

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**

**February 18, 2014
3:30 PM**

AGENDA

3:30 PM – Informal Public Hearing Regarding the Special Use Permit Amendment for 1284 Midway Road, Hotel/Rooming Type Use

A. CALL TO ORDER

B. ROLL CALL/EXCUSED ABSENCES

C. MINUTES TO APPROVE

1. [Minutes of the January 21, 2014 Plan Commission Meeting](#)

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

Five (5) minute time limit for each person

E. DISCUSSION

1. None

F. ACTION ITEMS

1. [Special Use Permit Amendment – 1284 Midway Road – Hotel/Rooming Type Use](#)
2. [Re-plat of Part of Ponds of Menasha and Outlot 2 CSM 3277](#)
3. [Certified Survey Map – Woodland Drive](#)
4. [Certified Survey Map – Fountain Way](#)
5. [Province Terrace Trail Location North of Manitowoc Road](#)
6. [Annexation – Gemelli Real Estate Wisconsin, LLC – Impact Report to Common Council](#)

G. ADJOURNMENT

CITY OF MENASHA
Plan Commission
Council Chambers, City Hall – 140 Main Street
January 21, 2014
DRAFT MINUTES

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 and Commissioners Cruickshank, Sturm and Schmidt.

PLAN COMMISSION MEMBERS EXCUSED: DPW Radtke and Commissioner DeCoster

PLAN COMMISSION MEMBERS ABSENT: None.

OTHERS PRESENT: CDD Keil, Andy Johnston and Steven Andrysczyk

C. MINUTES TO APPROVE

1. **Minutes of the January 7, 2014 Plan Commission Meeting**

Motion by Comm. Schmidt, seconded by Comm. Sturm to approve the January 7, 2014 Plan Commission meeting minutes. The motion carried.

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

1. No one spoke.

E. COMMUNICATION

1. **Jefferson Park Master Plan RFP/RFQ**

F. DISCUSSION

1. **Auto Sales – S & S Jaber – 332 Ahnaip Street (Luigis) – Proposed Site Plan Changes**

This item was withdrawn.

G ACTION ITEMS

1. **Subdivision Ordinance Variance Request – Steve Andrysczyk – Birling Court Extension**

CDD Keil stated that the owner of the 3 lots within CSM 3095 has requested a variance from the Subdivision Ordinance requirements relating to lot frontage, street improvement and temporary cul de sac requirements to enable the construction of a dwelling on Lot 3 of the CSM prior to extending the public street, sewer and water facilities. The lot would be accessed by a paved driveway extending from the proposed home to the existing pavement surface on Birling Court. Water and sewer service would likewise be extended from the terminus of Birling Court. CDD Keil stated that the owner contacted Waverly Sanitary District and that it does not object to the lateral extensions.

The property owner stated that he has been unable to sell the lots for the past six years and he is not able to afford the cost of extending the street and utilities to service the properties. He now has a buyer for Lots 2 and 3, but the purchaser is not willing to extend the improvements at this time. The seller and the buyer are requesting that the installation of the improvements be deferred until the property to the west is developed and the street extension becomes necessary to serve that development.

Commissioners discussed:

- Applicability of the Deferred Assessment Policy
- Driveway configuration and surfacing
- Driveway access to Lot 3
- Refuse and recyclables collection
- Snow plowing
- Setting a precedent by granting a variance
- Recording the variance to inform future property owners

Motion by Comm. Sturm, seconded by Comm. Cruickshank to recommend approval of the variances to the lot frontage, street improvement and temporary cul de sac requirements due to the economic hardships imposed upon the building industry and the community related to the state of the national economy and that the community would benefit from the additional tax base resulting from the construction of a home on Lot 3. The variance is to be conditioned upon the street and utility improvements to be installed prior to the development of Lot 2. The motion carried with Comm. Schmidt voting no.

CDD Keil is to obtain comments on the variances from the Fire and Public Works departments to forward to the Common Council.

Ald. Benner commented on the basis for the variances contained within the memo and felt that the variance should relate more to conditions unique to the property.

2. **Province Terrace Trail Relocation and Bike / Pedestrian Accommodations in the Province Terrace Corridor**

This item was held.

H. ADJOURNMENT

Motion by Ald. Benner, seconded by Comm. Cruickshank to adjourn at 4:28 PM. The motion carried.

Minutes respectfully submitted by CDD Keil.



February 10, 2014

RE: Special Use Permit Amendment Application for 1284 Midway Road,
Parcel #6-01262-15

Dear Property Owner:

GBW Real Estate Holdings LLC (hereinafter GBW) has applied for an amendment to their Special Use Permit for parcel number 6-01262-15 located at 1284 Midway Road. GBW has requested the Special Use Permit Amendment to operate the property for the purpose of hotel/rooming type use from May 15 through and including August 15 of each year. The subject site is zoned C-1 General Commercial District, and is currently operating as a multifamily use, as allowed by their Special Use Permit granted on December 19, 2011 as required per Sec. 13-1-29(c)(10) of the City of Menasha Municipal Code.

The City of Menasha Plan Commission will be considering this request at an informal public hearing on Tuesday, February 18, 2014 at 3:30 p.m. or shortly thereafter in the City Hall Council Chambers at 140 Main Street, Menasha.

The City of Menasha Common Council will also be considering this request at a formal public hearing scheduled for Monday, March 3, 2014 at 6:00 p.m. or shortly thereafter in the City Hall Council Chambers, 140 Main Street, Menasha. A copy of the Public Hearing Notice on this proposal is attached along with an area map identifying the location of the property.

Persons interested in this matter will be given an opportunity to comment on the request; written comments will also be considered. The City of Menasha is notifying you because you own property within one hundred (100) feet of the proposed Special Use Permit Amendment. If you have any questions, please contact me.

Sincerely,

Kristi Heim
Community Development Coordinator

C: Plan Commission
City Clerk Galeazzi



**Proposed Special Use
Amendment
Hotel/Rooming Type Use**

**1284 Midway
Parcel Number:
6-01262-15**



NORTH

**City of Menasha
Public Hearings**

NOTICE IS HEREBY GIVEN that public hearings will be held by the Menasha Plan Commission and Common Council on an application for a Special Use Permit Amendment by GBW Real Estate Holdings LLC for the property located at 1284 Midway Road, City of Menasha, Winnebago County, Wisconsin. This Special Use Permit Amendment is being applied for to operate the property for the purpose of hotel/rooming type use from May 15 through and including August 15 of each year. The Plan Commission will hold its informal public hearing on Tuesday, February 18, 2014 at 3:30 PM, or shortly thereafter, in the Council Chambers of Menasha City Hall located at 140 Main Street, Menasha, WI 54952. The Common Council will hold its formal public hearing on this matter at 6:00 PM, or shortly thereafter, on Monday, March 3, 2014 at the same location. All persons interested in commenting on the application for this Special Use Permit Amendment are invited to attend.

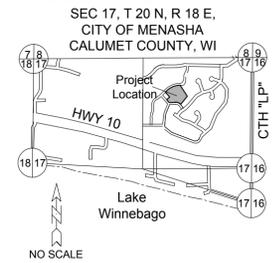
Deborah A. Galeazzi, WCMC
City Clerk

Run: Feb. 14 & 20, 2014

The Replat of Part of Ponds of Mensha and Outlot 2 CSM 3277

All of Lot 105-108, 110-14, and all of Outlot 2 Certified Survey Map 3277, being part of the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 20 North, Range 18 East, City of Menasha, Calumet County, Wisconsin

LOCATION MAP



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

NOTES

All linear measurements have been made to the nearest one hundredth of a foot.

All angular measurements have been made to the nearest 20 seconds and computed to the nearest half seconds.

LEGEND

- △ 1/4" Rebar Found
- 3/4" Rebar Found
- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- SF Lot areas in square feet
- () Recorded As

LINE TABLE		
Line	Bearing	Length
L1	N 48°48'51" E	19.43'
L2	S 61°00'19" W	37.52'

CURVE TABLE							
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	175.00'	S 71°05'18" E	124.77'	127.58'	41°46'14"	N 88°01'35" E	S 50°12'11" E
C2	175.00'	S 61°00'33" E	65.62'	66.01'	21°36'44"	S 71°48'56" E	S 50°12'11" E
C3	175.00'	S 81°53'40" E	61.25'	61.57'	20°09'30"	N 88°01'35" E	S 71°48'56" E
C4	77.50'	S 66°42'30" E	66.16'	68.35'	50°31'50"	S 41°26'35" E	N 88°01'35" E
C5	472.50'	S 67°52'27" W	427.45'	443.55'	53°47'09"	N 85°13'58" W	S 40°58'53" W
C6	472.50'	S 46°15'34" W	86.93'	87.05'	10°33'22"	S 51°32'15" W	S 40°58'53" W
C7	472.50'	S 57°18'25" W	95.00'	95.16'	11°32'21"	S 63°04'36" W	S 51°32'15" W
C8	472.50'	S 69°09'04" W	100.00'	100.19'	12°08'56"	S 75°13'32" W	S 63°04'36" W
C9	472.50'	S 81°18'00" W	100.00'	100.19'	12°08'56"	S 87°22'28" W	S 75°13'32" W
C10	472.50'	N 88°55'45" W	60.92'	60.96'	7°23'33"	N 85°13'58" W	S 87°22'28" W
C11	75.00'	N 88°41'52" W	9.07'	9.07'	6°55'49"	S 87°50'13" W	N 85°13'58" W



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

Certified _____, 20____

Department of Administration



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

File: 4104Final.dwg
 Date: 12/05/2013
 Drafted By: tyler
 Sheet: 1 of 2

The Replat of Part of Ponds of Mensha and Outlot 2 CSM 3277

All of Lot 105-108, 110-14, and all of Outlot 2 Certified Survey Map 3277, being part of the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 20 North, Range 18 East, City of Menasha, Calumet County, Wisconsin

City of Menasha Owner's Certificate

The City of Menasha, a municipal corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

The City of Menasha does further certify this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of Menasha
Calumet County
Department of Administration
Department of Transportation

WITNESS WHEREOF, the said City of Menasha, has caused these presents to be signed by its authorized representatives, located at, Menasha, Wisconsin

In the Presence of: City of Menasha

Mayor _____ Date _____ City Clerk _____ Date _____

State of Wisconsin)
)ss
_____ County)

Personally came before me this _____ day of _____, 20____, the above named to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My commission expires: _____
Notary Public, Wisconsin

The Ponds of Menasha, LLC Owner's Certificate of Dedication

The Ponds of Menasha, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as the property owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

The Ponds of Menasha, LLC, does further certify this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of Menasha
Calumet County
Department of Administration
Department of Transportation

Dated this _____ day of _____, 20____.

In the presence of: The Ponds of Menasha, LLC

By _____

print name _____

Title _____

State of Wisconsin)
_____ County) ss

Personally came before me this _____ day of _____, 20____, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

My Commission Expires _____
Notary Public, Wisconsin

Surveyor's Certificate

I, James R. Sehloff, registered land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Menasha and Calumet County, and under the direction of The Redevelopment Authority of the City of Menasha, owners of said land, I have surveyed divided and mapped The Replat of Part of Ponds of Mensha and Outlot 2 CSM 3277; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is all of Lot 105-108, 110-14, and all of Outlot 2 Certified Survey Map 3277, being part of the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 20 North, Range 18 East, City of Menasha, Calumet County, Wisconsin, containing 163,661 Square Feet (3.7571 Acres) of land described as follows:

Commencing at the North corner of Section 17; thence along the North line of said Section 17, S89°45'43"E, 944.47 feet; thence S00°14'17"E, 661.45 to the Northwest corner of Lot 115 of Said Ponds of Menasha also being the point of beginning; thence along the Southwesterly line of said Lot 115, S35°43'04"E, 270.91 feet to the Northwesterly line of Lot 11 of The Replat of Lots 1, 2, 55-61,65-69, 73, 75, 76, 78-80, 119, 120, Outlots 4-5, Outlots 8-9 and Outlot 24 of Lake Park Villas (hereafter referred to as Replat of Lake Park Villas); thence along said Northwesterly line of said Lot 11, S48°48'51"W, 19.43 feet to the North corner of Outlot 2 of said Replat of Lake Park Villas; thence along the Northwesterly line of said Outlot 2, S61°00'19"W, 37.52 feet to the North corner of Lot 12 of said Replat of Lake Park Villas; thence along the Northwesterly line of said Lot 12 and Lot 13 & Lot 14 of said Replat of Lake Park Villas, S37°51'24"W, 165.74 to the point on said Northwest line of Lot 14; thence continuing along said Northwest line of Lot 14, S45°56'21"W, 83.55 feet to a point on the Northerly right of way line of Fox Tail Lane; thence along said Northerly right of way line, 127.58 feet along the arc of a curve to the left with a radius of 175.00 feet and a chord of 124.77 feet which bears N71°05'18"W to a point on said Northerly right of way line; thence continuing along said Northerly right of way, S88°01'35"W 110.98 feet; thence continuing along said Northerly right of way line, 68.35 feet along the arc of a curve to the right with a radius of 77.50 feet and a chord of 66.16 feet which bears N66°42'30"W to a point on said Northerly right of way; thence continuing along said Northerly right of way, N41°26'35"W 56.13 feet; thence along the Northwesterly line of Lot 108 of said Ponds of Menasha, N48°33'25"E 95.00 feet to the Southeasterly corner of Lot 109 of Said Ponds of Menasha; thence along the Northeasterly line of said Lot 109 of Said Ponds of Menasha, N41°26'35"W 148.58 feet to the Southerly right of way of Lotus Trail; thence along said Southerly right of way line, 443.50 feet along the arc of a curve to the right with a radius of 472.50 feet and a chord of 427.45 feet which bears N67°52'27"E to a point on said Southerly right of way line; thence continuing along said Southerly right of way line, 9.07 feet along the arc of a curve to the left with a radius of 75.00 feet and a chord of 9.07 feet which bears S88°41'52"E to the point of beginning.

Given under my hand this _____ day of _____, 20____.

James R. Sehloff, Wisconsin Registered Land Surveyor No. S-2692

Utility Easement Provisions

An easement for electric and communications service is hereby granted by City of Menasha, Grantor
Waverly Sanitary District, Grantor
and
The Ponds of Menasha, LLC, Grantor, to:

WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin corporation doing business as We Energies, Grantee
SBC, Grantee
and
Time Warner Cable, Grantee

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, gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities or communication facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over 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 written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

City of Menasha

Mayor _____ Date _____ City Clerk _____ Date _____

Waverly Sanitary District

Managing Member _____ Date _____

The Ponds of Menasha, LLC

Managing Member _____ Date _____

Waverly Sanitary District Owner's Certificate

The Waverly Sanitary District, a municipal corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

The Waverly Sanitary District does further certify this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of Menasha
Calumet County
Department of Administration
Department of Transportation

WITNESS WHEREOF, the said Waverly Sanitary District, has caused these presents to be signed by its authorized representatives, located at, Menasha, Wisconsin

In the Presence of: Waverly Sanitary District,

President _____ Date _____

State of Wisconsin)
)ss
_____ County)

Personally came before me this _____ day of _____, 20____, the above named to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My commission expires: _____
Notary Public, Wisconsin

Treasurer's Certificate

We, being the duly elected, qualified and acting Treasurer's of the City of Menasha and Calumet County, do hereby certify that in accordance with the records in our office, there are no unredeemed tax sales and unpaid taxes, or special assessments on and of the land included in this plat.

City Treasurer _____ Date _____

County Treasurer _____ Date _____

City of Menasha Common Council Approval Certificate

Resolved, that the plat of The Ponds of Menasha in the City of Menasha, is hereby approved by the Common Council of the City of Menasha.

Mayor _____ Date _____

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of Menasha.

City Clerk _____ Date _____

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



File: 4104Final.dwg
Date: 12/05/2013
Drafted By: tyler
Sheet: 2 of 2



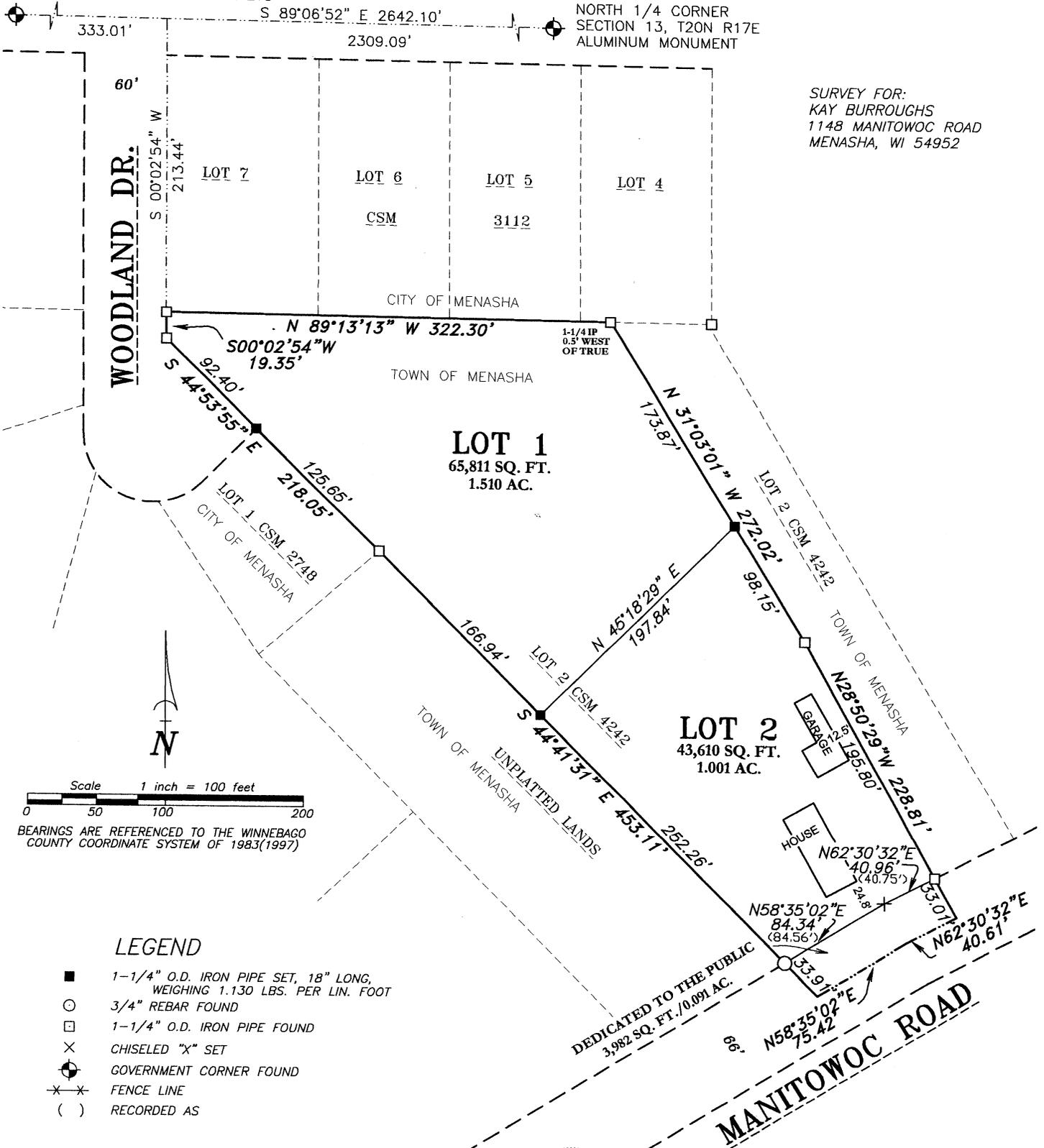
DAVEL ENGINEERING & ENVIRONMENTAL, INC.
CIVIL ENGINEERING CONSULTANTS
1811 Racine Street Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-830-9595
www.davel.pro

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 1 OF CERTIFIED SURVEY MAP 4242, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 20 NORTH, RANGE 17 EAST, TOWN OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.

NORTHWEST CORNER
SECTION 13, T20N R17E
LOCATION PER PREVIOUS SURVEYS

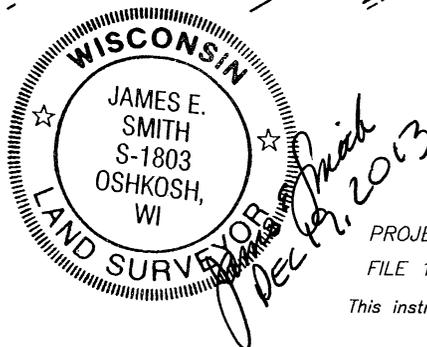
NORTH 1/4 CORNER
SECTION 13, T20N R17E
ALUMINUM MONUMENT



SURVEY FOR:
KAY BURROUGHS
1148 MANITOWOC ROAD
MENASHA, WI 54952

Martenson & Eisele, Inc.
109 West Main Street
Omro, WI 54963
www.martenson-eisele.com
P 920.685.6240 F 920.685.6340

Planning
Environmental
Surveying
Engineering
Architecture



PROJECT NO. 0-1174-002
FILE 1174002CSM SHEET 1 OF 3
This instrument was drafted by: DSL

Certified Survey Map

SURVEYOR'S CERTIFICATE:

I, James E. Smith, Registered Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped, at the direction of Kay Burroughs, all of Lot 1 of Certified Survey Map 4242, being part of the Northwest 1/4 of the Northwest 1/4 of Section 13, Township 20 North, Range 17 East, Town of Menasha, Winnebago County, Wisconsin, described as follows:

Commencing at the Northwest corner of said Section 13, thence South 89 degrees 06 minutes 52 seconds East 333.01 feet, along the North line of the said Northwest 1/4; thence South 00 degrees 02 minutes 54 seconds West 213.44 feet, to the point of beginning; thence South 00 degrees 02 minutes 54 seconds West 19.35 feet, along the East right-of-way line of Woodland Drive; thence South 44 degrees 53 minutes 55 seconds East 218.05 feet, along the West line of said Lot 1; thence South 44 degrees 41 minutes 31 seconds East 453.11 feet, along the said West line; thence North 58 degrees 35 minutes 02 seconds East 75.42 feet, along the centerline of Manitowoc Road; thence North 62 degrees 30 minutes 32 seconds East 40.61 feet, along the said centerline; thence North 28 degrees 50 minutes 29 seconds West 228.81 feet, along the East line of said Lot 1; thence North 31 degrees 03 minutes 01 second West 272.02 feet, along the said East line; thence North 89 degrees 13 minutes 13 seconds West 322.30 feet, along the North line of said Lot 1, 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 Town of Menasha, and Winnebago County Subdivision Ordinances.

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 Dec, 2013.

James E. Smith
James E. Smith, WI. Land Surveyor, S-1803



Winnebago County Planning and Zoning Committee Certificate:

Pursuant to the Land Subdivision Regulations of the County of Winnebago, Wisconsin, all the requirements for approval have been fulfilled. This Minor Subdivision was approved by the Winnebago County Planning and Zoning Committee on _____ day of _____, _____.

Chairman, Planning and Zoning Committee

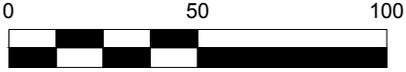
City of Menasha Approval: (Extraterritorial Jurisdiction)

This certified survey map was approved by the City of Menasha on the _____ day of _____, _____.

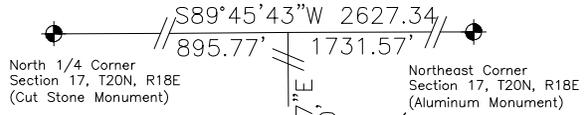
City Clerk Date

Certified Survey Map No. _____

All of Lot 53, Lot 54 and part of Outlot 12, of Lake Park Villas, all of Lot 16, Lot 17 and Outlot 4, of Replat of Lots 1, 2, 55-61, 65-69, 73, 75, 76, 78-80, 119, 120, Outlots 4-5, Outlots 8-9 and Outlot 24 of Lake Park Villas, and All of Outlot 1, Certified Survey Map 3275, and all of Outlot 3, Certified Survey Map 3277, all being part of the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 20 North, Range 18 East, City of Menasha, Calumet County, Wisconsin.

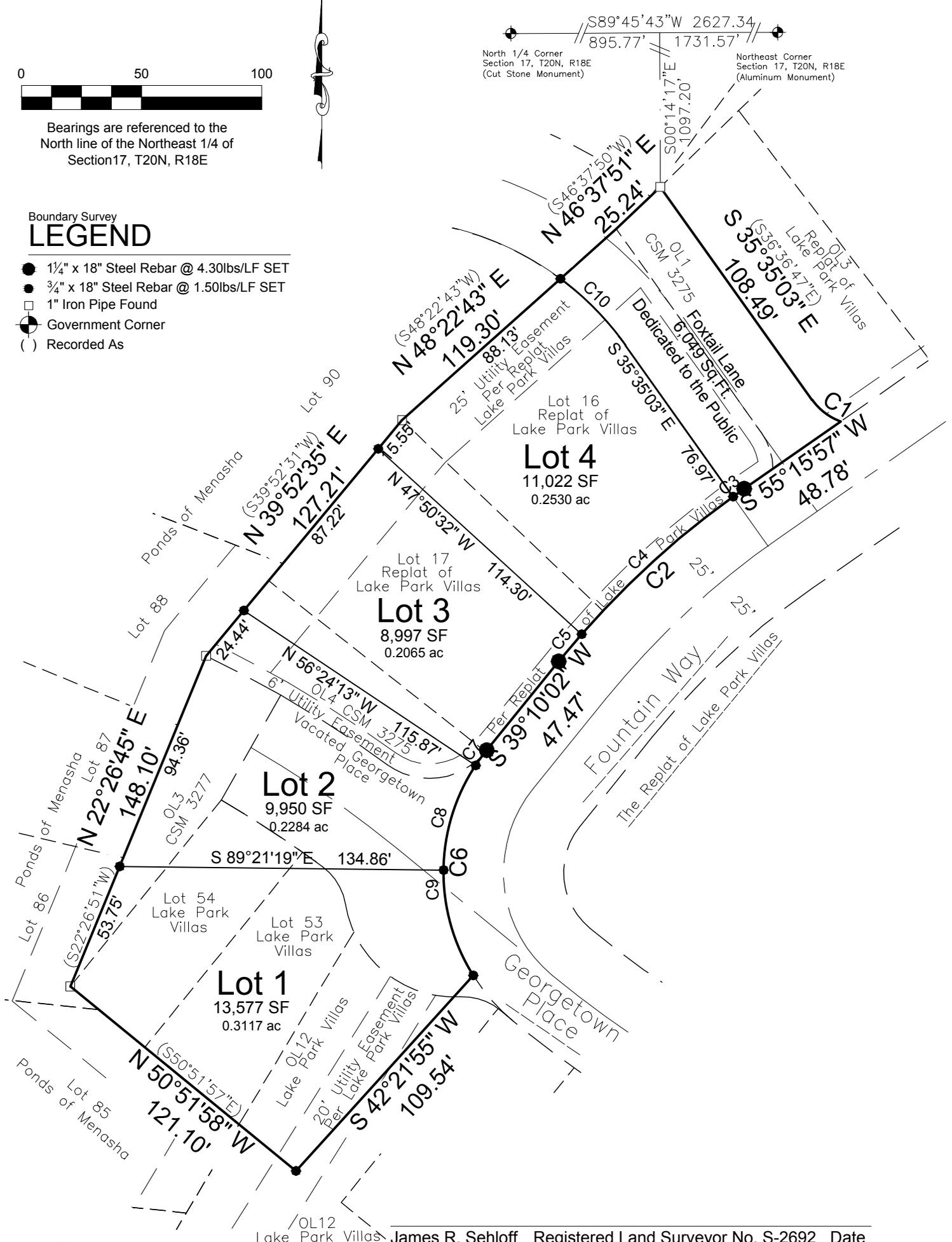


Bearings are referenced to the North line of the Northeast 1/4 of Section 17, T20N, R18E



Boundary Survey LEGEND

- 1/4" x 18" Steel Rebar @ 4.30lbs/LF SET
- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- 1" Iron Pipe Found
- ⊙ Government Corner
- () Recorded As



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

James R. Sehloff Registered Land Surveyor No. S-2692 Date _____

Survey for:
City of Menasha
140 Main St.
Menasha, WI 54952

File: 4103CSM.dwg
Date: 12/05/2013
Drafted By: tyler
Sheet: 1 of 3

Certified Survey Map No. _____

Surveyor's Certificate

I, James R. Sehloff, registered land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Menasha and Calumet County, and under the direction of Greg Keil, the property owners of said land, I have surveyed divided and mapped this Certified Survey Map; that such map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is being Lot 53, Lot 54 and part of Outlot 12, of Lake Park Villas, all of Lot 16, Lot 17 and Outlot 4, of Replat of Lots 1, 2, 55-61,65-69, 73, 75, 76, 78-80, 119, 120, Outlots 4-5, Outlots 8-9 and Outlot 24 of Lake Park Villas, and All of Outlot 1, Certified Survey Map 3275, and all of Outlot 3, Certified Survey Map 3277, all being part of the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 20 North, Range 18 East, City of Menasha, containing 8,501 Square Feet (0.1952 Acres) of land described as follows:

Commencing at the Northeast corner of Section 17, thence S89°45'43"W, 1731.57 feet; thence S00°14'17"E, 1097.20 feet to the point of beginning, also being the Southwest corner of Outlot 3 of Certified Survey Map Number 3275, thence, along the northerly right-of-way line of vacated Foxtail Lane, S35°35'03"E 108.49 feet; thence, 15.09 feet along an arc of a curve to the left having a radius of 25.00 feet with a chord that bears S52°53'04"E, 14.87 feet to the northerly right-of-way line of Fountain Way; thence, along said northerly right-of-way line, S55°15'57"W 48.78 feet; thence, continuing along said northerly right-of-way 105.58 feet along an arc of a curve to the left having a radius of 375.00 feet and a chord that bears S47°12'00"W 105.23 feet; thence, continuing along said northerly right-of-way line, S39°10'02"W 47.47 feet; thence, continuing along said northerly right-of-way line 99.80 feet along an arc of a curve to the left having a radius of 80.00 feet and a chord that bears S03°25'49"W 93.45 feet; thence S42°21'55"W 109.54 feet; thence N50°51'58"W 121.10 feet; thence, along the westerly line of Outlot 3 of Certified Survey Map Number 3277, N22°26'45"E 148.10 feet to the westerly line of Outlot 4 of Certified Survey Map Number 3275; thence, along an extension of said westerly line, N39°52'35"E 127.21 feet; thence N48°22'43"E 119.30 feet to the west corner of Outlot 1 of Certified Survey Map Number 3275, thence N46°37'51"E 25.24 feet to the point of beginning.

Given under my hand this _____ day of _____, _____.

James R. Sehloff, Wisconsin Registered Land Surveyor No. S-2692

Corporate Owner's Certificate of Dedication

The City of Menasha, a corporation duly organized and existing under and by virtue of the Laws of the State of Wisconsin, as the property owners, do hereby certify that we caused the land above described to be surveyed, divided, mapped and dedicated all as shown and represented on this map.

IN WITNESS WHEREOF, the said City of Menasha, has caused these presents to be

signed by its authorized representatives, located at, _____, Wisconsin, and its corporate seal to be hereunto affixed

this _____ day of _____, 20_____.

In the Presence of: The City of Menasha

By _____ By _____
print name _____ print name _____
Title _____ Title _____

State of Wisconsin)
)ss
_____ County)

Personally came before me this _____ day of _____, 20_____.

the above named, officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public, Wisconsin My commission expires: _____.

File: 4103CSM.dwg
Date: 12/04/2013
Drafted By: tyler
Sheet: 2 of 3



PETITION FOR ANNEXATION OF TERRITORY TO CITY OF MENASHA

Gemelli Real Estate Wisconsin, LLC, the owners of more than 50% the land area in the following territory of the Town of Menasha, Winnebago County, Wisconsin petitions the Honorable Mayor and Common Council of the City of Menasha pursuant to Sec. 66.0217(3)(a), Wis. Stats., to annex the territory described below and shown on the attached scale map to the City of Menasha, Winnebago County, Wisconsin:

Parcel "A"

All that part of the North 27 acres of the Northeast 1/4 of the Northeast 1/4 of Section 11, Township 20 North, Range 17 East, in the Town of Menasha, Winnebago County, Wisconsin, described as follows:

Commencing at the Northeast corner of said Section 11; thence South 89°40' West along the north line of Section 60 feet; thence South 01°39' East, 643.5 feet; thence South 89°40' West, 150 feet; thence South 1°39' East, 22.6 feet to a point of curvature of a 1,700.08 foot radius curve to the right; thence Southwesterly along the line of the 1,700.08 foot radius curve to the right, 145.8 feet to the point of beginning; thence continuing Southwesterly along the line of said 1,700.08 foot radius curve about 84.2 feet to the South line of the North 27 acres of the Northeast 1/4 of the Northeast 1/4 of said Section 11; thence Easterly along the said South line of the North 27 acres, 150.8 feet to the Westerly right-of-way line of State Trunk Highway No. 47; thence Northeasterly along the 1,850.08 foot radius curve in said Westerly highway right-of-way line to a point which is North 89°40' East of the point of beginning; thence South 89°40' West to the point of beginning, containing 0.30 acres.

Parcel No. 008-0337-02

Parcel "B"

All that part of the North 27 acres of the Northeast 1/4 of the Northeast 1/4 of Section 11, Township 20 North, Range 17 East, in the Town of Menasha, Winnebago County, Wisconsin, described as follows:

Commencing at the Northeast corner of said Section 11, thence South 89°40' West along the North line of said Section 60 feet; thence South 01°39' East 643.5 feet, thence South 89°40' West, 150 feet; thence South 1°39' East, 22.6 feet to a point of curvature of a 1,700.08 foot radius curve to the right; thence Southwesterly along the line of the 1,700.08 foot radius curve to the right, 145.8 feet to the point of beginning; thence South 89°40' West, 151 feet; thence Southwesterly 24.42 feet along the arc of a 50 foot radius curve to the right ; thence South 1°39' East, 80 feet to the South line of the North 27 acres of the Northeast 1/4 of the Northeast 1/4 of said Section 11; thence Easterly along the said South line of the North 27 acres, 165 feet, thence Northeasterly along the 1,700.08 radius curve, 84.2 feet to the point of beginning containing 0.30 acres.

Parcel No. 008033704

Parcel "C"

All that part of the North 27 acres of the Northeast 1/4 of the Northeast 1/4 of Section 11, Township 20 North, Range 17 East, in the Town of Menasha, Winnebago County, Wisconsin, described as follows:

Commencing at the Northeast corner of said Section 11, thence West along the North line of said Section 60 feet to the Westerly right-of-way line of State Trunk Highway No. 47; thence South 01°39' East along the Westerly line of said Highway, 643.5 feet, the place of beginning; thence West parallel with the North line of said Section, 150 feet; thence South 1°39' East, 22.6 feet to a point of curvature of a 1,700.08 foot radius curve to the right; thence Southwesterly along the line of the 1,700.08 foot radius curve to the right, 145.8 feet; thence East parallel with the North line of said Section to the Westerly line of said Highway; thence Northerly along the Westerly line of said Highway to the place of beginning containing 0.57 acres.

Parcel No. 008033703

Parcel D

That part of the Southeast One-quarter of Section 10, Township 20 North of Range 17 East in the Town of Menasha, Winnebago County, Wisconsin commencing at the at a point 377 feet North and 660 feet West of the Southeast corner of Section 10; thence North 307 feet; thence East 407 feet; thence North 75 feet; thence East to the West Line of County Trunk Highway P; thence Southwesterly along the West line of said highway to a point which is 363.2 feet West and 373 feet North of the Southeast corner of Section 10, the point of beginning; thence West 120 feet; thence north 75 feet; thence East to the West line of said highway ; thence Southwesterly along the West Line of said highway to the point of beginning, containing 0.34 acres.

Parcel No. 008032901

Parcel "E"

All that part of the West one half (W1/2) of the Southwest 1/4 (SW14), Section (11) Township 20 North, Range 17 East, Town of Menasha , County of Winnebago, State of Wisconsin described as follows:

Commencing at a point on the West Line on the West half of the Southwest Quarter of said Section 11, 183 feet South of the Northwest corner thereof, thence East 33 feet to the East Right of Way Line of County Trunk Highway P and the point of beginning, thence East 120 feet, thence South 81.75 feet, thence West 120 feet to the East Line of said highway, thence north 81.75 feet to the point of beginning, containing 0.228 acres.

Parcel No. 008035405

Parcel "F"

All that part of the Northwest 1/4 of the Southwest 1/4 of Section 11, Township 20 North of Range 17 East in the Town of Menasha, Winnebago County, Wisconsin described as follows: Commencing at a point on the West Line of said Section 11 at a point 1,853 North of the Southwest corner, running thence East at right angles to the said West line 33 feet to the East

Right of Way line of County Trunk Highway P and the point of beginning, thence East 135 feet; thence North, parallel with said Right of Way Line 120 feet; thence West 135 feet to said Right of Way line; thence South along said Right of Way line to the point of beginning, containing 0.372 acres.

Parcel No. 008035404 and 008035406

Parcel "G"

All that part of the West one half (W1/2) of the Southwest 1/4 (SW14), Section (11) Township 20 North, Range 17 East, Town of Menasha , County of Winnebago, State of Wisconsin described as follows:

Commencing at a point on the West line of said Section 11 one thousand eight hundred fifty three (1,853) feet north of the Southwest corner of said Section; thence East 33 feet to the East Right of Way line of County Trunk Highway P and the point of beginning; thence East 135 feet, thence South 60 feet; thence West 135 feet to the East Right of Way Line of said highway and the point of beginning, containing 0.186 acres.

Parcel No. 008035411

The population of the described parcels is 0.

Dated this 5th day of February, 2014.



Paul A. Butera
Gemelli Real Estate Wisconsin, LLC

STATE OF WISCONSIN)

Sheboygan COUNTY)

Personally came before me this
5th day of February, 2014

the above named Paul A. Butera,
known to me to be the persons who
executed the foregoing instrument,
and acknowledge the same.



Notary Public, Sheboygan County, Wisconsin

My commission expires 3-24-2017.

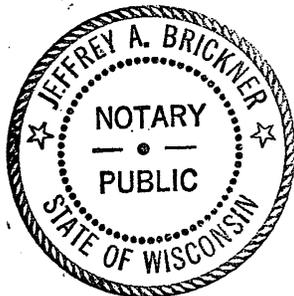
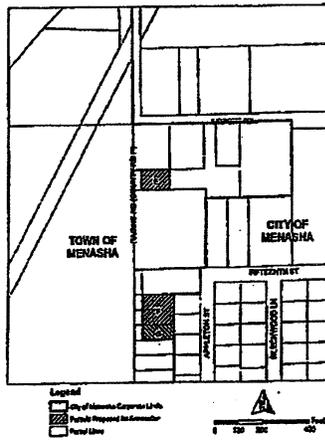
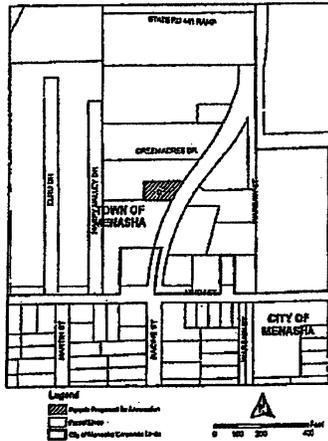
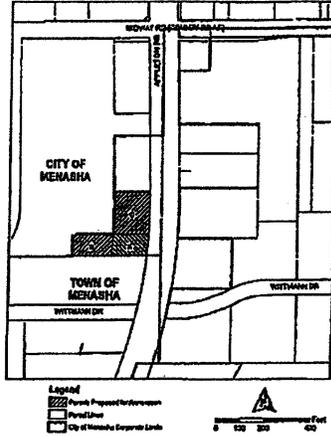
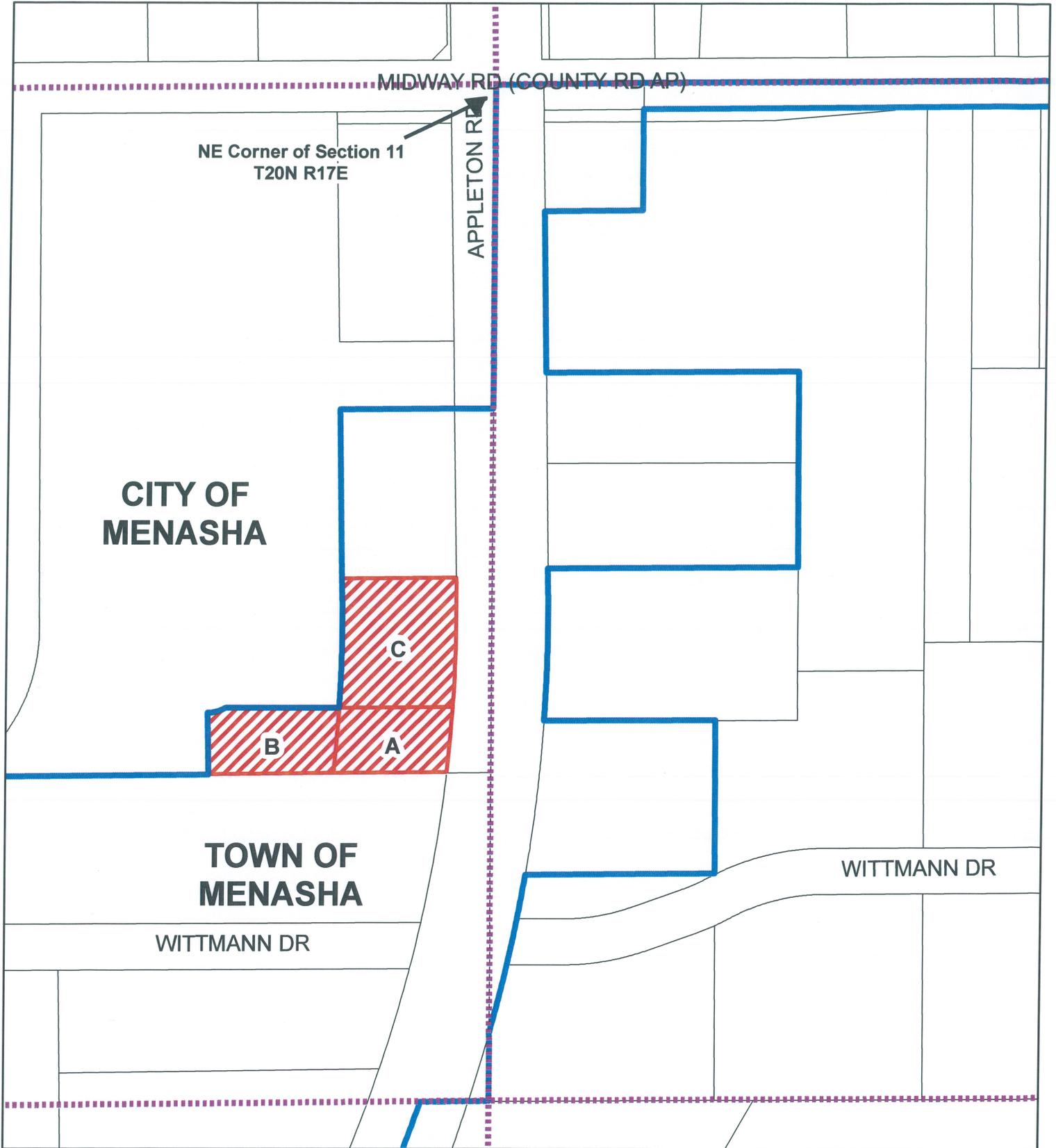


Exhibit A



PROPOSED ANNEXATION - MAP 1

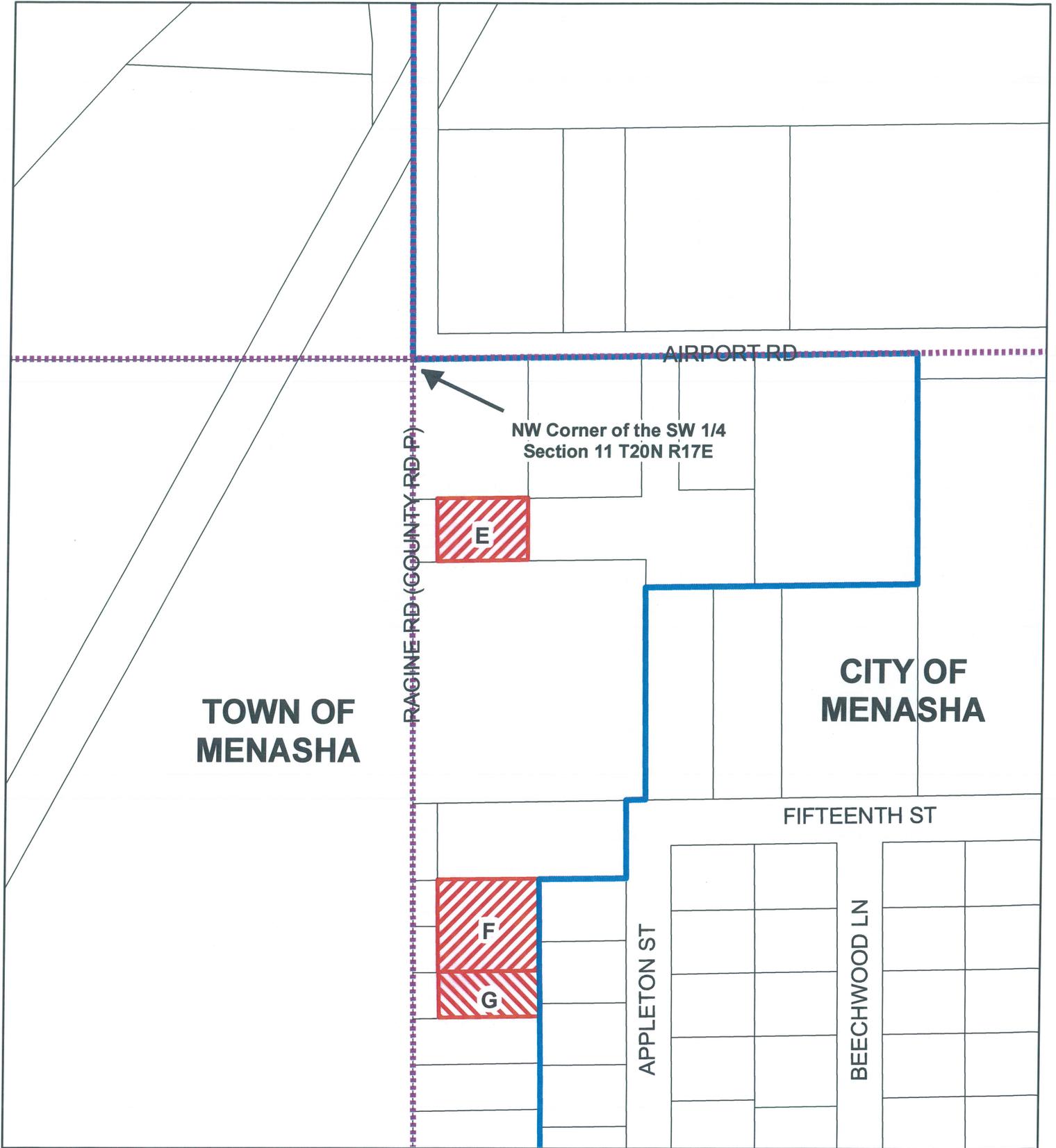


Legend

-  Section Lines
-  Parcels Proposed for Annexation
-  Parcel Lines
-  City of Menasha Corporate Limits



PROPOSED ANNEXATION - MAP 2

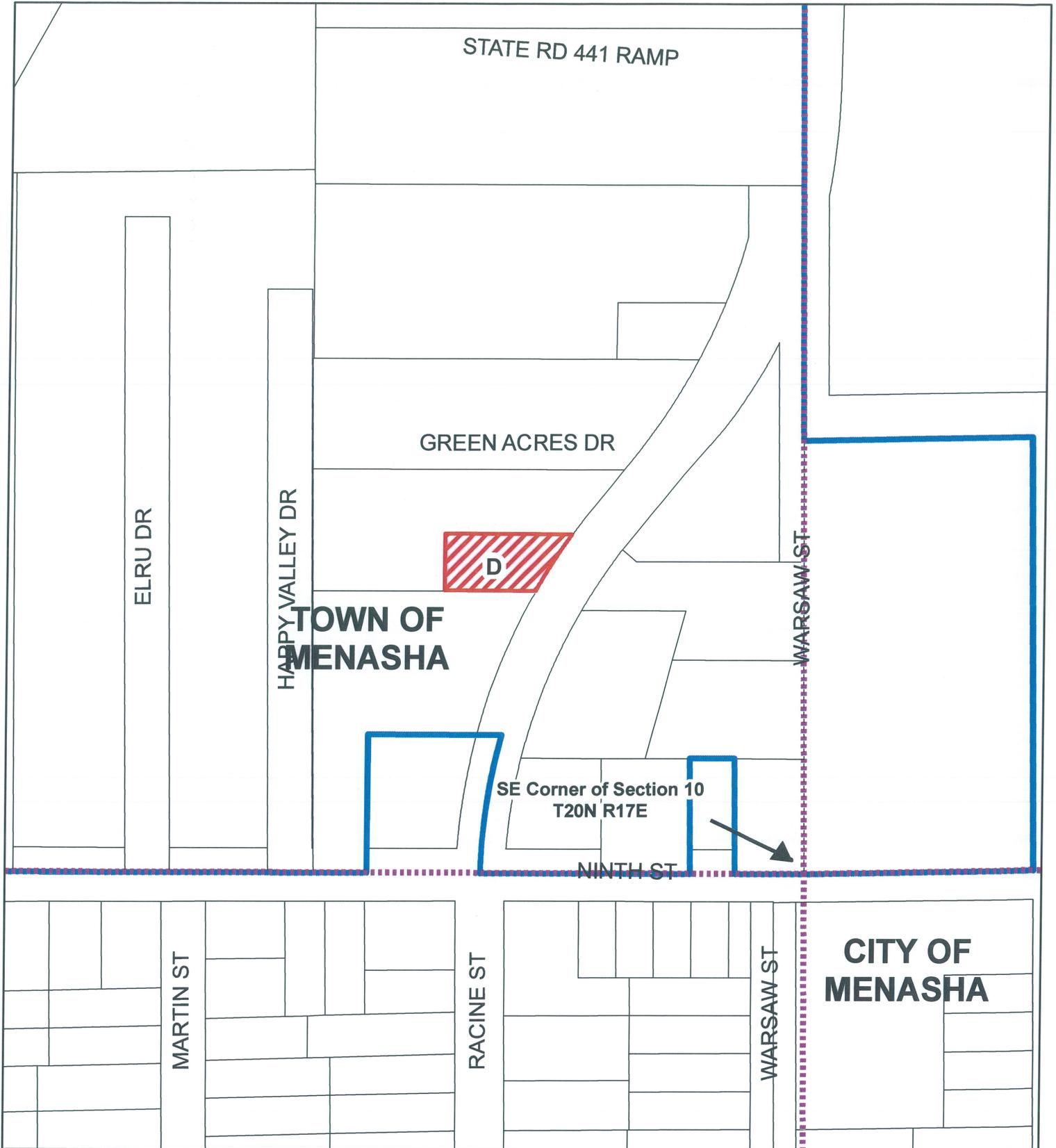


Legend

-  Section Line
-  City of Menasha Corporate Limits
-  Parcels Proposed for Annexation
-  Parcel Lines



PROPOSED ANNEXATION - MAP 3



Legend

- Section Lines
- Parcels Proposed for Annexation
- Parcel Lines
- City of Menasha Corporate Limits

