

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**

**May 19, 2015  
3:30 PM**

**AGENDA**

*3:30 PM – Informal Public Hearing on the Proposed Amendment of the City of Menasha Year 2030 Comprehensive Plan- Rezoning of Parcel #4-00792-03*

A. CALL TO ORDER

B. ROLL CALL/EXCUSED ABSENCES

C. MINUTES TO APPROVE

1. [Minutes of the April 14, 2015 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. [Amendment of the City of Menasha Year 2030 Comprehensive Plan Future Land Use Map– Racine Road – Parcel #4-00762-03 – Re-designate Future Land Use Classification from Community Commercial to Industrial](#)
2. [Rezoning of Parcel Immediately North of 1737 Racine Road – Parcel #4-00762-03 \(previously discussed April 7, 2015\)](#)
3. [Landscape Plan – 1737 Racine Road](#)
4. [Proposed Annexation – 1233 Midway Road and Others – Kwik Trip, Inc.](#)

G. ADJOURNMENT

**CITY OF MENASHA**  
**Plan Commission**  
**Council Chambers, City Hall – 140 Main Street**  
**April 28, 2015**  
**DRAFT MINUTES**

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**A. CALL TO ORDER**

The meeting was called to order at 3:30 PM by Mayor Merkes.

**B. ROLL CALL/EXCUSED ABSENCES**

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

PLAN COMMISSION MEMBERS EXCUSED: Commissioners Cruickshank and DeCoster.

OTHERS PRESENT: CDD Keil, CDC Heim (arrived at 3:45 pm), John Hogerty, Menasha Downtown Development, LLC and Todd Hietpas, Performa, 124 N Broadway, DePere, Steve Grenell, Menasha Utilities and Alex Ronallo, Fox 11 News.

**3:30 PM – Informal Public Hearing on the Proposed Rezoning Regarding the Following Proposed Actions:**

- **Rezoning of the properties in proximity to 165 Main Street, which includes Parcel Numbers 3-00818-00, 3-00818-01, 3-00820-00, 3-00816-01, and 3-00817-01 from C-2 Central Business District to Planned Unit Development (PUD)**
- **Amending the Planned Unit Development District (PUD) Plan for Parcel Number 3-00798-00 and 3-00790-00 adjacent to Marina Place**

Mayor Merkes opened the public hearings at 3:31 PM.

CDD Keil explained the purpose of the rezoning's.

No public input was received.

The hearings were closed at 3:35 PM.

**C. MINUTES TO APPROVE**

1. **Minutes of the April 14, 2015 Plan Commission Meeting**

Motion by Comm. Sturm, seconded by Comm. Schmidt to approve the April 14, 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. **Site Plan Review and Rezoning of Parcels from C-2 Central Business District to Planned Unit Development (PUD) and Amendment to PUD Plan**

CDD Keil provided some discussion points that staff and the developer have had regarding site lines, street width of Mill Street, dumpster enclosure location, overall grading of the site and landscaping.

Commissioners and the developer discussed the following:

- Type of lighting fixture presented and if it meets city ordinance

- Need of photometric plan for the drive-thru canopy lights
- Dumpster enclosure detail with location
- No minimum landscape requirement due to PUD zoning
- Width of Mill Street
- On-street parking on Mill Street
- Driveway section for drive-thru to be designed to keep the sidewalk at uniform grade
- Water runoff design for the drive-thru
- Pedestrian crossing design
- Downtown parking during and after construction
- Building materials

Motion by DPW Radtke, seconded by Ald. Benner to approve the site plan as presented and the rezoning of the parcels from C-2 Central Business District to Planned Unit Development and amendment to the PUD plan with the following conditions:

1. Photometric plan be submitted for the canopy lighting for staff review
2. Staff review of city ordinance to verify if lighting fixture presented meets city ordinance
3. Dumpster enclosure detail with location be finalized and submitted to Plan Commission for final approval
4. Street width of Mill Street be forty (40) feet
5. Building materials be consistent with what was presented to Landmarks Commission and submitted to be placed on file with the city

The motion carried 5-0.

2. **Site Plan Review – Broad Street Parking Lot – Multi-level Parking Structure**

CDD Keil gave an overview of staff review of the proposed parking structure including the nature of the sidewalks around the structure, landscaping and alterations to the aesthetics of the structure.

Mr. Hietpas addressed the safety concerns for the pedestrian traffic in and around the parking structure and the thought process for the sidewalks and their placements. Mr. Hietpas also shared two modified images which included acid washed concrete for façade texture as well as dyed concrete with darkening the color on the corners. Stain is to be applied after the structure is poured. It was the consensus of the Commission that the image which depicts the two-tone with reveal was preferred.

Commissioners discussed the following:

- Possibility of the structure being shifted to the east to allow for possible future expansion to the west
- Brick portions of the structure to match the office building
- Landscaping around the structure to soften the aesthetics
- Curb on Broad Street which is scheduled for reconstruction in the near future
- Surface parking vs. parking structure

Motion by Ald. Benner, seconded by DPW Radtke to accept the design and layout of the Broad Street multi-level parking structure as presented subject to Common Council approval of a Development Agreement which incorporates a multi-level parking structure. The motion carried 5-0.

3. **Temporary Use of City Owned Property for Construction Staging and Contractor Parking**

The following items were discussed regarding the construction staging/ contractor parking for the Broad Street parking structure:

- Possibility of sliding the construction area in the Southwest corner Broad Street 12 feet north, adding another exit into the alley or angled parking on one side to accommodate patron parking
- Mr. Hogerty did commit to moving the 12 feet after the required time needed for the larger equipment on site, approximately 3 months from start of construction
- The need to verify if parking on Broad Street will be affected with the proposed construction area

- Contractors not parking on Broad Street during construction phase

The following items were discussed regarding the construction staging/ contractor parking for the office tower project in the Main Street parking ramp:

- Mr. Hogerty indicated that the submittal presented is the least intrusive use of space in the existing lot and freed up an additional 6 parking stalls from previously submitted plan
- The possibility of the area on Main Street be pulled in once the area is restored to allow additional downtown parking during construction phase
- Hours of construction and possibility of starting earlier in the day to free up parking in Broad Street lot was well as the Main Street area

Mr. Hogerty offered to take these suggestions back to Miron Construction to verify if the changes requested by the Commission would allow ample space for construction equipment.

## **H. ADJOURNMENT**

Motion by Ald. Benner, seconded by Comm. Schmidt, to adjourn at 5:34 PM. The motion carried.

*Minutes respectfully submitted by CDC Heim.*



April 29, 2015

Dear Property Owner:

The City of Menasha will be holding public hearings regarding the proposed amendment of the City of Menasha Year 2030 Comprehensive Plan to rezone a parcel on a Racine Road as follows.

You are being notified in accordance with Section 2-4-5(g)(3)(e)(2)(vi) of the Menasha Code of Ordinances, which requires notification of all property owners within 100 feet of the subject site.

The proposed amendment is to re-designate the land use classification on the Future Land Use Map from "Community Commercial" to "Industrial" on the parcel described as follows:

The West Twenty-seven (27) rods of the North Sixty (60) rods of the North West  $\frac{1}{4}$  of the South West  $\frac{1}{4}$  of Section Two (2) Township Twenty (20) North, of Range Seventeen (17) East, in the Town of Menasha, excepting therefrom the Three (3) tracts of land described as follows, viz:-

1. The North Three Hundred Eight and Seven-tenths (308.7) feet thereof lying easterly of the center line of County Truck Highway "P" as now located.
2. The South Three Hundred Twenty (320) feet thereof.
3. The portion thereof heretofore conveyed to Winnebago County for highway purposes by Instrument recorded in Volume 371 on Page 501.

Subject to rights granted by Instruments recorded in Volume 418 on Page 243 and in Volume 678 on Page 359. Subject to all easements and restrictions recorded and unrecorded, City of Menasha, Winnebago County.  
Parcel 4-00762-03

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

The Plan Commission will be considering this rezoning at an informal public hearing on Tuesday, May 19, 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, June 1, 2015 at 6:00 p.m. or shortly thereafter in the Council Chambers of City Hall, 140 Main Street. If you have any questions, please contact me at the number listed below.

Sincerely,

Kristi Heim  
Community Development Coordinator

Enclosures

C: City of Menasha Plan Commission ✓  
City Clerk Deborah Galeazzi



Town of Menasha  
Karen Backman, Town Clerk  
2000 Municipal Drive  
Neenah WI 54956-5663

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Parcel 4-00762-03

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

The Plan Commission will be considering this rezoning at an informal public hearing on Tuesday, April 17, 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, May 5, 2015 at 6:00 p.m. or shortly thereafter in the Council Chambers of City Hall, 140 Main Street. If you have any questions, please contact me at the number listed below.

Sincerely,

Kristi Heim  
Community Development Coordinator

Enclosures

C: City of Menasha Plan Commission ✓  
City Clerk Deborah Galeazzi



Proposed Redesignation  
of  
Future Land Use  
from  
Community Commercial  
to  
Industrial

PALISADES LN

LARKSPUR DR.

WINWOOD DR.

VALLEY RD. (COUNTY RD. P)

BUD DR.

PALISADES DR.

BECK ST.

VALLEY RD.

CENTURY OAKS DR.

CENTURY OAKS CT.

HIGHRIDGE DR.

HERITAGE

TERRACE

NORTH RIDGE CT.

RIDGE CT.

NORTH

ANNEX LN.

W PALISADES DR.

BALL



CITY OF MENASHA  
Public Hearing

NOTICE IS HEREBY GIVEN that the City of Menasha Plan Commission and Common Council will hold public hearings regarding the proposed amendment of the City of Menasha Year 2030 Comprehensive Plan to rezone a parcel on a Racine Road as follows:

Re-designate the land use classification on the Future Land Use Map from "Community Commercial" to "Industrial" on the parcel described as follows:

The West Twenty-seven (27) rods of the North Sixty (60) rods of the North West  $\frac{1}{4}$  of the South West  $\frac{1}{4}$  of Section Two (2) Township Twenty (20) North, of Range Seventeen (17) East, in the Town of Menasha, excepting therefrom the Three (3) tracts of land described as follows, viz:-

1. The North Three Hundred Eight and Seven-tenths (308.7) feet thereof lying easterly of the center line of County Truck Highway "P" as now located.
2. The South Three Hundred Twenty (320) feet thereof.
3. The portion thereof heretofore conveyed to Winnebago County for highway purposes by Instrument recorded in Volume 371 on Page 501.

Subject to rights granted by Instruments recorded in Volume 418 on Page 243 and in Volume 678 on Page 359. Subject to all easements and restrictions recorded and unrecorded, City of Menasha, Winnebago County.



Public hearings will be held as follows:

**Plan Commission**

Date of Hearings: Tuesday, May 19, 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, June 1, 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: Friday, May 1, 2015



# Proposed Rezoning from C-1 General Commercial to I-1 Heavy Industrial

## Legend

 Parcel Proposed for Rezoning:  
Parcel ID# 4-00762-02





**Schmalz**  
Custom Landscaping  
and Garden Center

LANDSCAPE ARCHITECTURE  
DEVELOPMENT  
CONSTRUCTION  
AWARD WINNING DESIGN  
AND INSTALLATION

W2484 CITY RD KK  
APPLETON, WI 54915-9464  
PHONE 920-733-8223  
FAX 920-733-3262  
WWW.SCHMALZ.LANDSCAPING.COM

All plants, shrubs, and trees shown on this plan are to be provided by the contractor. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for the proper installation and maintenance of all plants, shrubs, and trees shown on this plan. The contractor shall be responsible for the proper disposal of all plant material removed from the site. The contractor shall be responsible for the proper watering and fertilization of all plants, shrubs, and trees shown on this plan. The contractor shall be responsible for the proper pruning and maintenance of all plants, shrubs, and trees shown on this plan. The contractor shall be responsible for the proper protection of all existing plants, shrubs, and trees shown on this plan. The contractor shall be responsible for the proper installation and maintenance of all plants, shrubs, and trees shown on this plan. The contractor shall be responsible for the proper disposal of all plant material removed from the site. The contractor shall be responsible for the proper watering and fertilization of all plants, shrubs, and trees shown on this plan. The contractor shall be responsible for the proper pruning and maintenance of all plants, shrubs, and trees shown on this plan. The contractor shall be responsible for the proper protection of all existing plants, shrubs, and trees shown on this plan.

© 2009, Schmalz Custom Landscaping, Inc.  
DIT NOT SCALE



NORTH

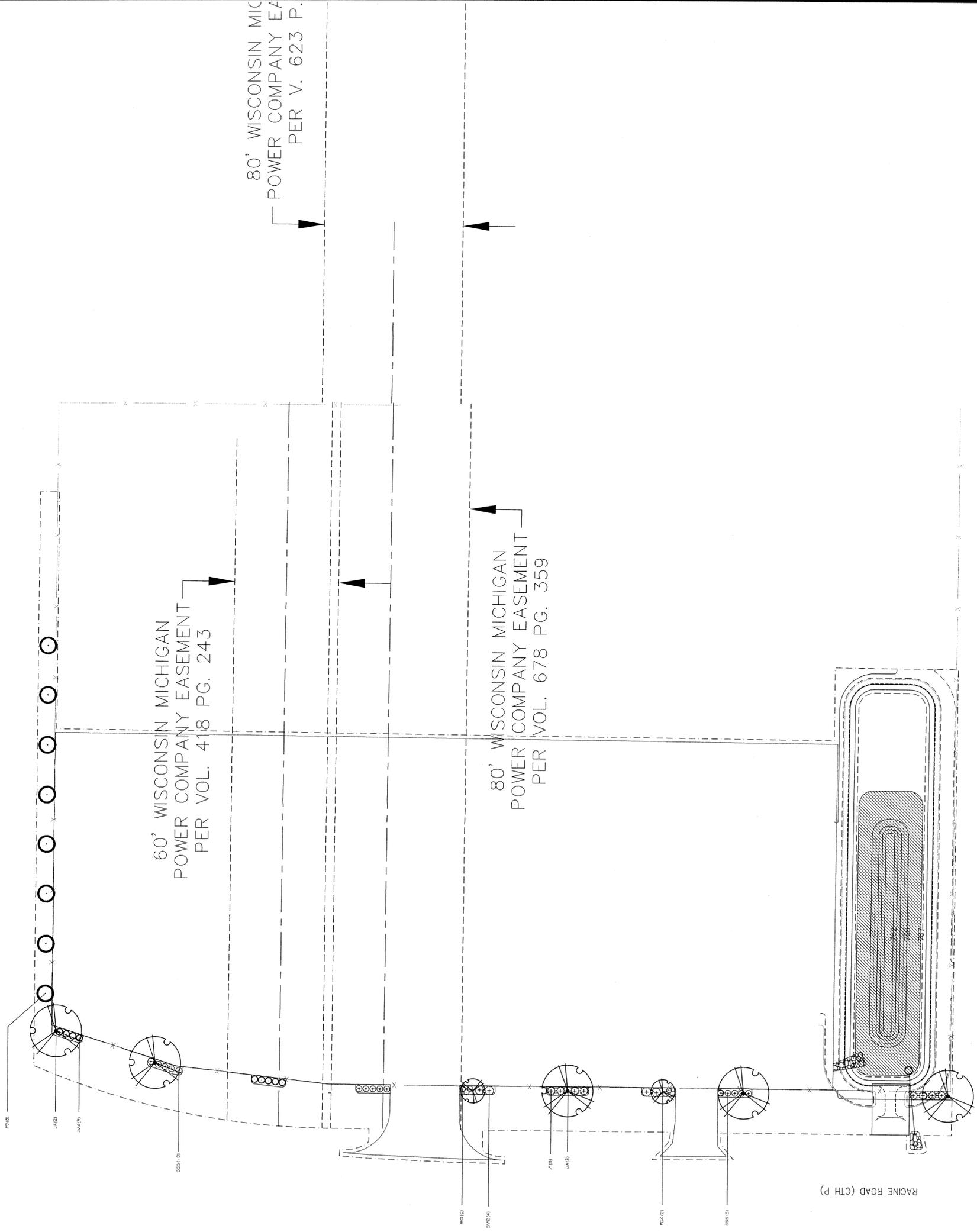
Miron Yard  
Racine Road  
Menasha, WI

DATE: 4/30/2015  
REVISED:  
PHONE NO.  
EMAIL:  
SCALE: 1" = 30' - 0"  
DRAWN BY:  
Nick Schmalz  
SHEET TITLE

Landscape Plan

SHEET NO. 1-1

JOB # FILE NO.



HIGHRIDGE DRIVE

RACINE ROAD (CTH P)

**PLANT SCHEDULE**

TREES	COMMON NAME	CONT	CAL	QTY
PD	Black Hills Spruce	B & B	5-6'	2
FC4	Cleveland Select Pear	B & B	2" Cal	2
UA	Accolade Elm	B & B	2" Cal	5
SHRUBS	COMMON NAME	SIZE	SIZE	QTY
JF	Sea Green Juniper	5 gal	24"	2
JM4	Daub's Frosted Juniper	2 gal		1
SS5	Superstar Spirea	3 gal		15
SM2	Dwarf Korean Lilac	5 gal		4
MD	Dark Horse Weigela	5 gal		6



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***Syringa meyeri* 'Palibin'**  
 Dwarf Korean Lilac  
 Oleaceae (Olive)

**Type** Shrub, woody plant

**Hardy range** 3B to 7B  
**Height** 4' - 5'  
**Spread** 5' - 7'  
**Growth rate** Average  
**Form** Compact, Low Spreading  
**Exposure** Full sun  
**Persistence** Deciduous

**Landscape Uses**  
 - Standard  
 - Specimen

**Attributes and Features**  
 - Persistent fruit  
 - Attractive fruit

**Bloom Color** Lavender  
**Bloom Time** Summer

The flowers are fragrant and very showy.

**Environment**

This plant tolerates some drought.  
 This plant will grow in dry soil.  
 Suitable soil is well-drained/loamy, sandy or clay.  
 The pH preference is an acidic to slightly alkaline (less than 6.8 to 7.7) soil.

**Leaf Color** Dark Green  
**Fall Color** Dark Green



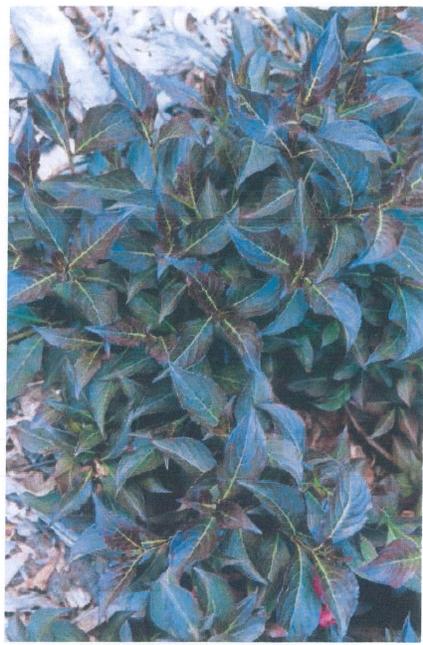
***Spiraea x bumalda 'Denistar'***  
 Superstar Spirea  
 Rosaceae (Rose)

**Type** Shrub, woody plant  
**Hardy range** 3B to 8A  
**Height** 2' - 3'  
**Spread** 3' - 4'  
**Form** Compact, round  
**Exposure** Partial shade or partial sun to full sun  
**Persistence** Deciduous

**Bloom Color** Pink  
**Bloom Time** Spring and Summer  
 The flowers are showy.

**Environment**  
 This plant tolerates some drought.  
 This plant will grow in dry soil.  
 Suitable soil is well-drained/loamy, sandy or clay.  
 The pH preference is an acidic to slightly alkaline (less than 6.8 to 7.7) soil.

**Leaf Color** Green  
**Fall Color** Red



***Weigela florida* 'Dark Horse'**  
 Dark Horse Weigela  
 Caprifoliaceae (Honeysuckle)

**Type** Shrub, woody plant

**Hardy range** 4B to 8A  
**Height** 2' - 3'  
**Spread** 2' - 3'  
**Growth rate** Average  
**Form** Dense, Mounded  
**Exposure** Full sun  
**Persistence** Deciduous

**Landscape Uses**  
 - Border  
 - Foundation planting  
 - Massing  
 - Specimen

**Attributes and Features**  
 - Pest tolerant  
 - Inconspicuous fruit

**Bloom Color** Magenta Pink  
**Bloom Time** Spring

The flowers are very showy.

**Environment**  
 This plant tolerates some drought.  
 This plant will grow in dry soil.  
 Suitable soil is well-drained/loamy, sandy or clay.  
 The pH preference is an acidic to alkaline (less than 6.8 to more than 7.7) soil.

**Leaf Color** Bronze, Lime Venation  
**Fall Color** No change in fall color



***Juniperus chinensis***  
Sea Green Juniper  
Cupressaceae (Cypress)

**Type** Tree, woody plant

**Hardy range** 4A to 10A

**Height** 4' - 6'

**Spread** 4' - 6'

**Growth rate** Average

**Form** Oval, upright or erect and vase shaped

**Exposure** Full Sun

**Persistence** Evergreen

**Bloom Color** Brown and yellow

**Bloom Time** Spring

**Environment**

This plant tolerates drought and salt well.

This plant will grow in very dry soil.

Suitable soil is well-drained/loamy, sandy or clay.

The pH preference is an acidic to alkaline (less than 6.8 to more than 7.7) soil.

**Leaf Color** Mint Green

**Fall Color** No change in fall color

This plant has fragrant foliage.

# 5



## Daub's Frosted Juniper

*Juniperus x media 'Daub's Frosted'*

### Description

Soft-textured, blue-green foliage is accented by golden new growth. Great for erosion control along banks and slopes. Full sun, well-drained soil, drought resistant once established.

### Attributes

**Height**  
2-3'

**Spread**  
6'

**Shape**  
Mounding

**Foliage**  
Blue-green

**Fall Foliage**  
Evergreen

**Exposure**  
Full Sun

**Zone**  
4-9



***Picea glauca***  
**Black Hills Spruce**  
**Pinaceae (Pine)**

**Type** Tree, woody plant

**Hardy range** 2A to 6B  
**Height** 35' - 45'  
**Spread** 25' - 30'  
**Growth rate** Average  
**Form** Pyramidal  
**Exposure** Full Sun to Light Shade  
**Persistence** Evergreen

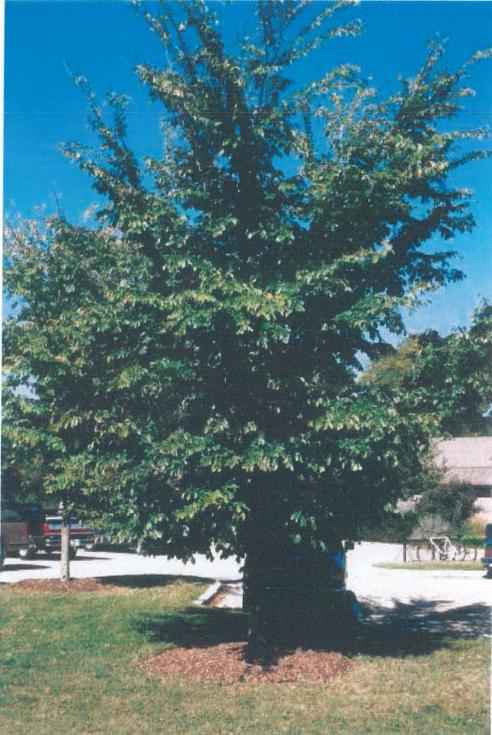
**Landscape Uses**  
- Screen  
- Specimen

**Attributes and Features**  
- Christmas tree  
- Inconspicuous blooms  
- Persistent fruit  
- Inconspicuous fruit  
- Ozone tolerant

**Environment**

This plant tolerates drought, occasional wetness and salt well.  
This plant will grow in very dry to occasionally wet soil.  
Suitable soil is well-drained/loamy, sandy or clay.  
The pH preference is an acidic to slightly alkaline (less than 6.8 to 7.7) soil.

**Leaf Color** Blue and green  
**Fall Color** No change in fall color



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**Ulmus x 'Morton (Accolade™)'**  
Accolade Elm  
Ulmaceae (Elm)

**Type** Tree, woody plant

**Hardy range** 4A to 6A

**Height** 70'

**Spread** 40' - 50'

**Growth rate** Fast

**Form** Upright, Spreading

**Exposure** Full Sun

**Persistence** Deciduous

**Landscape Uses**

- Street tree
- Specimen

**Attributes and Features**

- Inconspicuous blooms
- Inconspicuous fruit

**Bloom Color** Green

**Bloom Time** Spring

**Environment**

This plant tolerates drought and flooding.

This plant will grow in very dry to wet or submerged soil.

Suitable soil is well-drained/loamy, sandy or clay.

The pH preference is an acidic to alkaline (less than 6.8 to more than 7.7) soil.

**Leaf Color** Deep Green

**Fall Color** Golden Yellow

This plant has attractive fall colors.

NOTICE OF INTENT TO CIRCULATE A PETITION FOR  
ANNEXATION OF TERRITORY TO THE CITY OF MENASHA

PLEASE TAKE NOTICE that not less than ten (10) nor more than twenty (20) days after publication of this Notice, the undersigned hereby intends to circulate a petition in accordance with §66.0217 of the Wisconsin Statutes for annexation of the lands legally described below and shown on the scaled maps attached hereto as Exhibit A from the Town of Menasha, Winnebago County, Wisconsin, to the City of Menasha, Winnebago County, Wisconsin.

A copy of the scaled maps of the territory proposed for annexation may be inspected at the office of the Clerk of the Town of Menasha, 2000 Municipal Drive, Neenah, Wisconsin and at the office of the Clerk of the City of Menasha, 140 Main Street, Menasha, Wisconsin.

Parcel "A"

All that part of the South East one-quarter (1/4) of the South East one-quarter (1/4) of Section Ten (10), Township Twenty (20) North, Range Seventeen (17) East, in the Town of Menasha, Winnebago County, Wisconsin, and described as follows: to-wit: Beginning at a point on the South line of Section Ten (10), one hundred fifty-three (153) feet West of the South East corner of said Section Ten (10), thence North one hundred fifty-three (153) feet, thence West one hundred twenty (120) feet, thence South one hundred fifty-three (153) feet to the South line of Section Ten (10) thence East one hundred twenty (120) feet to the place of beginning. Containing 0.42 acres.

Parcel No. 008-0324

Parcel "B"

A parcel of land being part of the Southwest 1/4 of the Southwest 1/4 of Section 11, and part of the Southeast 1/4 of the Southeast 1/4 of Section 10, all in Township 20 North, Range 17 East, Town of Menasha, Winnebago County, Wisconsin, bounded and described as follows: Commencing at the Southwest corner of Section 11; thence N89°34'49"E, 308.61 feet (Recorded as 309.00 feet) along the South line of the Southwest 1/4 of Section 11 to the Southerly extension of the West right-of-way line of Appleton Street and the point of beginning; thence N00°02'47"E, 32.59 feet along the extended West right of way line of Appleton Street to the North right-of-way line of Ninth Street; thence continuing North along said West right of way line, 540 feet, more or less, to the South right of way line of Eleventh Street; thence West along said South right of way line, 342 feet, more or less, to the West right of way line of Warsaw Street; thence South along said West right of way line, 573 feet, more or less, to the South line of the Southeast 1/4 of said Section 10; thence East along said South line of said Sections 10 and 11 342 feet, more or less, to the point of beginning. Containing 4.50 acres.

Parcel No. 008-0355 and part of parcels 008-0323, 008-0328, and 008-0328-01

Parcel "C"

All that part of the Southeast 1/4 of the Southeast 1/4 of Section 10, Township Twenty (20) North Range Seventeen (17) East, Town of Menasha, Winnebago County, Wisconsin described as follows: Commencing at a point that is 684 feet north of and 660 feet west of the Southeast corner of said Section 10 and the point of beginning; thence East 517.69 feet, more or less, to the Westerly right of way line of CTH P, thence Northerly along said Westerly line 242.58 feet, more or less, to a point that is North 89 degrees, 52 minutes 49 seconds West 75.49 feet of a point on the East line of said Southeast 1/4, said point on said East line being 1742.23 South of the East 1/4 corner of said Section; thence North 89 degrees 52 minutes 49 seconds West 583.06

feet to a point; thence South 0 degrees 19 minutes 48 seconds West, 230.99 feet to the point of beginning. Containing 3.1 Acres.

Parcel No. 008-0332, 008-0329-03

#### Parcel "D"

That part of Lot 1 of Certified Survey Map 1619 recorded as Document No. 665262 and corrected by affidavit as Document No. 667192 being part of Government Lot 4 and the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 10, Township 20 North, Range 17 East, Town of Menasha, Winnebago County, Wisconsin, commencing at the Southeast corner of said Section 10; thence N89° 52' 30"W, along the south line of said Section 10, 1409.34 ft. to the west right of way line of the C. M. St. Paul and Pacific Rail Road; thence N00° 29' 29"W, along the said right of way line 45.80 ft. to the point of curvature; thence northerly along said right of way line, 545.53 ft. along the arc of a 1942.86 ft. radius curve to the right, the chord of which bears N07° 33' 09"E, 543.74 ft.; thence S89° 24' 28"W, 359.75 ft. to the previous right of way line of the Tri-County Expressway; thence N32° 52' 52"W, along the said right of way line, 226.93 ft.; thence N74° 07' 22"W, along the said right of way line, 87.00 ft. to a point of intersection at the new right of way line of the Tri-County Expressway; thence N89° 10' 41"E, parallel with the Tri-County Reference Line, and also being the new right of way line for the Tri-County Expressway, 580 ft., more or less, to the City of Menasha corporate boundary and the point of beginning; thence N89° 10' 41"E, 62.51 ft., more or less, to the westerly right of way line of the C. M. St. Paul and Pacific Rail Road; thence southerly along said right of way line, 181 ft., more or less, along the arc of a 1942.86 ft. radius curve to the left, the chord of which bears S19° 01' 41"W, to a point of intersection with said corporate boundary; thence northerly along said corporate boundary 170 ft., more or less, to the point of beginning. Said parcel contains .10 acres.

Parcel No. 008-0334-01-01

#### Parcel "E"

Part of the NW  $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 12, Township 20 North, Range 17 East in the Town of Menasha, Winnebago County, Wisconsin described as follows, viz: Commencing at the Northwest corner of said Section 12 and the point of beginning; thence South 89° 48' 00" East, along the North section line, 198 feet; thence South 00° 16' 31" West, parallel with the West line of said Section 12, a distance of 165 feet; thence North 89° 48' 0" West, parallel with the North line of said section, 198 feet more or less to the West line of said Section 12, thence Northerly along the West line of said Section 12, 165 feet more or less to the point of beginning. Containing 0.76 Acres.

Parcel No. 008-0381-02 and 008-0381-00

#### Parcel "F"

That part of the Southwest quarter of Section 1, Township 20 North, Range 17 East, Town of Menasha, Winnebago County, Wisconsin commencing at the Southwest corner of said Section 1; thence North 01°17'59" West along the West line of said Section 1, 1,123.94 feet to a point; thence North 88°41' 56" East, 140.33 feet to the point of beginning; thence North 67°51'39" east along the Northerly line of CSM 2503, recorded as Document Number 793929 Winnebago County R.O.D., 147 feet, more or less, to a point 140 feet South of the North line of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 1; thence Westerly along a line 140 feet South of and parallel to the North line of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 1, 278 feet, more or less, to the West line of said Section 1; thence South 1°17'59" East along the West line of said Section 1 to a point 250 feet south of the Northwest corner of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 1; thence Easterly along a line 250 feet South of and parallel to the North line of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 1, 134 feet, more or less, to the Westerly line of said CSM 2503; thence North

5°38'27" East along the westerly line of said CSM, 55 feet , more or less, to the point of beginning. Containing 0.33 acres.

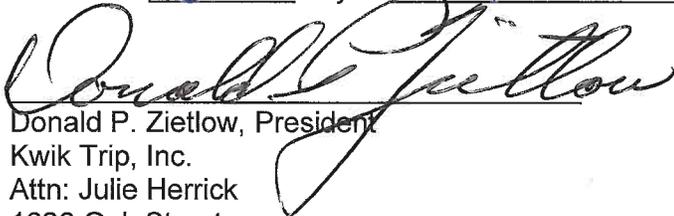
Parcel No. 008-0029-02

Parcel "G"

That part of the Northeast 1/4 of Section 11, Town 20 North, Range 17 East, in the Town of Menasha, Winnebago County, Wisconsin, described as follows, viz:- Commencing at the Southwest corner of said Northeast 1/4; thence North 89 degrees 25 minutes East, along the South line of said Northeast 1/4, 750 feet; thence North 0 degrees 35 minutes West, 1,054.65 feet, to the point of curvature of an 897.47 foot radius curve to the right, having a 356.67 foot long chord bearing North 10 degrees 52 minutes 42 second East and a 22 degree 55 minutes 24 second central angle; thence North 4 degrees 29 minutes east, 158.52 feet, along a subchord of the said curve which has a 10 degree 8 minutes central angle, to the place of beginning (said point also being 764 feet North 89 degrees 25 minutes East and 1,212.55 feet North 0 degrees 35 minutes West of the point of commencement ); thence Northeasterly, along an arc of the above described curve having a 199.92 foot chord bearing North 15 degrees 56 minutes 42 second East and a 12 degree 47 minutes 24 second central angle to the point of curvature of an 897.47 foot radius curve to the left; thence continuing Northeasterly along an arc of said curve to the left to a point on the North right-of-way line of Wittmann Drive that is 1,558 feet North of (measured at right angles to) the South line and 865.11 feet East of the North-South 1/4 line of said Section 11; thence East along said North right-of-way line 493.46 feet, more or less to a point that is 1,358.57 feet East of the North-South 1/4 line of said Section 11; thence Northerly parallel with the North-South line of said Northeast 1/4, 194.3 feet to a point on the City of Menasha corporate boundary; thence Easterly 578.38 feet, more or less, to the Easterly right-of-way line of Parkside Drive; thence Southerly 344 feet, more or less, along said Easterly right-of-way line extended Southerly to the South right-of-way line of Wittmann Drive thence; Westerly 256.78 feet along said South right-of-way line to a point; thence South 0 degrees 35 minutes East, 285.45 feet; thence South 89 degrees 25 minutes West 736.55 feet to the point of beginning. Said parcel containing 7.73 acres.

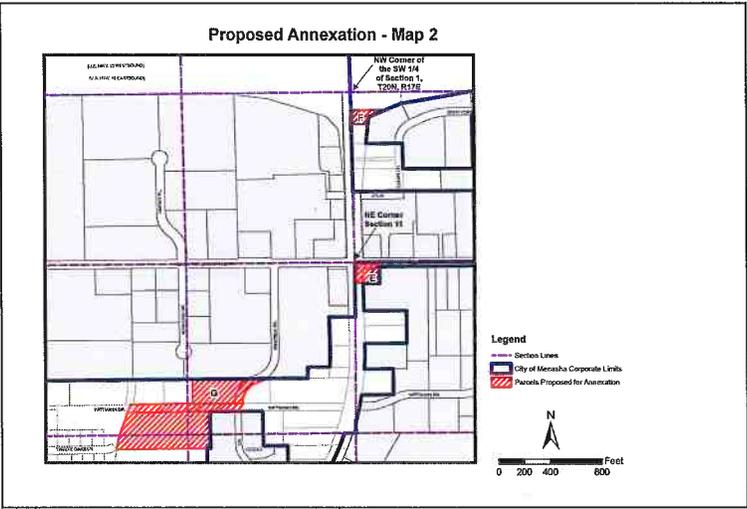
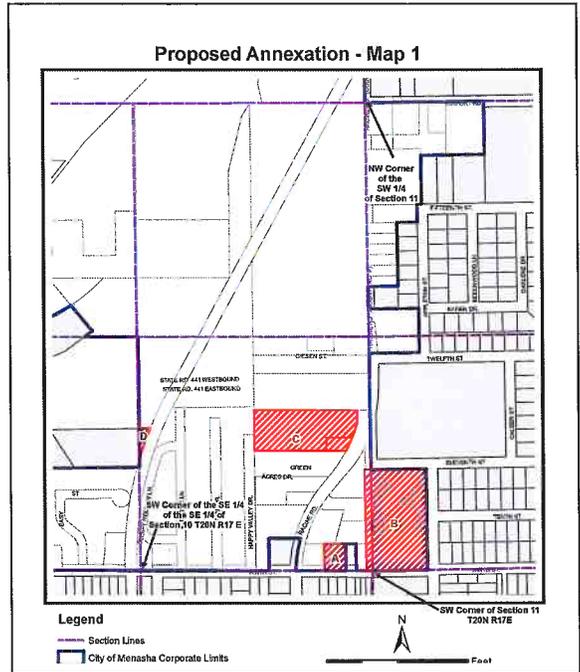
Parcel No. Part of 008-0336-04, 008-0336-04-01, 008-0340-01 and part of 008-0336-05.

Dated this 8<sup>th</sup> day of may, 2015.

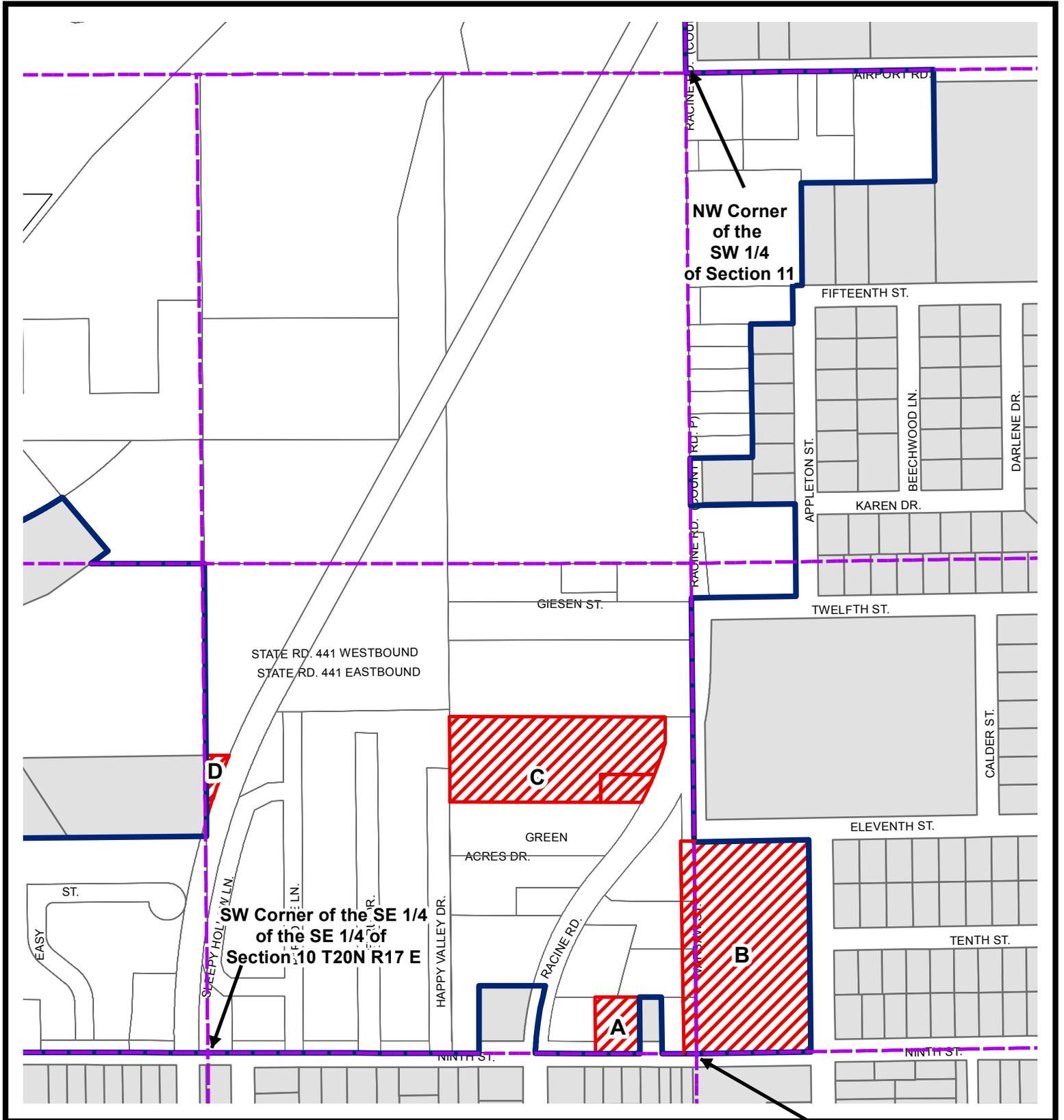


Donald P. Zietlow, President  
Kwik Trip, Inc.  
Attn: Julie Herrick  
1626 Oak Street  
LaCrosse, WI 54603

# EXHIBIT A



# Proposed Annexation - Map 1



## Legend

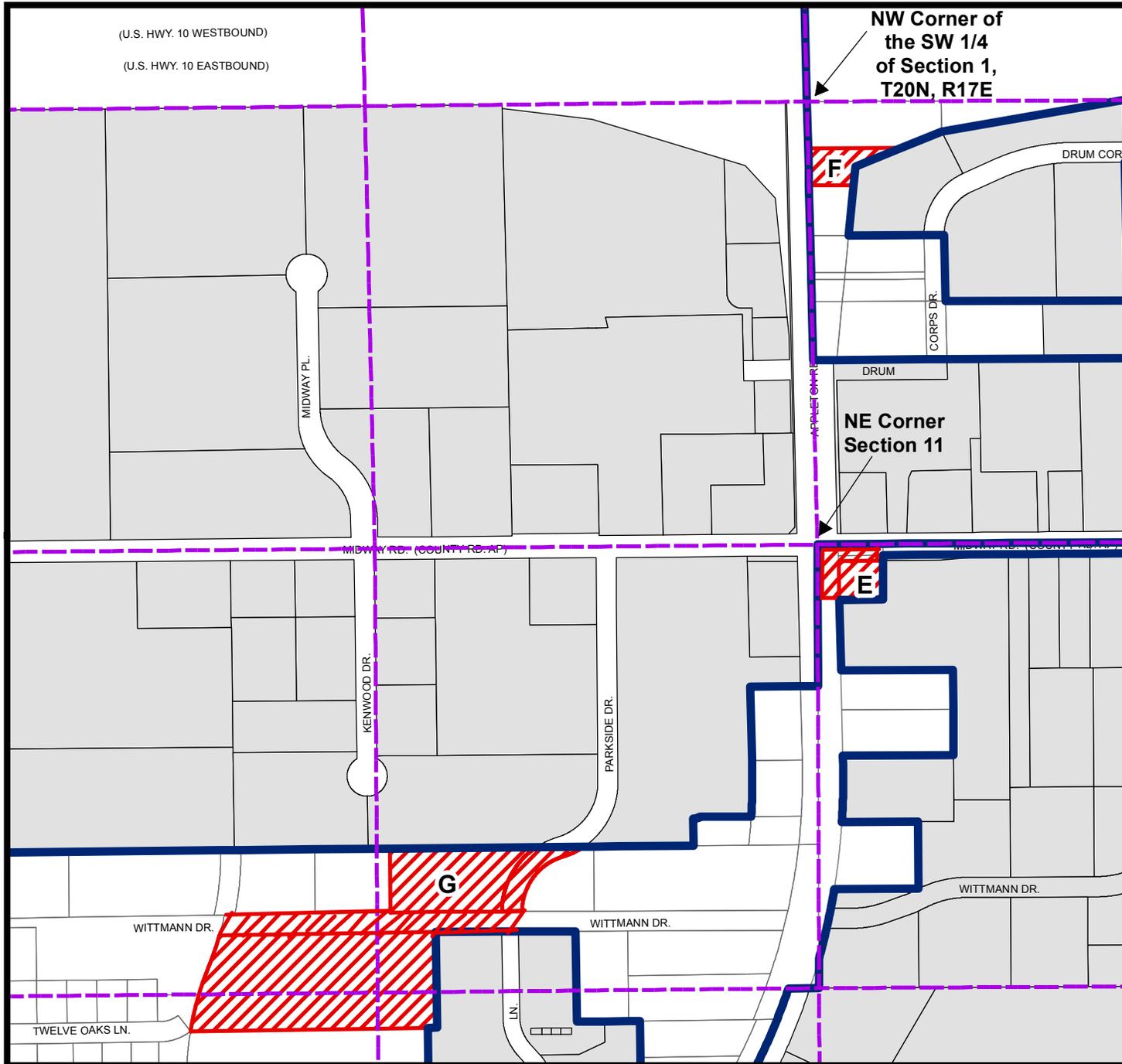
-  Section Lines
-  City of Menasha Corporate Limits
-  Parcels Proposed for Annexation

N



SW Corner of Section 11  
T20N R17E

# Proposed Annexation - Map 2



## Legend

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

