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

July 19, 2011
3:30 PM

AGENDA

A. CALL TO ORDER

B. ROLL CALL/EXCUSED ABSENCES

C. MINUTES TO APPROVE
   1. Minutes of the July 12, 2011 Plan Commission Meeting (To be received)

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. The Ponds of Menasha Preliminary Plat Review
   2. The Ponds of Menasha Variance Request

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.

Preliminary Plat of

The Ponds of Menasha

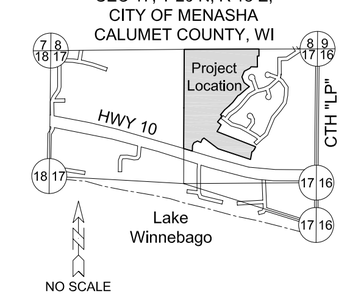
All of Lot 4 of CSM_____, all of Lot 2 of CSM _____ & all of Lot 1 and Outlot 1 of CSM_____ being part of the Northwest 1/4 of the Northeast 1/4, Northeast 1/4 of the Northeast 1/4 and Southwest 1/4 of the Northesat 1/4, of Section 17, Township 20 North, Range 18 East, City of Menasha, Calumet County,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

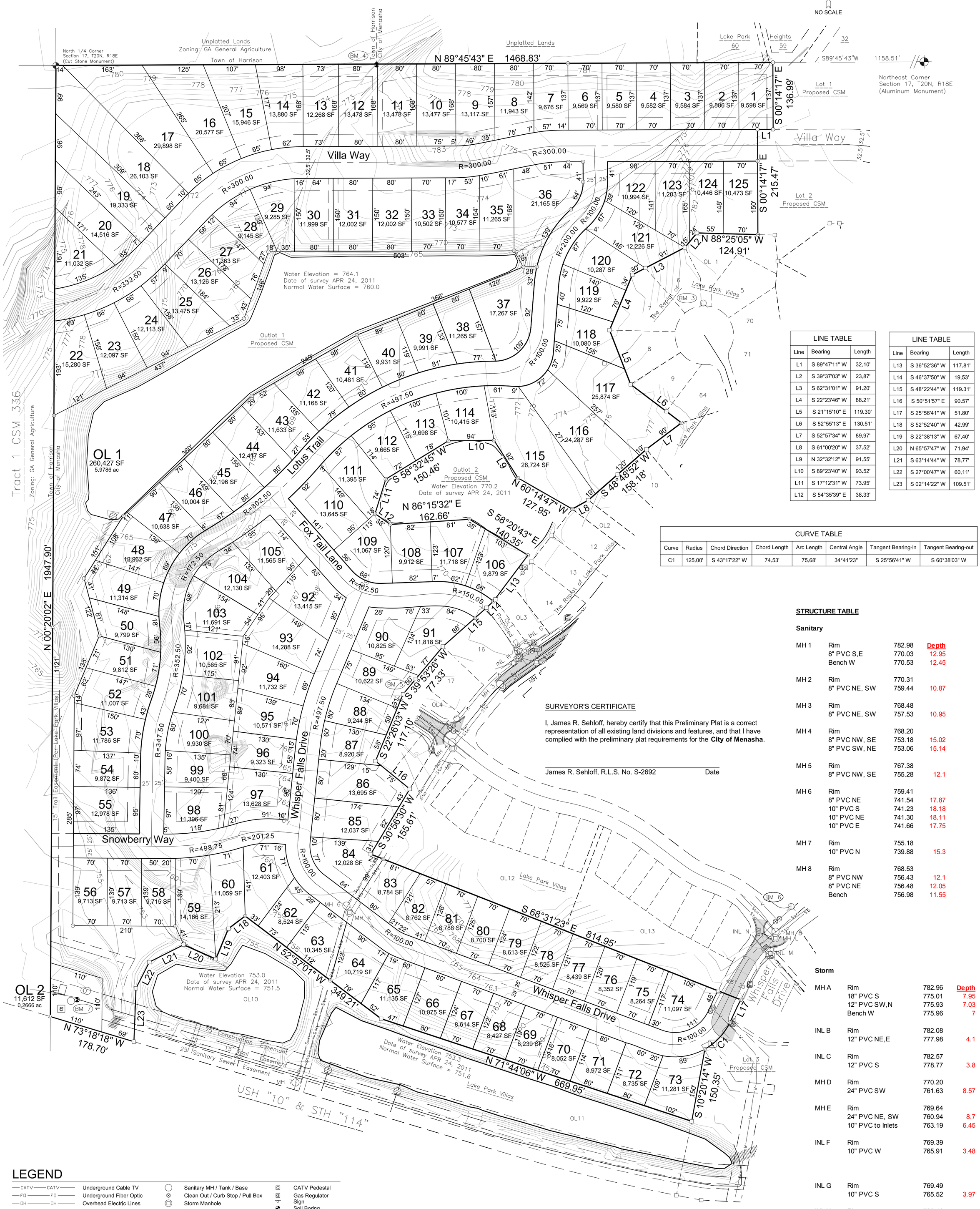
100 0 100 200 300

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

LOCATION MAP

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





LINE TABLE		
Line	Bearing	Length
L1	S 89°47'11" W	32.10'
L2	S 39°37'03" W	23.87'
L3	S 62°31'01" W	91.20'
L4	S 22°23'46" W	88.21'
L5	S 21°15'10" E	119.30'
L6	S 52°55'13" E	130.51'
L7	S 52°57'34" W	89.97'
L8	S 61°00'20" W	37.52'
L9	N 32°32'12" W	91.55'
L10	S 89°23'40" W	93.52'
L11	S 17°12'31" W	73.95'
L12	S 54°35'39" E	38.33'

LINE TABLE		
Line	Bearing	Length
L13	S 36°52'36" W	117.81'
L14	S 46°37'50" W	19.53'
L15	S 48°22'44" W	119.31'
L16	S 50°51'57" E	90.57'
L17	S 25°56'41" W	51.80'
L18	S 52°52'40" W	42.99'
L19	S 22°38'13" W	67.40'
L20	N 65°57'47" W	71.94'
L21	S 63°14'44" W	78.77'
L22	S 27°00'47" W	60.11'
L23	S 02°14'22" W	109.51'

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

STRUCTURE TABLE

Sanitary

			Depth
MH 1	Rim	782.98	
	8" PVC S,E	770.03	12.95
	Bench W	770.53	12.45
MH 2	Rim	770.31	
	8" PVC NE, SW	759.44	10.87
MH 3	Rim	768.48	
	8" PVC NE, SW	757.53	10.95
MH 4	Rim	768.20	
	8" PVC NW, SE	753.18	15.02
	8" PVC SW, NE	753.06	15.14
MH 5	Rim	767.38	
	8" PVC NW, SE	755.28	12.1
MH 6	Rim	759.41	
	8" PVC NE	741.54	17.87
	10" PVC S	741.23	18.18
	10" PVC NE	741.30	18.11
	10" PVC E	741.66	17.75
MH 7	Rim	755.18	
	10" PVC N	739.88	15.3
MH 8	Rim	768.53	
	8" PVC NW	756.43	12.1
	8" PVC NE	756.48	12.05
	Bench	756.98	11.55

Storm

			Depth
MH A	Rim	782.96	
	18" PVC S	775.01	7.95
	12" PVC SW,N	775.93	7.03
	Bench W	775.96	7
INL B	Rim	782.08	
	12" PVC NE,E	777.98	4.1
INL C	Rim	782.57	
	12" PVC S	778.77	3.8
MH D	Rim	770.20	
	24" PVC SW	761.63	8.57
MH E	Rim	769.64	
	24" PVC NE, SW	760.94	8.7
	10" PVC to Inlets	763.19	6.45
INL F	Rim	769.39	
	10" PVC W	765.91	3.48
INL G	Rim	769.49	
	10" PVC S	765.52	3.97
INL H	Rim	769.46	
	10" PVC SE	765.61	3.85
MH I	Rim	767.29	
	24" PVC SW, NE	756.41	10.88
	10" PVC NW	756.63	10.66
MH J	Rim	767.29	
	10" PVC SE	760.79	6.5
MH K	Rim	759.58	
	24" PVC NE	752.06	7.52
	36" PVC S	751.96	7.62
MH L	Rim	767.62	
	12" PVC NW, NE	761.17	6.45
	18" PVC SW	761.07	6.55
INL M	Rim	766.18	
	18" PVC NE, SE	760.68	5.5
INL N	Rim	766.69	
	10" PVC SE	763.01	3.68

SURVEYOR'S CERTIFICATE

I, James R. Sehloff, hereby certify that this Preliminary Plat is a correct representation of all existing land divisions and features, and that I have complied with the preliminary plat requirements for the **City of Menasha**.

James R. Sehloff, R.L.S. No. S-2692 Date

LEGEND

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

SUPPLEMENTARY DATA

Total Area = 2,067,427 SF 47.4616 acres
R/W Area = 320,613 SF 7.3603 acres
Net Area = 1,475,792 SF 33.8795 acres
Number of Lots = 125
Number of Outlots: 2
Average lot size = 11,800 SF
Typical lot dimension = 75'x 150'
Lineal feet of street = 6,043 LF
Existing zoning = Single Family Residential
Proposed zoning = Same
Approving Authorities
City of Menasha
Calumet County
Objecting Authorities
Department of Administration

NOTES:
Utility and Drainage Easements will be shown on Final Plat

Owner Information:
City of Menasha
140 Main Street
Menasha, WI 54952

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

Waverly Sanitary District
N8722 County Road LP
Menasha, WI 54952

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

6/24/2011 9:23 AM J:\Projects\3727lex\dwg\Civil 3D\3727Plat.dwg Printed by: jim

File: 3727Plat.dwg
Date: 06/24/2011
Drafted By: jim
Sheet: PrePlat

June 24, 2011

City of Menasha
Greg Keil
140 Main Street
Menasha, WI 54952

RE: The Ponds of Menasha, City of Menasha

Dear Greg Keil:

The following materials are enclosed to serve the proposed project, The Ponds of Menasha, located in the City of Menasha:

1. $125 Review Fee
2. 11x17 pre-plat plans (16 copies)
3. Full size pre-plat plans (2 copies)
4. Preliminary engineering plans (2 full, 3 half size)
5. Preliminary storm water management plan report (1 copy)
6. Preliminary erosion & sediment control plan report (1 copy)

We are also requesting 4 Variances. They are as follows:

1. Right of way on Villa Way be 65'
2. Right of way of all other streets 50'
3. Temporary Cul du Sac on Villa way beyond 800' due to the road being extended in the future.
4. No temporary Cul du Sac on Snowberry Way due to short length of street.

Please let me know if you have any questions, or if additional information is required. I can be reached at (920) 560-6562.

Sincerely,

James R. Sehloff, RLS
Registered Land Surveyor

JRS/blt

Enclosures

Cc: Jeff Marlow, Lexington Homes (w/o enclosures)