

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 8, 2015
3:30 PM**

AMENDED AGENDA

3:30 PM – Informal Public Hearing Regarding the Proposed Rezoning of Parcels Immediately West of Kernan Avenue and North of STH 10/114 – Portions of Parcel #'s 7-01811-01, 7-01811-02, 7-01811-03 and 7-00700-72 from R-1 Single Family to Planned Unit Development

A. ROLL CALL/EXCUSED ABSENCES

B. MINUTES TO APPROVE

1. [Minutes of the November 17, 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 Rezoning of Portions of Parcel #'s 7-01811-01, 7-01811-02, 7-01811-03 and 7-00700-72 from R-1 Single Family to Planned Unit Development](#)
2. [Planned Unit Development Review – Lake Cottage Estates](#)
3. [Preliminary Plat Review – Second Addition to Woodland Heights](#)

F. ADJOURNMENT

CITY OF MENASHA
Plan Commission
Council Chambers, City Hall – 140 Main Street
November 17, 2015
DRAFT MINUTES

A. CALL TO ORDER

The meeting was called to order at 3:33 PM by Mayor Merkes.

B. ROLL CALL/EXCUSED ABSENCES

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

PLAN COMMISSION MEMBERS EXCUSED: Commissioner Sturm.

OTHERS PRESENT: CDD Keil and AP Englebert.

C. MINUTES TO APPROVE

1. **Minutes of the November 3, 2015 Plan Commission Meeting**

Motion by Comm. Cruickshank, seconded by Ald. Benner to approve the November 3, 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. **2016 Plan Commission Schedule**

AP Englebert introduced the proposed Plan Commission meeting dates for the year 2016. Staff explained the current process for Site Plan reviews and how the new process would work. Commissioners discussed the following:

- Turnaround time for items reviewed by the Plan Commission that need Council approval.
- Availability of commissioners' schedules to attend Plan Commission meetings.
- The need for more review time before items are brought to Plan Commission.

There was consensus to keep the Plan Commission meeting days in the 1st and 3rd weeks of the month and staff is to bring back a revised meetings schedule.

F. ACTION ITEMS

1. **Certified Survey Map – 186 Main Street**

CDD Keil introduced the CSM for 186 Main Street. Commissioners discussed state and local building codes and if the CSM would have the efficacy intended for servicing the building.

Motion by Ald. Benner, seconded by DPW Radtke to approve the CSM for 186 Main Street subject to staff review of applicable building codes. The motion carried.

H. ADJOURNMENT

Motion by Comm. DeCoster, seconded by Comm. Schmidt to adjourn at 4:03 PM. The motion carried.

City of Menasha

SPECIAL ZONING APPROVAL

Owner WOODLAND DEVELOPMENTS, LLC Case or Plan No. _____
N319 BREEZE WOOD
Address Appleton, WI 54915 Fee \$ 350

Applicant (if different than Owner) MCMAHAN ASSOC. DAVID M. SCHMALZ
Address 1445 McMahan Dr Neenah WI 54956 P.O. Box 1025 Neenah 54957-1025
Zoning R1 Single Family Parcel Number(s) 7-01811-02, 7-01811-01, 7-01811-03
SOUTH 15' OF 7-00700-72

PLEASE INDICATE WHICH REQUEST IS BEING MADE

- Rezoning Special Use Flood Plain Map Amendment
 Appeal or Variance PUD Plan Approval

Description of Request: THE WDOT WILL NOT APPROVE A PLAT WITH A ROAD IN THE 50 FOOT SETBACK. A CONDOMINIUM PLAT IS NOT REVIEW BY THE WDOT, SO THAT IS WHAT WE ARE DOING THIS REZONE IS TO ALLOW A CONDOMINIUM PLAT

Owner/Agent David M. Schmalz NOV 25, 2015
Signature

(If applicable) Formal Hearing 12-21-2015
Informal Hearing 12-8-2015 Notice Mailed 12-1-2015
Notice Mailed 12-1-2015 Notice Mailed _____

Action Taken: _____ 20____

APPROVED DENIED

Conditions (if any): _____



December 1, 2015

Dear Property Owner:

The City of Menasha will be holding public hearings regarding the proposed rezoning of property located west of Kernan Avenue and north of HWY 10/114 which includes portions of parcel numbers 7-01811-01, 7-01811-02, 7-01811-03 and 7-00700-72. You are being notified of the proposed rezoning in accordance with Section 13-1-142 of the Menasha Code of Ordinances.

Rezoning of the property from R-1 Single Family District to Planned Unit Development is requested to enable the development of a condominium plat with single-family dwellings.

Please see the enclosed map and public hearing notice for more information.

The Plan Commission will be considering this rezoning at an informal public hearing on Tuesday, December 8, 2015 at 3:30 p.m. or shortly thereafter in the Third Floor Council Chambers of City Hall, 140 Main Street. Persons interested in this matter will be given an opportunity to comment and ask questions about the proposed rezoning. A second public hearing before the Common Council will be held Monday, December 21, 2015 at 6:00 p.m. or shortly thereafter in the Council Chambers of City Hall, 140 Main Street.

Sincerely,

Kristi Heim
Community Development Coordinator

Enclosures

c: City of Menasha Clerk Deborah Galeazzi
Town/Village of Harrison Clerk Jennifer Weyenberg
Plan Commission Members



Proposed Rezoning from R-1 Single Family to Planned Unit Development

Legend



Parcels Proposed for Rezoning:
Portions of Parcel ID#'s 7-01811-01,
7-01811-02, 7-01811-03 and 7-00700-72



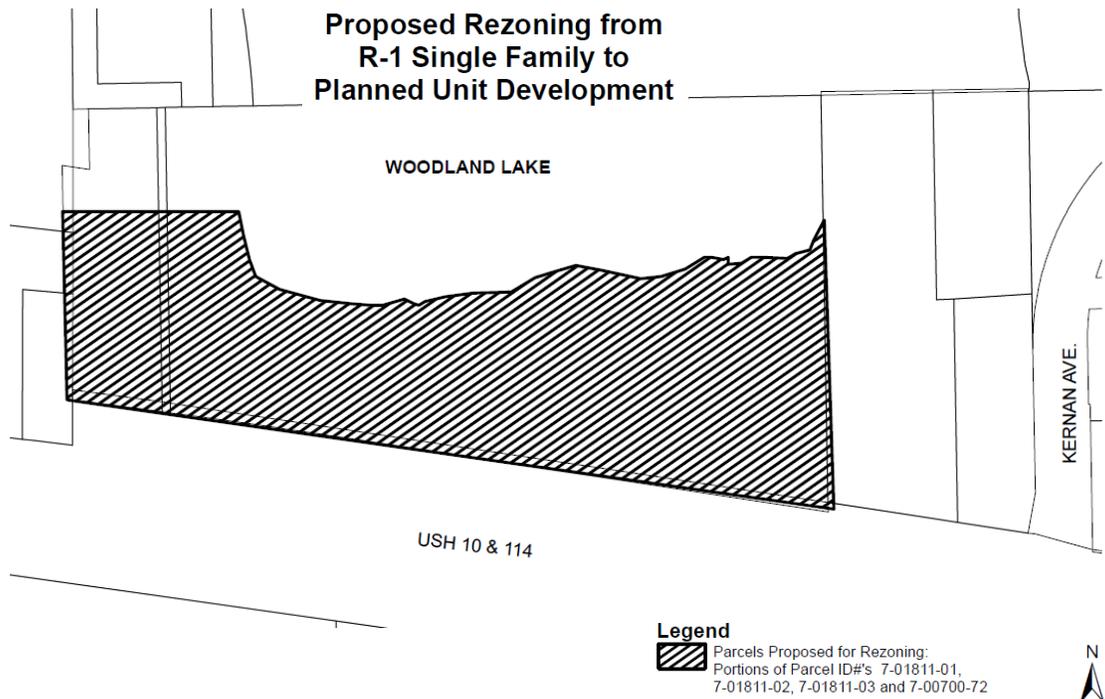
CITY OF MENASHA
Public Hearing

NOTICE IS HEREBY GIVEN that the City of Menasha will be holding a public hearing regarding the proposed rezoning of property located west of Kernan Avenue and north of USH 10/114, which includes portions of parcel numbers 7-01811-01, 7-01811-02, 7-01811-03 and 7-00700-72.

DESCRIPTION OF LANDS TO BE RE-ZONED:

A PART OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 2980 AS RECORDED IN VOLUME 24 OF MAPS ON PAGE 288 AS DOCUMENT NO. 414583 AND A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 20 NORTH, RANGE 18 EAST, CITY OF MENASHA, CALUMET COUNTY, WISCONSIN, CONTAINING 205,444 SQUARE FEET (4.716 ACRES) OF LAND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18; THENCE S00°01'35"W (RECORDED AS S01°01'40"E), 1299.34 FEET ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 18 TO THE SOUTHEAST CORNER OF LOT 3 OF CERTIFIED SURVEY MAP NO. 2475 AS RECORDED IN VOLUME 19 OF MAPS ON PAGE 117; THENCE N80°51'05"W (RECORDED AS N81°54'20"W), 253.20 FEET ALONG THE SOUTH LINE OF SAID CERTIFIED SURVEY MAP NO. 2475 TO THE SOUTHWEST CORNER OF LOT 1 OF SAID CERTIFIED SURVEY MAP NO. 2475; THENCE N00°01'35"E (RECORDED AS N01°01'40"W), 9.02 FEET ALONG THE WEST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING; THENCE N80°52'19"W, 731.95 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF U.S.H. 10 AND S.T.H. 114 TO THE START OF A 11,573.18 FOOT RADIUS CURVE TO THE LEFT; THENCE 184.84 FEET ALONG THE ARC OF SAID CURVE BEING THE NORTH RIGHT-OF-WAY LINE OF SAID U.S.H. 10 & S.T.H. 114 HAVING A 184.84 FOOT CHORD WHICH BEARS N81°20'10"W TO THE WEST LINE OF THE EAST 35 ACRES OF SAID NORTHEAST 1/4; THENCE N00°01'35"E, 237.86 FEET ALONG SAID WEST LINE TO A POINT 15.00 FEET NORTH OF THE SOUTHWEST CORNER OF OUTLOT 1 OF SAID CERTIFIED SURVEY MAP NO. 2980; THENCE N89°57'17"E, 159.52 FEET ALONG A LINE 15 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID OUTLOT 1 TO THE STARTING POINT OF A MEANDER LINE TO THE SOUTHERLY SHORE OF WOODLAND LAKE, SAID POINT BEARS S89°57'17"W, 36 FEET MORE OR LESS FROM SAID SOUTHERLY SHORE; THENCE THE FOLLOWING FOUR CALLS ALONG SAID MEANDER LINE; THENCE S14°08'37"E, 128.18 FEET; THENCE S78°07'25"E, 156.66 FEET ; THENCE N85°16'28"E, 277.20 FEET; THENCE N84°05'36"E, 286.53 FEET TO THE WEST LINE OF LOT 1 OF SAID CERTIFIED SURVEY MAP NO. 2475 AND THE TERMINATION POINT OF SAID MEANDER LINE; SAID POINT BEARS S00°01'35"W (RECORDED AS S01°01'40"E), 70 FEET MORE OR LESS FROM THE SOUTHERLY SHORE OF SAID WOODLAND LAKE; THENCE S00°01'35"W (RECORDED AS S01°01'40"E), 144.75 FEET ALONG THE WEST LINE OF SAID LOT 1; THENCE N89°58'25"W, 4.00 FEET; THENCE S00°01'35"W, 20.00 FEET; THENCE S89°58'25"E, 4.00 FEET TO THE WEST LINE OF SAID LOT 1; THENCE S00°01'35"W (RECORDED AS S01°01'40"E), 112.98 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING. INCLUDING ALL THOSE LANDS LYING BETWEEN THE ABOVE DESCRIBED MEANDER LINE AND THE SOUTHERLY SHORE OF WOODLAND LAKE AND THE RESPECTIVE LOT LINE EXTENDED TO SAID SOUTHERLY SHORE.



Rezoning of the property from R-1 Single Family to Planned Use Development is requested to enable the development of a condominium plat with single-family dwellings.

Public hearings will be held as follows:

Plan Commission

Date of Hearings: Tuesday, December 8, 2015

Time of Hearings: 3:30 p.m. or shortly thereafter

Place of Hearings: City Hall Council Chambers, 140 Main Street, Menasha

Common Council

Date of Hearings: Monday, December 21, 2015

Time of Hearings: 6:00 p.m. or shortly thereafter

Place of Hearings: City Hall Council Chambers, 140 Main Street, Menasha

Deborah A. Galeazzi
City Clerk

Publish: December 4 & 14, 2015.

LAKE COTTAGE ESTATES

A CONDOMINIUM PLAT

SURVEYOR'S CERTIFICATE: I, DAVID M. SCHMALZ, WISCONSIN PROFESSIONAL LAND SURVEYOR S-1284, HEREBY CERTIFY THAT IN COMPLIANCE WITH THE PROVISIONS OF CHAPTER 703 OF THE WISCONSIN STATUTES, I HAVE SURVEYED AND MAPPED A PART OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 2980 AS RECORDED IN VOLUME 24 OF MAPS ON PAGE 288 AS DOCUMENT NO. 414583 AND A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 20 NORTH, RANGE 18 EAST, CITY OF MENASHA, CALUMET COUNTY, WISCONSIN, CONTAINING 205,444 SQUARE FEET (4.716 ACRES) OF LAND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18; THENCE S00°01'35"W (RECORDED AS S01°01'40"E), 1299.34 FEET ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 18 TO THE SOUTHEAST CORNER OF LOT 3 OF CERTIFIED SURVEY MAP NO. 2475 AS RECORDED IN VOLUME 19 OF MAPS ON PAGE 117; THENCE N80°51'05"W (RECORDED AS N81°54'20"W), 253.20 FEET ALONG THE SOUTH LINE OF SAID CERTIFIED SURVEY MAP NO. 2475 TO THE SOUTHWEST CORNER OF LOT 1 OF SAID CERTIFIED SURVEY MAP NO. 2475; THENCE N00°01'35"E (RECORDED AS N01°01'40"W), 9.02 FEET ALONG THE WEST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING; THENCE N80°52'19"W, 731.95 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF U.S.H. 10 AND S.T.H. 114 TO THE START OF A 11,573.18 FOOT RADIUS CURVE TO THE LEFT; THENCE 184.84 FEET ALONG THE ARC OF SAID CURVE BEING THE NORTH RIGHT-OF-WAY LINE OF SAID U.S.H. 10 & S.T.H. 114 HAVING A 184.84 FOOT CHORD WHICH BEARS N81°20'10"W TO THE WEST LINE OF THE EAST 35 ACRES OF SAID NORTHEAST 1/4; THENCE N00°01'35"E, 237.86 FEET ALONG SAID WEST LINE TO A POINT 15.00 FEET NORTH OF THE SOUTHWEST CORNER OF OUTLOT 1 OF SAID CERTIFIED SURVEY MAP NO. 2980; THENCE N89°57'17"E, 159.52 FEET ALONG A LINE 15 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID OUTLOT 1 TO THE STARTING POINT OF A MEANDER LINE TO THE SOUTHERLY SHORE OF WOODLAND LAKE, SAID POINT BEARS S89°57'17"W, 36 FEET MORE OR LESS FROM SAID SOUTHERLY SHORE; THENCE THE FOLLOWING FOUR CALLS ALONG SAID MEANDER LINE; THENCE S14°08'37"E, 128.18 FEET; THENCE S78°07'25"E, 156.66 FEET; THENCE N85°16'28"E, 277.20 FEET; THENCE N84°05'36"E, 286.53 FEET TO THE WEST LINE OF LOT 1 OF SAID CERTIFIED SURVEY MAP NO. 2475 AND THE TERMINATION POINT OF SAID MEANDER LINE; SAID POINT BEARS S00°01'35"W (RECORDED AS S01°01'40"E), 70 FEET MORE OR LESS FROM THE SOUTHERLY SHORE OF SAID WOODLAND LAKE; THENCE S00°01'35"W (RECORDED AS S01°01'40"E), 144.75 FEET ALONG THE WEST LINE OF SAID LOT 1; THENCE N89°58'25"W, 4.00 FEET; THENCE S00°01'35"W, 20.00 FEET; THENCE S89°58'25"E, 4.00 FEET TO THE WEST LINE OF SAID LOT 1; THENCE S00°01'35"W (RECORDED AS S01°01'40"E), 112.98 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING. INCLUDING ALL THOSE LANDS LYING BETWEEN THE ABOVE DESCRIBED MEANDER LINE AND THE SOUTHERLY SHORE OF WOODLAND LAKE AND THE RESPECTIVE LOT LINE EXTENDED TO SAID SOUTHERLY SHORE.

I FURTHER CERTIFY THAT THIS CONDOMINIUM PLAT CORRECTLY REPRESENTS THE CONDOMINIUM DESCRIBED AND THE IDENTIFICATION AND LOCATION OF EACH UNIT AND COMMON ELEMENT CAN BE DETERMINED FROM THE PLAT.

DAVID M. SCHMALZ, PLS-1284 _____ DATED _____

CITY OF MENASHA APPROVAL:

We hereby certify that Lake Cottage Estates, A Condominium Plat in the City of Menasha, Calumet County was approved and accepted by the City of Menasha on this _____ day of _____, 20____.

Mayor – Don Merkes _____ Date _____

STATE OF WISCONSIN)ss
COUNTY OF _____

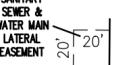
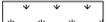
I, Deborah A. Galeazzi, being the duly elected, qualified and acting clerk of the City of Menasha, Winnebago and Calumet Counties do hereby certify that the Common Council of the City of Menasha passed by voice vote on this _____ day of _____, 20____ authorizing me to issue a certificate of approval of the condominium plat of Lake Cottage Estates, Woodland Development, LLC. upon satisfaction of certain conditions, and I do hereby certify that all conditions were satisfied and the APPROVAL WAS GRANTED AND EFFECTIVE ON THIS _____ day of _____, 20____.

Dated _____ Clerk – Deborah A. Galeazzi _____

A PART OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 2980 AS RECORDED IN VOLUME 24 OF MAPS ON PAGE 288 AS DOCUMENT NO. 414583 AND A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 20 NORTH, RANGE 18 EAST, CITY OF MENASHA, CALUMET COUNTY, WISCONSIN.

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH	TANGENT BEARINGS
C1	11573.18'	0°54'54"	184.84'	N 81°20'10" W	184.84'	N 80°52'42" W N 81°47'37" W
C2	46.00'	98°55'34"	69.92'	S 40°30'37" E	79.42'	S 89°58'25" E S 08°57'10" W
C3	46.00'	60°32'07"	46.37'	N 59°42'21" W	48.60'	
C4	46.00'	38°23'28"	30.25'	N 10°14'34" W	30.82'	
C5	20.00'	76°17'23"	24.71'	N 58°25'46" E	26.63'	S 83°25'32" E N 20°17'05" E
C6	41.00'	229°31'59"	74.46'	N 44°56'56" W	164.25'	
C7	41.00'	13°53'52"	9.92'	S 27°14'01" W	9.95'	
C8	41.00'	84°03'05"	54.90'	S 76°12'30" W	60.15'	
C9	41.00'	93°42'48"	59.83'	S 14°54'34" E	67.06'	
C10	41.00'	37°52'14"	26.61'	S 50°52'57" W	27.10'	
C11	20.00'	69°47'28"	22.88'	S 34°55'19" W	24.36'	N 20°17'05" E S 69°49'04" W
C12	11575.19'	0°52'26"	176.57'	N 81°18'56" W	176.57'	N 80°52'42" W N 81°45'09" W

LEGEND

-  - 1 1/4" x 30" ROUND STEEL REBAR WEIGHING 4.30 lbs./lineal ft. SET
-  - 1 1/4" ROUND STEEL REBAR FOUND
-  - 3/4" ROUND STEEL REBAR FOUND
-  - CERTIFIED LAND CORNER CALUMET COUNTY
-  - RECORDED BEARING AND/OR DISTANCE
- S.F. - SQUARE FEET
- L.C.E. - LIMITED COMMON ELEMENT
-  - CORPORATE BOUNDARY
-  ALL OTHER L.C.E. CORNERS STAKED WITH 3/4" X 24" ROUND STEEL REBAR, WEIGHING 1.50 LBS./LIN. FT.
-  UTILITY EASEMENT (12' UNLESS NOTED)
-  ACCESS RESTRICTED ROAD
-  SANITARY SEWER & WATER MAIN LATERAL EASEMENT
-  LOW VALUE WETLANDS

NOTES:

- THE LOCATION OF THE APPROXIMATE ORDINARY HIGH WATER MARK SHALL BE THE POINT ON THE BANK OF A NAVIGABLE STREAM OR ON THE SHORE OF A LAKE UP TO WHICH THE PRESENCE AND ACTION OF SURFACE WATER IS CONTINUOUS AS TO LEAVE A DISTINCTIVE MARK BY EROSION, DESTRUCTION OF TERRESTRIAL VEGETATION, OR OTHER EASILY RECOGNIZED CHARACTERISTICS.

-ANY LAND BELOW THE ORDINARY HIGH WATER MAKE OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.

- ELEVATIONS AS SHOWN ON THIS PLAN ARE REFERENCED FROM PREVIOUS ELEVATION WORK PREPARED BY OTHERS. BASED ON GPS OBSERVATIONS TO NGS DATA POINT 4K05 (PID #DE7787), THE ELEVATIONS SHOWN ARE 0.27 FEET ABOVE NAVD 88(12) DATUM.

McMAHON
ENGINEERS ARCHITECTS

1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025
Tel: (920) 751-4200 Fax: (920) 751-4284
www.mcmgp.com

PRELIMINARY PLAT 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

LEGAL DESCRIPTION
 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, 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 1286.50 FEET; TO THE POINT OF BEGINNING; THENCE SOUTH 18 DEGREES 46 MINUTES 42 SECONDS WEST, A DISTANCE OF 39.49 FEET; THENCE SOUTH 37 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 110.55 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 13 DEGREES 46 MINUTES 27 SECONDS WEST, A DISTANCE OF 92.13 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 60.05 FEET; THENCE SOUTH 14 DEGREES 20 MINUTES 10 SECONDS EAST, A DISTANCE OF 35.75 FEET; THENCE NORTH 13 DEGREES 46 MINUTES 27 SECONDS EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF GOSLING WAY, A DISTANCE OF 35.75 FEET; THENCE NORTH 13 DEGREES 46 MINUTES 27 SECONDS EAST, ALONG THE EAST LINE OF LOT 92 OF WOODLAND HILLS HEIGHTS, A DISTANCE OF 116.51 FEET; THENCE NORTH 19 DEGREES 32 MINUTES 03 SECONDS EAST, CONTINUING ALONG THE EAST LINE OF WOODLAND HILLS HEIGHTS, A DISTANCE OF 415.93 FEET; THENCE NORTH 11 DEGREES 39 MINUTES 43 SECONDS EAST, CONTINUING ALONG THE EAST LINE OF WOODLAND HILLS HEIGHTS, A DISTANCE OF 106.12 FEET; THENCE NORTH 19 DEGREES 32 MINUTES 03 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 10 DEGREES 15 MINUTES 47 SECONDS EAST, A DISTANCE OF 202.24 FEET; THENCE NORTH 29 DEGREES 29 MINUTES 59 SECONDS EAST, A DISTANCE OF 57.72 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 25 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 WEST, A DISTANCE OF 24.80 FEET TO THE POINT OF BEGINNING, CONTAINING 453,469 SQUARE FEET [10.410 ACRES].

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
 THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO. THE LOCATION OF THE WETLANDS AS SHOWN ON THIS MAP WERE DELINEATED BY NORTHERN ENGINEERING, INC., IN OCTOBER, 2010 AND SUPPLIED DIGITALLY BY MARTENSON AND EISELE, INC. IS NOT RESPONSIBLE FOR THE WETLANDS BOUNDARY ACCURACY IN ANY WAY.

BENCHMARKS
 BM#1 TAG BOLT ON HYDRANT ON KERNAN AVENUE 500' NORTH OF GOSLING WAY AT LOTS 25 AND 26 OF WOODLAND HILLS ELEVATION = 760.29'
 BM#2 TAG BOLT ON HYDRANT ON KERNAN AVENUE 200' SOUTH OF GOSLING WAY AT LOTS 14 AND 15 OF WOODLAND HILLS ELEVATION = 758.99'

NOTES
 A. CONTOURS ARE 1 FOOT INTERVALS AND BASED ON THE USGS DATUM.
 B. UTILITY EASEMENTS, LOCATIONS AND WIDTHS WILL BE SHOWN ON THE FINAL PLAT.
 C. PLAT ZONING IS RESIDENTIAL.

APPROVING AND OBJECTING AUTHORITIES
 DEPARTMENT OF ADMINISTRATION
 CITY OF MENASHA
 CALUMET COUNTY
 DEPARTMENT OF TRANSPORTATION

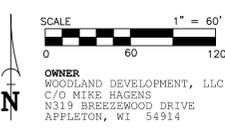
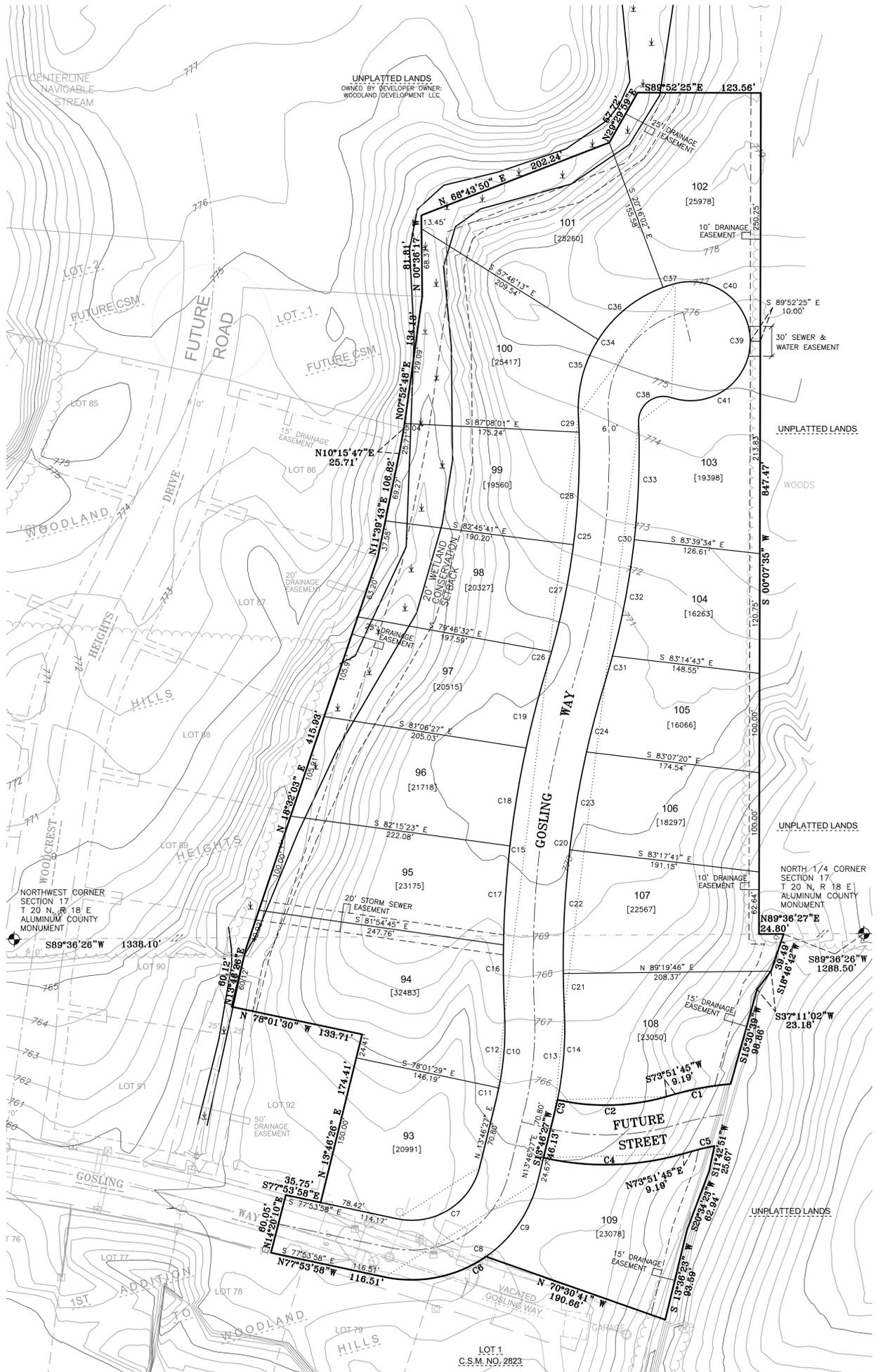
SUPPLEMENTARY DATA
 TOTAL AREA 453,469 SQ. FT. (10.410 ACRES)
 RIGHT OF WAY AREA 79,331 SQ. FT. (1.821 ACRES)
 NET SUBDIVISION AREA 374,138 SQ. FT. (8.589 ACRES)
 NUMBER OF LOTS 17
 NUMBER OF OUTLOTS 0
 AVERAGE LOT SIZE 22,000 SQ. FT.
 TYPICAL LOT SIZE 100' x 200'
 LINEAL FEET OF ROAD 1,245'

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'	02°12'09"	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'	N 34°24'35" E	91.68'
C10	300.94'	16°37'39"	87.33'	N 05°27'37" E	87.03'
C11	300.94'	02°11'44"	115.53'	N 12°40'35" E	115.53'
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°25'31"	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 00°56'29" W	68.73'
C17	1030.00'	05°33'46"	100.00'	N 03°45'03" W	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°28'06" 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°02'44"	265.88'	N 07°21'03" E	264.76'
C31	800.20'	01°59'56"	27.82'	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°30'44"	95.11'	N 50°59'45" 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'	N 54°20'02" E	97.34'

TOPOGRAPHIC LEGEND

- 800 CONTOUR W/ ELEVATION
- SOIL BORING
- INFILTRATION SOIL BORING
- TOPSOIL DEPTH
- CONFEROUS TREE
- DECIDUOUS TREE
- EXIST. WOODS LINE
- MAPPED WETLANDS
- OVERHEAD POWER LINES
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND GAS
- UNDERGROUND CABLE TV
- EXIST. FENCE LINE
- SIGN
- EXIST. HYDRANT
- POWER POLE
- GUY
- LIGHT POLE
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- CABLE PEDESTAL
- WATER VALVE
- GAS VALVE
- WATER STOP BOX
- EXIST. STORM MANHOLE
- STORM INLET
- YARD DRAIN
- EXIST. SANITARY MANHOLE
- EXIST. SAN. SEWER
- EXIST. STO. SEWER
- EXIST. WATER MAIN
- EXIST. SPOT ELEVATION



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

SURVEYOR'S CERTIFICATE
 I, CHRISTOPHER R. CLEARY, HEREBY CERTIFY THAT THIS PRELIMINARY PLAT IS A CORRECT REPRESENTATION OF ALL EXISTING LAND DIVISIONS AND FEATURES, AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF CALUMET COUNTY AND CITY OF MENASHA SUBDIVISION ORDINANCE.

CHRISTOPHER R. CLEARY, R.L.S. S-2551 DATE _____

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