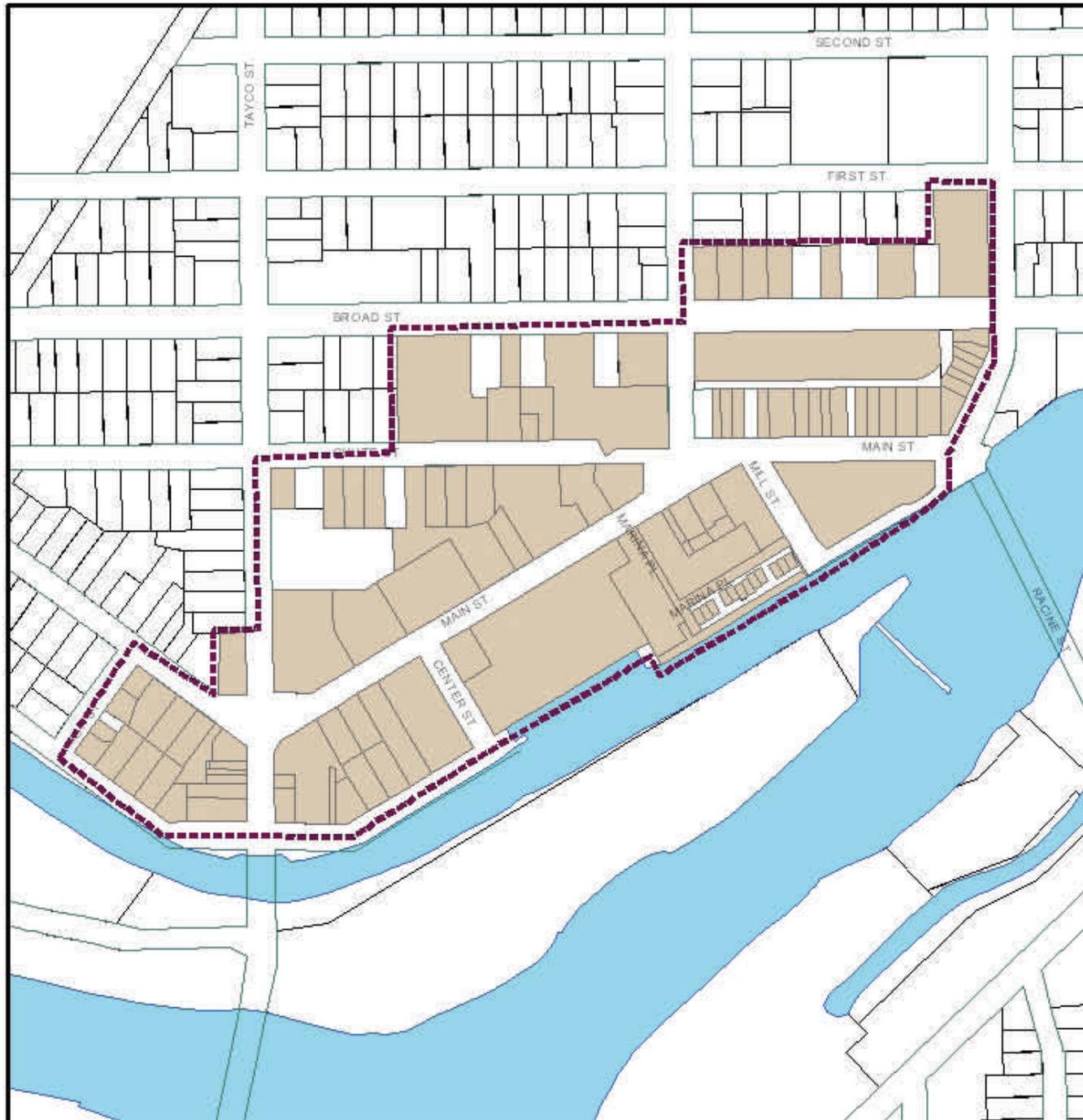
## Downtown Menasha Sign Design Guidelines 10

- Sidewalk signs should be constructed using one of the following durable materials: wooden or metal signs suspended from a wire frame or wooden A-Frame signs with open bases.
- Glass, breakable materials, paper, laminated paper, vinyl, plastic, PVC pipe frames, or illumination are not permitted materials for sidewalk signs.



- Sidewalk sign designs should be uncluttered, with a minimum of text. Logos and graphics are encouraged.
- Sidewalk signs must not be permanently affixed to any object, structure, or the ground.
- The maximum sign area per Sidewalk sign is 8 square feet. Sign area is calculated on one side only.
- Sign lettering should be between 2-4 inches high.

City of Menasha  
**C-2 Central  
Business District**  
March, 2008



**Legend**

- Roads
- Lakes & Rivers
- C-2 District
- General Boundary of the C-2 District



The sign permit and annual inspection fees shall be in accordance with the following:

Sign Permit Fees

- Sidewalk Sign: \$50
- Awning/Canopy/Marquee Signs: \$75
- Projecting Sign: \$75
- Wall Sign: \$75
- Monument Sign: \$150
- Electronic Message Center: \$250

Annual Sign Inspection Fees

- Billboard/Off-Premise Sign: \$125
- Electronic Message Center: \$125

AN ORDINANCE RELATING TO COMPREHENSIVE PLAN AMENDMENTS

Introduced by \_\_\_\_\_

The Common Council of the City of Menasha does ordain as follows:

SECTION 1: Title \_\_\_\_\_, Chapter 1 is created to read as follows:

SEC. \_\_\_\_\_ COMPREHENSIVE PLAN AMENDMENTS

- (a) **Purpose.** The purpose of this chapter is to provide procedures and criteria for amending and updating the City of Menasha Comprehensive Plan. Comprehensive Plan amendments may involve changes in the plan narrative, goals, objectives or policies of the plan. The Future Land Use Map or other maps within the plan may also be amended. Comprehensive Plan amendments will be reviewed in accordance with this chapter, the state comprehensive planning law (ch. 66.1001), the goals and policies of the City of Menasha Comprehensive Plan, intergovernmental agreements, applicable capital facilities plans, official population growth forecasts and growth indicators.
- (b) **Applicability.**
- (1) The criteria and requirements of this chapter shall apply to all applications or proposals for changes to the comprehensive plan text, goals, objectives, policies, map designations, or other map changes unless specifically exempted. The following types of comprehensive plan amendments may be considered through the comprehensive plan amendment process:
    - (a) Future Land Use map changes including land use and growth boundaries;
    - (b) Minor technical Future Land Use map corrections;
    - (c) Future Land Use or other text changes;
    - (d) Changes or corrections to other maps within the plan;
    - (e) The amendment or adoption of the Utilities and Community Facilities element of the comprehensive plan that occurs concurrently with the adoption or amendment of the city budget; and
    - (f) Amendments necessary to address an emergency situation.
- (c) **Procedure.**
- (1) The Community Development Department shall annually publish notice in the official city newspaper to announce the City of Menasha Comprehensive Plan amendment process is open to accepting applications. At that time, the Community Development Department will invite public comments and suggestions regarding changes to the comprehensive plan.
  - (2) Applications for all comprehensive plan amendments shall be considered legislative actions and subject to the procedures in this section.
  - (3) Applicants proposing Future Land Use Map changes must schedule a pre-application meeting with staff.
  - (4) Applications shall be submitted to the Community Development Department in writing within 30 days of the notice announcing the plan amendment process is open in order to be considered during the annual review process.
  - (5) A fee established by the Common Council must accompany all Future Land Use Map changes and text changes as listed in Sec. \_\_\_\_\_ (b)(1)(a) and (c).

- (6) Two public hearings shall be scheduled and held – an informal public hearing before the Plan Commission and a formal public hearing before the Common Council. They shall be noticed as follows:
  - (a) Informal Public Hearing. For all amendments, a Class One (1) notice shall be published in the official city newspaper at least seven (7) days prior to the informal public hearing. Additionally, for amendments specific to a property or properties, property owners within one hundred feet (100') of the subject property or properties shall be notified by first class mail at least seven (7) days prior to the hearing.
  - (b) Formal Public Hearing. For all amendments, a Class One (1) notice shall be published in the official city newspaper at least thirty (30) days prior to the formal public hearing. Additionally, for amendments specific to a property or properties, property owners within one hundred feet (100') of the subject property or properties shall be notified by first class mail at least thirty (30) days prior to the hearing. Said notice may be sent together with the notice for the informal public hearing.
- (7) The Plan Commission shall, by resolution (§66.1001(4)(b)), make a recommendation to the Common Council within thirty (30) days of the date of the review meeting or the Common Council may take action without it.
- (8) The Common Council shall have the authority to approve or deny the proposed amendment(s). Amendments may not take effect until the Common Council enacts an ordinance that adopts the amendment(s) (§66.1001(4)(c)).
- (9) Copies of the adopted amendment(s) shall be sent to the reviewing authorities provided in § 66.1001(4)(b)(1-6) within 30 days of adoption.

**(d) Submittal Requirements.** All requests for comprehensive plan amendments shall be made in writing, using forms supplied by the Community Development Department, and shall include the following information:

- (1) Future Land Use map amendments:
  - (a) Completed application form, signed by the applicant or owner.
  - (b) Property map showing adjacent properties and clearly outlining the subject parcel(s).
  - (c) Where the property is not owned by the applicant, a letter from the owner giving consent to apply for the comprehensive plan amendment.
  - (d) A description of the purpose of the comprehensive plan amendment.
  - (e) Justification and support for the proposed map amendment.
- (2) All other amendments:
  - (a) Completed application form.
- (3) The Department of Community Development, Plan Commission and/or the Common Council may require additional information be submitted before taking action.

**(e) Approval Criteria.**

- (1) The following criteria shall be considered in any review and approval of amendments to City of Menasha Comprehensive Plan Future Land Use Maps:
  - (a) To change a designation, the proposed Future Land Use map amendment must do at least one of the following:
    - i) Respond to a substantial change in conditions beyond the property owner's control applicable to the area within which the subject property lies; or
    - ii) Better implement applicable comprehensive plan policies than the current map designation; or
    - iii) Correct an obvious mapping error, or;
    - iv) Address an identified deficiency in the Comprehensive Plan.
  - (b) Additional documentation may be needed to address the public facilities and services elements that may be necessary for the proposed designation. Such

services may include water, sanitary sewer, storm drainage, transportation (all modes), police and fire protection, and schools.

- (2) The following criteria shall be considered in any review and approval of amendments to City of Menasha Comprehensive Plan text and maps other than the Future Land Use Map:
  - (a) To change text, including goals, objectives and policies, or any map other than the Future Land Use Map, the amendment must do at least one of the following:
    - (i) Better implement applicable comprehensive plan policies; or
    - (ii) Correct errors; or
    - (iii) Replace outdated data; or
    - (iv) Address an opportunity for physical, economic, social or cultural improvement of the city.
  - (2) The comprehensive plan amendment(s) shall take into consideration the comprehensive plans adopted by neighboring communities, the East Central Wisconsin Regional Planning Commission, Calumet and Winnebago Counties, and related regional issues.
  - (3) Comprehensive plan text amendments and amendments to other maps within the plan shall be consistent with the state of Wisconsin comprehensive planning law (§66.1001).

SECTION 2: This Ordinance shall become effective upon its passage and publication as provided by law.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
Donald J. Merkes, Mayor

ATTEST:

\_\_\_\_\_  
Deborah A. Galeazzi, City Clerk



# City of Menasha Comprehensive Plan Text Amendment Application

Date Filed:	_____
Fee:	_____
Check #:	_____
Application #:	_____

Fee: \$250.00 where request is intended to benefit a specific property or group of properties under the same ownership or control

A comprehensive plan text amendment is a change or revision to the Comprehensive Plan narrative (text). It typically includes amendment to the plan's goals, objectives, policies or background text. Amendments may include new text, revisions to existing text, or deletion of text. Applications for plan text amendments and the applicable fee **must be submitted within 30 days of the notice announcing the plan amendment process is open** for consideration during the City's annual comprehensive plan amendment cycle. Applicants will be notified of the date and place of meetings related to this proposed amendment. It is strongly recommended that applicants attend all meetings and public hearings related to their amendment request.

### 1. Applicant Information

Name: \_\_\_\_\_

Firm Name (if Applicable): \_\_\_\_\_

Mailing Address \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Daytime Phone Number: (     ) \_\_\_\_\_ Fax \_\_\_\_\_

Email Address: \_\_\_\_\_

1. Please describe the proposed text amendment, indicating the exact nature of the change sought. Also, if the proposal is to amend or delete existing text, please reference the Comprehensive Plan Chapter and page number. Use strikethrough and underline if appropriate. (Use additional pages as necessary.)

---



---

2. Please clearly describe why the text amendment is being proposed. (You may attach separate pages if necessary.)

---



---

3. Please feel free to attach (preferably on 8.5"X11" or 11"X17" paper) any additional information that supports your request (maps, additional explanation).

**For Staff Use Only**

Date Filed: \_\_\_\_\_

Application #: \_\_\_\_\_

Reviewed by City Staff Date: \_\_\_\_\_

Plan Commission meeting Date: \_\_\_\_\_

Date(s) of Planning Commission Review: \_\_\_\_\_

Recommendation of the Plan Commission: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

PC Resolution #: \_\_\_\_\_ Resolution Adoption Date: \_\_\_\_\_

**NOTE: This is only a recommendation. Requires adoption of ordinance by City Council to become effective.**

30-Day Public Review Period Began on: \_\_\_\_\_

Forwarded to the City Council on: \_\_\_\_\_

Date of Plan Amendment Public Hearing: \_\_\_\_\_

Ordinance #: \_\_\_\_\_

Ordinance Approved: \_\_\_\_\_

Ordinance Published: \_\_\_\_\_

Sent to Statutory Distribution List: \_\_\_\_\_

Map Amendment (if necessary): (Adopted / Denied)

\_\_\_\_\_  
Mayor



**City of Menasha  
Comprehensive Plan  
Map Amendment  
Application**

Date Filed:	_____
Fee:	_____
Check #:	_____
Application #:	_____

Fee: \$200.00 Regular Meeting / \$350.00 Special Meeting

A comprehensive plan map amendment is a change or revision to a land use map designation assigned to a specific property (or properties). Applications for plan map amendments and the applicable fee **must be submitted within 30 days of the notice announcing the plan amendment process is open** for consideration during the City's annual comprehensive plan amendment cycle. Applicant will be notified of the date and place of meetings and the public hearing for this proposed amendment and it is strongly recommended that applicants and owners attend all meetings and public hearings related to the amendment request.

**1. Applicant Information**

Applicant \_\_\_\_\_ Telephone \_\_\_\_\_

Address \_\_\_\_\_

Email Address: \_\_\_\_\_ Fax \_\_\_\_\_

**2. Owner Information** (If different than applicant)

Owner \_\_\_\_\_ Telephone \_\_\_\_\_

Address \_\_\_\_\_

Email Address: \_\_\_\_\_ Fax \_\_\_\_\_

**3. Correspondence Address:** (This is the address to which all agendas, letters and other materials will be forwarded.)

Name: \_\_\_\_\_ Telephone \_\_\_\_\_

Address: \_\_\_\_\_

Email Address: \_\_\_\_\_ Fax \_\_\_\_\_

**4. Applicant is (Check one):** Owner ( ) Agent ( ) Other ( ) \_\_\_\_\_  
**(If Applicant is not the owner, provide letter of Authorization from All Property Owners) (Specify)**

**5. The present Owner acquired legal title to the subject property on \_\_\_\_\_ (Date)**

**6. Property location & address:** \_\_\_\_\_

\_\_\_\_\_

**7. Parcel I.D. Number:** \_\_\_\_\_

**8. Parcel Size/Dimension: (Square feet/Acres)** \_\_\_\_\_

9. Existing Use of Property: \_\_\_\_\_
10. Future Land Use of Property (Future Land Use Map Designation):  
\_\_\_\_\_
11. Proposed Future Land Use (by Applicant): \_\_\_\_\_
12. Existing Zoning: \_\_\_\_\_
13. Proposed Zoning change (if Applicable): \_\_\_\_\_
14. Surrounding Future Land Use/Zoning Classification/Existing Use (*map(s) may be substituted for narrative*):  
\_\_\_\_\_  
\_\_\_\_\_

15. The following additional procedures and enclosures are required to complete this application:

- \_\_\_ A pre-application meeting with Community Development Department staff is required prior to formal submittal.
- \_\_\_ Application Fee (\$200 for the annual meeting, \$350 for a special meeting).
- \_\_\_ Property map showing adjacent properties and clearly outlining the subject parcel(s).
- \_\_\_ Where the property is not owned by the applicant, a letter must be attached giving consent of the owner to apply for the comprehensive plan amendment.
- \_\_\_ On a separate sheet(s) of paper, provide the following information:
  - a. A description of the purpose of the comprehensive plan amendment.
  - b. Justification and support for the proposed map amendment. (e.g. a discussion of changes that have occurred in the area of the proposed plan map amendment since the comprehensive plan's adoption, consistency of the proposed amendment with the adopted comprehensive plan and/or how the proposed change will benefit the community)

\_\_\_\_\_  
Signature of Applicant

**Applicant attendance at this hearing is not mandatory, but is strongly recommended.**

**For Staff Use Only**

Date of Initial Consultation: \_\_\_\_\_

Date Filed: \_\_\_\_\_

Application #: \_\_\_\_\_

Staff Review Date: \_\_\_\_\_

Plan Commission Meeting Date: \_\_\_\_\_

Date of Public Hearing: \_\_\_\_\_

Recommendation of the Planning Commission: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

PC Resolution #: \_\_\_\_\_ Resolution Adoption Date: \_\_\_\_\_

**NOTE: This is only a recommendation. Requires adoption of ordinance by City Council to become effective.**

30-Day Public Review Period Began on: \_\_\_\_\_

Common Council Meeting Date: \_\_\_\_\_

Date of Plan Amendment Public Hearing: \_\_\_\_\_

Ordinance #: \_\_\_\_\_

Ordinance Approved: \_\_\_\_\_

Ordinance Published: \_\_\_\_\_

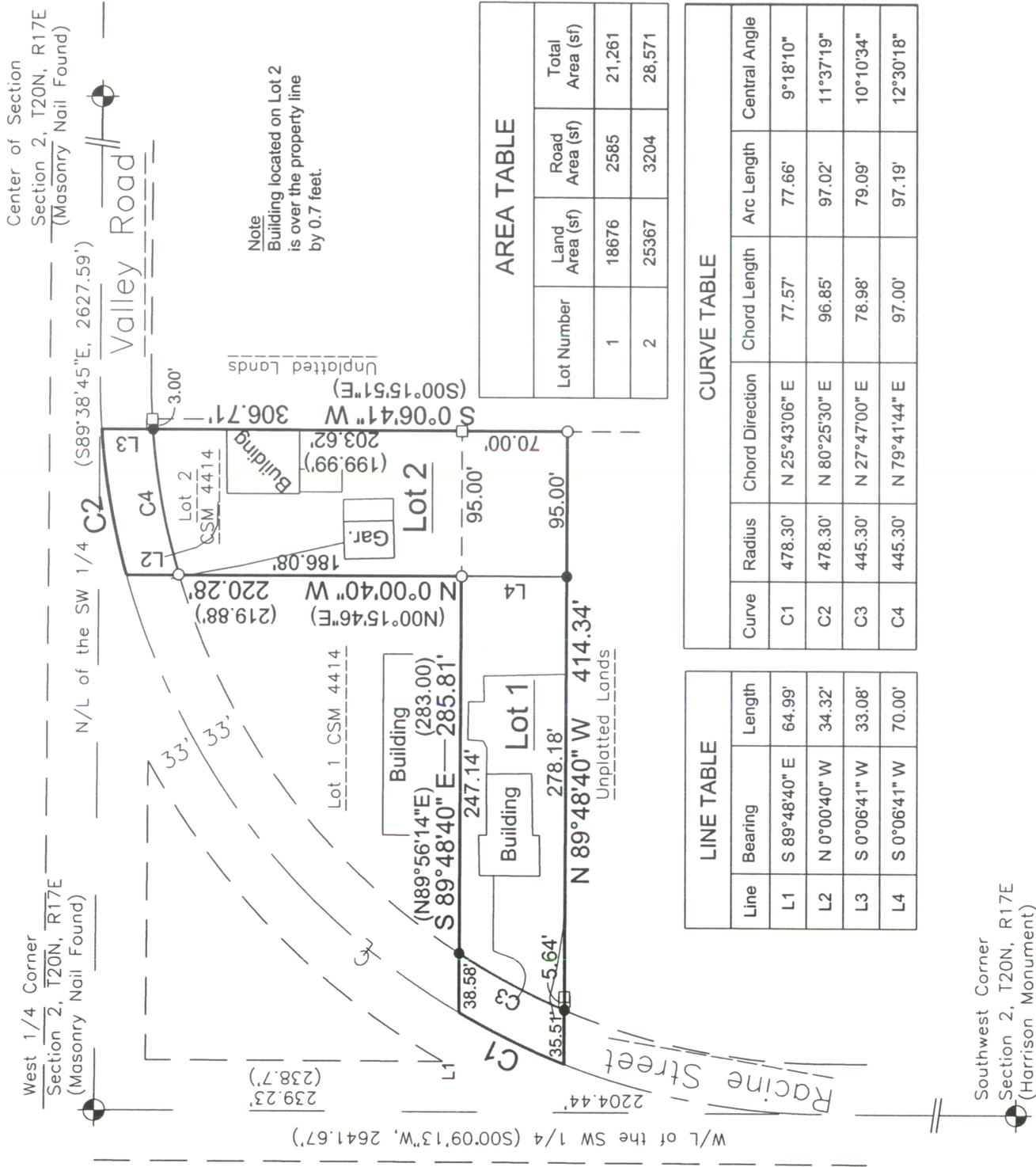
Sent to Statutory Distribution List: \_\_\_\_\_

Map Amendment: (Adopted / Denied)

\_\_\_\_\_  
Deborah A. Galeazzi, City Clerk

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

All of Lot 2, Certified Survey Map 4414, and part of the Northwest 1/4 of the Southwest 1/4 of Section 2, Township 20 North, Range 17 East, Town of Menasha, Winnebago County, Wisconsin.



AREA TABLE			
Lot Number	Land Area (sf)	Road Area (sf)	Total Area (sf)
1	18676	2585	21,261
2	25367	3204	28,571

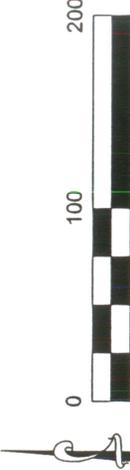
LINE TABLE		
Line	Bearing	Length
L1	S 89°48'40" E	64.99'
L2	N 0°00'40" W	34.32'
L3	S 0°06'41" W	33.08'
L4	S 0°06'41" W	70.00'

CURVE TABLE					
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle
C1	478.30'	N 25°43'06" E	77.57'	77.66'	9°18'10"
C2	478.30'	N 80°25'30" E	96.85'	97.02'	11°37'19"
C3	445.30'	N 27°47'00" E	78.98'	79.09'	10°10'34"
C4	445.30'	N 79°41'44" E	97.00'	97.19'	12°30'18"

Southwest Corner  
Section 2, T20N, R17E  
(Harrison Monument)

## LEGEND

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



Bearings are referenced to the West line of the Southwest 1/4 Section 2, T20N, R17E, assumed to bear S00°09'13"E, based on the Winnebago County Coordinate System



*James R. Sehloff*  
James R. Sehloff, Wisconsin Registered Land Surveyor No. S-2692 Date 10 FEB 09



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

Survey for:  
John Davel  
1811 Racine Street  
Menasha, WI Zip 54952  
File: 3283CSM.dwg  
Date: 02/10/2009  
Drafted By: joe  
Sheet: 1 of 3



