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

April 3, 2012
3:30 PM

AGENDA

A. CALL TO ORDER

B. ROLL CALL/EXCUSED ABSENCES

C. MINUTES TO APPROVE
   1. Minutes of the March 20, 2012 Plan Commission Meeting

D. PUBLIC COMMENT ON ANY ITEM OF CONCERN ON THIS AGENDA
   Five (5) minute time limit for each person

E. DISCUSSION
   1. Potential Appleton St. Rezoning Application – R-1 to R-2 for Non-Conforming Duplex
   2. Subdivision Concept Plan – Grassymeadow Lane, Extended

F. ACTION ITEMS
   1. Change in Fox Lodge Building Materials
   2. Site Plan – Fast N Easy Pawn, 1275 Appleton Rd
   3. Extraterritorial CSM – W7027 Verna Road (Town of Harrison)
   4. Extraterritorial Preliminary Plat – Papermaker Ridge (Town of Harrison)

G. ADJOURNMENT

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

CITY OF MENASHA
Plan Commission
Council Chambers, City Hall – 140 Main Street
March 20, 2012
DRAFT MINUTES

A. CALL TO ORDER

The meeting was called to order at 3:31 PM by Mayor Merkes.

B. ROLL CALL/EXCUSED ABSENCES

PLAN COMMISSION MEMBERS PRESENT: Mayor Merkes, Commissioner Sturm, DPW Radtke and Ald. Benner.

PLAN COMMISSION MEMBERS EXCUSED: Commissioner Cruickshank and Schmidt

PLAN COMMISSION MEMBERS ABSENT: None

OTHERS PRESENT: CDD Keil, PP Homan, Dave Allen and Scott DeWitt

C. MINUTES TO APPROVE

1. **Minutes of the February 21, 2012 Plan Commission Meeting**
Motion by Ald. Benner, seconded by DPW Radtke to approve the February 21, 2012 Plan Commission meeting minutes as presented.

The motion carried.

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

1. No one spoke.

E. DISCUSSION

1. **Potential Emonona, LLC / City Land Swap**
Dave Allen described the intentions of Emonona associated with acquiring the property and the potential uses that were considered for it.

Commissioner's discussed:

- Ownership and status of adjoining properties
- Potential impacts of the new development on land uses to the north and south
- Development options with and without the existing Markway Fabrication facility
- Development Prospects for the stand-alone lot next to the fire station
- Availability of city-owned parcels to swap

The consensus of commissioners was to pursue possibilities for a land swap. Staff is to put together a list of city-owned properties to present to the developer for its consideration.

F. ACTION ITEMS

1. **Extraterritorial CSM – W7027 Verna Road (Town of Harrison)**

PP Homan explained that the proposed CSM is intended to combine a house and garage that are currently on separate lots. A question arose as to how this is to be viewed under the terms of the development agreement between the city, the Town of Harrison and the Waverly SD. The consensus of the Plan Commission was to hold this item pending review of the proposal relative to the boundary agreement.

G. ADJOURNMENT

Motion by Ald. Benner, seconded by Comm. Sturm to adjourn at 4:18 p.m.

The motion carried.

Minutes respectfully submitted by CDD Greg Keil.

NORTH

0 50 100 200

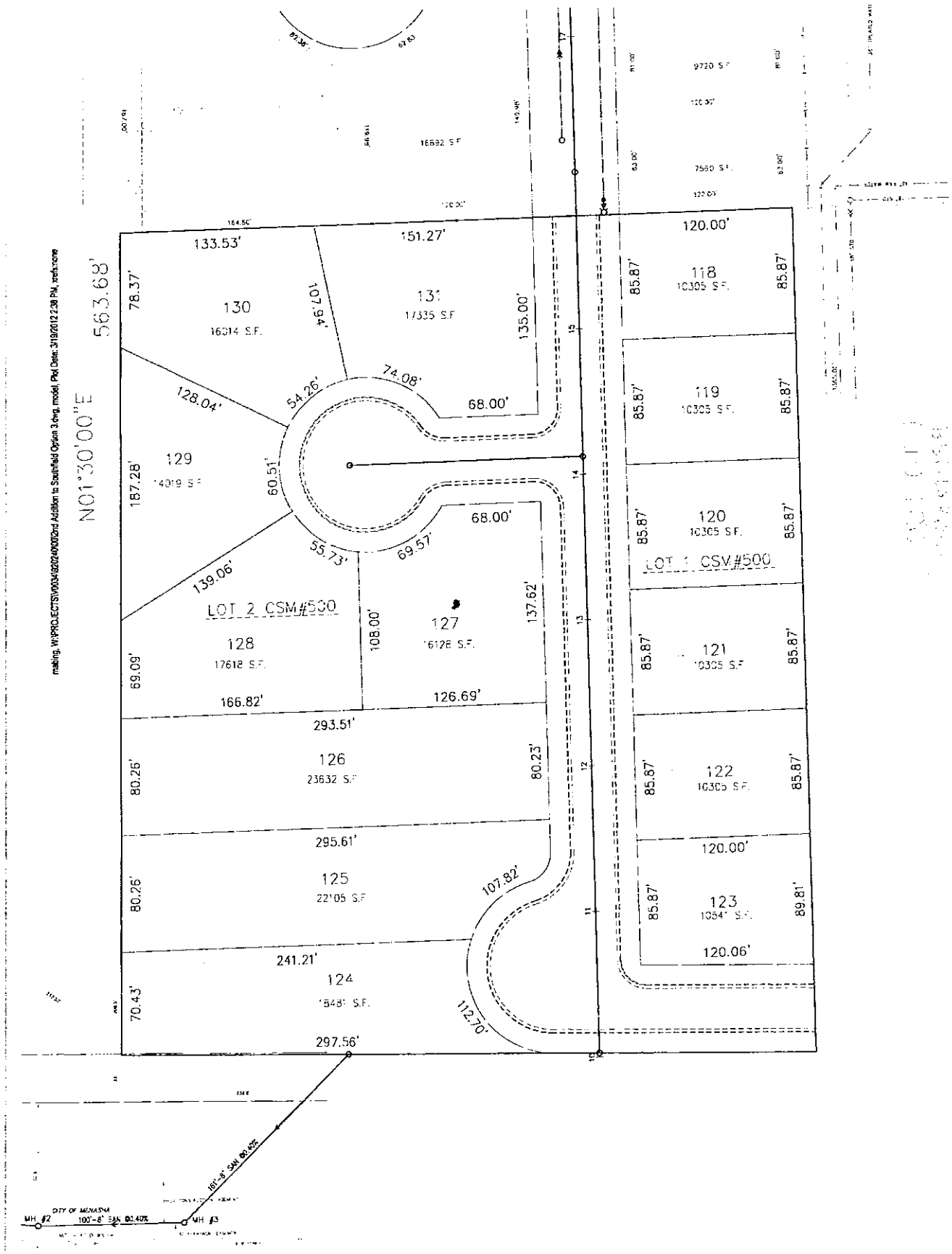
Feet

209 Appleton St
Non-Conforming Duplex
Potential Rezoning

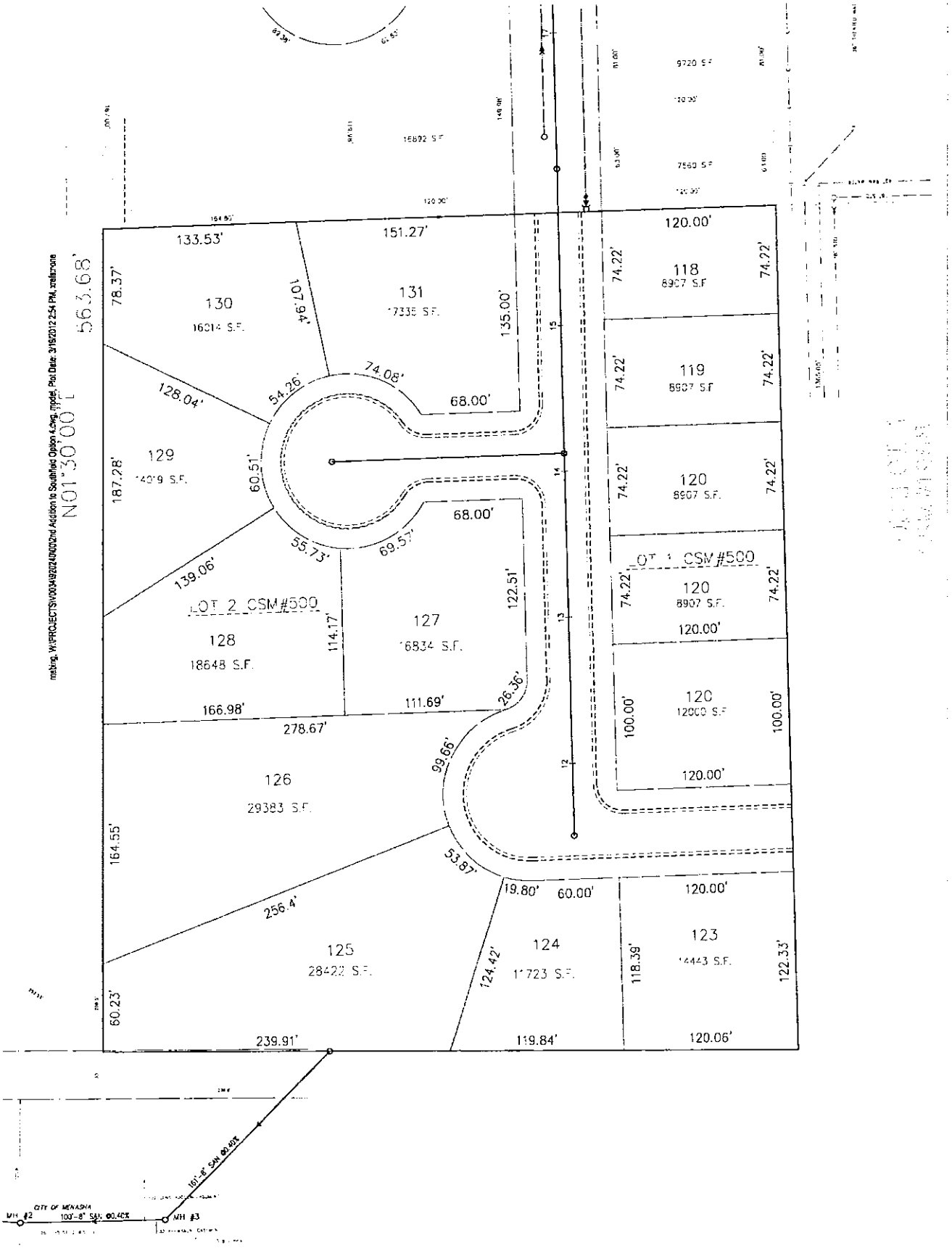
Legend

- C1
- I1
- R1
- R2
- R3
- R4

PROPOSED
SUBDIVISION
MENASHA
CONSERVANCY



mating, W:\PROJECTS\V0034\92024\0002nd Addition to Southfield Option 3.dwg, model, Plot Date: 3/19/2012 2:38 PM, jrefs:none


N01°30'00"E
563.68'
130
16014 S.F.
131
17335 S.F.
129
14019 S.F.
128
18648 S.F.
LOT 2 CSM#500
127
16834 S.F.
126
29383 S.F.
125
28422 S.F.
124
11723 S.F.
123
14443 S.F.
118
8907 S.F.
119
8907 S.F.
120
8907 S.F.
LOT 1 CSM#500
120
12000 S.F.
133.53'
151.27'
78.37'
107.94'
135.00'
74.08'
54.26'
68.00'
128.04'
187.28'
60.51'
55.73'
69.57'
139.06'
122.51'
114.17'
166.98'
111.69'
26.36'
278.67'
99.66'
164.55'
53.87'
256.4'
19.80'
60.00'
124.42'
118.39'
122.33'
60.23'
239.91'
119.84'
120.06'
120.00'
74.22'
100.00'
CITY OF MENASHA
MH #2
MH #3

Kara Homan

From: Danielle Kerkhoff [dkerkhoff@smet.com]
Sent: Thursday, March 29, 2012 11:31 AM
To: Kara Homan
Cc: Steve Smet; Danielle Kerkhoff
Subject: RE: Fox Lodge
Attachments: county_materials.pdf

Importance: High

Good Morning Kara – My name is Danielle Kerkhoff, and I am an interior designer / project manager for Smet Construction. I am working with Steve Smet on the Fox Lodge project. Attached are photos of an existing building that represents the color scheme we would like to move forward with.

The photos represent color only, not material for the cream applications.

The materials being used are the following;

Heritage Collection - Utility Size Brick – Smooth (shown in attached photo)
70% - Cardinal Blend
30% - Burgundy Blend

Old World Tumbled – Cream

Please let me know if you have any further questions.

Thanks,

Danielle Kerkhoff
Project Manager
Cell Phone: 920-680-5578
Office Phone: 920-532-3828
Smet Construction Services Corp.
Please visit us at our new corporate address:
300 N. Broadway, Suite 2B
Green Bay, WI 54303
SMET CONSTRUCTION SERVICES
www.smet.com

From: Steve Smet
Sent: Monday, March 26, 2012 10:55 AM
To: Danielle Kerkhoff
Subject: FW: Fox Lodge

Steve Smet
LEED AP / Project Manager
Smet Construction Services
300 North Broadway Suite 2B

County Stone® Masonry Units

COUNTY Stone. MASONRY UNITS

County Stone® Masonry Units are durable, weather-resistant concrete masonry veneers that offer the timeless look of old-world hand-cut stone.

County Stone combines affordability, natural beauty and durability in a concrete veneer unit that elevates residential and commercial structures.

Splitrock Facing

Splitrock features strong, sharp edges and a textured face. This creates a stunning veneer that accentuates the façade or entire exterior of a structure. Clean lines complement both traditional and contemporary tastes. Splitrock units are available in non-blended colors.

Old World Tumbled Facing

A tumbling process weathers the face and edges of Old World Tumbled units, producing the rough-hewn texture and character of hand-chiseled stone without the traditional expense. Old World Tumbled units are available in Non-blended and the line of Sussex Blended colors, which is manufactured to produce blocks with color variations and marbling within each unit. Their earthy tones mirror hues found in nature, offering the realistic beauty of natural cut stone.

Old World Tumbled Blended

Old World Tumbled Non-blended

X

Cream

Splitrock Non-blended

County Stone units are also available in Thin Veneer.

Applications:

- Condominiums
- Multi-family construction
- Religious facilities
- Restaurants
- Public buildings
- Retail centers
- Financial institutions
- Educational facilities
- Community centers

Request for Samples

Fill out this form to receive information and samples of County Stone Masonry Units for your upcoming projects.

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Heritage Collection™ Designer Concrete Brick

Heritage Collection DESIGNER CONCRETE BRICK

A heritage of distinction and reliability

Heritage Collection™ Designer Concrete Brick are being successfully specified everywhere as the preferred building material by discriminating architects and designers on a multitude of commercial and residential applications.

Heritage Collection concrete brick elevate a facade with their refined depth, richness and enduring strength.

Palette of colors & facing styles

With a wide variety of color and texture choices available in the Heritage Collection™, you have diverse effects at your command. Create banding accents or select a custom color for specific jobs.

The Heritage Collection is also available in Thin Veneer.

Advantages of building with Heritage Collection Designer Concrete Brick:

- Structural Load-Bearing or Veneer Units
- High Strength
- Lasting Durability
- Economy
- Rire Resistance
- Availability
- Consistent Sizes

For Product Information Call:

800-242-7733

Request for Samples

Fill out this form to receive information and samples of Heritage Collection Concrete Brick for your upcoming projects.

Downloads:

- Heritage Collection Color Choices
- Heritage Collection Concrete Brick Shapes And Sizes
- Heritage Specifications
- Heritage Collection Brochure

Sustainability Home Owners & Builders

Sustainable Design

Heritage Collection concrete brick contains no organic materials that promote mold growth, or toxic materials that out-gas or damage the environment. The longevity of concrete masonry units ensures the material will sustain for a lifetime.

Heritage Collection Designer Concrete Brick can help designers and architects meet several areas of the criteria for green building projects and Leadership in Energy and Environmental Design (LEED®) ratings.

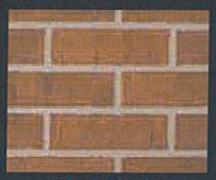
- Regional Material Selection Credits (MR 5.1 and 5.2)
- Recycled Content Credits (MR 4.1 and 4.2)

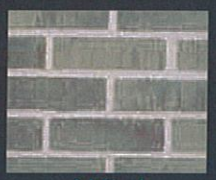
Heritage Collection™ Designer Concrete Brick

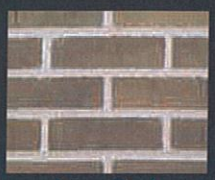
Custom Color and Autumn Blend – Smooth

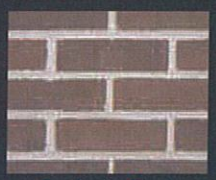
Color Options – Blended (with Flashing)

Amber Rose Blend


Apple Blend

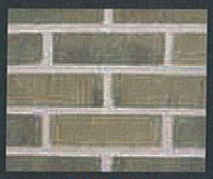

Ash Blend

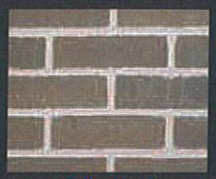

Autumn Blend

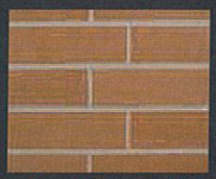

Brandywine Blend

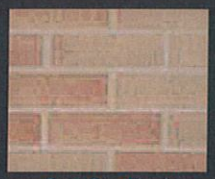
Burgundy Blend

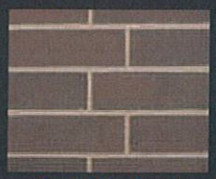
Cardinal Blend


Cedar Blend

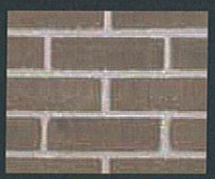

Coffee Blend


Copper Springs Blend

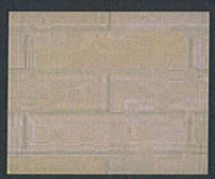

Dusty Rose Blend


Forest Lodge Blend

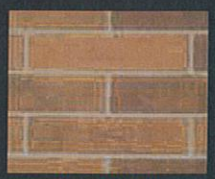
Granite Rose Blend

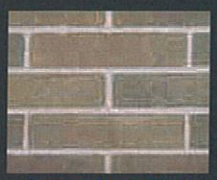

Harvard Blend

Honey Grove Blend

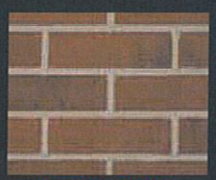

Meadowland Blend

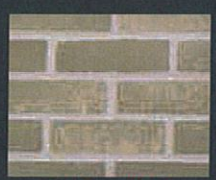
Mesquite Blend

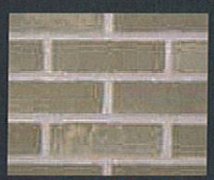

Pecan Blend


Pheasant Feather Blend

Pueblo Blend


Regency Red Blend


Sand Castle Blend


Shalestone Blend

Tuscany Villa Blend

Winter Blend

Winter White w/black

Winter White w/brown

NOTE: Swatches are categorized into price groups. The color of the swatch name denotes pricing levels.

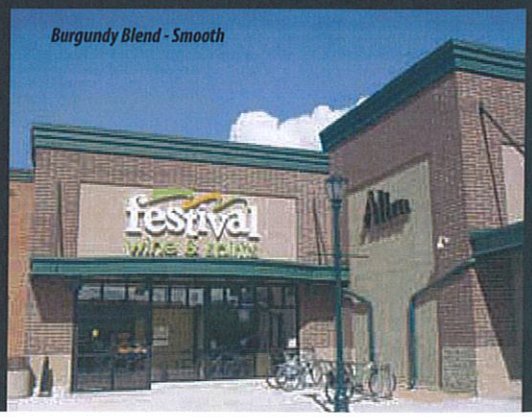
Blue = Group A
Red = Group B
Green = Group C

Facing Options

Smooth

Splitface

Rough Estate



Burgundy Blend - Smooth

©2012 County Materials Corporation

_LAK3495.JPG

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_LAK3518.JPG

©2012 County Materials Corporation

_LAK3532.JPG

©2012 County Materials Corporation

_LAK3552.JPG

SITE PLAN REVIEW FOR:

FAST N EASY PAWN

1275 APPLETON ROAD

CITY OF MENASHA, WISCONSIN 54952

SITE PLAN REVIEW INFORMATION & ZONNING ORDINANCE and SITE DATA ANALYSIS

I. SITE LOCATION
Fast N Easy Pawn
1275 Appleton Road
Menasha, Wisconsin 54952

II. OWNER
Dietzen Living Trust
1275 Appleton Rd.
Menasha, Wisconsin 54952
Attention: Steve Dietzen

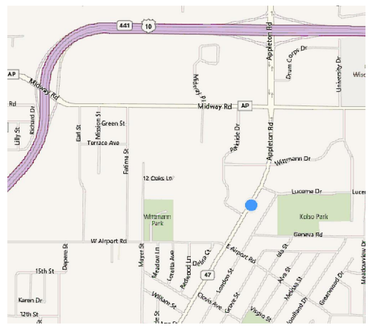
III. SITE PLAN REVIEW INFORMATION
A. City of Menasha Site Plan Review Number: Not Applicable
B. Assigned Plan Reviewer: Greg Kiel - Director of Community Development

IV. ZONING ORDINANCES
City of Menasha
Chapter 13 - Zoning Code

V. APPLICABLE ZONING ORDINANCES and SITE DATA ANALYSIS
A. Site Zoning = C1 - General Commercial District
B. Existing / Proposed Use
Retail Trade (Household Equipment, Furniture, Appliances, Etc. Sales) = Permitted
C. Lot Size
1. Minimum Lot Size / Width = 9,500 s.f. / 80' wide
2. Existing = 29,816 s.f. (.6844 Acres) / 120' wide
D. Building Site Coverage Area
1. Existing = 6,553 s.f.
2. Building Addition = 2,400 s.f.
3. Total Building Area = 8,953 s.f.
a. Sales Area (Existing) = 4,553 s.f.
b. Heated / Cooled Storage Area (Existing) = 2,000 s.f.
c. Un-occupied & Unheated Storage Area (Proposed) = 2,400 s.f.
d. Total Building Area = 8,953 s.f.
E. Existing / Proposed Building Floor Area By Use
1. Sales Area
a. Existing Sales Area = 3,233 s.f.
b. Proposed Additional Floor Area = 1,400 s.f.
c. Total Existing / Proposed Sales Area = 4,633 s.f.
2. Storage Area
a. Existing Heated Storage Floor Area = 1,720 s.f.
b. Existing Heated Storage Floor Area to be Converted to Un-Heated / Un-Occupied Storage Floor Area = 200 s.f.
c. Proposed Un-Heated / Un-Occupied Storage Floor Area Addition = 2,400 s.f.
d. Total Storage Area = 4,320 s.f.
3. Total Floor Area = 8,953 s.f.
F. Building Lot Coverage
1. Maximum = 30% (29,816 X .3) = 8,945 s.f.
2. Existing & Proposed = 8,953 s.f. / 29816 s.f. = 30.003%
G. Building Height
1. Allowable = 45' - 3 Stories
2. Existing / Proposed = 18'
H. Building Setbacks
1. Required
a. Front Yard = 10' (Building, Parking and Paving)
b. Side Yard = 0'
c. Rear Yard = 10' (Building, Parking and Paving)
2. Existing / Proposed
a. Front Yard = 10' Paving / 70' Building (Existing - No Change)
b. Side Yard = 2' Paving / 10' Building (Existing - No Change)
c. Rear Yard = 35' Paving (Existing - No Change) / 40' Building (Proposed)

I. Employees = 3 (No New Employees Added)
1. Existing = 3
2. Future = 1
3. Total = 4
J. Parking
1. Required = 1 space per 600 s.f. of publically used floor area = (4,553 s.f. / 600 s.f.) = 8 spaces
2. Existing = 15 spaces will be provided on the existing parking lot as shown on the Site plan. No additional on site parking area is proposed.
K. Off Street Loading
1. Required = 1 space - 12' X 45'
2. Proposed = 1 space - 12' X 45' at the rear of the building.
L. Building Materials
1. Original building was built before 2000.
2. The proposed building addition is proposed to be attached to the rear side of the existing building.
3. Building addition architectural metal wall panels match existing architectural metal wall panels on the rear and side elevations.
4. The proposed building addition metal roof panels are to match the existing building metal roof panels.
M. Fire Apparatus Access
1. There is on site 20' wide or greater paved Fire Apparatus Access Lanes or paved Public Right of Ways on 3 sides of existing building and proposed building addition.
2. Dead ends of the on site fire apparatus access road do not exceed 150' in length.
3. All parts of the building exterior is within 150' of a Fire Fighting Apparatus
N. Site Surface Area Analysis
1. Disturbed Site Area = (50' X 65') = 3,250 s.f.
2. DNR Site Plan Review Not Required because disturbed area is less than 1 acre.
3. Impervious Area Analysis
a. Existing Impervious Area
i. Building Area = 6,513 s.f. (21.8%)
ii. Paved Area = 16,007 s.f. (53.7%)
iii. Total Impervious Area = 22,520 s.f. (75.5%)
b. Proposed / Existing Impervious Area
i. Building Area = 8,913 s.f. (30%)
ii. Paved Area = 14,387 s.f. (48.2%)
iii. Total Impervious Area = 23.300 s.f. (78.2%)
(780 s.f. (2.7%) increase from current conditions)
O. On Site Storm Water Drainage
1. Requirements by City of Menasha.
Maintain existing on site storm water grading drainage pattern.
2. Proposed System
a. Description
i. Proposed building addition has a gabled roof with half draining to the east north side of the site and the other half to the south side of the site.
ii. The north side of the building will have downspouts draining directly on to the paved parking area that drains off the site via the existing unchanged grading and drainage pattern.
iii. The south side of the building addition has no gutters or downspouts. The roof area drains directly onto the existing grass area that drains off the site via existing unchanged site grading and drainage pattern.

BUILDING SITE



LOCATION MAP

SHEET INDEX

TS1 - TITLE SHEET
C1 - SITE PLAN
A1 - FLOOR PLAN
A2 - ELEVATIONS

RR STEEL CONSTRUCTION CO., INC.
DESIGNERS, BUILDERS, AND GENERAL CONTRACTORS
5521 COUNTY ROAD BB APPLETON WI 54914
(920) 739-6521 FAX (920) 739-3776 (800) 331-6521
"YOU WON'T BUILD ANY OTHER WAY WHEN YOU KNOW WHO WE ARE"
STATE OF WISCONSIN REGISTRATION ID NUMBER 1105412

PROPOSED BUILDING FOR:
FAST N EASY PAWN
MENASHA, WISCONSIN

PROJECT NO. 668
PLAN DATE: FEBRUARY 23, 2012
DRAWN BY: DJN

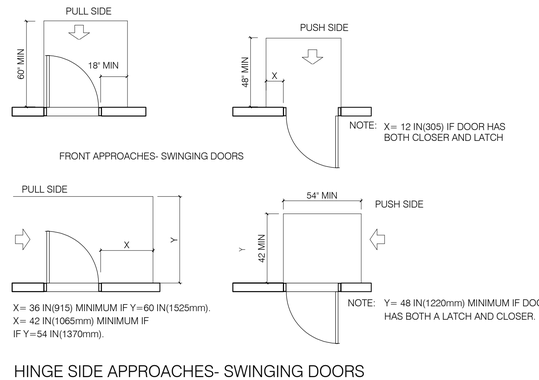
MARK	DATE	DESCRIPTION

SHEET TITLE: TITLE SHEET

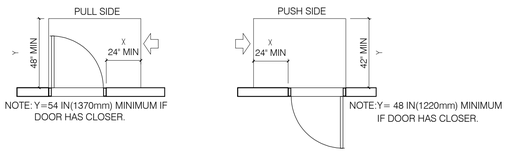
SHEET: TS1

ARCHITECTURAL ABBREVIATIONS

A	A.B.	ANCHOR BOLT
	AC.FLR.	ACCESS FLOOR
	ACOUS.	ACOUSTIC
	ADA	AMERICANS with DISABILITIES ACT
	ADD.	ADDENDUM
	ADDL.	ADDITIONAL
	ADJ.	ADJUSTABLE
	ADJ.	ADJACENT
	ADMIN.	ADMINISTRATION
	A.F.F.	ABOVE FINISHED FLOOR
	AHU	AIR HANDLING UNIT
	ALT.	ALTERNATE
	ALUM.	ALUMINUM
	AMEND.	AMENDMENT
	ANNUN.	ANNUNCIATOR
	AP	ACCESS PANEL
	APPROX.	APPROXIMATE
	ARCH.	ARCHITECTURAL
	ATC	ACOUSTIC TILE CEILING
	AUTO.	AUTOMATIC
B	BUL.BD.	BULLETIN BOARD
	BD.	BOARD
	BG	BUMPER GUARD
	BIT.	BITUMINOUS
	BKT.	BRACKET
	BLDG.	BUILDING
	BLKG.	BLOCKING
	BM.	BEAM
	BOT.	BOTTOM
	BRG.	BEARING
	BSMT.	BASEMENT
	BUL.	BULLETIN
C	CAB.	CABINET
	CCTV	CLOSED CIRCUIT TELEVISION
	CD	COILING DOOR
	CEIL.	CEILING
	CG	CORNER GUARD
	CH	COAT HOOK
	C.J.	CONSTRUCTION JOINT
	CLG.	CEILING
	CLR.	CLEAR
	CM	CONSTRUCTION MANAGER
	CMU	CONCRETE MASONRY UNITS
	CO	CLEAN-OUT
	COL.	COLUMN
	COMB.	COMBINATION
	CONC.	CONCRETE
	CONF	CONFERENCE
	CONN.	CONNECTION
	CONST.	CONSTRUCTION
	CONT.	CONTINUOUS
	CONTR.	CONTRACTOR
	COORD.	COORDINATE
	CORR.	CORRIDOR
	CPT.	CARPET
	CT	CERAMIC TILE
	CTR.	CENTER
	CTSK.	COUNTERSINK
	CUH	CABINET UNIT HEATER
	CW	COLD WATER
	CYL.	CYLINDER
D	DEMO.	DEMOLITION
	DEPR.	DEPRESSION
	DEPT.	DEPARTMENT
	DTLS.	DETAILS
	DF	DRINKING FOUNTAIN
	DIA.	DIAMETER
	DIAG.	DIAGONAL
	DIFF.	DIFFUSER
	DIM.	DIMENSION
	DISP.	DISPENSER
	DIST.	DISTRIBUTION
	DIV.	DIVISION
	DN	DOWN
	DP.	DEEP
	DR.	DOOR
	DR.	DRIVE
	DS	DOWNSPOUT
	DW	DISHWASHER
	DWG.	DRAWING
	DWLS.	DOWELS
E	E	ELECTRIC
	EA	EXHAUST AIR
	EA.	EACH
	EC	ELECTRICAL CABINET
	EF	EXHAUST FAN
	EL.	ELEVATOR
	ELEC.	ELECTRICAL
	ELEV.	ELEVATION
	EMERG.	EMERGENCY
	ENCL.	ENCLOSURE
	ENTR.	ENTRANCE
	EO	ELECTRICAL OUTLET
	EP	ELECTRIC PANEL
	EQ.	EQUAL
	EQUIP.	EQUIPMENT
	EWC	ELECTRIC WATER COOLER
	EX.	EXISTING
	EXC.	EXCAVATE
	EXH.	EXHAUST
	EXIST.	EXISTING
	EXP.	EXPANSION
	EXT.	EXTERIOR
F	FA	FIRE ALARM
	FB	FIRE BLANKET
	FD	FIRE DAMPER
	FD	FLOOR DRAIN
	FDN.	FOUNDATION
	FE	FIRE EXTINGUISHER
	FEC	FIRE EXTINGUISHER CABINET
	FH	FIRE HYDRANT
	FHC	FIRE HOSE CABINET
	FIN.	FINISH
	FIXT.	FIXTURE
	FLR.	FLOOR
	FLASH.	FLASHING
	FLEX.	FLEXIBLE
	FLG.	FLANGE
	FLUOR.	FLUORESCENT
	FM	FACTORY MUTUAL
	FP	FIREPROOF
	FRMG.	FRAMING
	FS	FLOOR SINK
	FT.	FOOT/FEET
	FTG.	FOOTING
	FTN.	FOUNTAIN
	FUT.	FUTURE
G	G	GAS
	GA.	GAUGE
	GALV.	GALVANIZED
	GB	GRAB BAR
	GBC	GENERAL BUILDING CONTRACTOR
	GEN.	GENERAL
	GENER.	GENERATOR
	GL.	GLASS
	GR.	GRADE
	GYP.	GYPSUM
H	H.	HIGH
	HB	HOSE BIBB
	HD	HAND DRYER
	HDCP.	HANDICAP
	HDR.	HEADER
	HDWD.	HARDWOOD
	HDWR.	HARDWARE
	HGT.	HEIGHT
	HM	HOLLOW METAL
	HORIZ.	HORIZONTAL
	HTR.	HEATER
	HVAC	HEATING VENTILATING AIR-CONDITIONING
	HW	HOT WATER
I	I.D.	INSIDE DIAMETER
	IN.	INCH
	INSUL.	INSULATION
	INT.	INTERIOR
	ISO.	ISOLATION
J	JAN.	JANITOR
	JB	JUNCTION BOX
	JIST.	JOIST
	JT.	JOINT
K	KO	KNOCK OUT
	KS	KNEE SPACE
	KW	KILOWATT
L	L.	LAVATORY
	LAM.	LAMINATE
	LAV.	LAVATORY
	LB.	POUND
	LIN.	LINEAR
	LKR.	LOCKER
	LL	LEAD LINED
	LLH	LONG LEG HORIZONTAL
	LLV	LONG LEG VERTICAL
	LP	LIGHT POLE
	LVR.	LOUVER
M	MAN.	MANUAL
	MATL.	MATERIAL
	MAX.	MAXIMUM
	MECH.	MECHANICAL
	MEMB.	MEMBRANE
	MTL.	METAL
	MEZZ.	MEZZANINE
	MFG.	MANUFACTURING
	MFR.	MANUFACTURER
	MH	MANHOLE
	MIN.	MINIMUM
	MIR.	MIRROR
	MISC.	MISCELLANEOUS
	M.O.	MASONRY OPENING
	MTD.	MOUNTED
N	N/A	NOT APPLICABLE
	NEC	NATIONAL ELECTRIC CODE
	NIC	NOT IN CONTRACT
	NO.	NUMBER
	NOM.	NOMINAL
	NRC	NOISR REDUCTION COEFFICIENT
	NTS	NOT TO SCALE
O	O.C.	ON CENTER
	O.D.	OUTSIDE DIAMETER
	OFF.	OFFICE
	OH.	OVERHEAD
	OPER.	OPERATOR
	OPNG.	OPENING
	OPP.	OPPOSITE
	ORD	OVERFLOW ROOF DRAIN
P	PART.	PARTITION
	PB	PASS BOX
	PC	PRECAST
	PD	PENCIL DRAWER
	PH	PANIC HARDWARE
	PL	PLATE
	PLAM.	PLASTIC LAMINATE
	PLAS.	PLASTIC
	PLAST.	PLASTER
	PLMB.	PLUMBING
	PLWD.	PLYWOOD
	PNL.	PANEL
	PP	POWER POLE
	PR.	PAIR
	PRELIM.	PRELIMINARY
	PRV	POWER ROOF VENTILATOR
	PTN.	PARTITION
	PVC	POLYVINYL CHLORIDE
Q	QT	QUARRY TILE
R	R	RADIUS
	R.	RISER
	RA	RETURN-AIR
	RD	ROOF DRAIN
	REBAR	REINFORCING ROD
	REC.	RECESSED
	REF.	REFERENCE
	REFRIG.	REFRIGERATOR
	REINF.	REINFORCING
	REQD.	REQUIRED
	RET.	RETAINING
	REV.	REVISION
	RH	ROOF HATCH
	RM.	ROOM
	RO	ROUGH OPENING
	R&S	ROD AND SHELF
S	S.	SINK
	SCHED.	SCHEDULE
	SD	SMOKE DAMPER
	SECT.	SECTION
	SF	SQUARE FOOT/FEET
	SH.	SHELF
	SHR.	SHOWER
	SHT.	SHEET
	SHTG.	SHEATHING
	SIM.	SIMILAR
	SPEC.	SPECIFICATION
	SQ.	SQUARE
	SS	STAINLESS STEEL
	SS	STORM SEWER
	ST.	STAINLESS
	ST.	STREET
	STD.	STANDARD
	STL.	STEEL
	STOR.	STORAGE
	STRUCT.	STRUCTURAL
	STWD.	SOFTWOOD
	SUPV.	SUPERVISOR
	SUSP.	SUSPENDED
	SW.	SWITCH
T	T	TOILET
	T.	TREAD
	TAN.	TANGENT
	TB	TELEPHONE BOX
	TC	TIME CLOCK
	TEL.	TELEPHONE
	TEMP.	TEMPERED
	TEMP.	TEMPERATURE
	TERR.	TERRAZZO
	T&G	TONGUE AND GROOVE
	THRES.	THRESHOLD
	TLT.	TOILET
	TRANS.	TRANSFORMER
	TS	TUBE STEEL
	TV	TELEVISION
	TYP.	TYPICAL
U	UC	UNDERCUT
	UCR	UNDERCOUNTER REFRIGERATOR
	UL	UNDERWRITERS LABORATORIES
	UNFIN.	UNFINISHED
	UNO	UNLESS NOTED OTHERWISE
	UR.	URINAL
	UTIL.	UTILITY
V	V	VENT
	VCT	VINYL COMPOSITION TILE
	VENT.	VENTILATION
	VERT.	VERTICAL
	VEST.	VESTIBULE
	VNL.	VINYL
	VTR	VENT THROUGH ROOF
	VWC	VINYL WALL COVERING
W	W.	WIDE
	W/	WITH
	W/O	WITHOUT
	WC	WATER CLOSET
	WD.	WOOD
	WDW.	WINDOW
	WF	WIDE FLANGE
	WGT.	WEIGHT
	W.H.	WATER HEATER
	WHCR.	WHEELCHAIR
	WP	WATERPROOF
	WS	WEATHERSTRIP
	WSCT.	WAINSCOT
	W.W.F.	WELDED WIRE MESH
X	XFMR.	TRANSFORMER
Y	YD.	YARD
	<	ANGLE
	@	AT
	CL	CENTER LINE
	[	CHANNEL



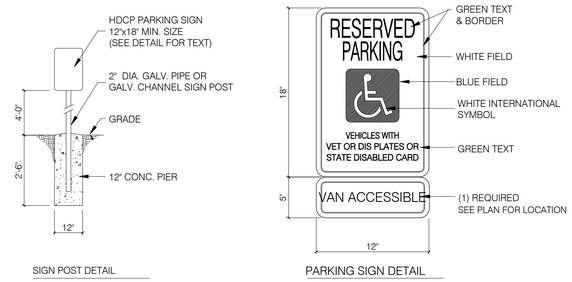
HINGE SIDE APPROACHES- SWINGING DOORS



LATCH SIDE APPROACHES- SWINGING DOORS

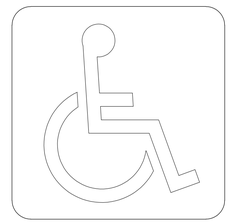
NOTE: ALL DOORS IN ALCOVES SHALL COMPLY WITH THE CLEARANCE FOR FRONT APPROACHES

MANEUVERING CLEARANCES AT DOORS



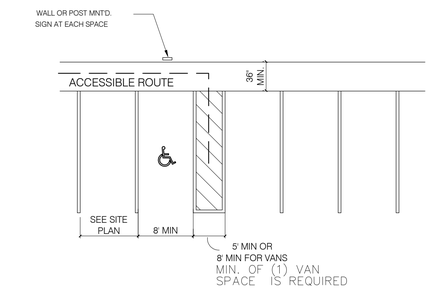
HANDICAP PARKING SIGN DETAILS

NOT TO SCALE



INTRERNATIONAL SYMBOL OF ACCESSIBILITY

IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO INSTALL (WHERE SHOWN HEREON), BARRIER FREE PARKING SIGNS IN CONFORMITY TO WISCONSIN ADMINISTRATIVE CODE: TRANS #200.07

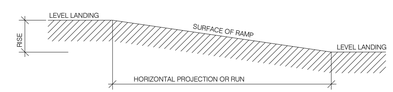


HANDICAPPED PARKING SPACES

THE MAXIMUM. SLOPE AT PARKING SPACES IS 1:50 (4.6.2)

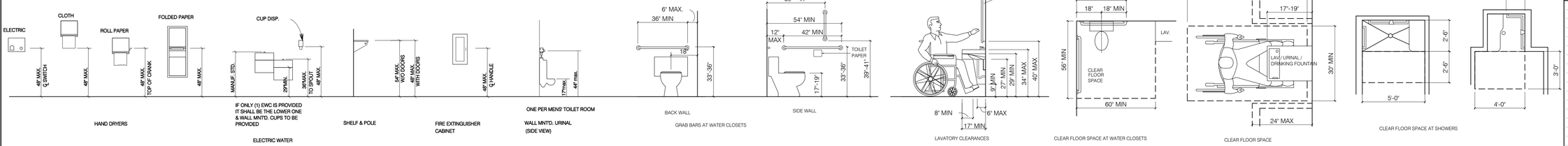
4.8.1* GENERAL. ANY PART OF AN ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 SHALL BE CONSIDERED A RAMP AND SHALL COMPLY WITH 4.8.

4.8.2* SLOPE AND RISE. THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION SHALL BE 1:12. THE MAXIMUM RISE FOR ANY RUN SHALL BE 30 IN (760mm) (SEE FIG. 16). CURB RAMPS AND RAMPS TO BE CONSTRUCTED ON EXISTING SITES OR IN EXISTING BUILDINGS OF FACILITIES MAT HAVE SLOPES AND RISES AS ALLOWED IN 4.1.6(3)(A) IF SPACE LIMITATIONS PROHIBIT THE USE OF A 1:12 SLOPE OR LESS.



SLOPE	MAXIMUM RISE IN.	MAXIMUM HORIZONTAL PROJECTION FT.
1:12 TO 1:16	30	30
1:16 TO 1:20	30	40

SINGLE RAMP RUN



TOILET & BUILDING ACCESSORIES MOUNTING HEIGHTS AND CLEARANCES

SCALE: 1/4"=1'-0"

RR STEEL CONSTRUCTION CO., INC.
DESIGNERS, BUILDERS,
AND CONSULTING CONTRACTORS
5501 COUNTY ROAD BB APPLETON WI 54914
(920) 739-6521 FAX (920) 739-3776 (800) 331-6521
"YOU WON'T BUILD ANY OTHER WAY WHEN YOU KNOW WHO WE ARE"
STATE OF WISCONSIN REGISTRATION ID NUMBER 1105412

PROPOSED BUILDING FOR:

FAST N EASY PAWN

MENASHA, WISCONSIN

PROJECT NO. 668

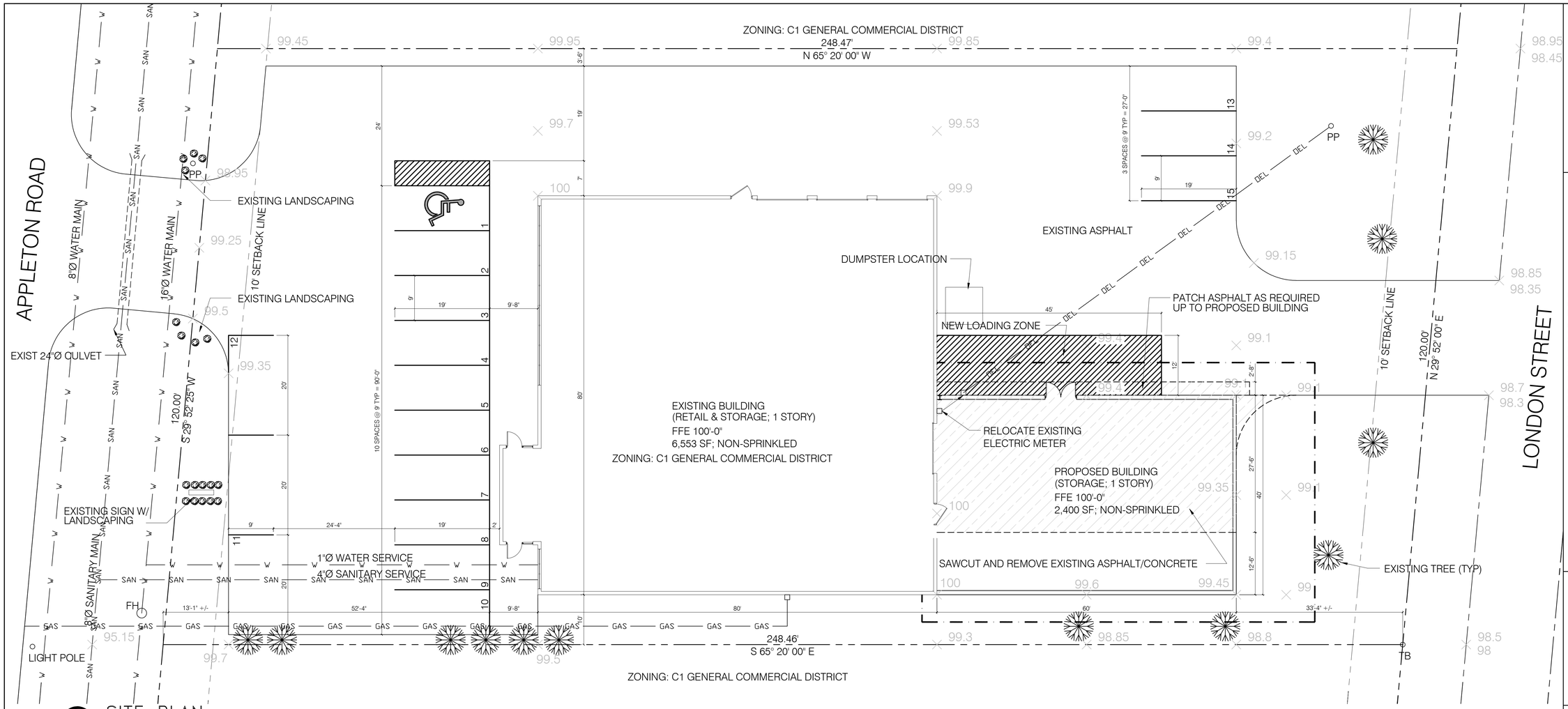
PLAN DATE: FEBRUARY 23, 2012

DRAWN BY: DJN

MARK	DATE	DESCRIPTION

SHEET TITLE: GENERAL NOTES

SHEET: G1

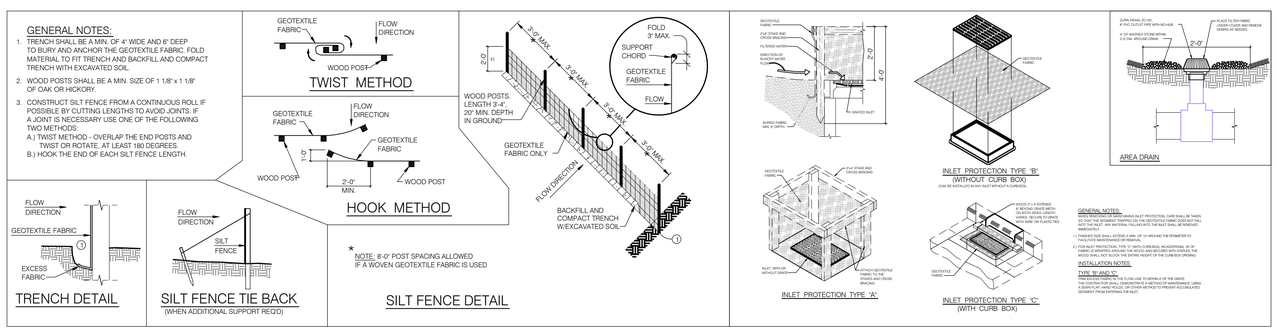


SITE PLAN

SCALE: 1"=10'-0"

GENERAL NOTES:

1. TRENCH SHALL BE A MIN. OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
2. WOOD POSTS SHALL BE A MIN. SIZE OF 1 1/8" x 1 1/8" OF OAK OR HICKORY.
3. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS:
   A.) TWIST METHOD - OVERLAP THE END POSTS AND TWIST OR ROTATE, AT LEAST 180 DEGREES.
   B.) HOOK THE END OF EACH SILT FENCE LENGTH.



* NOTE: 8'-0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED

LEGEND

— · — · —	SILT FENCE
× 100	EXISTING SPOT GRADE
— W —	EXISTING WATER LINE
— SAN —	EXISTING SANITARY LINE
— GAS —	EXISTING GAS LINE
— OEL —	EXISTING OVERHEAD ELECTRIC
PP	POWER POLE
TB	TELEPHONE BOX

EXISTING LANDSCAPING TO REMAIN AS IS PER LANDSCAPE PLAN APPROVED BY CITY OF MENASHA ON MARCH 30, 2009

RR STEEL CONSTRUCTION CO., INC.
DESIGNERS, BUILDERS, ARCHITECTURAL CONTRACTORS
5521 COUNTY ROAD BB APPLETON WI 54914
(920) 739-6521 FAX (920) 739-3776 (800) 331-6521
"YOU WON'T BUILD ANY OTHER WAY WHEN YOU KNOW WHO WE ARE"
STATE OF WISCONSIN REGISTRATION ID NUMBER: 1135412

PROPOSED BUILDING FOR:

FAST N EASY PAWN

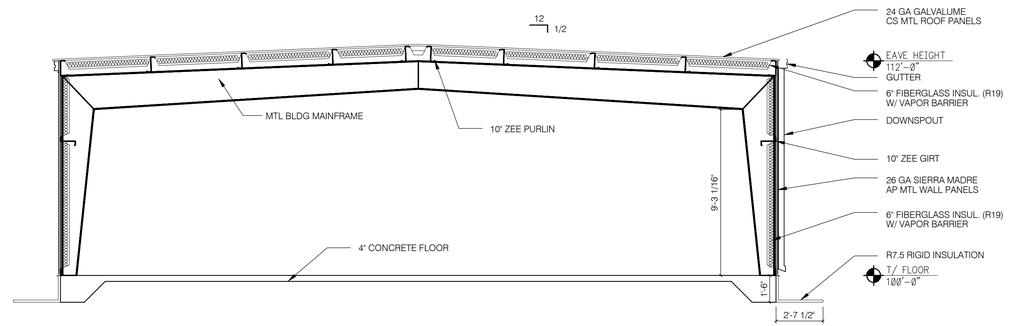
MENASHA, WISCONSIN

PROJECT NO. 668
PLAN DATE: FEBRUARY 23, 2012
DRAWN BY: DJN

MARK	DATE	DESCRIPTION

SHEET TITLE: SITE PLAN

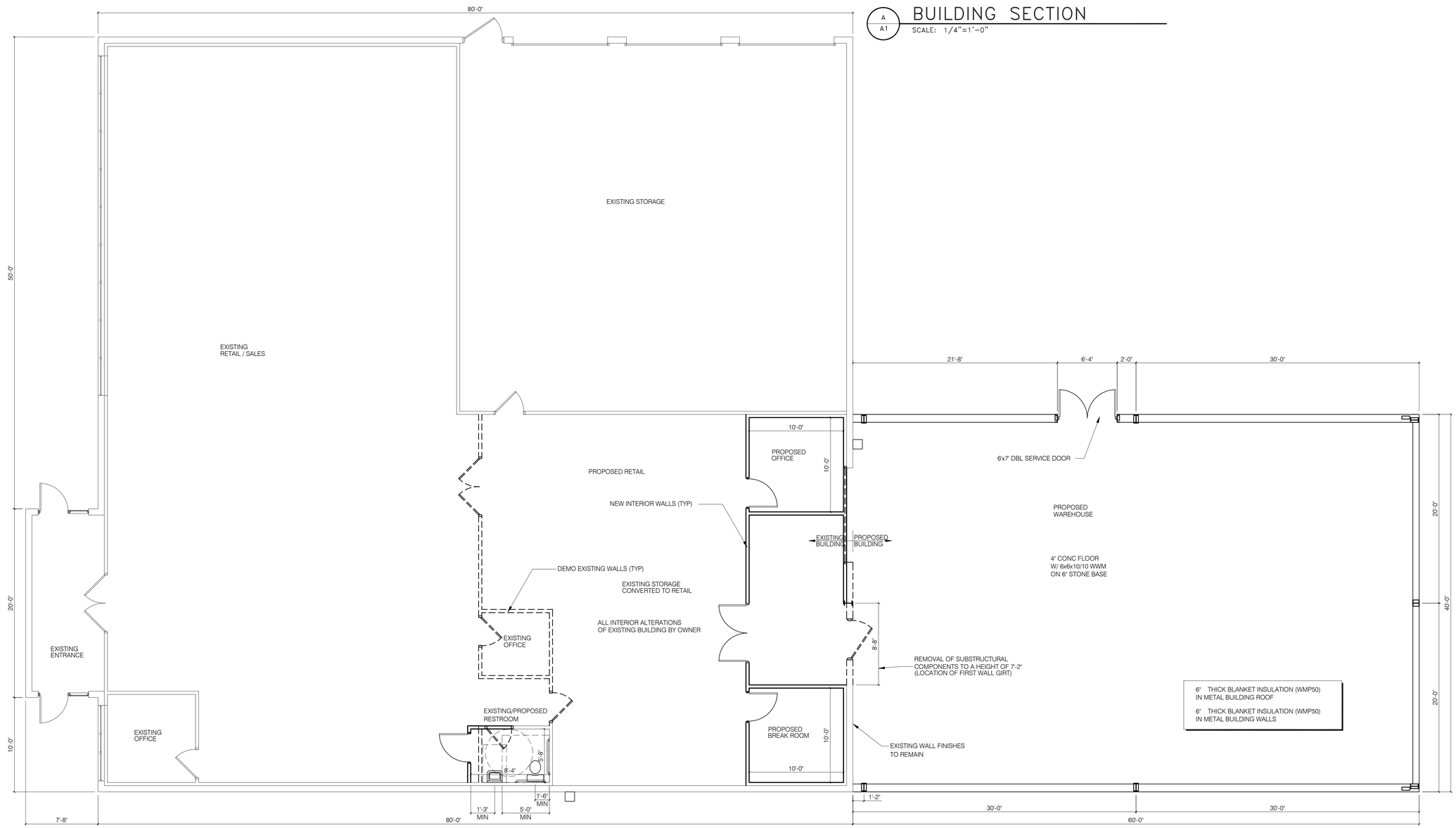
SHEET: C1



A
A1

BUILDING SECTION

SCALE: 1/4"=1'-0"



FLOOR PLAN

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

RR STEEL
CONSTRUCTION CO., INC.
DESIGNERS, BUILDERS,
AND GENERAL CONTRACTORS
5521 COUNTY ROAD BB APPLETON WI 54914
(920) 739-6521 FAX (920) 739-3776 (800) 331-6521
"YOU WON'T BUILD ANY OTHER WAY WHEN YOU KNOW WHO WE ARE"
STATE OF WISCONSIN REGISTRATION ID NUMBER 1105412

PROPOSED BUILDING FOR:

FAST N EASY PAWN

MENASHA, WISCONSIN

PROJECT NO. 668

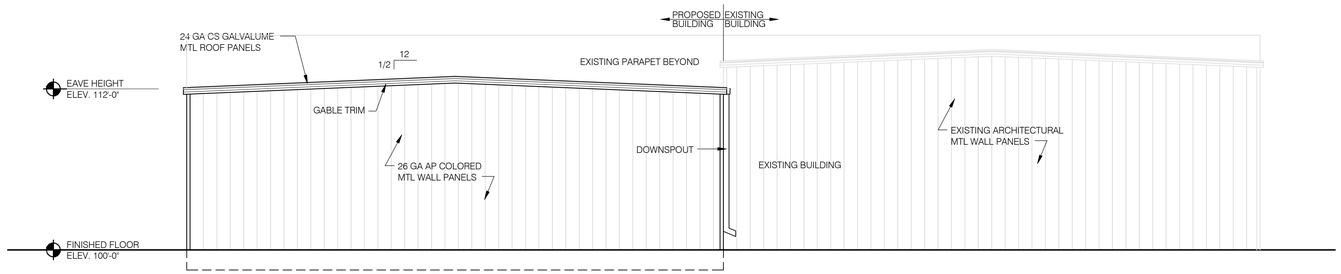
PLAN DATE: FEBRUARY 23, 2012

DRAWN BY: DJN

MARK	DATE	DESCRIPTION

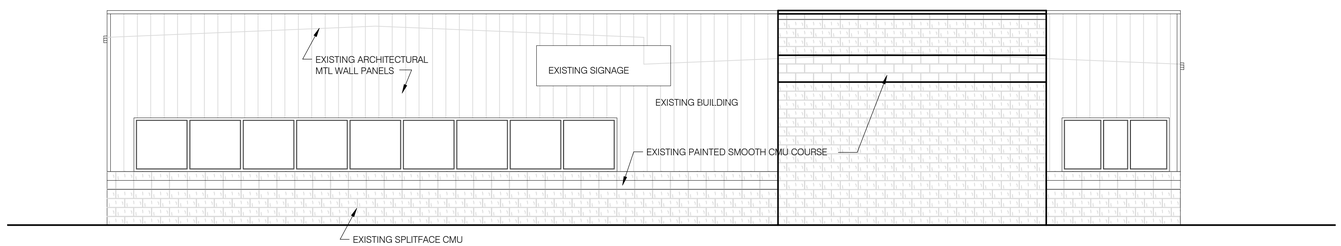
SHEET TITLE: FLOOR PLAN

SHEET: A1



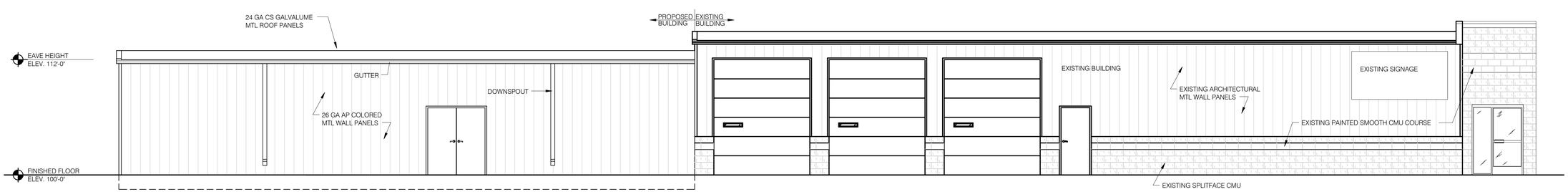
EAST ELEVATION

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



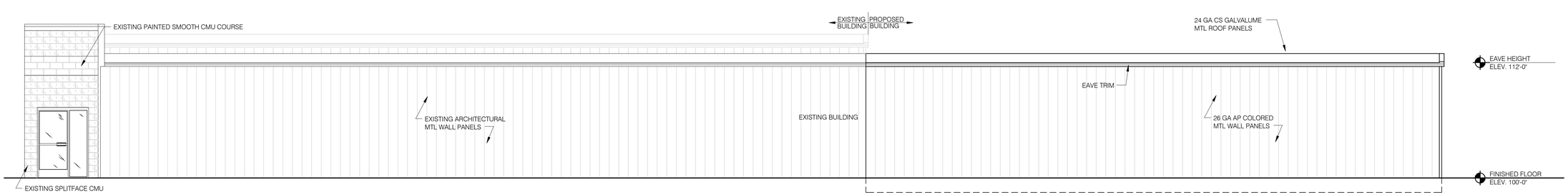
WEST ELEVATION

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



NORTH ELEVATION

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



SOUTH ELEVATION

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

RR STEEL CONSTRUCTION CO., INC.
DESIGNERS, BUILDERS, ARCHITECTURAL CONTRACTORS
5521 COUNTY ROAD BB APPLETON WI 54914
(920) 739-6521 FAX (920) 739-3776 (800) 331-6521
"YOU WON'T BUILD ANY OTHER WAY WHEN YOU KNOW WHO WE ARE"
STATE OF WISCONSIN REGISTRATION ID NUMBER 1 1135412

PROPOSED BUILDING FOR:

FAST N EASY PAWN

MENASHA, WISCONSIN

PROJECT NO. 668

PLAN DATE: FEBRUARY 23, 2012

DRAWN BY: DJN

MARK	DATE	DESCRIPTION

SHEET TITLE: ELEVATIONS

SHEET: A2

CALUMET COUNTY PLANNING DEPARTMENT
206 COURT STREET
CHILTON, WI 53014-1198

CHILTON: (920) 849-1442 APPLETON/SHERWOOD: (920) 989-2700 EXT. 442 FAX: (920) 849-1481

TO: Debbie Galeazzi, Clerk
City of Menasha
140 Main Street
Menasha, WI 54952

FROM: Dena Mooney, County Planner DM

RE: Certified Survey Map Review – W7027 Verna Road (Parcel IDs 7464 and 7465), Menasha, WI

DATE: March 1, 2012

Enclosed is a copy of a certified survey map combining two parcels submitted to us by **Martenson & Eisele, Inc. on behalf of Stephen Holschbach.**

Once the City Plan Commission, Common Council or Community Development Department has reviewed the CSM, please complete the enclosed form and return it to me within forty-five (45) days so we are aware of the city's decision.

Enclosures

c: Greg Keil

CALUMET COUNTY PLANNING DEPARTMENT
206 COURT STREET
CHILTON, WI 53014-1198

CHILTON: (920) 849-1442 APPLETON/SHERWOOD: (920) 989-2700 EXT. 442 FAX: (920) 849-1481

CERTIFIED SURVEY MAP (CSM) APPROVAL FORM

In order for Calumet County to accept an application for certified survey map (CSM) approval, the subdivider must first obtain approval from the appropriate town board and, where applicable, any city or village having extraterritorial plat approval jurisdiction.

As the subdivider, it is your responsibility to contact the local official(s) to place the CSM on any necessary agendas as an action item. Once a decision has been made regarding the CSM, have the local official (town chair, mayor, clerk, staff) complete the form. The completed form must be included with the CSM application submitted to the Calumet County Planning Department.

The _____ (Name of Municipality) has reviewed the CSM prepared for _____ on _____ (approval date) and has:

- ❑ approved
- ❑ approved with conditions (indicate conditions):

_____

_____

_____

_____

_____

- ❑ denied (indicate reasons for denial):

_____

_____

_____

_____

_____

_____ _____ _____

Signature Title Date

PLEASE RETURN THIS COMPLETED FORM TO:
CALUMET COUNTY PLANNING DEPARTMENT
206 COURT STREET
CHILTON, WI 53014-1198

CERTIFIED SURVEY MAP NO. _____

COMBINING OF PARCELS DESCRIBED IN J4116-61 AND J5498-25
ALL OF LOTS 1 AND 2, BLOCK 4, STACKER PLAT,
TOWN OF HARRISON, CALUMET COUNTY, WISCONSIN.

LEGEND

- ■ 1" O.D. IRON PIPE SET, 24" LONG, WEIGHING 1.13 LBS. PER LINEAL FOOT
- □ 1" O.D. IRON PIPE FOUND
- ◪ 2" O.D. IRON PIPE FOUND
- ⊕ GOVERNMENT CORNER
- ○ POWER POLE
- ○ GUY WIRE
- —OH— OVERHEAD ELECTRIC

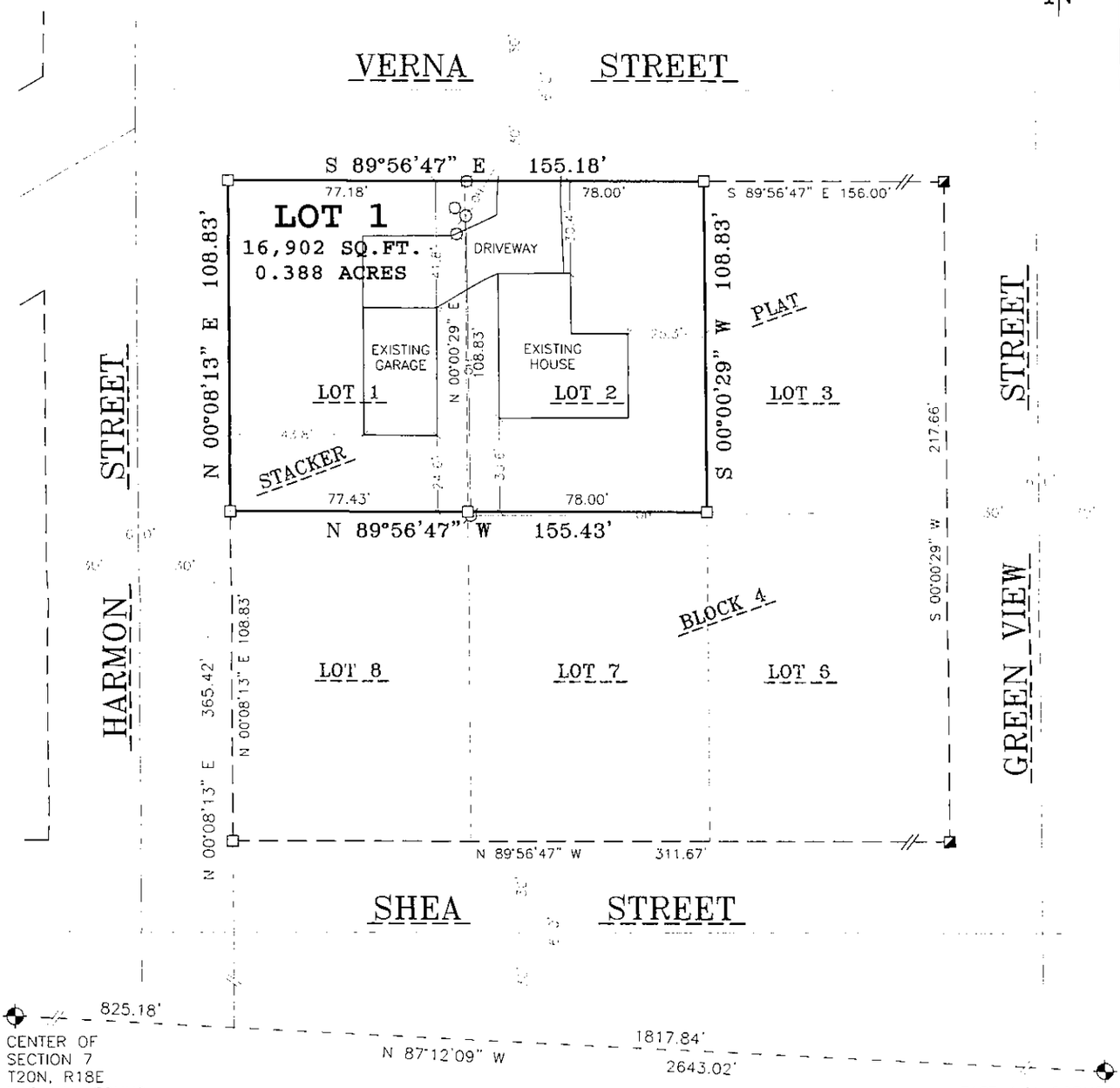
BEARINGS ARE REFERENCED TO THE CALUMET COUNTY COORDINATE SYSTEM

1" = 50'

0 50 100

SCALE IN FEET

N



825.18'

CENTER OF SECTION 7 T20N, R18E MAG NAIL FOUND

N 87°12'09" W 1817.84'

2643.02'

EAST 1/4 CORNER SECTION 7 T20N, R18E MAG NAIL FOUND

WISCONSIN GARY A. ZAHRINGER S-2098 STOCKBRIDGE WI LAND SURVEYOR

Gary A. Zahringer 2-27-12

SURVEY FOR:
STEPHEN HOLSCHBACH
W7027 VERNA ROAD
MENASHA, WI 54952

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

PROJECT NO. 1-0072-001

FILE 1-0072-001csm.dwg SHEET 1 OF 3

THIS INSTRUMENT WAS DRAFTED BY: AMS

CERTIFIED SURVEY MAP NO. _____

SURVEYOR'S CERTIFICATE

I, GARY A. ZAHRINGER, LAND SURVEYOR, DO HEREBY CERTIFY:
THAT I HAVE SURVEYED, MAPPED AND DIVIDED AT THE DIRECTION OF STEPHEN HOLSCHBACH,

ALL OF LOTS 1 AND 2, BLOCK 4, STACKER PLAT, TOWN OF HARRISON, CALUMET COUNTY, WISCONSIN. CONTAINING 16,902 SQUARE FEET [0.388 ACRES]. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE FULLY COMPLIED WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND WITH THE TOWN OF HARRISON AND CALUMET COUNTY SUBDIVISION ORDINANCE IN SURVEYING, DIVIDING AND MAPPING THE SAME.

THAT THIS CERTIFIED SURVEY MAP IS NOT A DIVISION OF PROPERTY BUT A COMBINING OF AND DEPICTION OF THE PARCELS RECORDED IN J4116-61 AND J5498-25 INTO A SINGLE PARCEL AND DESCRIPTION.

GIVEN UNDER MY HAND THIS 27TH DAY OF FEBRUARY, 2012.

Gary A. Zahringer

GARY A. ZAHRINGER, REG. WI LAND SURVEYOR S-2098

GARY A.
ZAHRINGER
S-2098
STOCKBRIDGE
WI
LAND SURVEYOR

THIS CERTIFIED SURVEY MAP IS CONTAINED WHOLLY WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENTS

OWNERS OF RECORD:	RECORDING INFORMATION:	PARCEL NUMBER:
STEPHEN L. HOLSCHBACH	J.4116-61	010-0259-040020A-000-0-201807-00-1300
	J.5498-25	010-0259-040010A-000-0-201807-00-1300

CERTIFIED SURVEY MAP NO. _____

OWNER CERTIFICATE

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I CAUSED THE LAND ABOVE DESCRIBED TO BE SURVEYED, DIVIDED, AND MAPPED ALL AS SHOWN AND REPRESENTED ON THIS MAP.

DATED THIS _____DAY OF _____, 2012.

_____

STEPHEN L. HOLSCHBACH

STATE OF WISCONSIN)
)SS
_____ COUNTY)

PERSONALLY CAME BEFORE ME ON THE _____ DAY OF_____, 2012, THE ABOVE OWNERS TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

_____

NOTARY

MY COMMISSION EXPIRES_____

TOWN APPROVAL:

APPROVED BY THE OF TOWN OF HARRISON, CALUMET COUNTY, WISCONSIN.

DATED THIS THE _____ DAY OF _____, 2012

_____ _____

TOWN CHAIRPERSON TOWN CLERK

TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LANDS SHOWN HEREON.

_____ _____

TOWN TREASURER DATE COUNTY TREASURER DATE

CERTIFICATE OF PLANNING AGENCY:

PURSUANT OF THE LAND SUBDIVISION REGULATIONS OF THE COUNTY OF CALUMET, WISCONSIN, ALL THE REQUIREMENTS FOR APPROVAL HAVE BEEN FULFILLED. THIS MINOR SUBDIVISION WAS APPROVED BY THE CALUMET COUNTY PLANNING AND ZONING COMMITTEE ON

THIS _____ DAY OF _____,2012.

_____ _____

DIR., CALUMET COUNTY PLANNING DEPT. CHAIRMAN, CALUMET COUNTY PLANNING & ZONING COMMITTEE

WISCONSIN
GARY A. ZAHRINGER
S-2093
STOCKBRIDGE
WI
LAND SURVEYOR

Gary A. Zahringer
2-27-12

PROJECT NO. 1-0072-001

SHEET 3 OF 3

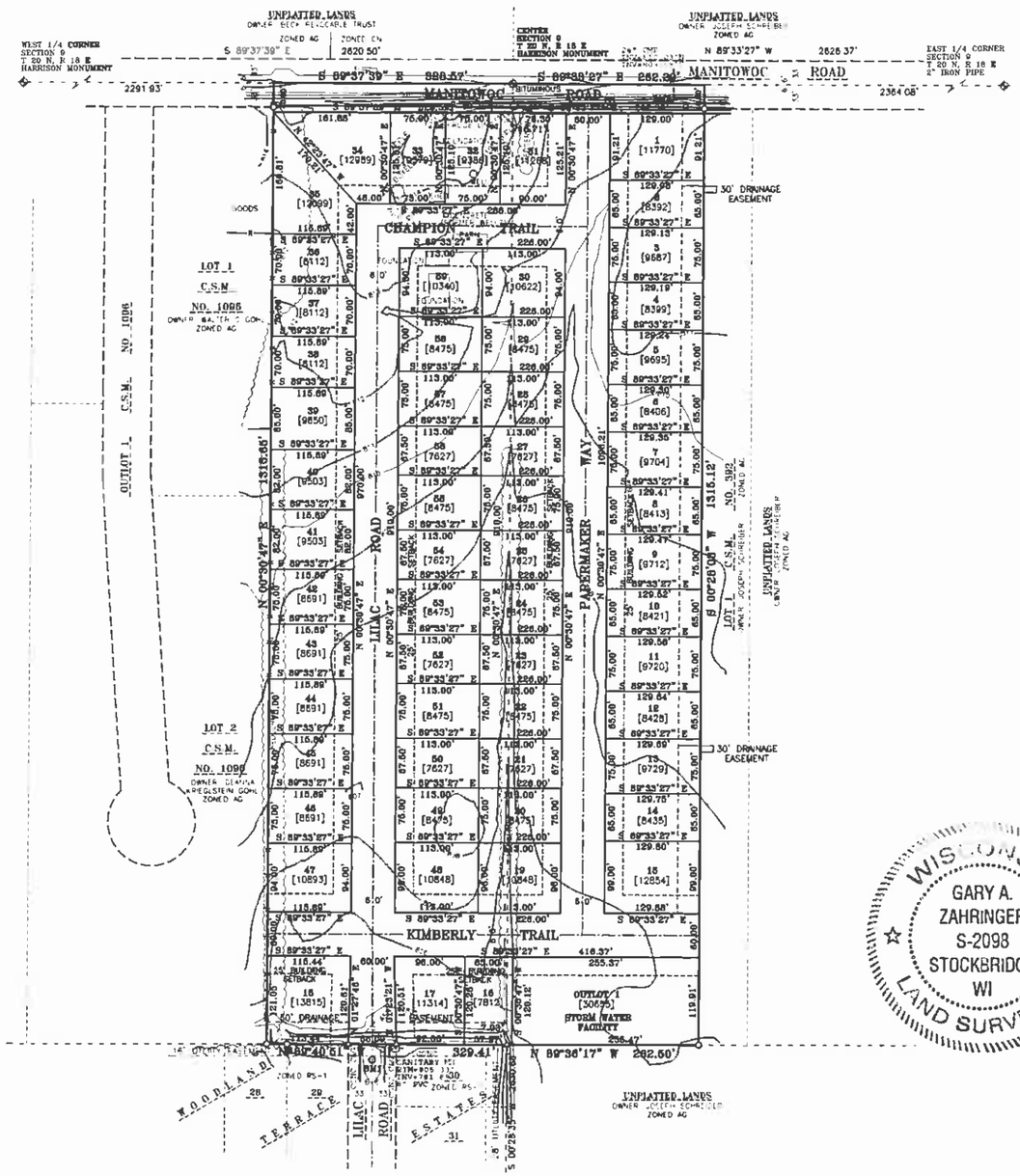
PRELIMINARY PLAT

PAPERMAKER RIDGE

PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND
PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 9, TOWNSHIP 20 NORTH, RANGE 18 EAST,
TOWN OF HARRISON, CALUMET COUNTY, WISCONSIN

BEARINGS ARE REFERENCED TO THE CALUMET COUNTY COORDINATE SYSTEM WHICH HAS THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 9, RECORDED TO BEAR N 89°33'27" W

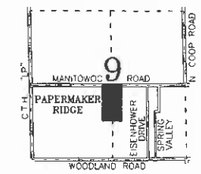
1" = 100'
0 100 200
SCALE IN FEET



LOCATION MAP

SECTION 9
T 20 N, R 18 E
TOWN OF HARRISON
CALUMET COUNTY

NO SCALE



NOTES

THE OWNER/SUBDIVIDER HAS NO NOTICE OR KNOWLEDGE OF ANY ENVIRONMENTAL PROBLEM (THE EXISTENCE OF HAZARDOUS OR TOXIC SUBSTANCES) OF ANY SORT ON THE PROPERTY BEING TRANSFERRED. THE OWNER/SUBDIVIDER UNDERSTANDS THAT IT WILL PAY FOR ANY COSTS TO REMEDY ANY ENVIRONMENTAL PROBLEMS ENCOUNTERED DURING CONSTRUCTION OF ANY OF THE PUBLIC IMPROVEMENTS REQUIRED BY THE TOWN ON THE PLAT OR IN THE DEVELOPER'S AGREEMENT. THE OWNER/SUBDIVIDER UNDERSTANDS THAT THEY SHALL BE INDIVIDUALLY RESPONSIBLE FOR ANY ENVIRONMENTAL PROBLEM FOUND ON THE LAND, TRANSFERRED TO THE TOWN ON THE PLAT DURING THE CONSTRUCTION OF ROADS OR OTHER DEDICATIONS AND AGREE TO HOLD THE TOWN HARMLESS UNTIL CONSTRUCTION, INSTALLATION OR GRADING IS COMPLETE.

A DRAINAGE PLAN HAS BEEN FILED WITH THE DEPARTMENT OF PLANNING, ZONING & SANITATION OFFICE. MAINTENANCE OF ALL DRAINAGE WAYS AND ASSOCIATED STRUCTURES WITHIN THE SUBDIVISION OR SERVING THE SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS OF THE SUBDIVISION.

UPON FAILURE OF THE PROPERTY OWNERS TO PERFORM MAINTENANCE OF THE DRAINAGE WAYS AND ASSOCIATED STRUCTURES, THE COUNTY AND TOWNSHIP RETAINS THE RIGHT TO PERFORM MAINTENANCE AND/OR REPAIRS WHICH SHALL BE EQUALLY ASSESSED AMONGST THE PROPERTY OWNERS OF THE SUBDIVISION WITH A DRAINAGE COVENANT.

LOT LINE GRADES ESTABLISHED BY THE DRAINAGE PLAN FOR PAPERMAKER RIDGE ARE MANDATORY. IT IS THE RESPONSIBILITY OF THE LOT OWNER TO COMPLY WITH THESE ESTABLISHED ELEVATIONS.

UTILITY EASEMENTS, LOCATIONS AND WIDTHS WILL BE SHOWN ON THE FINAL PLAT

CONTOURS ARE ONE FOOT INTERVALS AND BASED ON USGS DATUM.

OBJECTING AND APPROVING AUTHORITIES

DEPARTMENT OF ADMINISTRATION
CALUMET COUNTY
TOWN OF HARRISON
CITY OF MENASHA (EXTRATERRITORIAL JURISDICTION)

SUPPLEMENTARY DATA

GROSS AREA	[777,894 SQ.FT.] 17.858 ACRES
ROAD AREA	[204,207 SQ.FT.] 4.688 ACRES
NET SUBDIVISION AREA	[573,687 SQ.FT.] 13.170 ACRES
NUMBER OF LOTS	59
OUTLOT	1
AVERAGE LOT SIZE	9,197 SQ.FT.
TYPICAL LOT SIZE	111' x 72'
LINEAL FEET OF STREET	3,120 FT
PRESENT ZONING	RS-2 LOT AREA MINIMUM = 7,500 SQ.FT. LOT AREA MAXIMUM = 12,000 SQ.FT FRONT YARD SETBACK = 25 FT SIDE YARD SETBACK = 5 FT REAR YARD SETBACK = 35 FT

ACCESS RESTRICTION CLAUSE

AS OWNERS, WE HEREBY RESTRICT LOTS 1, 31, 32, 33 AND 34, IN THAT NO OWNER, POSSESSOR, USER, NOR LICENSEE, NOR OTHER PERSON SHALL HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS OR EGRESS WITH MANITOWOC ROAD AS SHOWN ON THE PLAT, IT BEING EXPRESSLY INTENDED THAT THIS RESTRICTION SHALL CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC ACCORDING TO SECTION 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE TOWN OF HARRISON AND CALUMET COUNTY.

LEGAL DESCRIPTION

PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 18 EAST, TOWN OF HARRISON, CALUMET COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 9; THENCE NORTH 89 DEGREES 33 MINUTES 27 SECONDS WEST, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 2364.08 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 28 MINUTES 03 SECONDS WEST, ALONG THE WEST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 352, A DISTANCE OF 1315.12 FEET; THENCE NORTH 89 DEGREES 36 MINUTES 17 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 262.50 FEET; THENCE NORTH 89 DEGREES 40 MINUTES 51 SECONDS WEST, ALONG THE NORTH LINE OF WOODLAND TERRACE ESTATES, 329.41 FEET; THENCE NORTH 00 DEGREES 30 MINUTES 47 SECONDS EAST, ALONG THE EAST LINE OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 1096 AND THE NORTHERLY EXTENSION OF SAID EAST LINE OF LOT 1, A DISTANCE OF 1315.65 FEET; THENCE SOUTH 89 DEGREES 27 MINUTES 39 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 328.57 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 27 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 262.29 FEET TO THE POINT OF BEGINNING, CONTAINING 777,894 SQUARE FEET (17.858 ACRES) AND SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

DEVELOPER

OUTAGAMIE LLC
C/O VAN'S REALTY & DEVELOPMENT
JERRY HAEN, PARTNER
2525 SOUTH ONEIDA STREET
APPLETON, WI 54915
PHONE 920.734.1845

SURVEYOR'S CERTIFICATE

I, GARY A. ZAHRINGER, HEREBY CERTIFY THAT THIS PRELIMINARY PLAT IS A CORRECT REPRESENTATION OF ALL EXISTING LAND DIVISIONS AND FEATURES, AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF CALUMET COUNTY AND THE TOWN OF HARRISON SUBDIVISION ORDINANCE.

DATED THIS THE 29TH DAY OF MARCH, 2012

GARY A. ZAHRINGER, S-2098

WISCONSIN
GARY A. ZAHRINGER
S-2098
STOCKBRIDGE
WI
LAND SURVEYOR

BENCHMARKS

BM1
RIM OF SANITARY MANHOLE LOCATED AT THE NORTH END OF LILAC ROAD
ELEVATION = 805.33' USGS

BM2
SOUTH INVERT OF 24" CMP LOCATED AT THE NORTHEAST PROPERTY CORNER
ELEVATION = 809.98' USGS

LEGEND

■	1" x 24" IRON PIPE SET	—OH—	OVERHEAD POWER LINES		EXIST. HYDRANT
▲	1-1/4" x 30" REBAR SET	—E—	UNDERGROUND ELECTRIC		WATER VALVE
×	CHISELED "X" SET	—T—	UNDERGROUND TELEPHONE		WATER STOP BOX
○	3/4" REBAR FOUND	—G—	UNDERGROUND GAS		EXIST STORM MANHOLE
□	1" IRON PIPE FOUND	—CATV—	UNDERGROUND CABLE TV		STORM INLET
△	1-1/4" REBAR FOUND	—X—	EXIST FENCE LINE		YARD DRAIN
	2" IRON PIPE FOUND		GAS VALVE		EXIST SANITARY MANHOLE
	CHISELED "X" FOUND		POWER POLE	—·—·—	EXIST SAN SEWER
	GOVERNMENT CORNER		GUY	— — —	EXIST STO. SEWER
( )	RECORDED AS		LIGHT POLE	— · — ·	EXIST WATER MAIN
	CONIFEROUS TREE		TELEPHONE PEDESTAL	800	CONTOUR W/ ELEVATION
	DECIDUOUS TREE		ELECTRIC PEDESTAL		
	EXIST WOODS LINE		CABLE PEDESTAL		

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

DRAWN BY	CHECKED	APPROVED
AMS	GAZ	SCM

NO.	DATE	REVISION

PRELIMINARY PLAT

PAPERMAKER RIDGE

PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 18 EAST, TOWN OF HARRISON, CALUMET COUNTY, WISCONSIN

OUTAGAMIE LLC
C/O VAN'S REALTY & DEVELOPMENT
2525 SOUTH ONEIDA STREET
APPLETON, WI 54915

SCALE	DATE
1" = 100'	3/16/2012

COMPUTER FILE
1-0067-001pp.dwg

DRAWING NO
1-0067-001