

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**

**June 18, 2013  
3:30 PM**

**AGENDA**

*3:30 PM – Public Hearing Regarding the Proposed Ordinance to Reduce the Minimum Lot Depth Standard for the I-1 Heavy Industrial Zoning District*

A. CALL TO ORDER

B. ROLL CALL/EXCUSED ABSENCES

C. MINUTES TO APPROVE

1. [Minutes of the May 21, 2013 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. [Analysis of Impacts from Reducing Minimum Lot Standard for I-1 District](#)

F. ACTION ITEMS

1. [Proposed Ordinance Relating to Amending the Text of the Zoning Code to Reduce the Minimum Lot Depth for the I-1 Heavy Industrial District](#)
2. [Proposed Certified Survey Map – Brighton Drive](#)

G. ADJOURNMENT

**CITY OF MENASHA**  
**Plan Commission**  
**Council Chambers, City Hall – 140 Main Street**  
**May 21, 2013**  
**DRAFT MINUTES**

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**A. CALL TO ORDER**

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

**B. ROLL CALL/EXCUSED ABSENCES**

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

PLAN COMMISSION MEMBERS EXCUSED: Commissioners Cruickshank and Sturm.

PLAN COMMISSION MEMBERS ABSENT: None

OTHERS PRESENT: CDD Keil, PP Homan and John Davel.

**C. MINUTES TO APPROVE**

1. **Minutes of the April 23, 2013 Plan Commission Meeting**

Motion by Comm. Schmidt, seconded by Ald. Benner to approve the April 23, 2013 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. **Zoning Designation – 428 Sixth Street**

CDD Keil reviewed the drawings showing the zoning classifications of the subject parcel and others in the vicinity. The parcel is currently zoned C-1 General Commercial, the Future Land Use Plan calls for low density residential. Commissioners discussed:

- The suitability of the site for commercial use.
- The area and depth of the parcel and possibilities for splitting it into two lots.
- The C-1 zoning designation of the predominantly residential uses in portions of the Sixth and Racine Street corridors.
- Whether a comprehensive approach should be taken to rezoning properties in these corridors.

Consensus was that staff should conduct an evaluation of these considerations and report back to the commission in fall.

2. **Lot Split – Lot 10, Province Terrace**

CDD Keil reviewed the environmental conditions on the parcel related to shore yard and wetland protective area setbacks. It was noted that the asking price on this lot had been adjusted to account for the reduction in buildable area associated with these restrictions. Commissioners discussed:

- Relationship of Lot 10 to the adjoining storm water pond.
- Relationship of the Province Terrace trail to the lot and whether the planned trail location should be on the east or west side of the street.
- Desirability of additional open space/natural area in the neighborhood.

Consensus was that Public Works should evaluate the feasibility of relocating the trail to the east side of Province Terrace and that a lot line and dimensions should be brought back related to the lot split.

3. **Amendment to Section 13-1-31 (e)(3) of the Menasha Code of Ordinances – reduction in the minimum lot depth requirement from 245 feet to 235 feet**

CDD Keil described the relationship of this item to Action Item 1 below, where the existing platted lot does not meet the minimum lot depth requirement, and hence the CSM could not be created due to the zoning nonconformity. Commissioners discussed:

- The prevalence of this situation on other parcels zoned I-1 General Commercial.
- Prospects for adverse unintended consequences of making the change.

Consensus was that staff should continue working on the proposed ordinance change and conduct an assessment of how this change would impact other parcels zoned I-1.

#### **ACTION ITEMS**

1. **Certified Survey Map combining Lots 6 & 7 of J.O. Johnson Industrial Park Plat – Bud Drive (to be received)**

In light of the discussion above, DPW Radtke made and Comm. DeCoster seconded a motion to table this item. The motion carried.

2. **Site Plan Review – 1845 Bud Drive – Minimax Storage II**

PP Homan reviewed the memo she had prepared concerning the site plan. Commissioners discussed:

- Building setbacks.
- The phasing of construction relative to parking lot paving.
- The location and type of curbing.

Motion by DPW Radtke, Seconded by Comm. Schmidt to approve the site plan for 1845 Bud Drive subject to the following conditions:

1. That the remaining \$50 of the site plan review fee be paid.
2. That specifications for lighting be submitted for review and approval.
3. That the building plans be modified so that the requirement that 1/3 of the building be faced with masonry, architectural composite aluminum or steel panels, glass or a combination thereof, and that illustrations showing same be submitted for approval.
4. That building setbacks comply with zoning regulations either in the current lot configuration or in the event the proposed CSM is recorded. Building #3 shall not be constructed until a final determination has been made concerning the lot configuration.
5. That all proposed curbing shall have a 6" vertical face.

3. **Garage Relocation – 420 Second Street**

This item was withdrawn at the request of the owner.

#### **G. ADJOURNMENT**

Motion by Ald. Benner, seconded by Comm. DeCoster to adjourn at 5:45 p.m.

The motion carried.

*Minutes respectfully submitted by CDD Keil.*



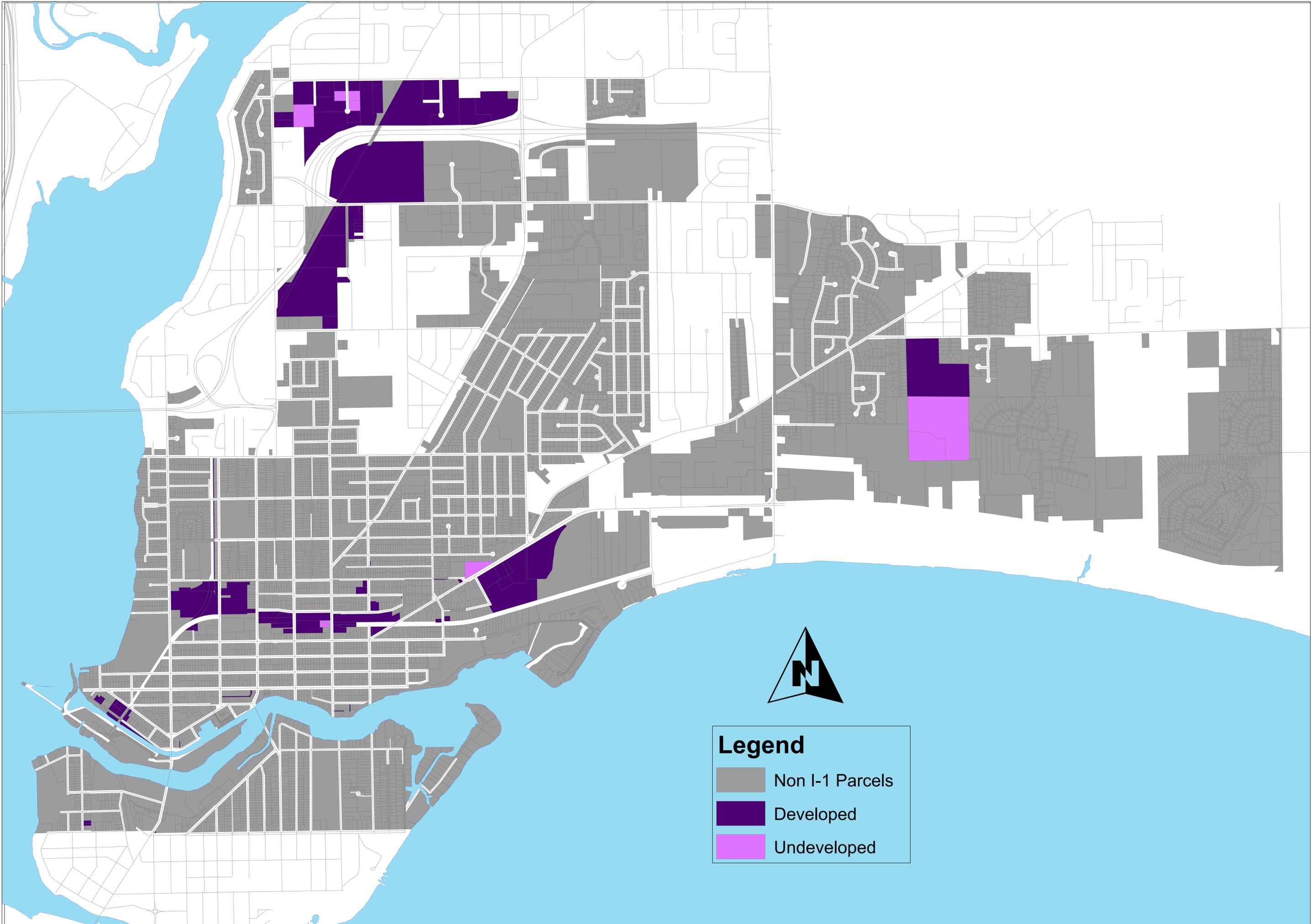
**MEMORANDUM**

TO: Plan Commission  
FROM: Kevin Englebert, <sup>KPE</sup> Community Development Intern  
DATE: June 12, 2013  
RE: **I-1 Zoning Analysis for Proposed Changes to I-1 Zoning District**

The Plan Commission requested that the Community Development Department undertake an analysis of the proposed amendment to the minimum lot depth for the I-1 Heavy Industrial District. Specifically, a review of the potential effects of lowering the minimum lot depth standard from 245' to 235' was to be carried out. This requirement can be found in SEC. 13-1-31(e)(3).

First, we identified where all the current I-1 parcels are as illustrated in Exhibit A. Also, we've identified five undeveloped parcels that may be affected should the minimum lot depth standard be changed as identified in Exhibits B, C, D, E, & F.

The Community Development Department maintains that changing SEC. 13-1-31(e)(3) to reduce the minimum lot depth from 245' to 235' will not negatively impact future development on I-1 zoned parcels and will facilitate development on those lots which currently do not meet the 245' standard. It is the recommendation of the department that the minimum lot depth standard for the I-1 district be reduced from 245' to 235'.



**Legend**

- Non I-1 Parcels
- Developed
- Undeveloped

740076102

240.42'

239.90'

740076100

206.00'

740076103

206.00'

91.00'

240.93'

BUD DR

206.00'

740076108

206.00'

239.90'

740075401

740076104

165.41'

164.00'

740076107

214.00'

940.23'

77.27'

61.13'

209.92'

740076105

740076106



740009700

219.5'

740010200

219.5'

48.0'

143.4'

740010800

219.5'

45.0'

740009900

740010600

219.5'

49.62'

59.5'

740010000

160.00'

DE PERE ST



Parcel ID	Top Boundary (ft)	Right Boundary (ft)	Bottom Boundary (ft)	Left Boundary (ft)
750069100	130.0'	130.00'	81.00'	315.19'
750049311	129.61'	130.00'	70.00'	315.19'
750049312	129.28'	129.61'	70.00'	315.19'
750049313	128.95'	129.28'	70.00'	315.19'
750049314	128.61'	128.95'	70.00'	315.19'
750049315	128.28'	128.61'	70.00'	315.19'
750049316	127.95'	128.28'	70.00'	315.19'
750049317	127.11'	127.95'	70.00'	315.19'
750049318	103.40'	127.11'	80.00'	315.19'
750049319	62.55'	103.40'	62.55'	315.19'
750049400	146.0'	62.55'	21.67'	315.19'
750049300	643.55'	740.0'	415.0'	315.19'
750050100	300.0'	415.0'	300.0'	315.19'
750050200	415.0'	415.0'	415.0'	315.19'
750057400	76.90'	75.0'	76.90'	315.19'
750057500	75.0'	75.0'	75.0'	315.19'
750037000	75.0'	75.0'	75.0'	315.19'
750057600	75.0'	75.0'	75.0'	315.19'
750049800	75.0'	75.0'	75.0'	315.19'
750049700	75.0'	75.0'	75.0'	315.19'

Map labels include street names: PLANK RD, BALDWIN ST, and SIXTH ST. Dimensions are provided in feet (').

RACINE RD (COUNTY RD P)



740076203

361.7'

412.5'



740076202

170.0'

170.0'

412.5'



740076201

150.0'

150.0'

412.5'



740076200

429.00'

740076104

130.00'

740076205

475.00'

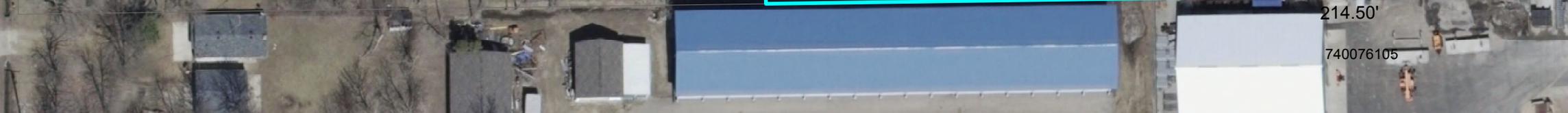
475.00'

310.01'

429.00'

214.50'

740076105





PROPOSED ORDINANCE  
O - # - 2013

AN ORDINANCE RELATING TO AMENDING THE TEXT OF THE ZONING CODE TO  
REDUCE THE MINIMUM LOT DEPTH FOR THE I-1 HEAVY INDUSTRIAL DISTRICT

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

SECTION 1: Sec. 13-1-31(e)(3) is amended as follows:

Minimum lot depth--Two hundred ~~forty~~thirty-five (~~245~~ 235) feet.

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

Passed and approved this \_\_\_\_\_ day of July, 2013.

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

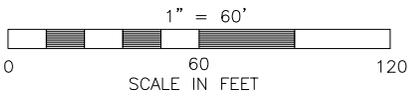
ATTEST:

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

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 2680, BEING ORIGINALLY A PART OF BLOCK 9 AND VACATED BRIGHTON DRIVE AND LOT 3, BLOCK 8 OF BRIGHTON BEACH PLAT, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.

BEARINGS ARE REFERENCED TO MATCH CERTIFIED SURVEY MAP NO. 2680



SURVEY FOR  
JEFFREY HESSON  
244 E. DOTY AVENUE  
NEENAH, WI 54957

LOT 1  
C.S.M.  
NO. 777

LOT 2  
C.S.M.

12' INGRESS-INGRESS EASEMENT AS SHOWN ON RECORDED CERTIFIED SURVEY MAP NO. 2680

LEGEND

- 1" O.D. IRON PIPE SET, 18" LONG, WEIGHING 1.130 LBS. PER LIN. FOOT
- 1" O.D. IRON PIPE FOUND
- ▲ P.K. NAIL FOUND
- 3/4" O.D. REBAR FOUND
- ⊙ POWER POLE
- ▷ GUY WIRE
- ▣ CABLE PEDESTAL
- ▤ ELECTRICAL PEDESTAL
- ▥ TELEPHONE PEDESTAL
- E- UNDERGROUND ELECTRIC APPROXIMATE LOCATION
- T- UNDERGROUND TELEPHONE APPROXIMATE LOCATION

SEE SHEET 2 FOR ADDITIONAL NOTES AND RESTRICTIONS

LOT AREA

LOT 2		
LOT	18,337 SQ.FT.	0.420 ACRES
MEANDER	293 SQ.FT.±	0.007 ACRES±
TOTAL	18,630 SQ.FT.±	0.427 ACRES±

CURVE TABLE

C1  
Radius = 50.00'  
Delta = 045°19'16"  
Length = 39.55'  
Chord = N 68°58'01" E  
38.53'

**Martenson & Eisele, Inc.**

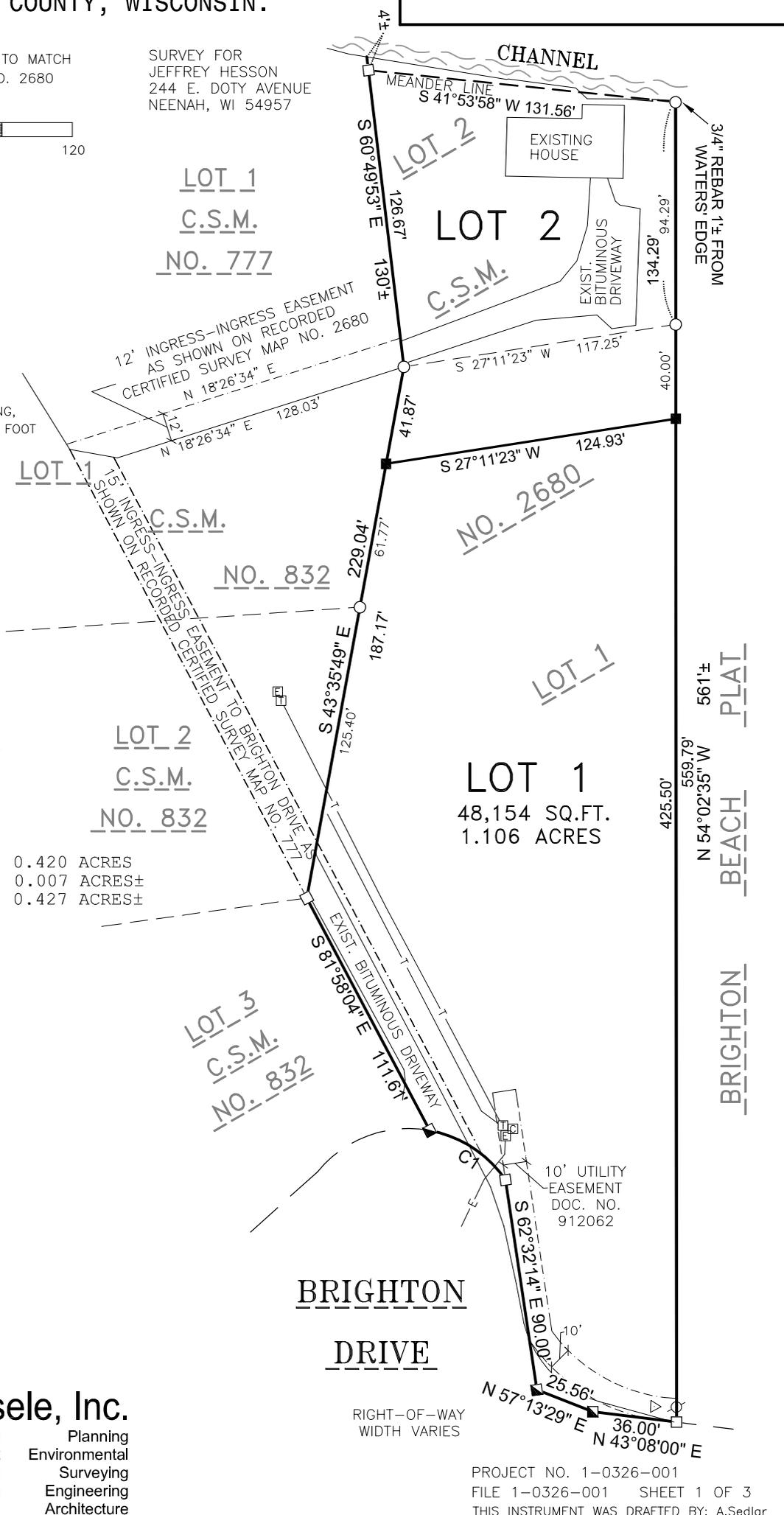
1377 Midway Road  
Menasha, WI 54952  
www.martenson-eisele.com  
info@martenson-eisele.com  
920.731.0381 1.800.236.0381

Planning  
Environmental  
Surveying  
Engineering  
Architecture

BRIGHTON  
DRIVE

RIGHT-OF-WAY  
WIDTH VARIES

PROJECT NO. 1-0326-001  
FILE 1-0326-001 SHEET 1 OF 3  
THIS INSTRUMENT WAS DRAFTED BY: A.Sedlar



CERTIFIED SURVEY MAP NO. \_\_\_\_\_

**NOTES AND RESTRICTIONS:**

ALL BUILDING SETBACKS AND OTHER LAND USE REQUIREMENTS SHOULD BE VERIFIED BY THE CITY OF MENASHA ZONING DEPARTMENT PRIOR TO ANY CONSTRUCTION OR OTHER LAND USE ACTIVITY.

**SURVEYOR'S CERTIFICATE:**

I, GARY A. ZHRINGER, LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED, MAPPED, AND DIVIDED AT THE DIRECTION OF JEFFREY HESSON,

ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 2680, BEING ORIGINALLY A PART OF BLOCK 9 AND VACATED BRIGHTON DRIVE AND LOT 3, BLOCK 8 OF BRIGHTON BEACH PLAT, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN. CONTAINING 66,784 SQUARE FEET MORE OR LESS [1.533 ACRES +/-], INCLUDING ALL LANDS LYING BETWEEN SAID MEANDER LINE AND THE WATERS' EDGE. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE FULLY COMPLIED WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND WITH THE CITY OF MENASHA SUBDIVISION ORDINANCE IN SURVEYING, DIVIDING AND MAPPING THE SAME.

THAT THIS MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

GIVEN UNDER MY HAND THIS 11TH DAY OF JUNE, 2013.

\_\_\_\_\_  
GARY A. ZHRINGER, REG. WI LAND SURVEYOR S-2098

**COMMON COUNCIL RESOLUTION:**

RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MENASHA, THAT THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

**TREASURER'S CERTIFICATE:**

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

\_\_\_\_\_  
CITY TREASURER

\_\_\_\_\_  
DATE

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

**OWNERS OF RECORD:**

THE VASSAR LANE REVOCABLE TRUST  
DATED NOVEMBER 22, 2010

**RECORDING INFORMATION:**

DOCUMENT NO. 1634009

**PARCEL NUMBERS:**

705-0571 AND 705-0571-01

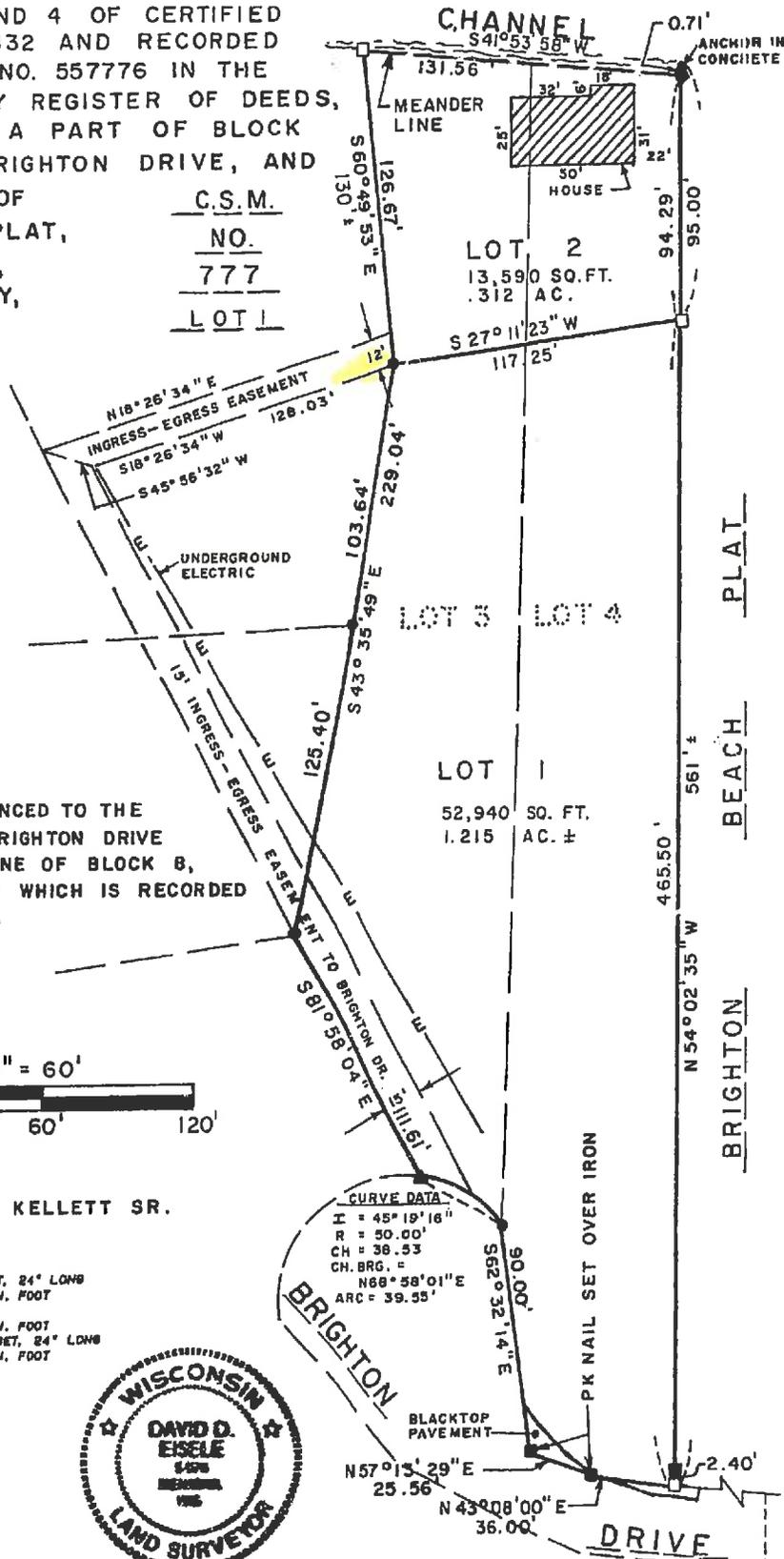


**CERTIFIED SURVEY MAP NO. 2680**

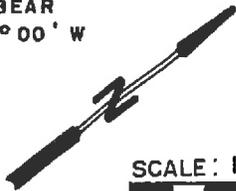
PART OF LOTS 3 AND 4 OF CERTIFIED SURVEY MAP NO. 832 AND RECORDED UNDER DOCUMENT NO. 557776 IN THE WINNEBAGO COUNTY REGISTER OF DEEDS, BEING ORIGINALLY A PART OF BLOCK 9 AND VACATED BRIGHTON DRIVE, AND LOT 3, BLOCK 8 OF

C.S.M.  
NO.  
777  
LOT 1

BRIGHTON BEACH PLAT,  
CITY OF MENASHA,  
WINNEBAGO COUNTY,  
WISCONSIN.



BEARINGS ARE REFERENCED TO THE WESTERLY LINE OF BRIGHTON DRIVE WHICH IS THE EAST LINE OF BLOCK 8, BRIGHTON BEACH PLAT WHICH IS RECORDED TO BEAR S 35° 00' W



SURVEY FOR: WILLIAM KELLETT SR.

**LEGEND**

- 3/4" STEEL REINFORCING BAR SET, 24" LONG WEIGHING 1.502 LBS. PER LIN. FOOT
- 1" IRON PIPE SET, 24" LONG WEIGHING 1.110 LBS. PER LIN. FOOT
- △ 1-1/4" STEEL REINFORCING BAR SET, 24" LONG WEIGHING 4.308 LBS. PER LIN. FOOT
- X CHISELED "X" SET
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- PK NAIL
- 2" IRON PIPE FOUND
- CHISELED "X" FOUND
- GOVERNMENT CORNER



FENCE LINE RECORDED AS

**M&E Martenson & Eisele, Inc.**  
CONSULTING ENGINEERING & LAND SURVEYING  
1919 AMERICAN COURT  
NEENAH, WIS. 54956  
PHONE (414)-731-0381

PROJECT NO. 148-126 M  
FIELD BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
DISK \_\_\_\_\_ FILE \_\_\_\_\_  
SHEET 1 OF 3

THIS INSTRUMENT WAS DRAFTED BY: K. L.

CERTIFIED SURVEY MAP NO. 2680

SURVEYOR'S CERTIFICATE:

I, David D. Eisele, Registered Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped, at the direction Of Mr. William Kellett, part of Lots 3 and 4 of Certified Survey map No. 832 and recorded under Document No. 557776 in the Winnebago County Register of Deeds, being originally a part of Block 9 and vacated Brighton Drive and Lot 3, Block 8 of Brighton Beach Plat, City of Menasha, Winnebago County, Wisconsin, more fully described as follows;

Beginning at the Easterly most corner of Lot 4, Certified survey Map No. 832; thence N 54° 02' 35" W, along the Northeasterly line of said Lot 4, a distance of 559.79 feet to a meander corner that lies S 54° 02' 35" E, 1 foot more or less from the water's edge; thence along a meander line S 41° 53' 58" W, 131.56 feet to a meander corner that lies S 60° 49' 53" E, 3 feet more or less from the water's edge; thence S 60° 49' 53" E, 126.67 feet; thence S 43° 35' 49" E, 229.04 feet; thence S 81° 58' 04" E, 111.61 feet; thence along the arc of a curve to the right 39.55 feet which has a radius of 50.00 feet and a chord of 38.53 feet that bears N 68° 58' 01" E; thence S 62° 32' 14" E, 90.00 feet; thence N 57° 13' 29" E, 25.56 feet; thence N 43° 08' 00" E, 36.00 feet to the point of beginning.

That I have fully complied with Chapter 236.34 of the Wisconsin Statutes in surveying, dividing, and mapping the same and the City of Menasha Subdivision Ordinance.

This map is a correct representation of all of the exterior boundaries of land surveyed and the division thereof.

Given under my hand this 19 day of Nov, 1992

David D. Eisele

David D. Eisele, Reg. Wis. Land Surveyor, S-974



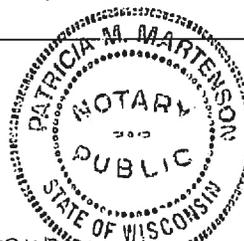
OWNER'S CERTIFICATE:

A owner I/we hereby certify that it caused the land described hereon, to be surveyed, divided and mapped all as shown.

Dated this 27 day of January, 1992

William R. Kellett

William R. Kellett



State of Wisconsin )  
                                  )SS  
Winnebago County )

Personally came before me this 27 day of January, 1992, the above owner/owners to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Patricia M. Martenson My Commission Expires 11/14/93  
Notary Public

CERTIFIED SURVEY MAP NO. 2680

Approvals

Approved by the Common Council of the City of Menasha, Winnebago County, Wisconsin the 19<sup>th</sup> day of January, 1997.

Mayor

Joseph F. Jany

City Clerk

Raymond C. Zielinski

Approved by the City of Menasha Plan Commission this 12<sup>th</sup> day of January, 1997.

Treasurer's Certificate:

I hereby certify that there are no unpaid taxes or unpaid special assessments on any of the lands shown hereon.

City Treasurer

Richard A. DeBel

County Treasurer

Lyth & Bradley

1/28/93  
Date:

2/3/93  
Date:

This CSM is a portion of Tax Parcel Number 705-0567 + 705-0571

824268

Register's Office  
Winnebago County, Wis.  
Received for record this 4<sup>th</sup>  
day of Feb. A.D., 1993  
at 8:00 o'clock A. and  
filed in Vol. 1 of CSM  
on page 2680

Margorie Nelson  
Register of Deeds



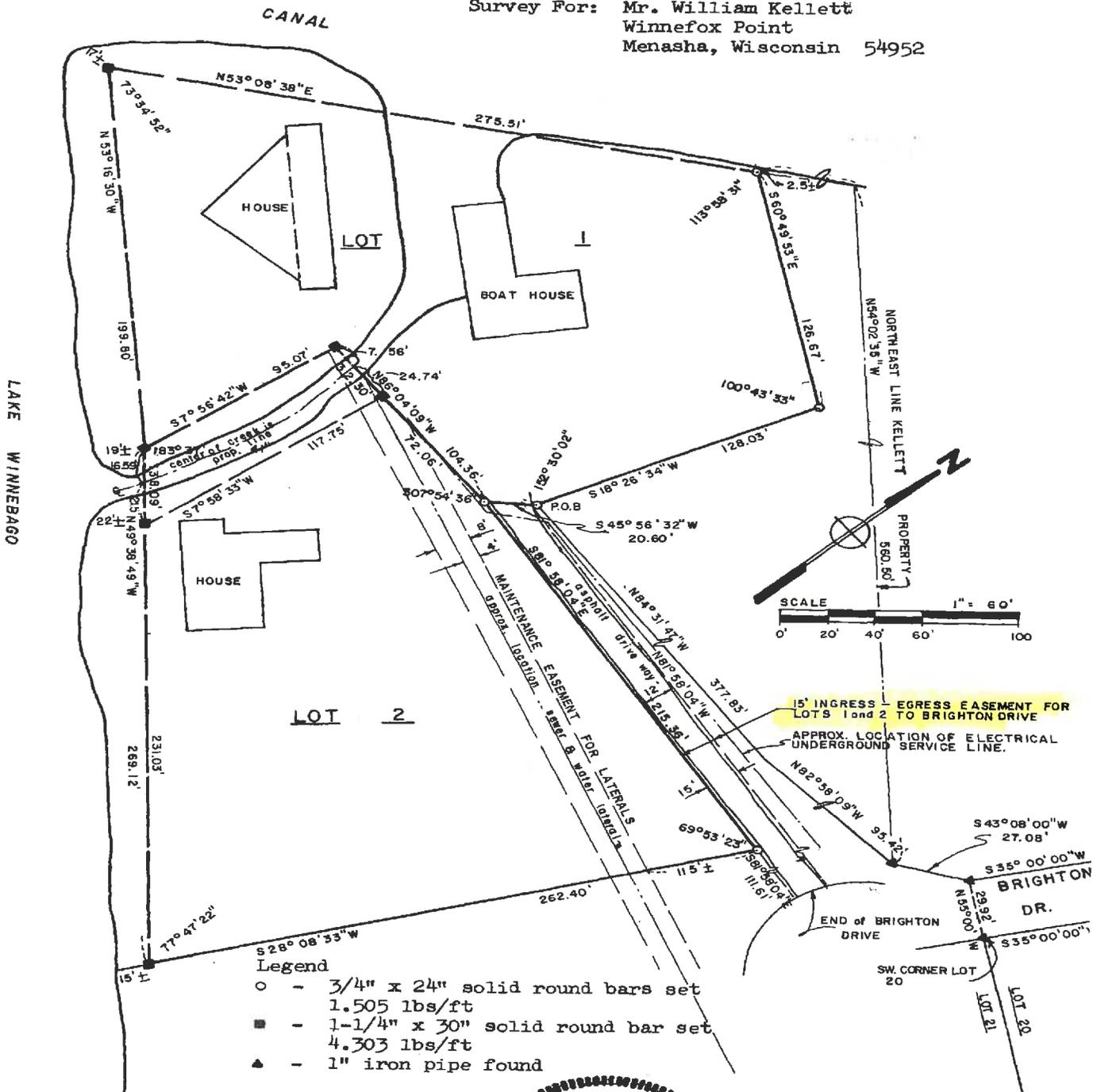
Martman + Eisele

City  
14

PROJECT NO. 148-126 M  
SHEET 3 OF 3

Part of Block 9 and vacated Brighton Drive, and Lot 3, Block 8 of the Brighton Beach Plat, City of Menasha, Winnebago County, Wisconsin.

Survey For: Mr. William Kellett  
Winnefox Point  
Menasha, Wisconsin 54952



Bearing Reference - North is referenced to the Westerly line of Brighton Drive which is the East line of Block 8, Brighton Beach Plat which is recorded to bear S 35°-00' W



Prepared By:  
Martenson & Eisele, Inc.  
1919 American Court  
Neenah, WI 54956  
Ph. 731-0381

Project No. 148-126

Sheet 1 of 3

June 17, 1980

CERTIFIED SURVEY MAP NO. 777

SURVEYOR'S CERTIFICATE:

I, David D. Eisele, Land Surveyor, hereby certify that I have at the direction of William Kellett, surveyed part of Block 9 and vacated Brighton Drive, and lot 3, Block 8 of the Brighton Beach Plat, City of Menasha, Winnebago County, Wisconsin, more fully described as follows:

Commencing at the Southwesterly most corner of Lot 20, Brighton Beach Plat; thence N 55°-00' W on the Southerly line of said Lot 20 extended 29.92 feet; thence S 43°-08'-00" W 27.08 feet; thence N 82°-58'-09" W, 95.42 feet; thence N 84°-31'-47" W, 377.83 feet to the point of beginning of lands herein described; thence S 45°-56'-32" W 20.60 feet; thence S 81°-58'-04" E, 215.36 feet; thence S 28°-08'-33" W, 262.40 feet to a meander corner; thence the following call along the meander line, N 49°-38'-49" W, 269.12 feet; thence N 53°-16'-30" W, 199.80 feet; thence N 53°-08'-38" E, 275.51 feet to the end of said meander line, thence S 60°-49'-53" E, 126.67 feet; thence S 18°-26'-34" W, 128.03 feet to the point of beginning. Including those lands lying between the meander line and the waters edge and the property lines extended to the waters edge.

Also including an ingress and egress easement 15 feet wide lying Northerly of and contiguous to the Northerly line of Lot 2 and said lot line extended to the Public Right-of-Way known as Brighton Drive, said easement is to extend Westerly to the Easterly line of Lot 1. Property is subject to all easements and restrictions of record.

That I have fully complied with Chapter 236.34 of the Wisconsin Statutes in surveying, mapping, and divided the same, and with the City of Menasha, Land Subdivision Ordinance.

Given under my hand this 17th day of June, 1980.

David D. Eisele  
David D. Eisele, Reg. Wis. Land Surveyor S-974

CERTIFICATE OF OWNERS

As owners we, the undersigned, hereby certify that we caused the land above described to be surveyed, divided, and mapped all as shown on this map.

Date: 16th day of July, 1980

David D. Eisele  
Witness  
David M. ...  
Witness  
State of Wisconsin )  
Winnebago County ) SS

W. R. Kellett  
Owner William R. Kellett a/k/a  
W. R. Kellett  
Owner  
John F. Bergstrom  
Owner  
Owner

Personally came before me on the 16th day of JULY, 1980, the above named owners as known to be the person who executed the foregoing instrument and acknowledges the same.

[Signature]  
Notary Public - Winnebago County, Wisc.

My Commission ~~Expires~~ IS PERMANENT

TREASURER'S CERTIFICATE

We hereby certify that there are no unpaid taxes or unpaid special assessments on any of the land included in this minor subdivision.

William R. Kellett  
City Treasurer  
Date: July 16, 1980

Frank ...  
County Treasurer  
Date: July 17, 1980



CERTIFICATE OF PLANNING COMMISSION:

Pursuant to the land Subdivision Regulations of the City of Menasha, Wisconsin, all the requirements for approval have been fulfilled. This minor Subdivision was approved by the City of Menasha Planning Commission on. Date: July 9, 1980.

Victor V. Wiecki

Chairman, City of Menasha Planning Commission

COMMON COUNCIL RESOLUTION:

Resolved this minor subdivision in the City of Menasha, is hereby approved by the Common Council.

Date: July 15, 1980, Approved Victor V. Wiecki  
Victor V. Wiecki  
Mayor

Date: July 16, 1980, Signed Victor V. Wiecki  
Victor V. Wiecki  
Mayor

Date: July 16, 1980, Signed Raymond C. Zielinski  
Raymond C. Zielinski  
Clerk



June 17, 1980

551549

Register's Office  
Winnebago County, Wis.  
Received for record this 17th  
day of July A.D., 1980  
at 2:06 o'clock P. M. and  
recorded in Vol. 1 of Survey Maps  
on page 777

John M. Payne  
Register of Deeds

Di Renzo chg  
2.00