

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 20, 2016  
3:30 PM**

**AGENDA**

- A. CALL TO ORDER
- B. ROLL CALL/EXCUSED ABSENCES
- C. MINUTES TO APPROVE
  - 1. [Minutes of the December 6, 2016 Plan Commission Meeting](#)
- D. PUBLIC COMMENT ON ANY ITEM OF CONCERN ON THIS AGENDA  
Five (5) minute time limit for each person
- E. COMMUNICATION
- F. DISCUSSION
- G. ACTION ITEMS
  - 1. [Temporary Use Permit – 829 Appleton Road – Bethel Evangelical Lutheran Church](#)
  - 2. [Lake Park Trail Easement](#)
- H. ADJOURNMENT

**CITY OF MENASHA**  
**Plan Commission**  
**Council Chambers, City Hall – 140 Main Street**  
**December 6, 2016**  
**DRAFT MINUTES**

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**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. Zelinski, and Commissioners Sturm, Schmidt, and Cruickshank.

PLAN COMMISSION MEMBERS EXCUSED: Ald. Benner.

OTHERS PRESENT: CDD Buck, AP Englebert, and Ald. Collier (701 Appleton St).

**C. MINUTES TO APPROVE**

1. **Minutes of the November 8, 2016 Plan Commission Meeting**

Motion by Comm. Cruickshank, seconded by Comm. Schmidt, to approve the November 8, 2016 Plan Commission meeting minutes as presented. The motion carried.

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

1. No one spoke.

**E. COMMUNICATION**

1. **2017 Plan Commission Meeting and Submission Dates**

AP Englebert relayed to the Plan Commission that there will likely be a joint Plan Commission and Park Board meeting in early winter to review the forthcoming Jefferson Park Master Plan concepts. The meeting does not appear on the calendar but the commission will be notified in advance of the meeting.

**F. DISCUSSION**

1. None.

**G. ACTION ITEMS**

1. **Certified Survey Map – Lot Combination – Gosling Way Court**

AP Englebert introduced the Certified Survey Map for Gosling Way Court. The proposed CSM seeks to consolidate three lots into two on the east side of Gosling Way Court. Each of the lots are zoned R-1 Single Family Residential. The two lots, as proposed, meet city standards for lot dimensions, size, and other zoning requirements.

Motion by Comm. Schmidt, seconded by Comm. Sturm, to recommend approval of the Certified Survey Map for Gosling Way Court. The motion carried.

2. **Proposed Annexation – Positive Ventures, LLC**

CDD Buck provided an overview of the proposed annexation for Positive Ventures, LLC. The annexation contains an area that includes three adjoining parcels. The three parcels are the last remnant of the Town of Menasha and the property owners have requested that the City of Menasha annex the properties. The Village of Fox Crossing has given their consent for the annexation. CDD Buck went over the land uses of the parcels and made a recommendation that all three of the properties be zoned C-1 General Commercial, which would be consistent with the Comprehensive Plan.

Motion by Comm. Sturm seconded by Comm. Cruickshank, to recommend approval of the proposed annexation for Positive Ventures, LLC with a zoning classification of C-1 General Commercial, with the finding that the land proposed to be annexed is contiguous to the City of Menasha. The motion carried.

#### **H. ADJOURNMENT**

Motion by Comm. Cruickshank, seconded by Comm. Sturm, to adjourn at 3:47 PM. The motion carried.

*Minutes respectfully submitted by AP Englebert.*



**MEMORANDUM**

Date: December 13, 2016

To: Plan Commission

From: Department of Community Development

RE: Temporary Use Permit Application – 829 Appleton Road (Parcel # 6-00132-00)

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Bethel Lutheran Church, located at 829 Appleton Road, requests review and positive recommendation of a Temporary Use Permit to allow limited on-site camping during the summer of 2017.

The proposal includes locating a maximum of 12 RV/campers to be parked on-site from June 1 through August 31, 2017 (92 days) to accommodate 15-20 individuals who will be working under the direction of a general contractor during the construction of an addition on the church. The individuals consist of retired tradespeople who volunteer for an organization named Builders for Christ. Builders for Christ is a volunteer organization that provides construction assistance to help reduce costs of construction projects for its affiliates. Builders for Christ have been in operation since 1994 and have provided similar construction assistance in other Wisconsin communities including Appleton, Galesville, Hubertus, Rice Lake and Franklin.

Included in the application submittal is a site plan and operations plan. The RV/campers are proposed to be located in the central area of the property so that they are not close to the adjoining residential properties. Hours of operation of the camp are proposed to be from 7:00AM until 8:00PM on a daily basis. Trash will be collected in covered bins and there will be no recreational fires during the length of stay. Parking will be contained on-site in the Church's existing parking lot.

Bethel contacted all property owners residing within 100 feet of the church and held a neighborhood meeting about their proposal on November 7, 2016. They received no negative feedback or concerns from those attending or contacted. The city will notice all property owners within 100 feet of the church property as well as notice the request in the Appleton Post-Crescent prior to the Board of Appeals review of the request to allow interested parties the opportunity to comment.

Per code, Temporary Use Permit requests must be reviewed and approved, approved with conditions or denied by the Zoning Board of Appeals after first receiving recommendation from the Plan Commission. Code requires that all temporary uses “do not involve the erection of a substantial structure and are compatible with the neighboring uses.” In this case, there will not be any structures erected and city staff believes that the temporary use of camping, as outlined in Bethel’s proposal, is compatible with and not injurious to neighboring land uses.

The application submittal and proposal was reviewed by the Public Works, Health, Fire, and Police departments. No concerns are noted with the exception of the Health Department requiring additional information about the final plans for the septic system.

Staff recommends that the Plan Commission forward a positive recommendation of the Temporary Use Permit request, as proposed, to the Board of Appeals with the following conditions:

1. Septic system plans are approved by the City of Menasha Health Department.
2. Operation of the temporary camping use does not exceed permitted light or noise levels at property lines.



# City of Menasha Application Temporary Use Permit

SUBMIT TO:  
City of Menasha  
Dept. of Com. Development  
140 Main Street  
Menasha, WI 54952-3190  
PHONE: (920) 967-3650

### APPLICANT INFORMATION

Petitioner: Pastor Samuel Degner Date: 12-5-16  
Petitioner's Address: 812 London St. City: Menasha State: WI Zip: 54952  
Telephone #: (920) 725-1822 Fax: ( ) \_\_\_\_\_ Other Contact # or Email: pastor@bethelmenasha.org  
Status of Petitioner (Please Circle) Owner Representative Tenant Prospective Buyer  
Petitioner's Signature (required): [Signature] Date: 12-5-16

### OWNER INFORMATION

Owner(s): Bethel Evangelical Lutheran Church Date: 12-5-16  
Owner(s) Address: 829 Appleton Rd. City: Menasha State: WI Zip: 54952  
Telephone #: (920) 725-1822 Fax: ( ) \_\_\_\_\_ Other Contact # or Email: info@bethelmenasha.org  
Ownership Status (Please Circle): Individual Trust Partnership Corporation Non-profit org.

### **Property Owner Consent: (required)**

By signature hereon, I/We acknowledge that City employees may, in the performance of their functions, enter upon the property to inspect or gather information necessary to process this application. I also understand that all meeting dates are tentative and may be postponed by the Community Development Department for incomplete submissions or other administrative reasons.

Property Owner's Signature: [Signature] Date: 12/6/16

### TEMPORARY USE INFORMATION

Address/Location of Proposed Activity: 829 Appleton Rd. Menasha, WI 54952

Description of Proposed Activity: Bethel Evangelical Lutheran Church is applying for a temporary use application to allow on-site camping at its property. We have attached (1) a detailed description of the proposed on-site camping activity and (2) a scaled site map of the property

Dates of Proposed Activity: June 1 - August 31, 2017 depicting where the camping would occur.

### **SUBMITTAL REQUIREMENTS – Must accompany the application to be complete.**

- Map of the immediate area showing property involved. Area to be used for the temporary use identified.
- A site plan drawn to readable scale showing present status of property.
- Street address, adjacent streets, intersections and any other information or landmarks to help identify the property.
- Location of existing uses, structures, fences and signs and location of proposed temporary use, structures, fences and signs.
- A written narrative explaining the requested temporary use and detail discussion of the project.

➤ **Fee of \$225.00 is due at time of application, payable to the City of Menasha (fee is nonrefundable).**

Staff KPE Date Rec'd 12/7/16

## **Bethel Evangelical Lutheran Church**

829 Appleton Road, Menasha, WI 54952

[www.bethelmenasha.org](http://www.bethelmenasha.org) | [info@bethelmenasha.org](mailto:info@bethelmenasha.org)

920-725-1822 (English) | 920-840-5490 (español)

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December 5, 2016

Kevin Englebert  
Associate Planner, Community Development  
City of Menasha  
140 Main Street  
Menasha, WI 54952-3151

Todd Drew  
Sanitarian, Health Department  
City of Menasha  
316 Racine Street  
Menasha, WI 54952-3190

Dear Kevin and Todd:

On behalf of the Congregation of Bethel Evangelical Lutheran Church, which is located at 829 Appleton Road in Menasha, please accept this as a supplement to our application for a temporary use permit to allow up to twelve Recreational Vehicles to camp on our site from the time period of June 1 – August 31, 2017. The Recreational Vehicles will house roughly 15 – 20 individuals who will be assisting the congregation in constructing an addition to our facility.

### **A. Background on the Project.**

As background, on November 13, 2016, Bethel congregation formally approved the construction of a 4,400 square foot addition to our facility. The project will include an expanded entry area, fellowship area, family area, improved restroom facilities and offices for our two pastors and the administrator of our Shepherd of the Valley Preschool program. Bethel has a special outreach program to the Spanish-speaking community in the Menasha area. As part of that outreach, we conduct English as a Second Language classes, and have two pastors who speak fluent Spanish who are conducting spiritual outreach to that community. Our successful outreach to our Spanish speaking brothers and sisters is a significant driver behind our need to expand our facility.



*God's house. God's family. God's work.*

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As part of our project, an organization within our national church body, called Builders for Christ, has offered its assistance in the construction of our facility. We estimate this assistance to reduce our costs of construction by about 15-20 percent. This significant cost reduction is a key aspect of our financial ability to do the project. A prerequisite for Builders for Christ to participate in our project is for Bethel to obtain City approval to allow on-site camping.

### **B. Background on Builders for Christ.**

As background, Builders for Christ is a volunteer organization within our national church body that provides in-kind construction assistance. The organization is made up of retired men and women who volunteer their time in assisting with church building projects. There are over 700 volunteers from 17 states and they have done over 150 projects since their inception in 1994. The average age of these men and women is 68. They are retired contractors, some of which owned their own construction business when they were in their trades. Often this group also works with local technical colleges and high school shop programs to give students the opportunity to get involved in a building project. Having this group enables us to do community outreach, enjoy fellowship with our church organization, and save us a significant amount of money on our project.

Builders for Christ has successfully obtained approval to camp in a number of communities, both urban and rural, throughout the country and in Wisconsin. Examples include:

- 2015 – Franklin, WI (south side of Milwaukee)
- 2015 – Duluth, MN
- 2006 – Rice Lake, WI
- 2005 – Hubertus, WI
- 2003 – Galesville, WI
- 2001 – Appleton, WI

Builders for Christ is headquartered in Wisconsin, and can be reached at the below address:

John Lautz, Director, Builders for Christ  
2323 North Mayfair Rd, Suite 400  
Wauwatosa, WI 53226  
Cell: 608-792-2565  
Office: 414-771-6848



### **C. Outreach to Neighborhood.**

Bethel is a neighborhood church, with the majority of our congregants coming from a five-mile radius of the church. Many live within blocks of the church. Bethel obtained a list from the City of thirty-three properties that are contiguous to Bethel's property (Attachment 1), and sent a letter (Attachment 2) to each of them making them aware of the project and request for onsite-camping. Owners and residents of contiguous properties were invited to a neighborhood meeting, where the project was described. Six individuals came to the meeting, and none provided any concern. At the conclusion of the meeting, individuals signed a document indicating their comfort with the onsite-camping (Attachment 3). Beyond the neighborhood meeting, we received no concern from residents who received the letter but did not attend the meeting.

### **D. Scope of Camping.**

**Time Period:** We are proposing that Builders for Christ camp from June 1 – August 31 of 2017.

**Location of Campers:** The RV/campers would be located in the central area of our property so that they are not close to any particular neighbor (see Attachment 4).

**Description and Number of Camping Vehicles:** There would be no more than a dozen Recreational Vehicles. These include Class A and C Motorhomes, and fifth wheel trailers. There will be a distance of a minimum of ten feet between camping units measured from the outside edge of one camping unit to the outside edge of another camping unit, excluding slideouts.

**Electric and Septic:** Since they will be on site the entirety of the project, it will be necessary to set up direct electric and septic system. This enables them to keep their campers onsite rather than dumping their septic each week at a location. It also keeps traffic in the neighborhood down, as well as noise from generators. We would prepare all necessary electrical and sewer accommodations via licensed electrician and plumber per city recommendations and request. Since the group has worked in several cities and municipalities, they have a system they typically set up and will work with the plumber, electrician, and city municipalities. We expect that this will include potable, grey and brown water. There is a grinder that will convert solids to liquids before entering the system. We do not plan on burying the piping to the septic, and will set it up in such a way as to minimize traffic. The building equipment related to the construction will launch from the



*God's house. God's family. God's work.*

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South-Western location of our property to mitigate any concern that construction equipment might damage the piping. For Septic, we will use 4-inch PVC pipe connected by 4-inch rubber boots and 4-inch tees with 4-inch covers. Approximate fall will be ¼ inch per 10 feet, above ground. Discharge will be into grinder pump that is enclosed and buried, and discharged into church sewer system with 1 1/2-inch pipe. Entire system will be enclosed to prevent odor.

**Port-a-Potties:** There will be no port-a-potties.

**Hours of Operation:** The campsite would operate from 7:00 a.m. – 8 p.m.

**Trash:** There will be durable containers to hold accumulated garbage in a central location that will contain covers. They will be emptied on a weekly basis.

**Camp Fires:** There will be no camp fires.

**Campground Administrator:** Paul Lebrun  
Project Manager, Builders for Christ  
17375 Coles Park Rd.  
Spring Lake, MI 49456  
(616) 846-6042

**Extra Vehicles:** Extra vehicles will park on existing parking lot in the North-East corner of the current parking lot.

If any further information or clarification is needed, we will be happy to provide it. Thank you for your assistance and consideration.

On behalf of Bethel Evangelical Lutheran Church,

A handwritten signature in blue ink, appearing to read "Sam Degner", with a long horizontal line extending to the right.

Pastor Sam Degner

STREET NUMBER	STREET NAME	FULL ADDRESS	FIRST NAME	LAST NAME	OWNER ADDRESS	CITY	STATE	OWNERZIP
828	Appleton Rd	828 Appleton Rd	Robert	Nordheim	828 Appleton Rd	Menasha	WI	54952
832	Appleton Rd	832 Appleton Rd	Barbara	Hanson	1744 Lakeshore Dr	Menasha	WI	54952
836	Appleton Rd	836 Appleton Rd	Peter	Popp	836 Appleton Rd	Menasha	WI	54952
837	Appleton Rd	837 Appleton Rd	Daryl	Collar	837 Appleton Rd	Menasha	WI	54952
824	Appleton Rd	824 Appleton Rd		Menting Properties, LLC	723 N Locust St	Appleton	WI	54914
816	Appleton Rd	816 Appleton Rd	Mark	Becker	816 Appleton Rd	Menasha	WI	54952
805	Appleton Rd	805 Appleton Rd	Allen	Jesse	805 Appleton Rd	Menasha	WI	54952
817	Appleton Rd	817 Appleton Rd	John	Coenen	817 Appleton Rd	Menasha	WI	54952
811	Appleton Rd	811 Appleton Rd	Thomas	Gavinski	7301 Amberwood Ln	Savage	MN	55378
901	Jefferson St	901 Jefferson St	Timothy	Frank	901 Jefferson St	Menasha	WI	54952
865	Jefferson St	865 Jefferson St	Joel	Schampers	865 Jefferson St	Menasha	WI	54952
881	Jefferson St	881 Jefferson St		Mary Lou Jensen Trust	881 Jefferson St	Menasha	WI	54952
877	Jefferson St	877 Jefferson St	Jordan	Chappa	877 Jefferson St	Menasha	WI	54952
869	Jefferson St	869 Jefferson St	Joseph	Dillinger	869 Jefferson St	Menasha	WI	54952
873	Jefferson St	873 Jefferson St	Douglas	Crane	873 Jefferson St	Menasha	WI	54952
861	Jefferson St	861 Jefferson St	Lynn	Vissers	861 Jefferson St	Menasha	WI	54952
855	Jefferson St	855 Jefferson St	Joan Sell	Porter	855 Jefferson St	Menasha	WI	54952
823	London St	823 London St	Terry	Vollmer	823 London St	Menasha	WI	54952
825	London St	825 London St	Robert	Burghardt	130 W Main St	Gillett	WI	54124
821	London St	821 London St	Brian	Sokel	821 London St	Menasha	WI	54952
813	London St	813 London St	Timothy	O'Brien	813 London St	Menasha	WI	54952
808	London St	808 London St	Dustin	Lukasavage	808 London St	Menasha	WI	54952
804	London St	804 London St	Larry	Mai	804 London St	Menasha	WI	54952
750	London St	750 London St	David	Haufe	750 London St	Menasha	WI	54952
800	London St	800 London St	Brian	Gast	800 London St	Menasha	WI	54952
754	London St	754 London St	Lawrence	Baumruk	754 London St	Menasha	WI	54952
758	Pleasant Ln	758 Pleasant Ln	Sheina	Fonder	758 Pleasant Ln	Menasha	WI	54952
774	Pleasant Ln	774 Pleasant Ln	Andrew	Hoffman	774 Pleasant Ln	Menasha	WI	54952
762	Pleasant Ln	762 Pleasant Ln	Allan	Henschel	762 Pleasant Ln	Menasha	WI	54952
772	Pleasant Ln	772 Pleasant Ln	Dilon	Kitzerow	772 Pleasant Rd	Menasha	WI	54952
766	Pleasant Ln	766 Pleasant Ln	Sharon	Hopfensperger	766 Pleasant Ln	Menasha	WI	54952
770	Pleasant Ln	770 Pleasant Ln	Ryan	Burns	770 Pleasant Ln	Menasha	WI	54952
754	Pleasant Ln	754 Pleasant Ln	Kimberly	Irvin	754 Pleasant Ln	Menasha	WI	54952

## Bethel Evangelical Lutheran Church

829 Appleton Road, Menasha, WI 54952

[www.bethelmenasha.org](http://www.bethelmenasha.org) | [info@bethelmenasha.org](mailto:info@bethelmenasha.org)

920-725-1822 (English) | 920-840-5490 (español)



Dear Neighbor:

On behalf of Bethel Evangelical Lutheran Church, we are excited to tell you about some significant property improvement activities that Bethel is planning over the Summer of 2017. Specifically, we are planning a 4,400 square foot addition. On behalf of the congregation, we are inviting you to join us for a neighborhood conversation at Bethel on Monday, November 7, at 7:00 p.m.

The addition will add fellowship space at the front of our facility, and will also add office space for our two pastors and the administrator of our Shepherd of the Valley Lutheran Preschool. The expansion will also require an adjustment to the footprint of our parking lot.

As part of our construction plan, a church group called Builders for Christ ([buildersforchrist.org](http://buildersforchrist.org)) has offered to provide in-kind construction assistance. The help from this group of retired construction and trade professionals should decrease the cost of the construction by approximately 15%. As a condition of their participation in the project, this group has requested permission to park their RVs onsite during the construction of the facility. Builders for Christ has a long history of successfully assisting congregations similar to ours, and doing so in a way that is respectful to the community around them. We have talked with the City of Menasha and plan to go through the City approval process. We will be required to meet all sanitary and code requirements for such a facility, and are committed to doing this in a way that provides minimal disruption for you, our neighbors.

As part of our planning process, we highly value our neighbors' opinions, and we encourage you to join us on Monday, November 7, at 7:00 p.m. at Bethel Evangelical Lutheran Church, 829 Appleton Road, Menasha, WI. We'll serve refreshments, and we look forward to hearing your thoughts. If this time does not work for you, we'd be happy to stop by and talk at a time that is more convenient. Please feel free to contact us with any questions or concerns.

Sincerely,

Jason Williams  
Congregation President

Sam Degner  
Pastor

Phil Hunter  
Pastor

Dear Neighbor(s),

Bethel Lutheran Church is planning to build an addition during the summer of 2017. Part of the construction will be done by Builders for Christ, a group of retirees who travel the country, volunteering their time to help build churches. This group will be here for two to three months, beginning around June 1. Bethel would like to provide them space for their campers so that they can stay on site, saving on lodging and transportation costs.

Bethel will procure appropriate City permits and comply with all accompanying conditions and regulations. We would also love to have the support of our neighbors. After hearing about these plans and having an opportunity to ask questions or voice concerns, if you are comfortable with our proposal, please consider signing below.

Thank you!

Your neighbors at Bethel Lutheran Church

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Name (print): PEDAR BLOOM Address: 758 PLEASANT LANE

Signature:  Date: 7-11-2016

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Name (print): DORIS NORDHEIM Address: 828 Appleton Rd

Signature:  Date: 11-7-2016

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Name (print): Robert Nordheim Address: 828 Appleton Rd

Signature:  Date: 11-7-16

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Name (print): Ruth Huebner Address: 832 1/2 Appleton Rd.

Signature:  Date: 11-7-2016

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Name (print): JOHN COENEN Address: 817 APPLETON RD

Signature:  Date: 11-7-16

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Name (print): Joseph Dillinger Address: 869 Jefferson St

Signature: *Joseph Dillinger* Date: 11-7-16

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Name (print): \_\_\_\_\_ Address: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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Name (print): \_\_\_\_\_ Address: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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Name (print): \_\_\_\_\_ Address: \_\_\_\_\_

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Name (print): \_\_\_\_\_ Address: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

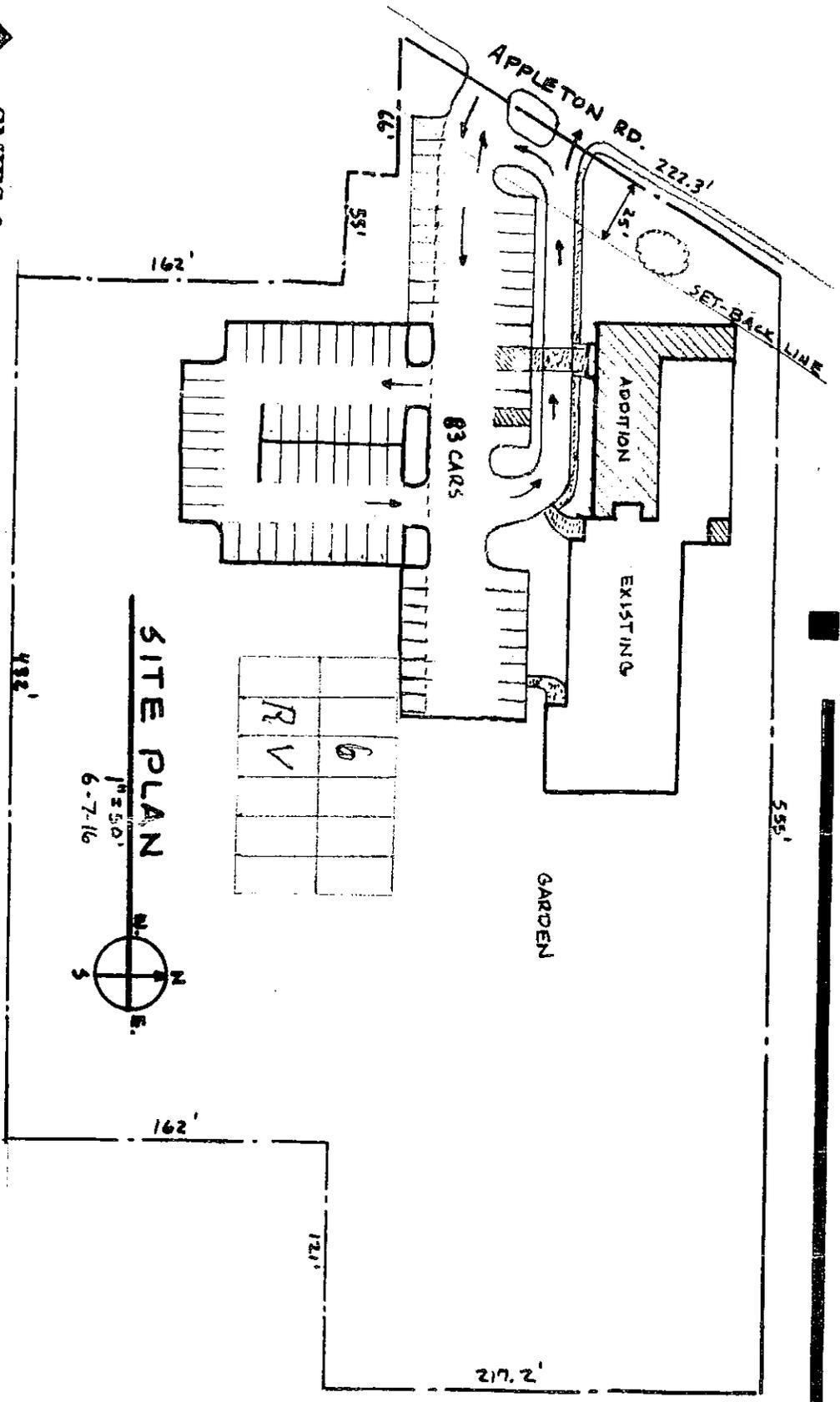


**SMIES &  
ASSOCIATES,  
ARCHITECTS, LLC**

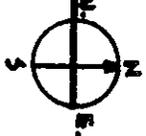
633 WATKINS AVE  
SHEBOYGAN, WI 53083  
PH (920) 438-0771  
WEB: WWW.SMIESARCHITECTS.COM

# BETHEL EV. LUTHERAN CHURCH

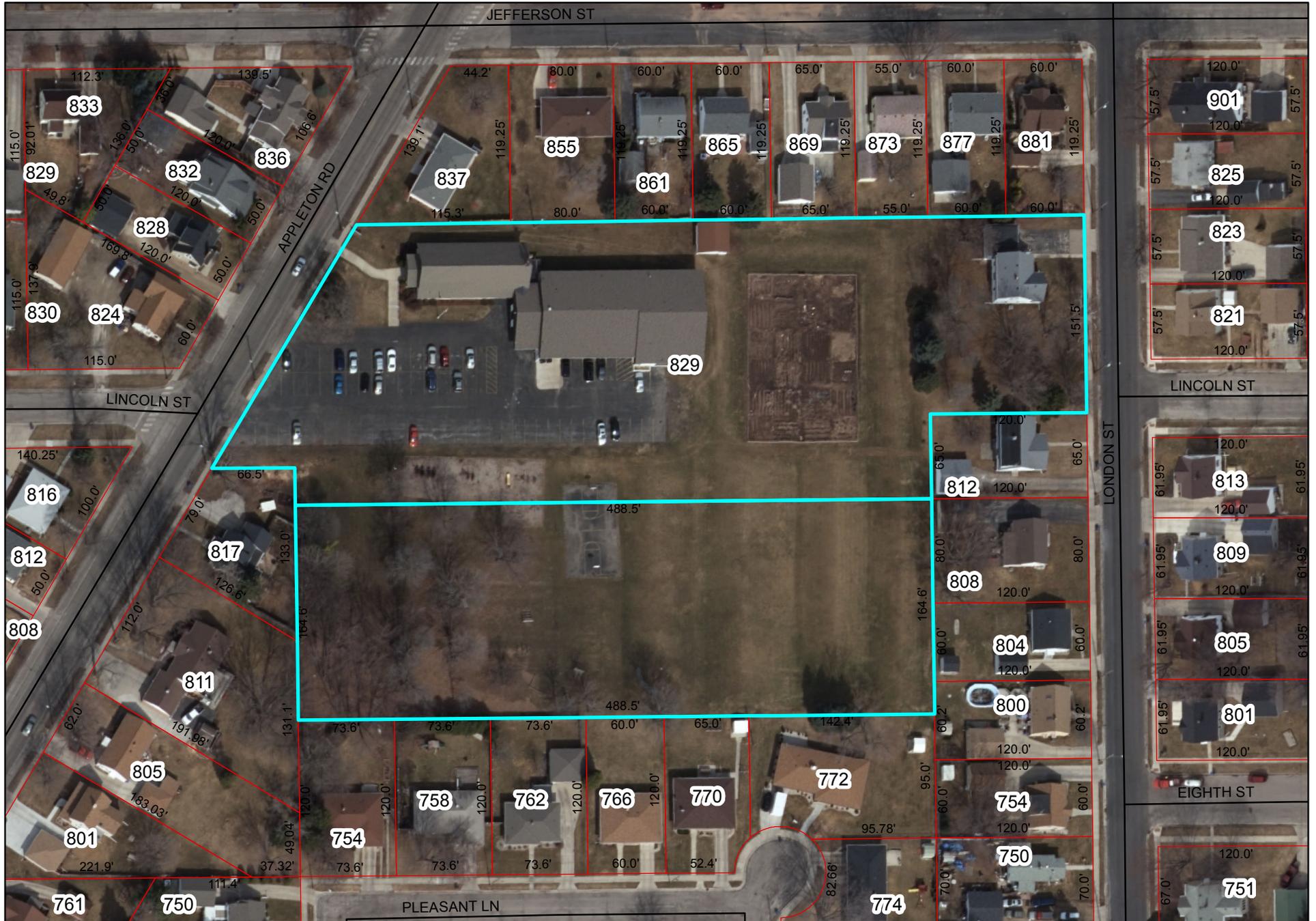
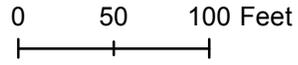
MENASHA, WI.



**SITE PLAN**  
1" = 50'  
6-7-16



# Bethel Lutheran





## MEMORANDUM

Date: December 13, 2016  
To: Plan Commission  
From: Kevin Englebert, Associate Planner  
RE: Lake Park Trail Easement

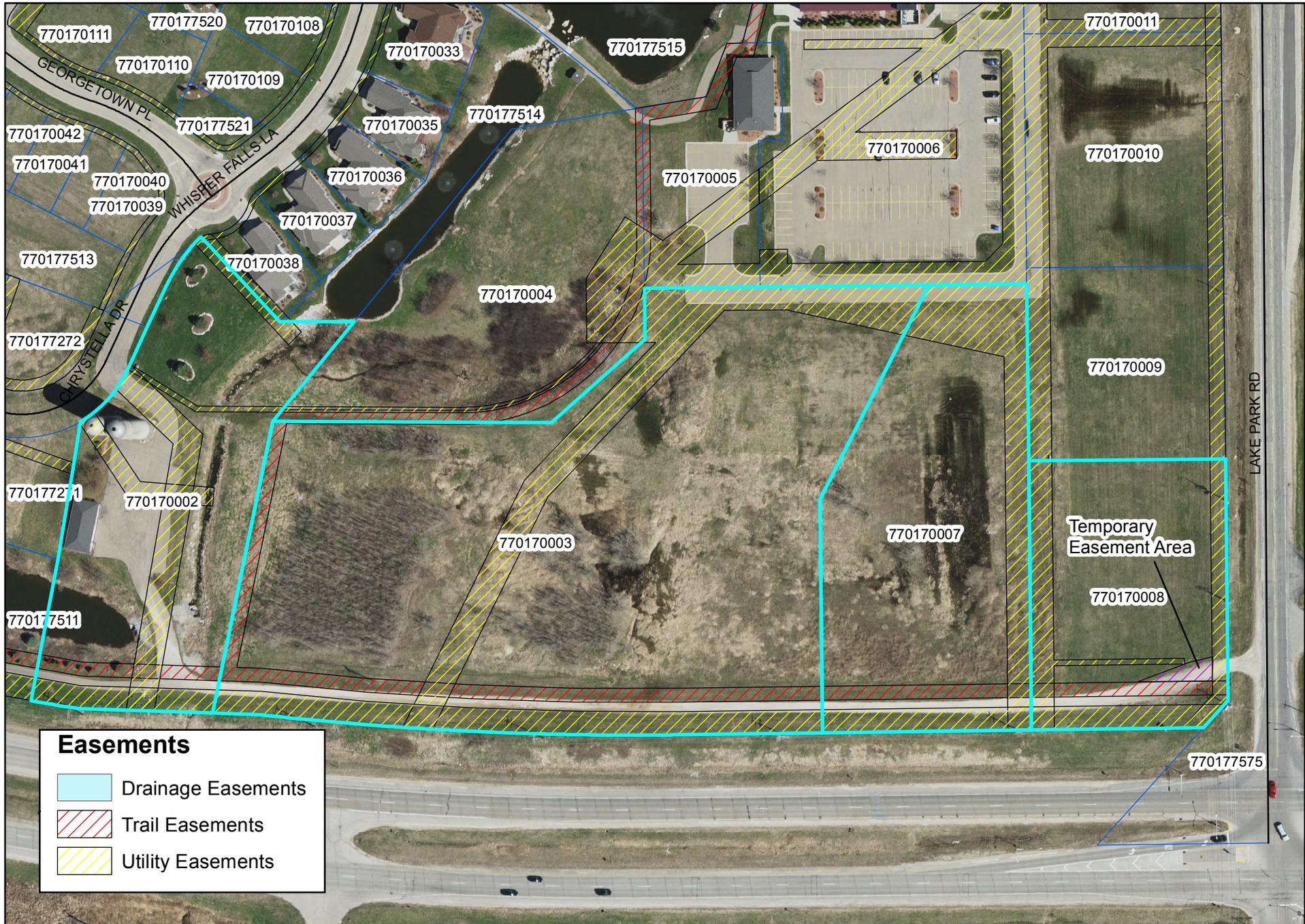
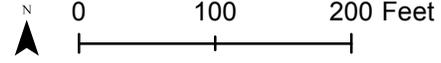
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In the 2017 budget, the city set aside funds to pave a gravel trail that exists parallel to HWY 10/114. The trail extends from the east side of the Lake Park Villas development approximately 0.23 miles (1100') to Lake Park Road along the north side of HWY 10/114 (see enclosed map). Before paving can commence, it is necessary for the city to release an existing 15' wide by 1100' easement that does not line up with the current and proposed trail and obtain a new 20' wide by 1100' easement that matches where the trail is today. Additionally, on the east end of the trail it will be necessary for the city to obtain a temporary easement for the trailhead until such time that Lake Park Road is reconstructed. Lake Park Road is expected to be fully reconstructed in 2019, at which time the trail will be straightened to intersect with Lake Park Road in a perpendicular manner within the permanent easement area.

The trail runs through property owned by the Redevelopment Authority and Community First Credit Union. After preliminary talks with Community First Credit Union and action taken by the Redevelopment Authority on May 15, 2015, both parties are amenable to the release of the existing easement and establishment of the new temporary and permanent easements.

Staff recommends approval of an easement release and acceptance of a temporary and permanent easement for the purposes of installing a finished trail to better serve City of Menasha residents and the Lake Park development area with the finding that the trail will continue to establish a bicycle and pedestrian circulation network within the city.

# Existing Gravel Drive - Lake Park Trail



**Easements**

-  Drainage Easements
-  Trail Easements
-  Utility Easements