

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**

**January 18, 2011
3:30 PM**

AGENDA

- A. CALL TO ORDER
- B. ROLL CALL/EXCUSED ABSENCES
- C. MINUTES TO APPROVE
 - 1. [Minutes of the January 11, 2011 Plan Commission Meeting](#)
- D. PUBLIC COMMENT ON ANY ITEM OF CONCERN ON THIS AGENDA
Five (5) minute time limit for each person
- E. DISCUSSION
 - 1. [Comprehensive Plan Review](#)
- F. ACTION ITEMS
 - 1. [Extraterritorial Plat Review – Lakeshore Manor – Town of Menasha](#)
- G. ADJOURNMENT

CITY OF MENASHA
Plan Commission
Council Chambers, City Hall – 140 Main Street
January 11, 2011
DRAFT MINUTES

3:30 PM ***Informal Public Hearing – Special Use Permit – Kennel License of Appanasha Pet Clinic at 1205 Wittmann Drive***

No one spoke.

3:35 PM ***Informal Public Hearing – Ordinance Relating to the Paving of Driveways and Parking Lots***

Mike Hagens Objected to the proposed ordinance based on the following:

- If final occupancy permits are not granted prior to closing interest rates may increase on permanent financing
- If driveways need to be constructed over lateral trenches, 9 months does not allow sufficient time for trench settling and will cause pavement failure
- The amount required for escrow deposits is often 1 1/2 to 2 times the amount actually needed to complete the work, placing additional cash demands on the buyer at closing
- Borrowers are often maxed-out on loans and cannot support additional costs –

Jennifer Sunstrom – Government Affairs Director REALTORS Association of Northeast Wisconsin, Inc. stated the association is opposed to the ordinance based on the following and the comments contained in their letter of 1/11/11:

- The time of sale requirement could add \$3,000+ to the home sale price
- The application of the requirement at closing creates timing issues related to financing commitments
- The majority of Menasha's home sales are under \$100,000 – the additional cost for driveway paving is significant
- Other improvements to the home are often deeded and the money spent on the driveway may have greater impact on the home and neighborhood if spent elsewhere
- The driveway requirement may discourage reinvestment in older homes

Dina Mitchell – Dina Mitchell objected to the proposed ordinance for the following reasons and those outlined in her email of 1/7/11.

- Difficulties in obtaining bank financing for the driveway at closing
- The driveway requirements will further suppress sales of foreclosure and other distressed properties
- The money spent on driveway paving may be needed for foundation or other repairs
- Now is not the time to place additional burdens on homebuyers due the depressed housing market

Jim Smith – Realtor/Appraisal - spoke in opposition to the proposed ordinance based on the following:

- The passage of a similar ordinance in Appleton was not well know when it was adopted in 2005, and is now having negative impact on home sales in Appleton
- There is presently a year's worth of housing inventory for sale in Menasha, the driveway ordinance will further slow sales
- The ordinance will have a disproportionate effect on lower cost homes that are a substantial portion of Menasha's housing stock

K. C. Maurer – Remax 24/7 – spoke in opposition to the ordinance based on the following:

- Now is not the time to place more restraints on an already depressed housing market

- Investing in energy efficiency is a better long term option for homebuyers
- If the ordinance is adopted it should be made applicable to everyone, not just at the time of sale
- All property owners with unpaved driveways/aprons should be notified prior to adoption of the ordinance

Mayor Merkes asked the Realtors to comment on what effect the Appleton driveway ordinance has had on home sales. Comments were as follows:

- In 2005 when Appleton adopted its ordinance the housing market was much stronger and lending standards were much less stringent so it didn't have a great impact. That has now changed in the current market
- It would have a more positive neighborhood impact if homeowners would have the ability to use the money that would have been spent on the driveway for siding, windows, or other improvements to the structure
- There is a need to create a positive environment to encourage home sales in Menasha as opposed to creating barriers

A. CALL TO ORDER

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

B. ROLL CALL/EXCUSED ABSENCES

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

PLAN COMMISSION MEMBERS EXCUSED: Commissioner Cruickshank and Ald. Benner

OTHERS PRESENT: CDD Keil, Ald. Eric R. Hendricks, Michael H. Hagens, Murray Hurlburt, Philip Langohr, Dina Mitchell, James H. Smith, Jennifer Sunstrom, K. C. Maurer and Todd Murphy

C. MINTUES TO APPROVE

1. **Minutes of the December 21, 2010 Plan Commission Meeting**
Motion by Comm. Homan, seconded by DPW Radtke to approve the December 21, 2010 Plan Commission meeting minutes.

The motion carried.

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

1. No one spoke.

E. DISCUSSION

1. **Comprehensive Plan Annual Review**
This item was held.

F. ACTION ITEMS

1. **Special Use Permit – Kennel License for Appanasha Pet Clinic At 1205 Wittmann Drive**
CDD Keil stated that Appanasha Pet Clinic has outgrown its existing facilities on Appleton Road, and is in the process of purchasing a lot in the Midway Business Park to construct a new facility. Due to the nature of their business, a Kennel License is required, which may be issued after a Special Use Permit is granted. Appanasha wants to be assured a Kennel License will be issued prior to proceeding to closing on the land purchase. It is proposed that the Special Use Permit be granted for the purpose of the Kennel License, with the condition that a site plan meeting ordinance requirements be subsequently reviewed and approved by the Plan Commission and

Common Council.

Dr. Murray Hurlburt described the tentative plans for the new clinic and how the facility will be operated.

Commissioners discussed potential impacts on neighboring properties relating to activities that may be conducted outdoors and whether the facility was be used for boarding pets. .

Dr. Hurlburt explained that planned outdoor activities may include puppy classes and other staff supervised activities. Occasionally single animals would be left out unsupervised for brief periods. All outdoor use of the site would be within a fenced enclosure. Tentative plans contemplate placing the enclosure on the east side of the site. Boarding will be incidental to the clinic operations. It is however expected that pets with medical conditions will be boarded and requests for emergency boarding will be accommodated. The number of animals on-site will be highly variable, ranging from as few as five to as many as 50, with an average of around 15.

Comm. Homan made and DPW Radtke seconded a motion to recommend granting a Special Use Permit for a Kennel License for up to 50 animals with the condition that a site plan be submitted for review by the Plan Commission and approval by the Common Council as part of the Special; Use Permit.

The motion carried.

2. **Ordinance Relating to the Paving of Driveways and Parking Lots**

Commissioners discussed issues raised in the course of the public hearing and made the ensuing motion based on the following findings:

- That the driveway requirements as may be applied to existing one and two family properties will increase home ownership costs and adversely affect affordability
- The existing housing market and lending climate is unfavorable, and placing additional cost and procedural requirements on transactions will create further barriers to the sale of existing homes
- The funds used to pave driveways may be used by the homeowner for other improvements to the structure that would have greater long-term impact on the property's value and positive contribution to the neighborhood

Motion by DPW Radtke, seconded by Comm. Homan that an alternative ordinance be drafted requiring the paving of driveways and driveway aprons for new one and two family residential dwellings in the R-1, R-1A, R2 and R2A districts, and for the paving of driveways, driveway aprons and parking lots in the R-3, R-4, C-1, C-2, C-3, C-4, I-1, I-2 and GU Districts, except for existing one and two family residential dwellings. The motion carried.

3. **US 10 Highway Corridor Study Recommendation on Preliminary Alternatives**

Commissioners continued discussion of this item held over from the last Plan Commission meeting. Considerations included:

- Safety and aesthetic considerations of the raised median vs. center turn lane options
- Maintenance of medians
- Bike and pedestrian accommodations on street and off road
- Future trail routes
- Bike/pedestrian crossing locations and implications of roundabouts vs. signalized intersections
- Maintenance of cross access at existing street intersections

Kara Homan made and Mark Radtke seconded a motion that the Plan Commission forward its comments to the Wisconsin Department of Transportation with the following recommendations:

- That the street configuration incorporate raised medians for safety and aesthetic reasons

- That the intersection configurations incorporate roundabouts at STH114/Oneida Street, Manitowoc Road/Oneida Street and STH 114/CTH LP, for traffic flow and safety reasons
- That cross access be maintained at existing intersections and preserved for existing businesses where removing cross access would have a substantial adverse impact on business operations
- That consideration be given to establishing a bike pedestrian overpass in proximity to the STH 114/Oneida Street intersection to provide a safe crossing to the state Friendship Trail

The motion carried.

G. ADJOURNMENT

Motion by DWP Radtke, seconded by Comm. Schmidt to adjourn at 5:07 p.m.

The motion carried.

Minutes respectfully submitted by Greg Keil, Community Development Director.

Greg M. Keil

From: Dina Mitchell [ballardmgr@gmail.com]
Sent: Friday, January 07, 2011 5:21 PM
To: Greg M. Keil; Don Merkes; Joanne Roush; Michael Taylor.; Sue Wisneski; Mark Langdon; Eric Hendricks; Daniel Zelinski; Jim Englebert; Kevin Benner
Subject: driveway installation policy
Attachments: Dina Mitchell.vcf

To Whom It May Concern,

I am writing in regards to the City of Menasha proposed ordinance with various new requirements for the paving of driveways – **including requiring existing gravel driveways be paved at “Time of Sale” with related fees and permits.** I am a licensed Real Estate Broker that is also a resident of the City of Menasha, I also serve on the Menasha Housing Authority. I have done some research on the impact this ordinance would have on the real estate market growth in the City of Menasha and I feel very strongly that the Council should vote against adding this ordinance.

Currently there are 119 residential properties for sale in the City of Menasha. Of those 119 properties, 47% are under \$100,000. As I am sure you are aware, many of those 47% are foreclosures or short sales. The banks and the sellers of these properties would be incapable/or unwilling to pay for the driveways to be paved at time of sale, therefore, if the City passed this ordinance, the responsibility would fall to the purchaser. Many of whom are purchasing the property via FHA loans that require minimum down payment and they do not have additional monies.

This would further depress the real estate market in Menasha because the homes that drive the market would not be purchased. Very few purchasers will spend an additional \$3-5000(average cost to pave a driveway) to purchase a property, this would apply to investors that flip houses as well. The ordinance would cut into their profits. They would /will simply purchase properties in other communities and rehab them.

I am a very strong advocate of all of the benefits the City of Menasha has to offer their residents. This is a time when the council should focus their energies on enhancing the market in Menasha, not cause further suppression of the home sales.

The market is showing signs of stabilization I strongly encourage the Council to vote against this ordinance and work toward establishing a desirable purchase experience in an effort to continue the growth of the City.

Regards,
Dina Mitchell

THE REAL ADVANTAGE





MEMORANDUM

TO: Menasha Plan Commission

FROM: Jennifer Sunstrom, Government Affairs Director

DATE: January 11, 2011

RE: Amendment to Title 13, Article E – Paving of Driveways

The REALTORS Association of Northeast Wisconsin (RANW) appreciates the opportunity to share our thoughts and concerns regarding the proposal to require existing homeowners to pave their driveways within 9 months of the sale of their home.

Our Board of Directors has a standing position in opposition to the required paving of existing gravel driveways due to the negative impact on housing affordability, as well as the time of sale provision which can create many difficulties in the real estate transaction.

Problems that communities face related to expansion of driveways, as well as illegal parking, can be easily remedied by creating clear guidelines for the dimensions of parking areas and enforcing those ordinances.

Ordinances such as the one being proposed are essentially based upon aesthetic preferences rather than on public health or safety concerns. However, we believe that whatever questionable benefit this is to the community, it is far out-weighted by the negative impact on housing affordability. Most of the homes impacted by this ordinance are older homes that provide the bulk of affordable workforce housing in the community. These homes often fall within the \$60,000-\$100,000 price range. The homes also are often in need of essential upgrades and repairs to things such as electrical and heating systems, roofing, siding, and foundations. If this ordinance is adopted, homeowners will be forced to pay thousands of dollars to replace a driveway rather than making these more important types of improvements.

In addition to the fact that enforcement of this requirement is triggered at the time of sale, it fails to take into consideration current real estate market conditions and the number of homes that have seen depreciation in value, are mortgaged for more than their house is currently worth, or are in foreclosure. According to data from our Multiple Listing Service (MLS), during the period of 1-2-10 to 1-3-11, the city of Menasha had 138 sales reported. Of those sales, 39 were foreclosures. From those sales:

- 77% sold under \$63,000
- 13% sold between \$63,000 and \$99,000



- 10% sold over \$100,000

As these statistics demonstrate, the vast majority of homes facing foreclosure in Menasha would be the very same homes that would be impacted by this ordinance.

Regarding homes not facing foreclosure, it is a common misconception that the costs of housing repairs or upgrades are more easily funded through the home financing process. In the current real estate market, this is often the worst time to incur such costs. In addition to closing costs and moving costs, many sellers have seen depreciation in their home value and do not have extra funds available. Buyers are typically required to have a much higher down-payment than in the past and they, too, are unlikely to have additional available funds.

On behalf of the many homeowners who will be negatively impacted by this ordinance, we respectfully request that the provisions which require the paving of driveways in existing homes be removed.

Community Development Department
Preliminary Listing of Priorities Related to the 2010 Comprehensive Plan Review

Issues and Opportunities

- Integrate sustainability principals into comprehensive plan policies

Population and Housing

- Work with developers to evaluate the feasibility of a mixed-use/mixed income senior housing project in central Menasha
- Prepare criteria for certain types of exterior alterations funded with housing rehab funds
- Develop a strategy for using TIF resources and other potential funding sources for maintaining/improving housing stock in older neighborhoods

Transportation

- Engage property owners along the proposed Friendship Trail extension in discussions about trail location, property acquisition – advance proposed route to DNR for appraisals/acquisition
- Engage residents along trail segments in trail planning/development

Utilities and Community Facilities

- Facilitate siting and development of Neenah Menasha Fire Rescue Station #36
- Develop materials and promote installation of passive stormwater management practices on residential properties
- Continue efforts to document energy utilization and promote conservation practices

Agricultural, Natural, and Cultural Resources

- Collaborate with the Community Garden Partnership in identifying opportunities for establishing and/or promoting community gardens
- Facilitate Landmarks Commission work plan initiatives
- Continue efforts related to planning and engineering shoreline/channel restoration at the Gilbert site

Economic Development

- Support broker efforts to market city-owned properties
- Develop and distribute materials to brokers and other parties discussing Menasha's attributes as a desirable place to live, work, visit
- Develop and use the city's website as a marketing and economic development tool
- Engage downtown merchants and property owners in discussions about the process for and benefits of creating a business improvement district
- Identify and explore opportunities for redevelopment projects

Intergovernmental Cooperation

- Continue efforts to coordinate development of a regional park in northwest Calumet County
- Continue efforts to coordinate planning for STH 47 commuter bike route
- Continue relationships with regional organizations including the Fox Cities Economic Development Partnership, Northeast Wisconsin Stormwater Consortium, East Central Regional Planning Commission and others

Land Use

- Initiate rezoning of properties in the Province Terrace corridor north of Manitowoc Road from R-1 and R-2 to C-1
- Evaluate applicability of mixed-use zoning and/or form-based code applicable to the downtown area and redevelopment sites
- Address R-1 uses in C-2 district

LAKESHORE MANOR
 ALL OF LOT TWO (2) OF CERTIFIED SURVEY MAP NO. 6409 AS RECORDED IN VOLUME 1 OF MAPS ON PAGE 6409, BEING PART OF GOVERNMENT LOTS 2 AND 3 OF SECTION 10, TOWNSHIP 20 NORTH, RANGE 17 EAST, TOWN OF MENASHA, WINNEBAGO COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I hereby certify that the plat of LakeShore Manor, being all of Lot Two (2) of Certified Survey Map No. 6409 as Recorded in Volume 1 of Maps on Page 6409, being part of Government Lots 2 and 3 of Section 10, Township 20 North, Range 17 East, Town of Menasha, Winnebago County, Wisconsin, containing 3.072 acres of land and described as follows:

Commencing at the East 1/4 corner of said Section 10; Thence N89°08'21"W, 2135.84' along the North line of said Government Lot 3 to the East line of said Lot 2 and the Point of Beginning; Thence S51°09'15"W, 34.28 feet along said East line; Thence S00°08'05"E, 248.00 feet along said East line; Thence S44°27'18"E, 76.03 feet along said East line to the North line of said Lot 2; Thence S89°07'36"E, 390.11 feet along said North line to the east line of said Lot 2; Thence S39°55'10"W, 180.26 feet along the East line of said Lot 2 to the South line of said Lot 2 and the North right-of-way line of Forkin Street; Thence N89°07'36"W, 348.74 feet along the South line of said Lot 2 and the North right-of-way line of Forkin Street; Thence S80°19'58"W, 120.14 feet along the South line of said Lot 2 and the North right-of-way line of Forkin Street to the West line of said Lot 2 and the East right-of-way line of Tayco Road; Thence N00°08'05"W, 582.31 feet along the West line of said Lot 2 and the East right-of-way line of Tayco Road to the North line of said Lot 2; Thence S70°08'08"E, 213.23 feet along said North line to the East line of said Lot 2; Thence S51°09'15"W, 43.09 feet along the East line of said Lot 2 to the point of beginning.

That I have made such survey, land division, and plat under the directions of the owners of said land, that such plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made. That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes the TOWN OF MENASHA and Winnebago County Subdivision Ordinances in surveying, dividing and mapping the same.

Dated this 12th day of January, 2011.

David M. Schmalz
 David M. Schmalz, RLS-1284



UTILITY EASEMENT PROVISIONS

AN EASEMENT FOR ELECTRICAL AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY: KENNETH C. SYRING, GRANTORS TO:

WE--ENERGIES, AT & T AND TIME WARNER CABLE

GRANTEES TO 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 RIGHTS 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 TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. THE GRANTEES AGREE TO RESTORE OR CAUSED TO HAVE RESTORED, THE PROPERTY, AS NEARLY AS IS REASONABLY POSSIBLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEES OR THEIR AGENTS. THE RESTORATION, HOWEVER, DOES NOT APPLY TO THE INITIAL INSTALLATION OF SAID UNDERGROUND AND/OR ABOVE GROUND ELECTRIC FACILITIES OR COMMUNICATIONS 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 GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT AREAS" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. 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 THE GRANTEES.

THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

NO UTILITY POLES, PEDESTALS, TRANSFORMERS OR BURIED CABLES ARE TO BE PLACED WITHIN 2 FEET OF A SURVEY STAKE.

THE DISTURBANCE OR A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32 OF THE WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

Office of the Register of Deeds
 _____ County, Wisconsin
 Received for Record _____, 20____
 at _____ o'clock _____ M as document # _____
 _____ in _____
 Register of Deeds

CERTIFICATE OF TOWN TREASURER:

STATE OF WISCONSIN)
)SS
 WINNEBAGO COUNTY)

I, MYRA R PIERGROSSI, BEING THE DULY APPOINTED, QUALIFIED AND ACTING TOWN TREASURER OF THE TOWN 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 _____ ON ANY OF THE LAND INCLUDED IN THE PLAT OF "LAKESHORE MANOR"

MYRA R PIERGROSSI, TOWN TREASURER DATED _____

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
)SS
 WINNEBAGO COUNTY)

I, MARY KRUEGER, BEING THE DULY ELECTED QUALIFIED AND ACTING TREASURER OF THE COUNTY OF WINNEBAGO, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENT AS OF _____ AFFECTING THE LANDS INCLUDED IN THE PLAT OF "LAKESHORE MANOR".

MARY KRUEGER, COUNTY TREASURER DATED _____

CITY OF MENASHA COMMON COUNCIL APPROVAL CERTIFICATE:

THIS PLAT KNOWN AS "LAKESHORE MANOR", IN THE TOWN OF MENASHA, IS HEREBY APPROVED BY THE COMMON COUNCIL OF THE CITY OF MENASHA.

APPROVED: _____ DATED _____
 DONALD MERKES MAYOR

SIGNED: _____ DATED _____
 DONALD MERKES MAYOR

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

DEBORAH A. GALEAZZI, CLERK DATED _____

STATE OF WISCONSIN)
)SS
 WINNEBAGO COUNTY)

I, DEBORAH A. GALEAZZI, BEING THE DULY ELECTED, QUALIFIED AND ACTING CLERK OF THE CITY OF MENASHA, DO HEREBY CERTIFY THAT THE COMMON COUNCIL OF THE CITY OF MENASHA, PASSED RESOLUTION NUMBER _____ ON _____ AUTHORIZING ME TO ISSUE A CERTIFICATE OF APPROVAL OF THE FINAL PLAT OF LAKESHORE MANOR UPON SATISFACTION OF CERTAIN CONDITIONS. KENNETH C. SYRING AND I DO HEREBY CERTIFY THAT ALL CONDITIONS WERE SATISFIED AND THE APPROVAL WAS GRANTED AND EFFECTIVE ON THE _____ DAY OF _____, 20____.

DEBORAH A. GALEAZZI, CLERK DATED _____

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

OWNER'S CERTIFICATE

KENNETH C. SYRING, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THIS PLAT.

DATED THIS _____ DAY OF _____, 20____.

WE ALSO CERTIFY THAT THIS PLAT REQUIRED BY S. 236.10 OR S. 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

TOWN OF MENASHA DEPARTMENT OF ADMINISTRATION
 CITY OF MENASHA
 WINNEBAGO COUNTY PLANNING AND ZONING COMMITTEE

KENNETH C. SYRING WITNESS

STATE OF WISCONSIN)
)SS
 _____ COUNTY)

PERSONALLY APPEARED BEFORE ME ON THE _____ DAY OF _____, 20____, THE ABOVE NAMED OWNER TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC

_____ COUNTY, _____

MY COMMISSION EXPIRES _____

TOWN BOARD APPROVAL CERTIFICATE:

RESOLVED, THAT THE PLAT OF LAKESHORE MANOR IN THE TOWN OF MENASHA, WINNEBAGO COUNTY, IS HEREBY APPROVED BY THE TOWN BOARD OF THE TOWN OF MENASHA.

APPROVED: _____ DATED _____
 JEFFREY S. STURGELL, TOWN ADMINISTRATOR

SIGNED: _____ DATED _____
 JEFFREY S. STURGELL, TOWN ADMINISTRATOR

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE TOWN BOARD OF THE TOWN OF MENASHA.

KAREN J. BACKMAN, CLERK DATED _____

WINNEBAGO COUNTY APPROVAL:

I HEREBY CERTIFY THAT THIS PLAT KNOWN AS LAKESHORE MANOR IN THE TOWN OF MENASHA WAS APPROVED BY THE WINNEBAGO COUNTY PLANNING AND ZONING COMMITTEE ON THIS _____ DAY OF _____, 20____.

COMMITTEE CHAIRPERSON, DATED _____