

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 6, 2014
3:30 PM**

AMENDED AGENDA

3:30 PM – Public Hearing Regarding the Special Use Permit Application for 205 Milwaukee Street

3:35 PM – Proposed amendments to Title 13 of the Menasha Code of Ordinances pertaining to Shoreland Use and Development; Menasha Ordinance 13-1-13

A. CALL TO ORDER

B. ROLL CALL/EXCUSED ABSENCES

C. MINUTES TO APPROVE

1. [Minutes of the March 18, 2014 Plan Commission Meeting](#)

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

Five (5) minute time limit for each person

E. DISCUSSION

1. [Requirements for Garages for Newly Constructed Dwelling Units](#)

F. ACTION ITEMS

1. [Special Use Permit – 205 Milwaukee Street – Third Street Market](#)
2. [Proposed Amendments to Title 13 of the Menasha Code of Ordinances pertaining to Shoreland Use and Development; Menasha Ordinance 13-1-13](#)
3. [Re-plat of Ponds of Menasha](#)

G. ADJOURNMENT

CITY OF MENASHA
Plan Commission
Council Chambers, City Hall – 140 Main Street
March 18, 2014
DRAFT MINUTES

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. Zelinski (Alternate for Ald. Benner and Commissioners Cruickshank and Sturm.

PLAN COMMISSION MEMBERS EXCUSED: Ald. Benner, DPW Radtke and Commissioner Schmidt.

PLAN COMMISSION MEMBERS ABSENT: None.

OTHERS PRESENT: CDD Keil, PP Homan, Brian Moore and Lonnie Pichler of Menasha Utilities.

C. MINUTES TO APPROVE

1. **Minutes of the March 10, 2014 Plan Commission Meeting**

Motion by Comm. Sturm, seconded by Ald. Zelinski to approve the March 10, 2014 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. **Removed from Table Pending New Information to be received Special Use Permit Amendment – 1284 Midway Road – Hotel/Rooming Type Use**

a. Proposed Permitting of Transient Rental Units

CDD Keil provided an overview of a preliminary short-term rental of dwelling units ordinance, which was modeled after an ordinance used by a coastal community in Washington.

Commissioners discussed what types of zoning districts this would be allowed in and how violations would be incurred and enforced.

Motion by Comm. Sturm, seconded by Ald. Zelinski for staff to pursue formal development of a permitting process for transient rental units. The motion carried.

2. **Certified Survey Map – Fountain Way**

PP Homan stated this CSM realigned parcels due to the pending Georgetown Place street right of way vacation. A utility easement containing the City's sanitary sewer would be extended.

Lonnie Pichler discussed relocation of utility boxes and the need for vacation & relocation of utility easements.

Commissioners took no action.

3. **Certified Survey Map – Eden Court**

CDD Keil explained that this CSM would correct an issue where a home was built partly into the Lake Park Villas "common area." Both property owner and HOA are aware of the proposed CSM and are agreeable to this solution.

Motion by Comm. Sturm, seconded by Comm. Cruickshank to recommend approval of the Eden Court CSM. The motion carried.

4. **Certified Survey Map – Georgetown Place**

PP Homan stated that this CSM was drafted exactly the same as a CSM that had been created by the original developer of Lake Park Villas, and approved by the City, but never recorded.

Lonnie Pichler suggested relocation of utility boxes to locations between the lot lines, of which Menasha Utilities could prepare cost estimates.

Commissioners took no action.

5. **Certified Survey Map – Seventh Street (Menasha High School)**

Commissioners discussed the offset in the eastern property line due to differing widths in the sidewalk, and the location of light fixtures on the south side of the property.

Motion by Comm. Sturm, seconded by Comm. Cruickshank to approve the CSM for Menasha High School. The motion carried.

H. ADJOURNMENT

Motion by Comm. DeCoster, seconded by Comm. Cruickshank to adjourn at 4:45 PM. The motion carried.

Minutes respectfully submitted by PP Homan.

Requirements for Garages for Newly Constructed Dwelling Units

R-1 and R-1A Zoning Districts

Sec. 13-1-25 (f) 13 and 13-1-39(f)(12)

Garages required-- On all parcels where a new dwelling unit is to be constructed building plans shall make provision for an attached or detached garage meeting the minimum requirements of subsection (a) or (b) of this section. No attached garage may be converted from garage to living space unless a garage meeting the requirements of these subsections exists or is constructed on the lot.

a) Lots meeting the minimum lot size and width requirements of this section:

(1) The minimum dimensions for an attached or detached garage shall be 22 feet wide and 22 feet deep accessed by a garage door not less than 16 feet wide and 7 feet high for a single door, or two doors not less than 9 feet wide and 7 feet high.

b) Lots which do not meet the minimum lot size and width requirements of this section:

(2) The minimum dimensions for an attached or detached garage shall be 12 feet wide and 22 feet deep accessed by a garage door not less than 9 feet wide and 7 feet high.

On lots where the above stated dimensions create practical limitations on the siting of a dwelling the Plan Commission may approve alternate dimensions provided an equivalent amount of garage area is maintained on the lot.

No occupancy permit shall be granted for a newly constructed dwelling unit until final inspection of a detached garage has been completed and approved by the building inspector.

R-2 & R2A Zoning Districts

Sec. 13-1-25 (f) 13 and 13-1-35(g)(4)

Garages required-- On all parcels where a new dwelling is to be constructed building plans shall make provision for an attached or detached garage meeting the minimum requirements of subsections (a) and (b) of this section for each dwelling unit. No attached garage may be converted from garage to living space unless a garage meeting the requirements of these subsections exists or is constructed on the lot.

a) Lots meeting the minimum lot size and width requirements of this section:

(1) The minimum dimensions for an attached or detached garage shall be 22 feet wide and 22 feet deep accessed by a garage door not less than 16 feet wide and 7 feet high for a single door, or two doors not less than 9 feet wide and 7 feet high.

b) Lots which do not meet the minimum lot size and width requirements of this section:

(2) The minimum dimensions for an attached or detached garage shall be 12 feet wide and 22 feet deep accessed by a garage door not less than 9 feet wide and 7 feet high.

On lots where the above stated dimensions create practical limitations on the siting of a dwelling the Plan Commission may approve alternate dimensions provided an equivalent amount of garage area is maintained on the lot.

No occupancy permit shall be granted for a newly constructed dwelling unit until final inspection of a detached garage has been completed and approved by the building inspector.

R-3 & R4 Zoning Districts

Sec. 13-1-27 (g)(7) and 13-1-28(g)(7)

Garages required-- On all parcels where a new dwelling is to be constructed building plans shall make provision for an attached or detached garage meeting the minimum requirements of subsections (a) and (b) of this section for one or two family dwelling units. For dwellings with 3 or more units in a structure an attached or detached garage meeting the minimum requirements of subsections (c) of this section for each unit. No attached garage may be converted from garage to living space unless a garage meeting the requirements of these subsections exists or is constructed on the lot.

- a) Lots meeting the minimum lot size and width requirements of this section:
 - (1) The minimum dimensions for an attached or detached garage shall be 22 feet wide and 22 feet deep accessed by a garage door not less than 16 feet wide and 7 feet high for a single door, or two doors not less than 9 feet wide and 7 feet high.
- b) Lots which do not meet the minimum lot size and width requirements of this section:
 - (2) The minimum dimensions for an attached or detached garage shall be 12 feet wide and 22 feet deep accessed by a garage door not less than 9 feet wide and 7 feet high.
- c) For newly constructed dwellings with 3 or more units in a structure the minimum dimensions for an attached or detached garage shall be 12 feet wide and 22 feet deep accessed by a garage door not less than 9 feet wide and 7 feet high for each unit.

On lots where the above stated dimensions create practical limitations on the siting of a dwelling the Plan Commission may approve alternate dimensions provided an equivalent amount of garage area is maintained on the lot.

No occupancy permit shall be granted for a newly constructed dwelling unit until final inspection of a detached garage(s) has been completed and approved by the building inspector.

City of Menasha
SPECIAL ZONING APPROVAL

Owner Community First Credit Union Case or Plan No. _____
Address P.O. Box 1487, Appleton WI 54912-1487 Fee _____
Applicant (if different than Owner) Keller, Inc. (Third Street Market)
Address 1220 South Webster Avenue, Green Bay, WI 54301
Zoning C-1 Parcel Number(s) 710019600

PLEASE INDICATE WHICH REQUEST IS BEING MADE

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

Description of Request: Property has been vacant for several years. Future owner of site would like to remodel existing structure and open a 20,000 square foot grocery store. Face lift exterior, update parking lot, update landscape and complete renovation of interior.

Owner/Agent *[Signature]* SUP BUSINESS SERVICES
Kim E. Signature VANOSDOL

(If applicable) Formal Hearing _____

Informal Hearing _____ Notice Mailed _____

Notice Mailed _____ Notice Mailed _____

Action Taken: _____ 20__

- APPROVED DENIED

Conditions (if any): _____



April 29, 2014

RE: Special Use Permit Application for 205 Milwaukee Street

Dear Property Owner:

Keller, Inc., Agent for Community First Credit Union, Owner, has applied for a Special Use Permit for parcel number 1-00196-00 located at 205 Milwaukee Street. The applicant has requested a Special Use Permit to establish a grocery store at the site. The subject site is zoned C-1 General Commercial District and requires a Special Use Permit due to a non-conforming structure on the property, per Sec. 13-1-44(b)(2) of the City of Menasha Municipal Code.

The City of Menasha Plan Commission will be considering this request at an informal public hearing on Tuesday, May 6, 2014 at 3:30 p.m. or shortly thereafter in the City Hall Council Chambers at 140 Main Street, Menasha.

The City of Menasha Common Council will also be considering this request at a formal public hearing scheduled for Monday, May 19 at 6:00 p.m. or shortly thereafter in the City Hall Council Chambers, 140 Main Street, Menasha. A copy of the notice of the Common Council hearing on this proposal is attached along with an area map identifying the location of the property.

Persons interested in this matter will be given an opportunity to comment on the request; written comments will also be considered. The City of Menasha is notifying you because you own property within one hundred (100) feet of the proposed special use. 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 by Keller, Inc., agent for Community First Credit Union, owner, to establish a grocery store on a property with a non-conforming structure in the C-1 General Commercial District, as required by Sec. 13-1-44(b)(2) of the City of Menasha Municipal Code. The proposed use is to take place on a parcel located at 205 Milwaukee Street (Parcel Number 1-00196-00), City of Menasha, Winnebago County, Wisconsin. The Plan Commission will hold its informal public hearing on Tuesday, May 6, 2014 at 3:30 PM, or shortly thereafter, in the Council Chambers of Menasha City Hall located at 140 Main Street, Menasha, WI 54952. The Common Council will hold its formal public hearing on this matter at 6:00 PM, or shortly thereafter, on Monday, May 19, 2014 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: May 4 & May 12, 2014

SHEET INDEX

- A2.1 3D
- C1.0 SITE PLAN
- A1.0 FLOOR PLAN
- A2.0 ELEVATION

PROJECT INFORMATION

APPLICABLE BUILDING CODE

2009 INTERNATIONAL BUILDING CODE (WITH WISCONSIN AMENDMENTS)
ASHRE STANDARD 90.1-2007

BUILDING CONTENT

EXISTING BUILDING	XXX,XXX S.F.
PROPOSED BUILDING	XXX,XXX S.F.
MEZZANINE	XXX,XXX S.F.
TOTAL FIRE AREA	XXX,XXX S.F.
TOTAL BUILDING FOOTPRINT	XXX,XXX S.F.

OCCUPANCY

7.7
NON SEPARATED

CONSTRUCTION CLASSIFICATION

TYPE 7B CONSTRUCTION
NON-SPRINKLED
NO FIREWALL

Site Address:	205 Milwaukee Street	Parcel #:	710019600
Zoning:	C-1	Phone:	920-432-7284
Name of Business:	Third Street Market	Contact:	Mike Novak and Paul Fassbender
Contact:	1220 South Webster Avenue	Mailing Address:	Green Bay, WI 54301
Applicant (if different):	Keller, Inc.	Phone:	920-766-5795
Contact:	Mark Nysted or Weston Zuleger	Address:	N216 State Road 55 Kaukauna, WI 54130
Site Plan Preparer:	Keller, Inc.	Phone:	920-766-5795
Contact:	Jim Stojke	Address:	N216 State Road 55 Kaukauna, WI 54130

Describe the proposed type of development and use of property:
Property has been vacant for several years. Future owners of site would like to remodel existing structure and open a 20,000 square foot grocery store. Face lift exterior, update site and parking lot, increase landscaping and complete renovation of interior.

3RD STREET

MILWAUKEE STREET



2ND STREET



CONCEPTUAL SITE PLAN

THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED.

PROPOSED REMODEL FOR:

THIRD STREET MARKET

MENASHA,

WISCONSIN



Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795
1-800-236-2334
FAX (920) 766-5004

MADISON
711 Lois Dr.
Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

MILWAUKEE
W177N856 Rivercrest Dr.
Suite 104
Cremontown, WI 53022
PHONE (262) 250-9710
FAX (262) 250-9740

WAUSAU
5605 Lisc Ave.
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED REMODEL FOR:

THIRD STREET MARKET

WISCONSIN

MENASHA,

"COPYRIGHT NOTICE"
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PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS	
1	12.5.2013
2	12.6.2013
3	12.20.2013
4	1.3.2014 AUS
8	4.15.2014 AUS

PROJECT MANAGER: M. NYSTED

DESIGNER: J. STOJKE

DRAWN BY: AUS

EXPEDITOR: -----

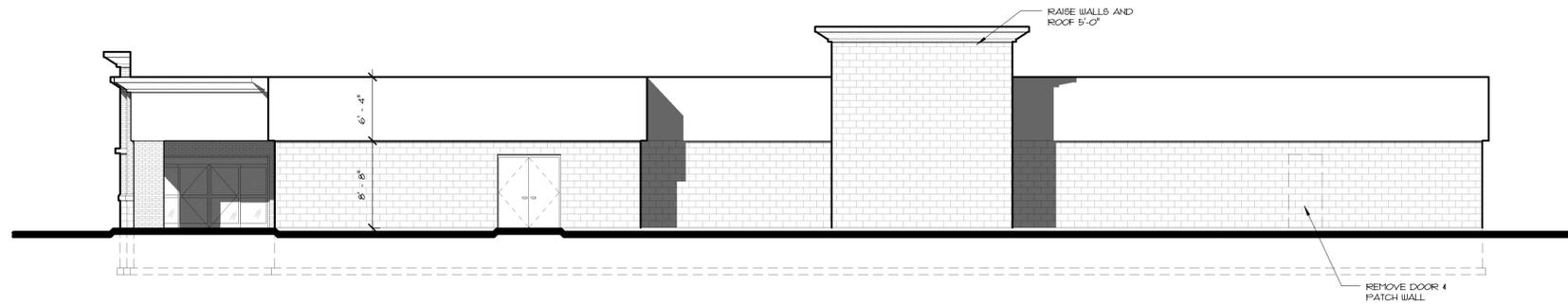
SUPERVISOR: -----

PRELIMINARY NO: P13310

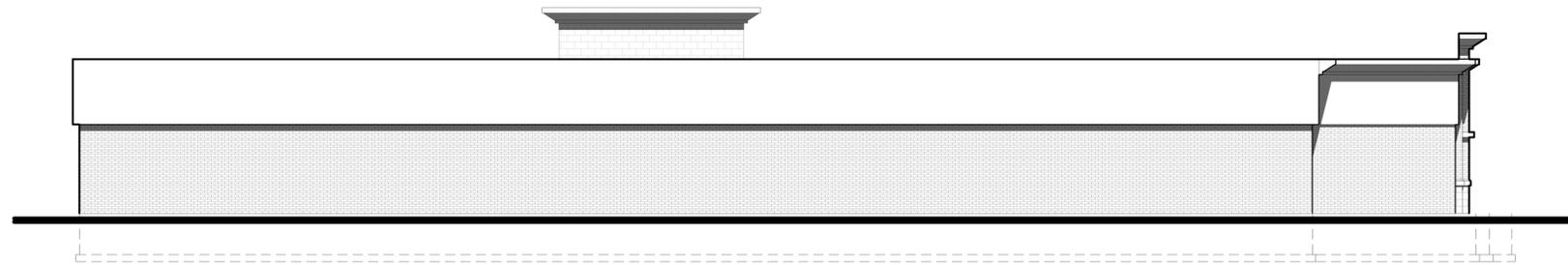
CONTRACT NO: -----

DATE: 12.23.2013

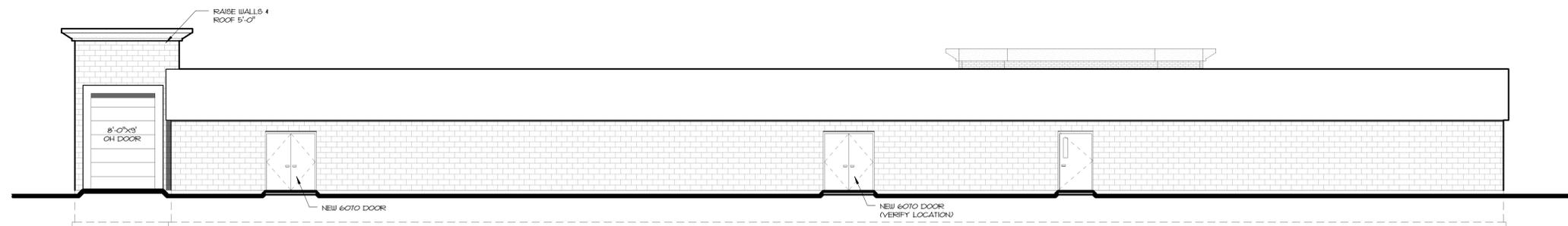
SHEET: **C1.0**



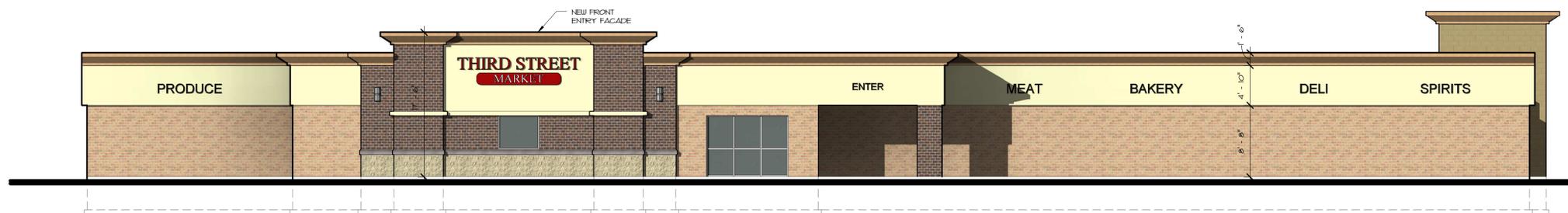
EAST ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



Keller

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1-800-236-2534
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MADISON
711 Lohr Dr.
Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

MILWAUKEE
W177N9856 Rivercrest Dr.
Suite 104
Germantown, WI 53022
PHONE (262) 250-9710
FAX (262) 250-9740

WAUSAU
5605 Ilac Ave.
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

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PROPOSED REMODEL FOR:

THIRD STREET MARKET

WISCONSIN

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3	12.20.2013
4	1.3.2014 AUS
8	4.15.2014 AUS

PROJECT MANAGER: M. NYSTED

DESIGNER: J. STOUKE

DRAWN BY: AUS

EXPEDITOR: -----

SUPERVISOR: -----

PRELIMINARY NO: P13310

CONTRACT NO: -----

DATE: 12.4.2013

SHEET: **A2.0**

PRELIMINARY - NOT FOR CONSTRUCTION



KellerTM
Planners | Architects | Builders



Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES N216 State Road 55 P.O. Box 620 Kaukauna, WI 54130 PHONE (920) 766-5795 1-800-236-2534 FAX (920) 766-5004	MADISON 711 Lohr Dr. Sun Prairie, WI 53590 PHONE (608) 318-2336 FAX (608) 318-2337
MILWAUKEE W1779856 Rivercrest Dr. Suite 104 Germantown, WI 53022 PHONE (262) 250-9710 FAX (262) 250-9740	WAUSAU 5605 Ilac Ave. Wausau, WI 54401 PHONE (715) 849-3141 FAX (715) 849-3181

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PROPOSED REMODEL FOR:

THIRD STREET MARKET

WISCONSIN

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REVISIONS

1	12.5.2013	
2	12.6.2013	
3	12.20.2013	
4	1.9.2014	AWS
8	4.15.2014	AWS

PROJECT MANAGER: M. NYSTED

DESIGNER: J. STOUKE

DRAWN BY: AWS

EXPEDITOR: -----

SUPERVISOR: -----

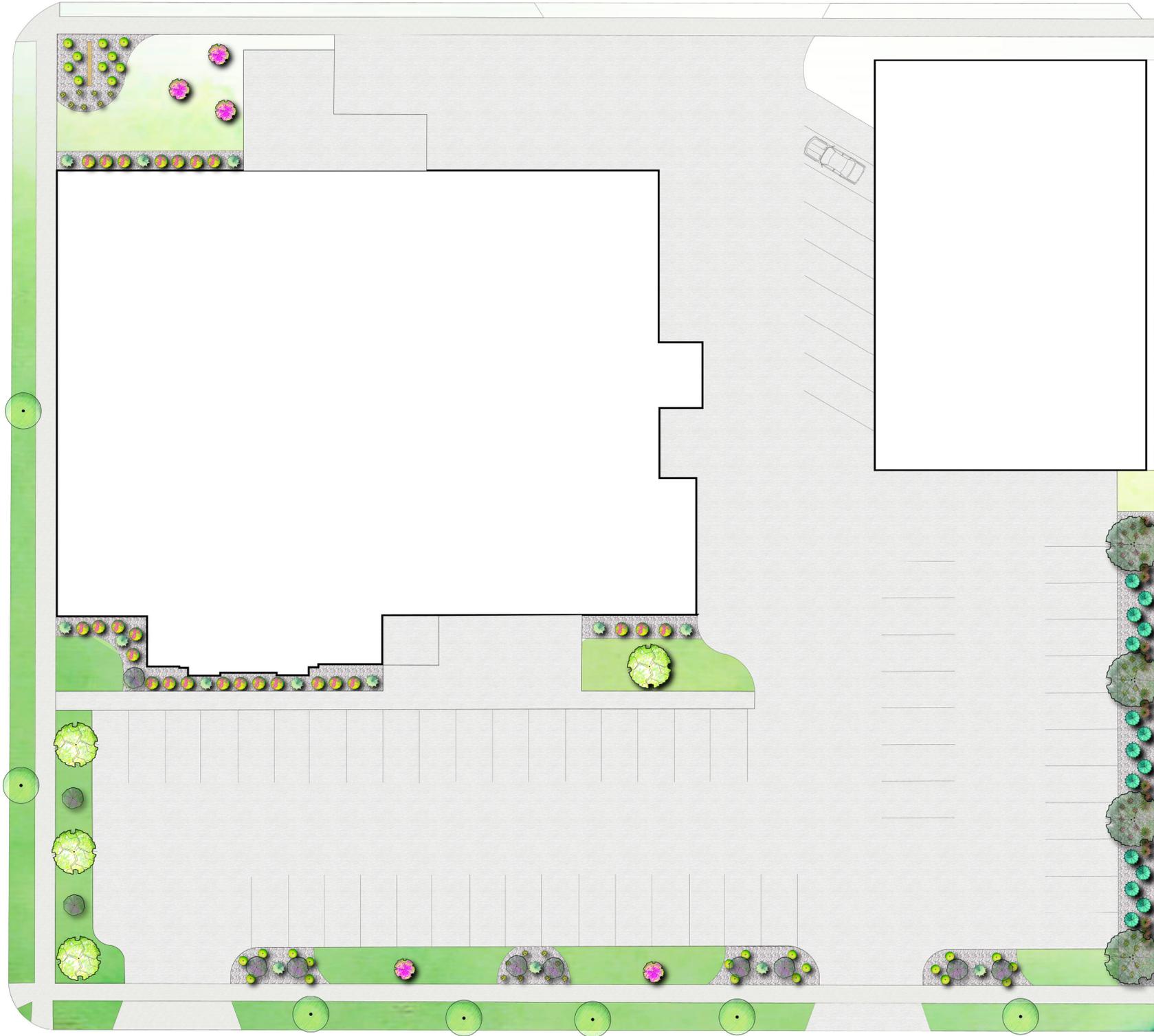
PRELIMINARY NO: P13310

CONTRACT NO: -----

DATE: 02/12/14

SHEET: **A2.1**

PRELIMINARY - NOT FOR CONSTRUCTION



Plant Material Schedule

Quantity	Symbol	Botanical Name	Common Name	Size	Mature Size	Root	Spacing
Evergreen Trees							
5		<i>Thuja occidentalis 'Teehy'</i>	Thuja occidentalis 'Teehy'	12'	12-15'	BBB	As Shown
Evergreen Shrubs							
5		<i>Juniperus 'Androm'</i>	Androm Juniper	#5	4'	Cont.	As Shown
Deciduous Trees							
4		<i>Amelanchier x grandiflora</i>	Autumn Brilliance Serviceberry	5-6'	6-25'	BBB	As Shown
11		Pinks	Royal Gem Crabapple	15'	6'	BBB	As Shown
4		<i>Syringa reticulata Ivory Silk</i>	Ivory Silk Lilac	15'	20-25'	BBB	As Shown
5		<i>Syringa meyeri 'Palibor'</i>	Dwarf Korean Lilac	36" head	6'	BBB	As Shown
Deciduous Shrubs							
25		<i>Spiraea x bumalda 'Goldflame'</i>	Goldflame Spiraea	#3	2-3'	Cont.	As Shown
26		<i>Spiraea japonica 'Herbyan'</i>	Dakota Goldcharm Spiraea	#3	24-30"	Cont.	As Shown
Perennials							
29		Hemerocallis	Stella Dora Daylily	#1	18-24"	Cont.	As Shown
14		Hemerocallis	Rosy Returns Daylily	#1	18-24"	Cont.	As Shown
20		<i>Panicum virgatum 'Shenandoah'</i>	Shenandoah Switch Grass	#3	4-5'	Cont.	As Shown

Notes:

- Existing Trees
- All landscape beds to be Mississippi landscape stone with typar landscape fabric.
- All landscape edging to be black edging
- Any lawn or lawn repair to be done in seed



Third Street Market
Memphis

Scale: 1" = 16'

DATE: 3.3.14

BY: END

PROJECT: REVISION 4, 2014

All plant, shrub, or tree symbols used herein are subject to the availability of the species and the quality of the material. No part of this drawing or schedule shall be reproduced or used in any form without the written consent of Donnie Mac's Landscaping, Inc. ©2014 Donnie Mac's Landscaping, Inc. 10/20/13

DONNIE MAC'S LANDSCAPING, INC.



Keller

PLANNERS | ARCHITECTS | BUILDERS

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Kaukauna, WI 54130
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Germanstown, WI 53022
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WAUSAU
5895 Eac Ave.
Wausau, WI 54481
PHONE (715) 849-3141
FAX (715) 849-3181

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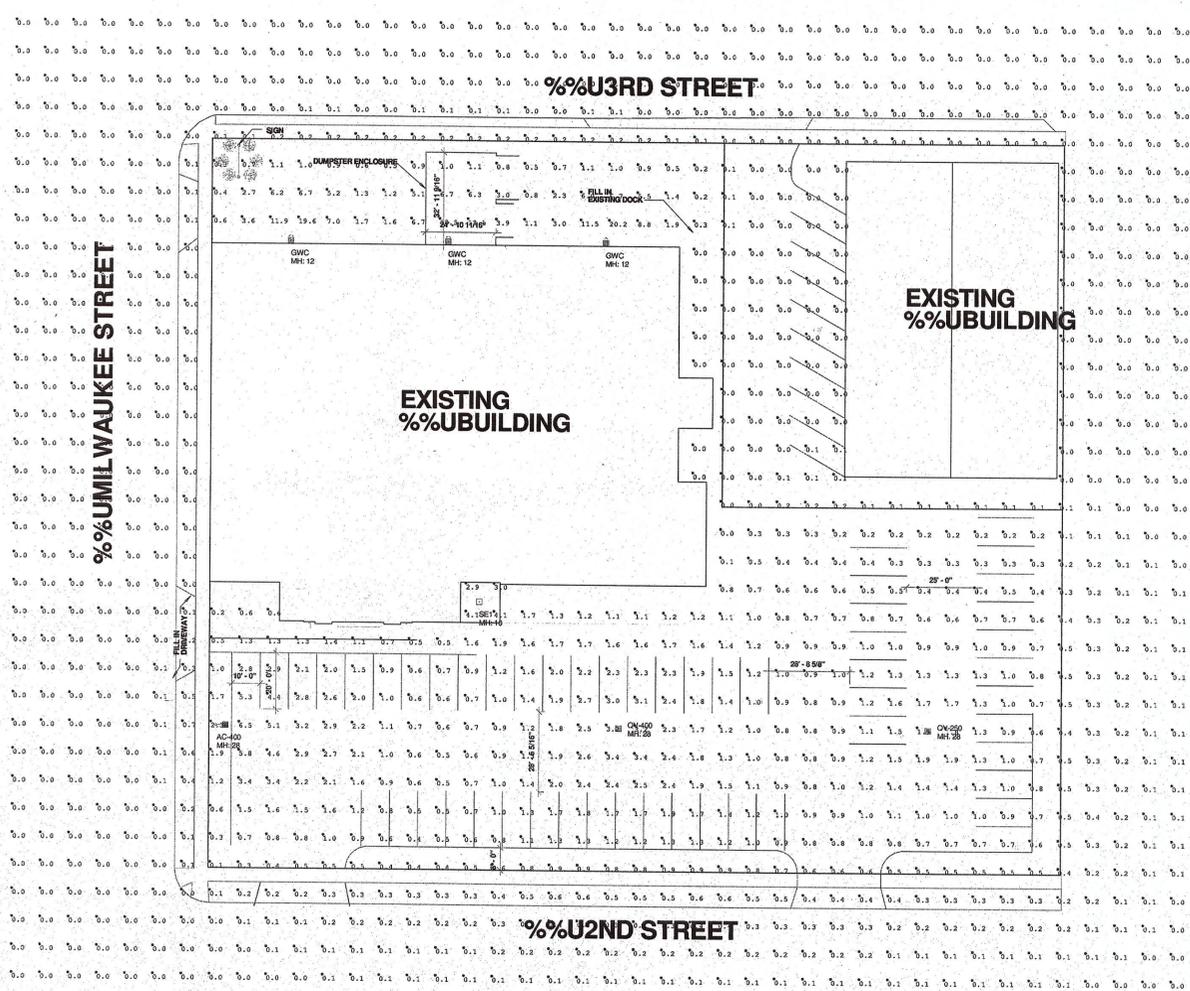
PROPOSED REMODEL FOR:
THIRD STREET MARKET
WISCONSIN
MENASHA,

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3	12.20.2013
4	1.9.2014 AUB
8	4.15.2014 AUB

PROJECT MANAGER: M. NYSTED
 DESIGNER: J. STOUKE
 DRAWN BY: AUB
 EXPEDITOR:
 SUPERVISOR:
 PRELIMINARY NO: P13310
 CONTRACT NO:
 DATE: 02/12/14
 SHEET: **A2.1**

RUUD LIGHTING DIRECT



Additional Equipment:
(1) SBL-16 (BACKLIGHT SHIELD)

MOUNTING REQUIREMENTS TO EXISTING POLES BY OTHERS

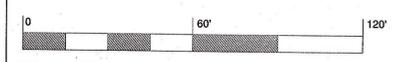
Symbol	Qty	Label	Arrangement	Lumens/Lamp	LLF	Total Watts	Description
1	1	AC-400	SINGLE	40000	0.750	450	AC3640-M W/ SBL
3	3	GWC	SINGLE	22000	0.750	864	GWC0225-M
1	1	QV-250	SINGLE	25000	0.750	288	QVA6925-M
1	1	QV-400	SINGLE	44000	0.750	485	QVA6940-M
1	1	SET	SINGLE	9000	0.650	127	SE1410-M

Label	Avg	Max	Min	Avg/Min	Max/Min
OVERALL	0.59	20.2	0.0	N.A.	N.A.

RUUD LIGHTING DIRECT
 9201 Washington Ave
 Racine, WI 53406
 PH: (800) 236-7000
 FX: (800) 236-7500
 www.ruudlightingdirect.com

Date: 4/4/2014 Scale: 1"=30' Layout by: CHRIS BOSANEC
 Project Name: Third Street Market Customer No: 16838
 Filename: V:\CommonAppEng\OUT\140404BE1.CJ.B.AGI
 Footcandles calculated at grade using mean lumen values

Illumination results shown on this lighting design are based on project parameters provided to Ruud Lighting used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy code.



PRELIMINARY - NOT FOR CONSTRUCTION

13-1-13(h)

SHORELAND USE AND DEVELOPMENT

1) Shoreland Jurisdictional Area

This subsection shall apply to lands lying within the following distances of navigable waters, as defined under s.281.31(2)(d) Wisconsin Statutes:

- a) One thousand feet from a pond, lake or flowage. If the navigable water is a glacial pothole lake, this distance shall be measured from the high water mark of the lake.
- b) Three hundred feet from a river or stream or to the landward side of the floodplain, whichever distance is greater.

This subsection shall not apply to an artificially constructed drainage ditch, pond, or storm water retention basin if the drainage ditch, pond, or retention basin is not hydrologically connected to a natural navigable body of water.

2) Use and Development Standards

a) For parcels within the corporate boundaries of the City of Menasha prior to May 8, 1982 the following standards shall apply within the R-1, R-1A, R-2, and R-2A, zoning districts:

- 1) Shoreland setback area for a principal building - 50 feet as measured from the ordinary high-water mark.

b) For parcels annexed to the City of Menasha after May 7, 1982 the following standards shall apply within all zoning districts:

- 1) Shoreland setback area for a principal building - 50 feet as measured from the ordinary high water mark, except that a principal structure may be constructed or placed within the shoreyard setback area if all of the following apply:
 - a) The principal building is constructed or placed on a lot or parcel of land that is immediately adjacent on each side to a lot or parcel of land containing a principal building.
 - b) The principal building is constructed or placed within a distance equal to the average setback of the principal building on the adjacent lots or 35 feet from the ordinary high-water mark, whichever distance is greater.

2) Maintenance of shoreland vegetation: Except as provided in subd. a & b, on properties containing vegetation a vegetative buffer zone shall be maintained along the entire shoreline and extending 35 feet inland from the ordinary high-water mark of the navigable water.

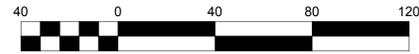
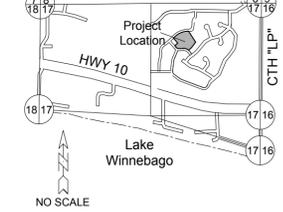
- a) If the vegetation in the vegetative buffer zone contains invasive species or dead or diseased vegetation, the owner of the shoreland property may remove the vegetation, except that if the owner removes all of the vegetation in the vegetative buffer zone, the owner shall establish a vegetative buffer zone with new vegetation.
- b) Owners maintaining or establishing a vegetative buffer zone may remove all of the vegetation in a part of that zone in order to establish a viewing or access corridor that is no greater than 30 feet wide for every 100 feet of shoreline frontage that extends no more than 35 feet inland from the ordinary high-water mark.

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

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

LOCATION MAP

SEC 17, T 20 N, R 18 E,
CITY OF MENASHA,
CALUMET COUNTY, WI



Bearings are referenced to the North line of Northeast 1/4 Section 17, T20N, R18E assumed to bear N89°45'43"E based on Calumet County coordinate system

NOTES

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

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

LEGEND

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

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

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



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

Certified _____, 20____

Department of Administration



File: 4104Final.dwg
Date: 03/07/2014
Drafted By: Tyler
Sheet: 1 of 2



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
CIVIL ENGINEERING CONSULTANTS
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Mar 07:2014-24:41pm J:\Projects\4104men.dwg\Civil_3D\4104Final.dwg Printed by: Tyler

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

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

City of Menasha Owner's Certificate

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

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

City of Menasha
Calumet County
Department of Administration
Department of Transportation

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

In the Presence of: City of Menasha

Mayor Date City Clerk Date

State of Wisconsin)
)ss

County)

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

Notary Public, Wisconsin My commission expires: _____.

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

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

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

City of Menasha
Calumet County
Department of Administration
Department of Transportation

Dated this _____ day of _____, 20____.

In the presence of: The Ponds of Menasha, LLC

By _____

print name _____

Title _____

State of Wisconsin)

County) ss

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

Notary Public, Wisconsin My Commission Expires _____.

Surveyor's Certificate

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

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

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

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

Utility Easement Provisions

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

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

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities or communication facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

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

City of Menasha

Mayor Date City Clerk Date

Waverly Sanitary District

Managing Member Date

Ponds of Menasha, LLC

Managing Member Date

Waverly Sanitary District Owner's Certificate

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

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

City of Menasha
Calumet County
Department of Administration
Department of Transportation

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

In the Presence of: Waverly Sanitary District,

President Date

State of Wisconsin)
)ss

County)

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

Notary Public, Wisconsin My commission expires: _____.

Treasurer's Certificate

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

City Treasurer Date

County Treasurer Date

City of Menasha Common Council Approval Certificate

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

Mayor Date

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

City Clerk Date

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
Certified _____, 20____
Department of Administration



File: 4104Final.dwg
Date: 03/07/2014
Drafted By: tyler
Sheet: 2 of 2



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