

It is expected that a Quorum of the Joint Review Board, 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**

**December 22, 2015  
3:30 PM**

**AGENDA**

*3:30 PM – Public Hearing Regarding the Special Use Permit Application for 2035 Manitowoc Road, Proposed Used Car Lot*

A. ROLL CALL/EXCUSED ABSENCES

B. MINUTES TO APPROVE

1. [Minutes of the December 8, 2015 Plan Commission Meeting](#)

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

Five (5) minute time limit for each person

D. DISCUSSION

- 1.

E. ACTION ITEMS

1. [Proposed Special Use Permit – 2035 Manitowoc Road – Used Car Lot](#)
2. [Final Plat Review – Second Addition to Woodland Hills](#)
  - a. [Request for Variance of Maximum Cul-De-Sac Length](#)

F. ADJOURNMENT

**CITY OF MENASHA  
Plan Commission  
Council Chambers, City Hall – 140 Main Street  
December 8, 2015  
DRAFT MINUTES**

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**A. CALL TO ORDER**

The meeting was called to order at 3:32 PM by Mayor Merkes.

**B. ROLL CALL/EXCUSED ABSENCES**

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

PLAN COMMISSION MEMBERS EXCUSED: Commissioner Cruickshank and Ald. Benner.

OTHERS PRESENT: CDD Keil, AP Englebert, and Dave Schmalz (McMahon Engineering).

**3:30 PM – Informal Public Hearing Regarding the Proposed Rezoning of Parcels Immediately West of Kernan Avenue and North of STH10/114 – Portions of Parcels #'s 7-01811-01, 7-01811-02, 7-01811-03 and 7-00700-72 from R-1 Single Family to Planned Unit Development**

Mayor Merkes opened the public hearing at 3:31PM

No one spoke.

The hearing was closed at 3:32PM

**C. MINUTES TO APPROVE**

1. **Minutes of the November 17, 2015 Plan Commission Meeting**

Motion by Comm. Schmidt, seconded by Comm. DeCoster to approve the November 17, 2015 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. None.

**F. ACTION ITEMS**

1. **Proposed Rezoning of Portions of Parcel #'s 7-01811-01, 7-01811-02, 7-071811-03 and 7-00700-72 from R-1 Single Family to Planned Unit Development**

CDD Keil introduced the property and explained that the reason the property owner is requesting a rezoning is due to a state highway setback that would render the development unfeasible. Commissioners discussed the following:

- The location of stormwater facilities to serve the site
- The need to have a public trail easement portrayed on the PUD plan as approved by the Development Agreement between the City of Menasha and Woodland Hills Development, LLC (approved 8/3/15)
- The locations of sewer and water easements on the property
- The ownership of existing roadway

Dave Schmalz commented on the stormwater pond and the proposed condo development. He expressed that the trail will be reflected in the final plans and stressed the importance of a publicly maintained street.

No action was taken.

2. **Planned Unit Development Review – Lake Cottage Estates**

This item was discussed with action item number one. No action was taken.

3. **Preliminary Plat Review – Second Addition to Woodland Heights**

AP Englebert introduced the preliminary plat for the Second Addition to Woodland Heights. The commissioners discussed the following:

- Location of the cul-de-sac
- Size of the drainage easement
- Sewer and water easement extensions
- Future roadway design

CDD Keil informed the Plan Commission that the stream on the plat is considered navigable and there needs to be a 50' shore yard setback depicted on the preliminary plat.

Motion by DPW, seconded by Comm. Sturm to approve the preliminary plat for the Second Addition to Woodland Heights conditioned on the 50' setback line from the navigable stream being shown on the plat, staff review of the drainage easement widths, and the City of Menasha retaining an outlot at the termination of the cul-de-sac. The motion carried.

**H. ADJOURNMENT**

Motion by Comm. DeCoster, seconded by Comm. Sturm to adjourn at 4:32 PM. The motion carried.

*Minutes respectfully submitted by AP Englebert.*

City of Menasha  
SPECIAL ZONING APPROVAL

Date 10/12/15

RECEIVED DEC 10 2015  
law

Owner Daniel Gueths

Case or Plan No. \_\_\_\_\_

Address 2035 Manitowoc Rd.

Fee \$350

Applicant (if different than Owner) Chuck Krause

Joint-w- Dan Gueths

Address 835 OUBORA ST. Menasha, WI 54952

Zoning C-1

Parcel Number(s) 7-00012-00

PLEASE INDICATE WHICH REQUEST IS BEING MADE

Rezoning

Special Use

Flood Plain Map Amendment

Appeal or Variance

PUD Plan Approval

Comprehensive Plan Amendment

Description of Request: Special use Permit to get used car license.

(If applicable)

Formal Hearing 1-4-2016

Informal Hearing 12-22-2015

Notice Mailed 12-15-2015

Notice Mailed 12-15-2015

Notice Mailed 12-15-2015

Action Taken: \_\_\_\_\_ 20

APPROVED

DENIED

Conditions (if any): \_\_\_\_\_

Owner/Agent Daniel A. Gueths  
Signature

10/12/15  
Date



December 15, 2015

RE: Special Use Permit Application for 2035 Manitowoc Road

Dear Property Owner:

Chuck Krause and Dan Gueths have applied for a Special Use Permit for Parcel Number 7-00012-00 located at 2035 Manitowoc Road. The property owner has requested the Special Use Permit in order to operate a used car lot. The subject site is zoned C-1 General Commercial District which requires a Special Use Permit for retail uses per Sec. 13-1-29(c)(3) of the City of Menasha Code of Ordinances.

The City of Menasha Plan Commission will hold a public hearing on the proposed Special Use Permit on Tuesday, December 22, 2015 at 3:30 p.m. or shortly thereafter in the City Hall Council Chambers located at 140 Main Street, Menasha.

The City of Menasha Common Council will hold a public hearing on the proposed Special Use Permit on Monday, January 4, 2016 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 is attached along a 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. You are receiving this notice because you own property within one hundred (100) feet of the proposed special use. If you have any questions, please contact me.

Sincerely,

Kristi Heim  
Community Development Coordinator

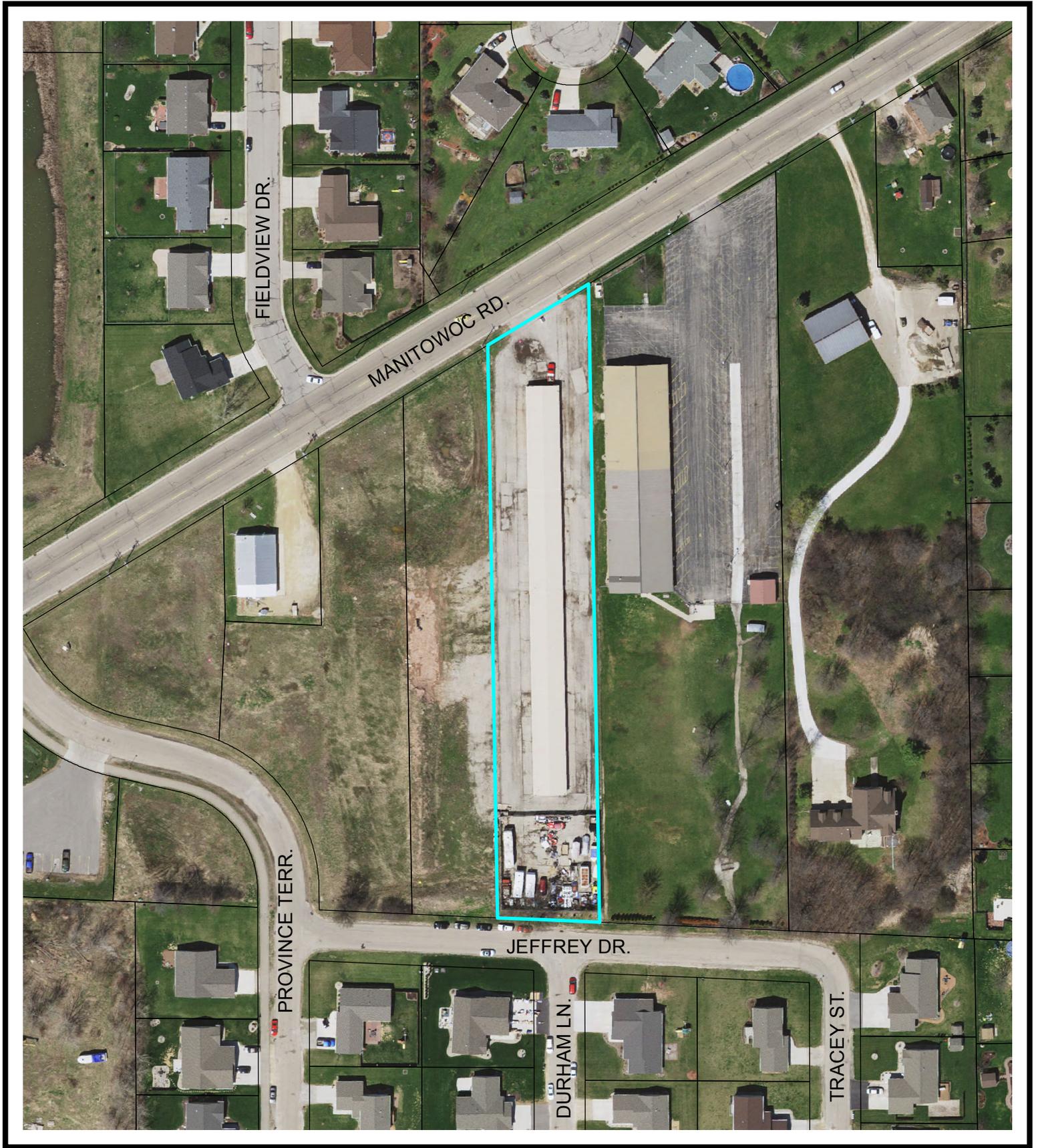
C: Plan Commission  
City Clerk Galeazzi

**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 jointly by Chuck Krause and Dan Gueths to operate a used car lot at 2035 Manitowoc Road, which includes Parcel Number 7-00012-00, City of Menasha, Calumet County, Wisconsin. The subject site is zoned C-1 General Business District and requires a Special Use Permit for automotive sales per Sec. 13-1-29(c)(3) of the City of Menasha Code of Ordinances. The Plan Commission will hold its public hearing on Tuesday, December 22, 2015 at 3:30 PM, or shortly thereafter, in the Council Chambers of Menasha City Hall located at 140 Main Street, Menasha, WI. The Common Council will hold its public hearing on this matter at 6:00 PM, or shortly thereafter, on Monday, January 4, 2016 at the same location. All persons interested in commenting on the application for this Special Use Permit are invited to attend.

Deborah A. Galeazzi, WCMC  
City Clerk

Run: December 18 and 28, 2015.



**Special Use Permit Location**  
**Proposed Used Car Lot**  
**Address: 2035 Maniwoc Road**



**Legend**

 Proposed Special Use Permit  
Parcel ID# 7-00012-00



To: Plan Commission

From: Kevin Englebert, Associate Planner *KPE*

Date: December 16, 2015

Re: **Special Use Permit - 2035 Manitowoc Road (#7-00012-00)**

**Overview**

**Address:** 2035 Manitowoc Road

**Property Owner:** Daniel Gueths

**Zoning Classification:** C-1 – General Commercial

**Adjacent Zoning Classifications:** C-1 General Commercial to the East (Winnegamie Dog Club), C-1 General Commercial to the West (City of Menasha), Manitowoc Road to the North, and Jeffery Drive to the South.

**Special Use Request:** Automotive Sales

Dan Gueths and Chuck Krause have submitted an application for a Special Use Permit application for his property at 2035 Manitowoc Road. The request was initiated for the purpose of using the property for automotive sales. When determining the approval of a Special Use Permit, the Plan Commission shall consider the following per Section 13-1-11(b) of the City of Menasha Code of Ordinances:

1. The use shall be compatible with adjacent land uses so that existing uses will not be depreciated in value, and there will be no deterrents to development of vacant land;
2. The use shall have an appearance that will not have an adverse effect upon adjacent properties;
3. The use shall be reasonably related to the overall needs of the City and to existing land use patterns;
4. The use will not cause traffic hazards or congestion; and
5. The use shall have adequate utilities, access roads, drainage and other necessary facilities.

## Analysis

1. *The use shall be compatible with adjacent land uses so that existing uses will not be depreciated in value, and there will be no deterrents to development of vacant land.*

Staff has determined that the use of automotive sales on this parcel would be reasonably compatible with land uses in the surrounding corridor. There are two parcels adjacent to 2035 Manitowoc Road. One is the Winnegamie Dog Club and the other parcel is undeveloped and owned by the City of Menasha. Both have a commercial zoning classification. In the vicinity of the parcel there is a mix of commercial and residential properties. There is no foreseeable impact on the value of nearby properties or a foreseeable deterrent to the development of vacant land by granting a Special Use Permit for automotive sales.

2. *The use shall have an appearance that will not have an adverse effect upon adjacent properties;*

Currently, the parcel in question is legal non-conforming in terms of landscaping and parking. To address these concerns, the applicant has submitted a landscaping and parking plan. The landscaping plan calls for perimeter landscaping to be installed adjacent to Manitowoc Road. Additionally, a total of 11 parking stalls will be created on the property. Staff requests that a condition of the Special Use Permit be that the parking stalls are properly striped. It is the determination of the Community Development Department that these measures will help mitigate adverse effects upon adjacent properties.

3. *The use shall be reasonably related to the overall needs of the City and to existing land use patterns;*

The property in question, along with those adjacent to it, is designated as a commercial use in the City of Menasha Year 2030 Comprehensive Plan Future Land Use Map. In addition, the existing land uses in the surrounding area are commercial uses. It is staff's opinion that automotive sales is a reasonable use for this property.

4. *The use will not cause traffic hazards or congestion;*

Due to the limited size of the proposed used car lot, there are no predictable traffic hazards or congestion that will be caused. The property is located on Manitowoc Road and should have sufficient facilities to handle any generated traffic.

5. *The use shall have adequate utilities, access roads, drainage, and other necessary facilities.*

The site is currently developed and is being used for the purposes of storage facilities. The proposal for the parking lot includes maintaining two driveways for access to the property. The utilities serving the property are determined to be adequate.

### **Site Plan Compliance**

According to Section 13-1-18 of the City of Menasha Code of Ordinances Special Use Standards, "The Plan Commission and/or the Common Council may, however, amend or waive any of the (site plan) standards."

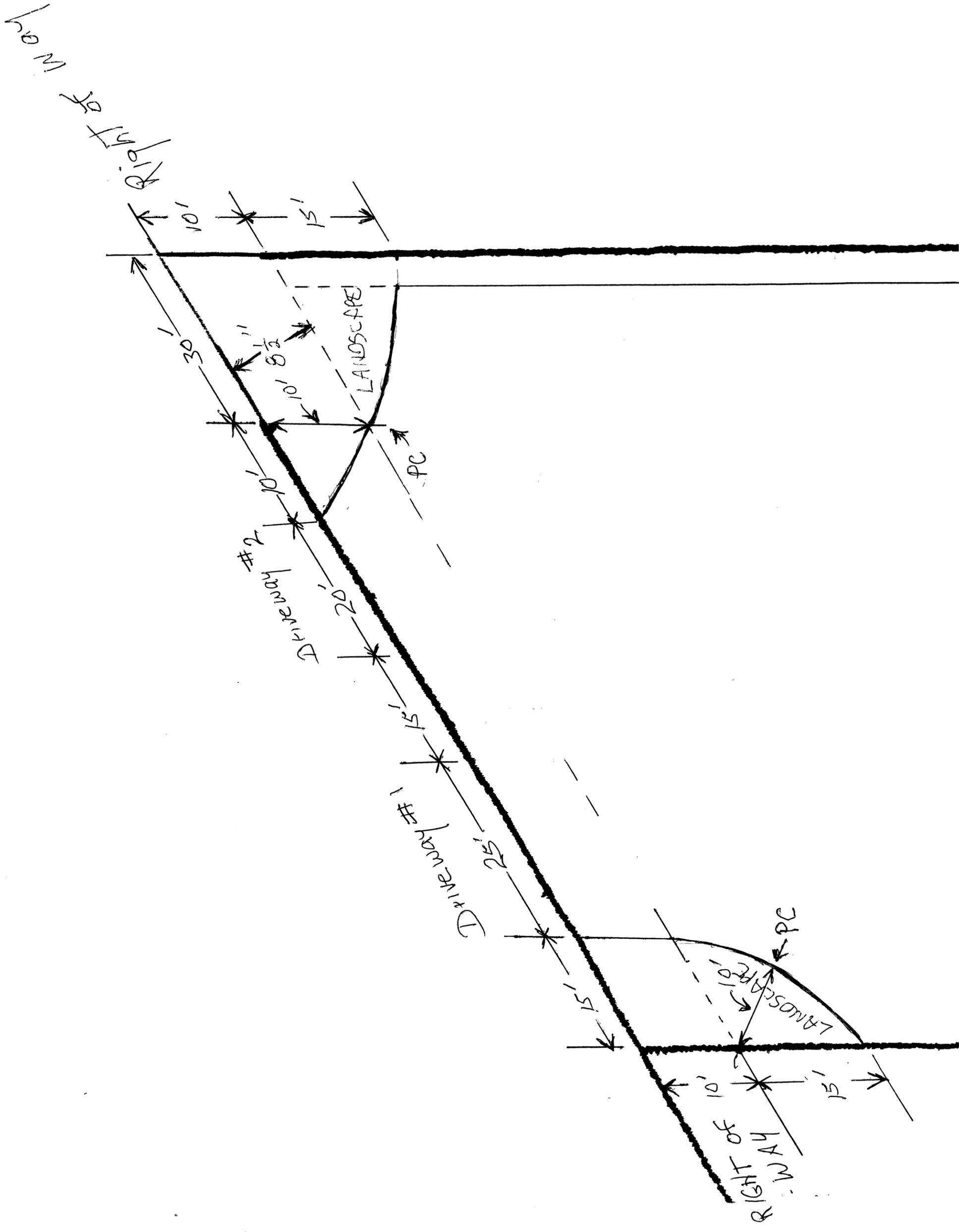
The landscaping plan as presented meets municipal standards for the required amount perimeter and interior landscaping. In the C-1 District, there is a requirement that 50 percent of the shrubs are evergreens. In this case, the applicant is seeking an exception and planting deciduous plants instead due to concerns about road salt destroying the evergreen plants. Additionally, we require curbing to surround each landscaping area. The applicant is requesting to use retaining block for that purpose.

The parking lot plan meets municipal requirements for the size of parking stalls and turning radius for customer parking. The number of parking stalls is sufficient for the property to be used for motor vehicle sales. At this time, the Community Development Department has not received a lighting plan for the property.

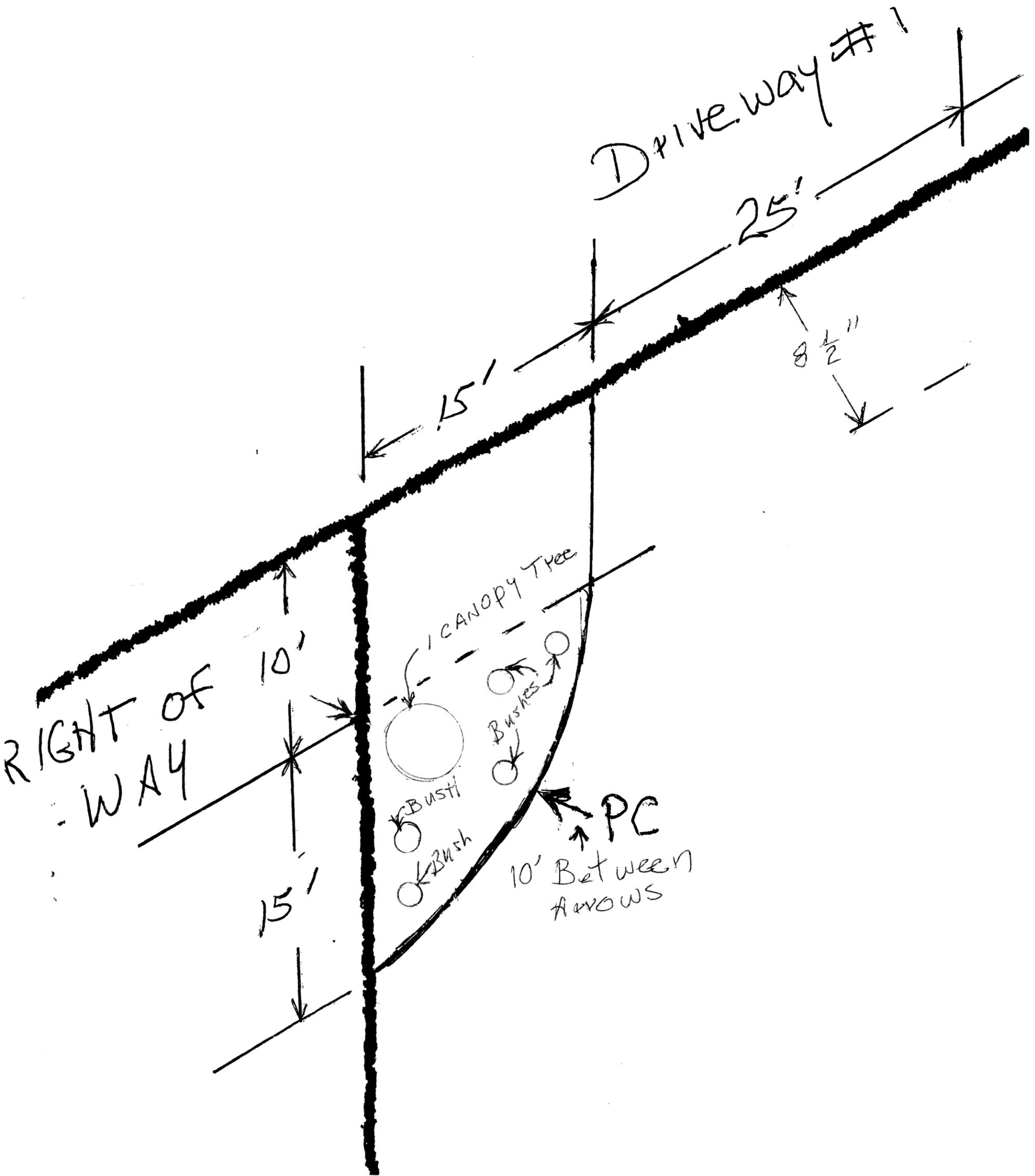
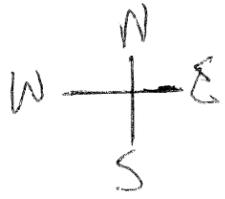
### **Staff Recommendation**

**Staff recommends the Special Use Permit, as requested, be recommended for approval by the Plan Commission.** Per the analysis above, staff believes that the impacts of granting a Special Use Permit are not substantial.





1" = 10'



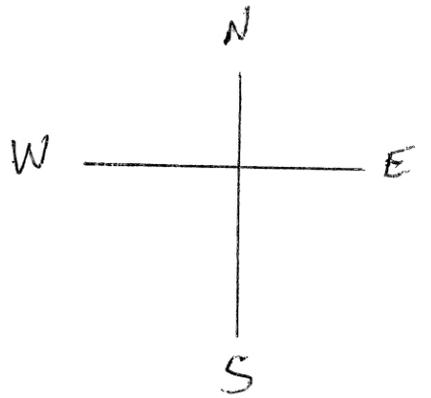
1 1/2" = 10'

# Schmalz Custom Landscaping, Inc.

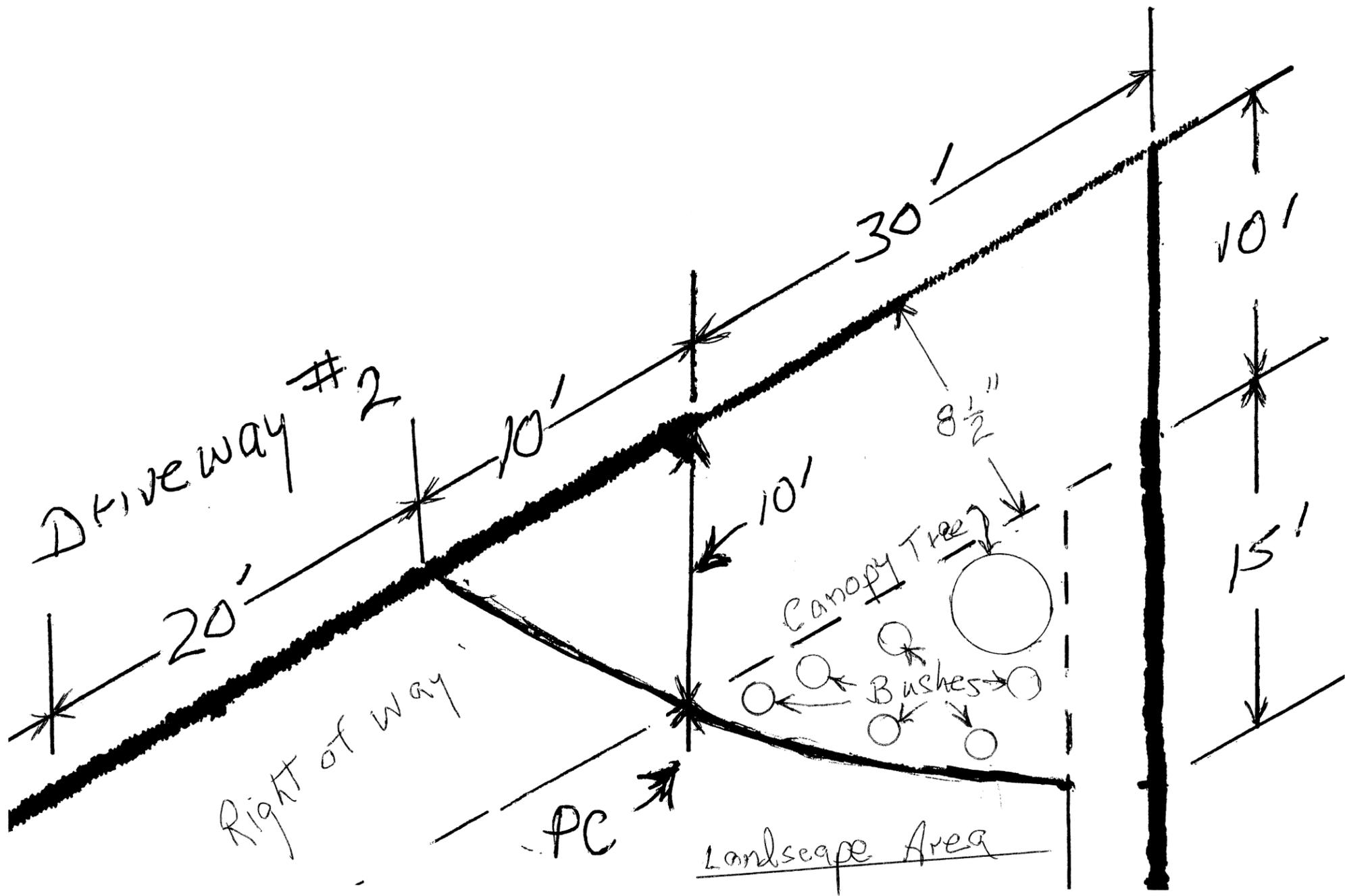
CREATIVE DESIGNS OF NATURAL BEAUTY SINCE 1949

W2484 County Road KK • Appleton, WI 54915-9462

Phone: (920) 733-8223



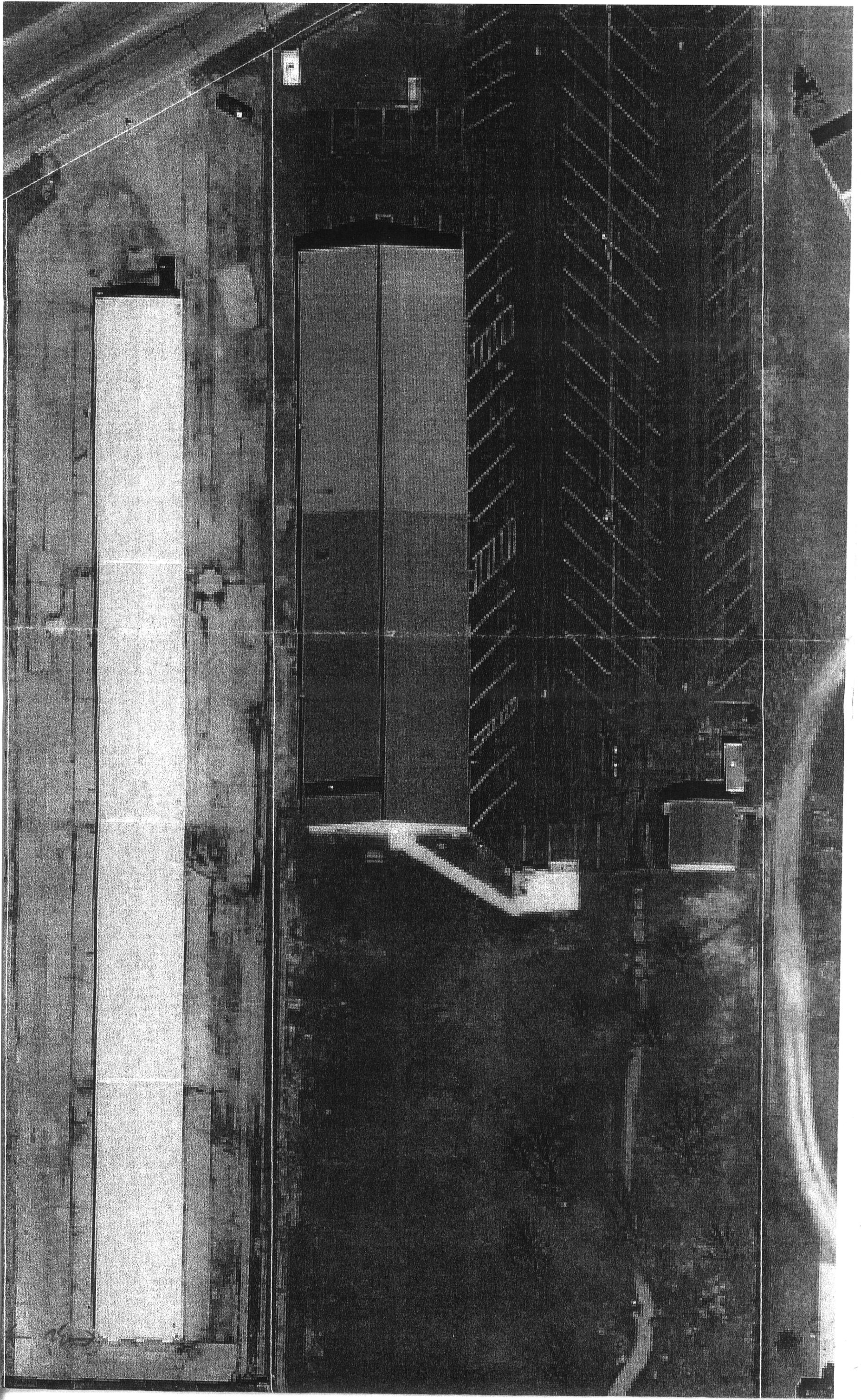
REFER TO GUARANTEE	RES. PHONE	BUS. PHONE	DATE
		920-830-4994	12/16/15
NAME		DELIVERY DATE	
Dan Gueths			
ADDRESS		NO GUARANTEE	TAKEN
2035 Manitowoc Rd		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Menasha, WI		CASH	CHECK #
			CHARGE
SOLD BY		EXP. DATE	
NS			
QTY.	DESCRIPTION	PRICE	AMOUNT
2	1.5" Autumn Blaze Maple	\$159. <sup>99</sup> /each	
11	26 Bloomstruck Hydrangea	\$34. <sup>99</sup> /each	
	Juniper, Hughes 26i	\$26. <sup>99</sup>	
* Not Recommended for snow load/salt *			



$1 \frac{1}{2}'' = 10'$



Sample - Retaining Block





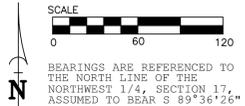
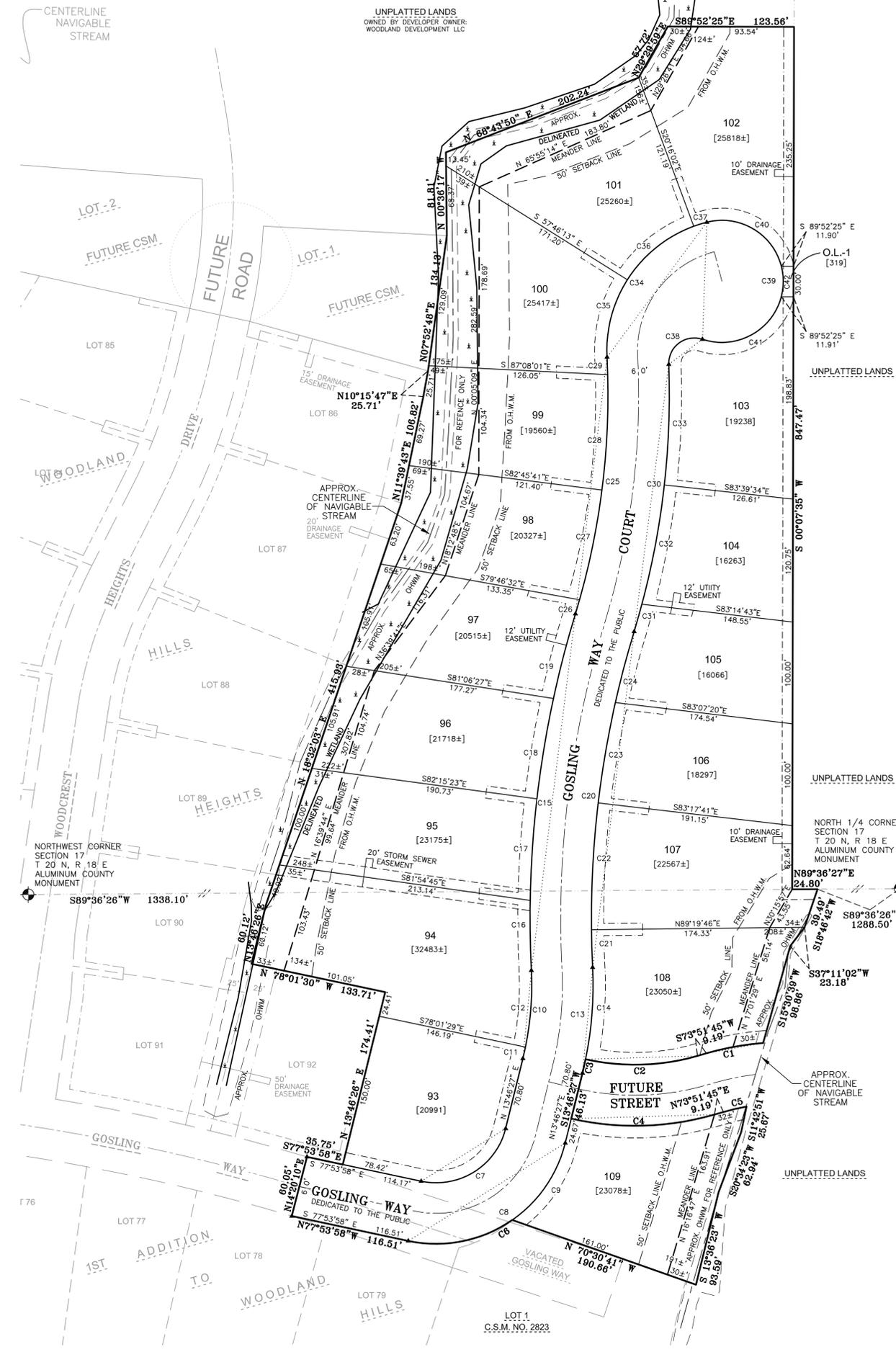
# SECOND ADDITION TO WOODLAND HILLS

PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, AND PARTS OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 18 EAST, CITY OF MENASHA, CALUMET COUNTY, WISCONSIN

## LOCATION MAP



THE SOUTHWEST 1/4 OF SECTION 8 AND THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 18 EAST, CITY OF MENASHA, CALUMET COUNTY, WISCONSIN



- LEGEND**
- ▲ 1" O.D. ROUND IRON PIPE SET, 24" LONG, WEIGHING 1.13 LBS. PER LINEAL FOOT AT ALL OTHER LOT CORNERS
  - △ 1-1/4" O.D. ROUND REINFORCING BAR SET, 30" LONG WEIGHING 4.303 LBS. PER LINEAL FOOT
  - 1-1/4" O.D. REBAR FOUND
  - 3/4" O.D. REBAR FOUND
  - [ ] TOTAL LOT AREA IN SQUARE FEET
  - ◆ GOVERNMENT CORNER

**UTILITY EASEMENTS** - NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT LINE OR STREET LINE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

**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 SECOND.
- FRONT YARD SETBACKS ARE A MINIMUM OF 25 FEET.
- ELEVATIONS ARE BASED ON USGS DATUM.

**CURVE TABLE:**

NUMBER	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	280.00'	11°33'46"	56.51'	S 79°38'38" W	56.41'
C2	220.00'	28°47'31"	110.55'	S 88°15'31" W	109.39'
C3	360.94'	02°12'09"	13.87'	S 12°40'22" W	13.87'
C4	280.00'	28°58'39"	141.61'	N 88°21'04" E	140.11'
C5	220.00'	06°01'19"	23.12'	N 76°52'24" E	23.11'
C6	130.00'	47°01'46"	106.71'	S 78°35'08" W	103.74'
C7	70.00'	88°19'35"	107.91'	N 57°56'14" E	97.54'
C8	130.00'	88°19'35"	200.41'	N 57°56'14" E	181.14'
C9	130.19'	41°13'57"	93.69'	S 42°24'35" E	91.88'
C10	300.94'	16°37'39"	87.33'	N 05°27'37" E	87.03'
C11	300.94'	02°11'44"	11.53'	N 12°40'35" E	11.53'
C12	300.94'	14°25'55"	75.80'	N 04°21'45" E	75.60'
C13	360.94'	16°37'39"	104.75'	N 05°27'37" E	104.38'
C14	360.94'	14°25'55"	90.87'	N 04°21'33" E	90.63'
C15	1030.00'	19°43'40"	354.64'	N 07°00'37" E	352.89'
C16	1030.00'	03°49'27"	68.75'	N 05°56'29" W	68.73'
C17	1030.00'	05°33'46"	100.00'	N 03°45'07" E	99.96'
C18	1030.00'	05°33'46"	100.00'	N 09°18'53" E	99.96'
C19	1030.00'	04°46'41"	85.90'	N 14°29'06" E	85.87'
C20	970.00'	19°43'40"	333.98'	N 07°00'37" E	332.34'
C21	970.00'	02°10'59"	36.96'	N 01°45'43" W	36.96'
C22	970.00'	07°22'33"	124.87'	N 03°01'03" E	124.78'
C23	970.00'	05°54'34"	100.04'	N 09°39'36" E	100.00'
C24	970.00'	04°15'34"	72.11'	N 14°44'40" E	72.09'
C25	740.20'	19°46'35"	255.49'	N 06°59'10" E	254.22'
C26	740.20'	01°07'14"	14.48'	N 16°18'50" E	14.48'
C27	740.20'	08°31'23"	110.11'	N 11°29'32" E	110.01'
C28	740.20'	08°47'31"	113.58'	N 02°50'05" E	113.47'
C29	740.20'	01°20'28"	17.33'	N 02°13'54" W	17.32'
C30	800.20'	19°02'40"	265.98'	N 07°21'07" E	264.76'
C31	800.20'	01°59'56"	27.92'	N 15°52'29" E	27.91'
C32	800.20'	08°33'00"	119.41'	N 10°36'02" E	119.30'
C33	800.20'	08°29'45"	118.65'	N 02°04'39" E	118.54'
C34	130.00'	78°28'46"	178.06'	N 36°20'15" E	164.47'
C35	130.00'	35°08'33"	79.74'	N 14°40'08" E	78.49'
C36	130.00'	37°30'40"	85.11'	N 50°59'46" E	83.60'
C37	130.00'	05°49'34"	13.22'	N 72°39'51" E	13.21'
C38	25.00'	110°42'42"	48.31'	N 53°11'08" E	41.13'
C39	60.00'	212°56'30"	223.01'	N 02°03'53" E	115.08'
C40	60.00'	104°32'18"	109.48'	S 52°08'13" E	94.91'
C41	60.00'	108°24'12"	113.53'	S 54°20'02" E	97.34'
C42	60.00'	28°57'10"	30.32'	N 00°07'57" E	30.00'

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

**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

# SECOND ADDITION TO WOODLAND HILLS

PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, AND PARTS OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 18 EAST, CITY OF MENASHA, CALUMET COUNTY, WISCONSIN

## UTILITY EASEMENT PROVISIONS

AN EASEMENT FOR ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY NEW HEIGHTS DEVELOPMENTS, LLC, GRANTOR,

TO MENASHA ELECTRIC UTILITY  
WISCONSIN GAS LLC d/b/a WE ENERGIES  
WISCONSIN BELL, INC., d/b/a AT&T WISCONSIN, A WISCONSIN CORPORATION  
TIME WARNER ENTERTAINMENT COMPANY, L.P.  
WAVERLY SANITARY DISTRICT  
CITY OF MENASHA  
GRANTEES,

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRIC ENERGY FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED AND FOR SOUNDS AND SIGNALS, ALL IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN WITHIN THOSE AREAS ON THE PLAT DESIGNATED AS "UTILITY EASEMENT AREAS" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE 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 GRANTEEES 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 GRANTEEES 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 GRANTEEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT AREAS" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED BY MORE THAN FOUR INCHES WITHOUT THE WRITTEN CONSENT OF GRANTEEES. THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

NICOLE MILLER MEMBER

## SURVEYORS CERTIFICATION

I, CHRISTOPHER R. CLEARY, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED, AND MAPPED 2ND ADDITION TO WOODLAND HILLS, AT THE DIRECTION OF WOODLAND DEVELOPMENT LLC, PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, AND PARTS OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 18 EAST, CITY OF MENASHA, CALUMET COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 17; THENCE SOUTH 89 DEGREES 36 MINUTES 26 SECONDS WEST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 1288.50 FEET; TO THE POINT OF BEGINNING; THENCE SOUTH 18 DEGREES 46 MINUTES 42 SECONDS WEST, A DISTANCE OF 39.49 FEET; THENCE SOUTH 31 DEGREES 11 MINUTES 02 SECONDS WEST, A DISTANCE OF 23.18 FEET; THENCE SOUTH 15 DEGREES 30 MINUTES 39 SECONDS WEST, A DISTANCE OF 98.86 FEET; THENCE 56.51 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 280.00 FEET AND A CHORD THAT BEARS SOUTH 79 DEGREES 38 MINUTES 38 SECONDS WEST, 56.41 FEET; THENCE SOUTH 73 DEGREES 51 MINUTES 45 SECONDS WEST, A DISTANCE OF 9.19 FEET; THENCE 110.95 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 220.00 FEET AND A CHORD THAT BEARS SOUTH 88 DEGREES 15 MINUTES 31 SECONDS WEST, 109.39 FEET; THENCE 13.87 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 360.94 FEET AND A CHORD THAT BEARS SOUTH 12 DEGREES 40 MINUTES 22 SECONDS WEST, 13.87 FEET; THENCE SOUTH 15 DEGREES 46 MINUTES 27 SECONDS WEST, A DISTANCE OF 46.13 FEET; THENCE 141.61 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 280.00 FEET AND A CHORD THAT BEARS NORTH 88 DEGREES 21 MINUTES 04 SECONDS EAST, 140.11 FEET; THENCE NORTH 73 DEGREES 51 MINUTES 45 SECONDS EAST, A DISTANCE OF 9.19 FEET; THENCE 23.12 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 220.00 FEET AND A CHORD THAT BEARS NORTH 76 DEGREES 52 MINUTES 24 SECONDS EAST, 23.11 FEET; THENCE SOUTH 11 DEGREES 42 MINUTES 51 SECONDS WEST, A DISTANCE OF 25.67 FEET; THENCE SOUTH 20 DEGREES 34 MINUTES 23 SECONDS WEST, A DISTANCE OF 62.94 FEET; THENCE SOUTH 13 DEGREES 36 MINUTES 23 SECONDS WEST, A DISTANCE OF 93.59 FEET; THENCE NORTH 70 DEGREES 30 MINUTES 41 SECONDS WEST, A DISTANCE OF 190.66 FEET; THENCE 106.71 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 130.00 FEET AND A CHORD THAT BEARS SOUTH 78 DEGREES 35 MINUTES 08 SECONDS WEST, 103.74 FEET; THENCE NORTH 77 DEGREES 53 MINUTES 58 SECONDS WEST, A DISTANCE OF 116.51 FEET; THENCE NORTH 14 DEGREES 20 MINUTES 10 SECONDS EAST, A DISTANCE OF 60.05 FEET; THENCE SOUTH 77 DEGREES 53 MINUTES 58 SECONDS EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF GOSLING WAY, A DISTANCE OF 133.71 FEET; THENCE NORTH 13 DEGREES 46 MINUTES 26 SECONDS EAST, ALONG THE EAST LINE OF LOT 92 OF WOODLAND HILLS HEIGHTS, A DISTANCE OF 174.41 FEET; THENCE NORTH 78 DEGREES 01 MINUTES 30 SECONDS WEST, ALONG THE NORTH LINE OF LOT 92 OF WOODLAND HILLS HEIGHTS, A DISTANCE OF 133.71 FEET; THENCE NORTH 13 DEGREES 46 MINUTES 26 SECONDS EAST, ALONG THE EAST LINE OF WOODLAND HILLS HEIGHTS, A DISTANCE OF 15.93 FEET; THENCE NORTH 11 DEGREES 39 MINUTES 43 SECONDS EAST, CONTINUING ALONG THE EAST LINE OF WOODLAND HILLS HEIGHTS, A DISTANCE OF 106.82 FEET; THENCE NORTH 10 DEGREES 15 MINUTES 47 SECONDS EAST, CONTINUING ALONG THE EAST LINE OF WOODLAND HILLS HEIGHTS, A DISTANCE OF 25.71 FEET; THENCE NORTH 07 DEGREES 52 MINUTES 48 SECONDS EAST, A DISTANCE OF 134.13 FEET; THENCE NORTH 00 DEGREES 36 MINUTES 17 SECONDS WEST, A DISTANCE OF 81.81 FEET; THENCE NORTH 68 DEGREES 43 MINUTES 50 SECONDS EAST, A DISTANCE OF 202.24; THENCE NORTH 29 DEGREES 29 MINUTES 59 SECONDS EAST, A DISTANCE OF 57.72 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 23 SECONDS EAST, A DISTANCE OF 123.56 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 35 SECONDS WEST, A DISTANCE OF 847.47 FEET; THENCE NORTH 89 DEGREES 36 MINUTES 27 SECONDS EAST, A DISTANCE OF 24.80 FEET TO THE POINT OF BEGINNING. CONTAINING 453,469 SQUARE FEET (10.410 ACRES). SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE.

THAT I HAVE MADE SUCH LAND DIVISION AND PLAT BY THE DIRECTION OF THE OWNERS SHOWN HERE ON.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, AND THE SUBDIVISION REGULATION OF THE TOWN OF GRAND CHUTE AND OUTAGAMIE COUNTY IN SURVEYING, DIVIDING AND MAPPING THE SAME.

GIVEN UNDER MY HAND THIS 16th DAY OF DECEMBER, 2015.

CHRISTOPHER R. CLEARY, P.L.S. S-2551

## CORPORATE OWNER'S CERTIFICATE OF DEDICATION

WOODLAND DEVELOPMENT LLC, A CORPORATION DULY ESTABLISHED 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 ABOVE DESCRIBED TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED ALL AS SHOWN AND REPRESENTED ON THIS PLAT.

NEW HEIGHTS DEVELOPMENTS, LLC, FURTHER CERTIFIES THAT 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

WITNESS THE HAND AND SEAL OF SAID OWNERS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2015.

NICOLE MILLER MEMBER

STATE OF WISCONSIN )  
 ) SS  
CALUMET COUNTY )

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015,  
THE ABOVE OWNERS TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE  
FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

## COMMON COUNCIL RESOLUTION

RESOLVED, THAT 2ND ADDITION TO WOODLAND HILLS, IN THE CITY OF MENASHA, IS HEREBY APPROVED BY THE COMMON COUNCIL OF THE CITY OF MENASHA.

DATE \_\_\_\_\_ SIGNED \_\_\_\_\_ MAYOR

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

DATE \_\_\_\_\_ SIGNED \_\_\_\_\_ CITY CLERK

## CERTIFICATE OF FINANCE OFFICER

I, \_\_\_\_\_, BEING THE DULY QUALIFIED AND ACTING TREASURER OF THE CITY OF MENASHA, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF \_\_\_\_\_ ON ANY OF THE LAND INCLUDED IN 2ND ADDITION TO WOODLAND HILLS.

DATE \_\_\_\_\_ SIGNED \_\_\_\_\_ CHIEF FINANCIAL OFFICER

## COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN )  
 ) SS  
CALUMET COUNTY )

I, \_\_\_\_\_, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF CALUMET, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OF UNPAID SPECIAL ASSESSMENTS AS OF \_\_\_\_\_ AFFECTING THE LANDS INCLUDED IN 2ND ADDITION WOODLAND HILLS.

DATE \_\_\_\_\_ SIGNED \_\_\_\_\_ COUNTY TREASURER

## CONSENT OF CORPORATE MORTGAGEE

THE BANK OF KAUKAUNA, A CORPORATION DULY ESTABLISHED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE LANDS HEREIN DESCRIBED, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LANDS DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF 2ND ADDITION TO WOODLAND HILLS. IN WITNESS WHEREOF, THE BANK OF KAUKAUNA HAS CAUSED THESE PRESENTS TO BE SIGNED BY \_\_\_\_\_ AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2015.

NAME \_\_\_\_\_ TITLE \_\_\_\_\_

STATE OF WISCONSIN )  
 ) SS  
\_\_\_\_\_ COUNTY )

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, THE ABOVE OWNER TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

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





# Martenson & Eisele, Inc.

Planning ■ Surveying ■ Engineering ■ Architecture

*Professionals dedicated to serving people committed to improving their communities*

## LETTER OF VARIANCE

To: Community Development  
City of Menasha  
140 Main Street  
Menasha, WI 54952

Date: December 16, 2015

Re: 2nd Addition to Woodland Hills  
Final Plat Review

To whom it may concern:

I am writing this letter of Variance to the plan commission to waive to requirement for the maximum length of a proposed cul-de-sac to be 500'. The cul-de-sac for Gosling Way Court in the 2<sup>nd</sup> addition to Woodland Hills needs to be longer (700'+/-) due to environmental issues, a navigable stream, and wetlands that run along the West & North side of the proposed development. The proposed layout for the 2<sup>nd</sup> Addition to Woodland Hills was mapped out to maximize the amount of lots in accordance with the existing lot lines around the exterior of said proposed development.

Thank you

By: \_\_\_\_\_

Chris Cleary, PLS