

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**

**July 12, 2016  
3:30 PM**

**AGENDA**

- 3:30 PM – Informal Public Hearing Regarding the Proposed Rezoning of 412 Broad Street – Parcel #1-00041-00*  
*3:35 PM – Informal Public Hearing Regarding the Proposed Rezoning of 620 Racine Street – Parcel #1-00517-00*  
*3:40 PM – Informal Public Hearing Regarding the Proposed Rezoning of 1861-1863 Beck Street – Parcel #4-00919-01*  
*3:45 PM – Proposed Amendment to Title 13 of the Menasha Code of Ordinances Pertaining to Storage and Parking of Recreational Vehicles - Definitions*

A. CALL TO ORDER

B. ROLL CALL/EXCUSED ABSENCES

C. MINUTES TO APPROVE

1. [Minutes of the June 21, 2016 Plan Commission Meeting](#)

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

Five (5) minute time limit for each person

E. CORRESPONDENCE

- 1.

F. DISCUSSION

- 1.

G. ACTION ITEMS

1. [Proposed Rezoning – 412 Broad Street – Parcel #1-00041-00](#)
2. [Proposed Rezoning – 620 Racine Street – Parcel #1-00517-00](#)
3. [Proposed Rezoning – 1861-1863 Beck Street – Parcel #4-00919-01](#)
4. [Ordinance O- -16 Relating to Storage and Parking of Recreational Vehicles – Definitions](#)
5. [Certified Survey Map – Lake Cottage Estates, East](#)
6. [Property Acquisition – 867 Valley Road – Parcel #4-00753-00](#)

H. ADJOURNMENT

Menasha is committed to its diverse population. Our Non-English speaking population or those with disabilities are invited to contact the Community Development Department at 967-3650 at least 24-hours in advance of the meeting so special accommodations can be made.

**CITY OF MENASHA**  
**Plan Commission**  
**Council Chambers, City Hall – 140 Main Street**  
**June 21, 2016**  
**DRAFT MINUTES**

---

**A. CALL TO ORDER**

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

**B. ROLL CALL/EXCUSED ABSENCES**

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

PLAN COMMISSION MEMBERS EXCUSED: Ald. Kevin Benner and Commissioner DeCoster.

OTHERS PRESENT: AP Englebert, CDC Heim, Dave Schmalz (McMahon Associates), Michael H. Hagens (Woodland Development), Ald. Arnie Collier and Steve Grenell (Menasha Utilities).

**C. MINUTES TO APPROVE**

1. **Minutes of the June 7, 2016 Plan Commission Meeting**

Motion by Comm. Schmidt, seconded by Comm. Sturm to approve the June 7, 2016 Plan Commission meeting minutes. The motion carried.

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

1. Mr. Hagens thanked DPW Radtke for all he has done over the years on the commission and for the City and stated that he will be missed.

**E. CORRESPONDENCE**

1. None.

**F. DISCUSSION**

1. None.

**G. ACTION ITEMS**

1. **Certified Survey Map – Lake Cottage Estates**

AP Englebert stated this item had been held at the June 7<sup>th</sup> Plan Commission meeting awaiting a decision from the Department of Transportation (DOT) regarding the approved driveway permit. Per an email from David Nielsen, WisDOT Northeast Region, there does not appear to be any significant obstacles. Staff is looking for recommendation from the Plan Commission for approval of the CSM with condition that the DOT notes be listed on the CSM.

Comm. Sturm requested verification that the lot division by CSM is legal. Mr. Schmalz indicated that documentation has been shared with staff from the Attorney General which ruled that there is nothing illegal regarding the proposed land division. AP Englebert indicated he has seen this correspondence and the city attorney has reviewed the ruling.

Comm. Schmidt asked for clarifications on the DOT conditions. AP Englebert explained each of the three conditions and informed the Commission that per correspondence with Mr. Nielsen that if these conditions are met the driveway permit would not be revoked.

Motion by DPW Radtke, seconded by Comm. Cruickshank to recommend approval of the certified survey map at Lake Cottage Estates with the following conditions prescribed by the DOT along with the DOT notation be added to the CSM:

1. All lots within the boundaries of this survey are restricted to Residential/Non-Commercial use only.
2. No direct Public Road Connection will be allowed within the boundary of this CSM.
3. The Public Road shall be extended if either the Fire Lane 3 (north extension) or Kernan Ave (or new road connection to it) is connected to the boundary of this CSM.

It is expressly intended that these restrictions are for the benefit of the public and enforceable by the Wisconsin Department of Transportation or its assigns.

The motion carried.

#### **H. ADJOURNMENT**

Mayor Merkes thanked DPW Radtke for his service to the Plan Commission and the community.

Motion by DPW Radtke, seconded by Comm. Cruickshank, to adjourn at 3:45 PM. The motion carried.

*Minutes respectfully submitted by CDC Heim.*

City of Menasha  
SPECIAL ZONING APPROVAL

Owner Daniel & Deanna Coonen

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

Address 412 Broad St, Menasha

Fee \$350.00

Applicant (if different than Owner) Ashley Breyer and William Blair

Address 2620 Forestview Ct Apt 12, Appleton, WI 54915

Zoning Commercial

Parcel Number(s) 1-00041-00

PLEASE INDICATE WHICH REQUEST IS BEING MADE

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

Description of Request: This house is currently zoned as a commercial property, even though it has been redone to be a single family dwelling. We would like this property to be rezoned residential.

Owner/Agent Daniel Coonen  06/20/2016 07:24 PM GMT

Deanna Coonen  06/20/2016 07:32 PM GMT

**Signature**

(If applicable) Formal Hearing 7-18-2016

Informal Hearing 7-12-2016 Notice Mailed 7-1-2016

Notice Mailed 7-1-2016 Notice Mailed n/a

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

APPROVED  DENIED

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



July 1, 2016

Dear Property Owner:

The City of Menasha will be holding public hearings regarding the proposed rezoning of a property located at 412 Broad Street (Parcel #1-00041-00). You are being notified in accordance with Section 13-1-142 of the Menasha Code of Ordinances.

Rezoning of the property from C-2 Central Business District to R-1 Single Family Residence District is being requested by the owners based on the desire to utilize the building as a single family dwelling.

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, July 12, 2016 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, July 18, 2016 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.

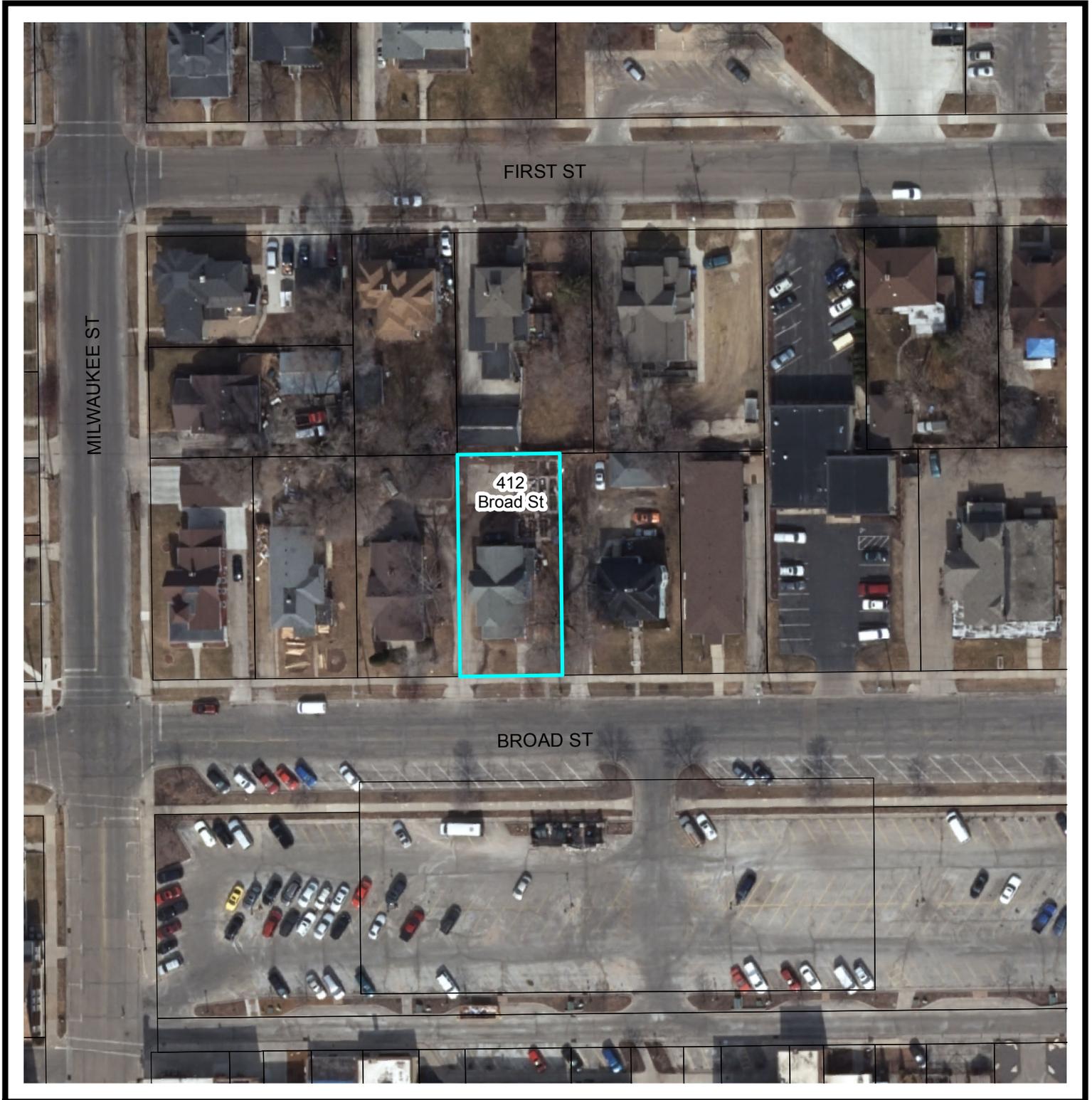
Sincerely,

Kristi Heim  
Community Development Coordinator

Enclosures

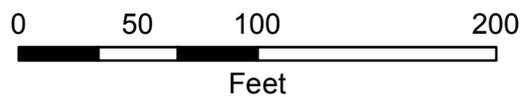
C: City of Menasha Plan Commission ✓  
City Clerk Deborah Galeazzi

# Proposed Rezoning from C-2 Central Business District to R-1 Single Family Residence District



## Legend

 Proposed for Rezoning:  
Parcel ID# 5-00493-00



CITY OF MENASHA  
Public Hearing

NOTICE IS HEREBY GIVEN that the City of Menasha will be holding public hearings regarding the proposed rezoning of property located at 412 Broad Street (Parcel #1-00041-00).

Rezoning of the property from C-2 Central Business District to R-1 Single Family Residence District is being requested by the owners desire to utilize the building as a single family dwelling.

The Plan Commission will be considering this rezoning at an informal public hearing on Tuesday, July 12, 2016 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, July 18, 2016 at 6:00 p.m. or shortly thereafter in the Council Chambers of City Hall, 140 Main Street.

Deborah A. Galeazzi  
City Clerk

Publish: July 7 and 11, 2016.

# City of Menasha

## SPECIAL ZONING APPROVAL

Owner Boys & Girls Club Fox Valley

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

Address 620 Racine Street, Menasha, WI

Fee \$350

Applicant (if different than Owner) \_\_\_\_\_

Address \_\_\_\_\_

Zoning Residential

Parcel Number(s) 1-00517-00

PLEASE INDICATE WHICH REQUEST IS BEING MADE

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

Description of Request: We would like to request the address of 620 Racine Street Menasha, WI to be rezoned as commercial.

Owner/Agent \_\_\_\_\_  
  
Signature

(If applicable)

Formal Hearing 7-18-2016

Informal Hearing 7-12-2016

Notice Mailed 7-1-2016

Notice Mailed 7-1-2016

Notice Mailed n/a

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

- APPROVED                       DENIED

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



July 1, 2016

Dear Property Owner:

The City of Menasha will be holding public hearings regarding the proposed rezoning of property located at 620 Racine Street (Parcel #1-00517-00). You are being notified of the proposed rezoning in accordance with Section 13-1-142 of the Menasha Code of Ordinances.

Rezoning of the property from R-1 Single Family District to C-1 General Commercial District is being requested by the property owner in order to align the zoning of the subject parcel with the parcel adjacent to the south and to combine the subject parcel with the parcel immediately to the south (600 Racine Street, Parcel #1-00505-00) to create one cohesive parcel.

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

The Plan Commission will be considering this rezoning at an informal public hearing on Tuesday, July 12 at 3:35 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, July 18, 2016 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

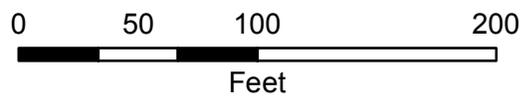
c: City of Menasha Plan Commission ✓  
City Clerk Deborah Galeazzi

# Proposed Rezoning from R-1 Single Family Residence District to C-1 General Commercial District



## Legend

 Proposed for Rezoning:  
Parcel ID# 1-00517-00



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 rezoning of the property located 620 Racine Street (Parcel #1-00517-00). You are being notified of the proposed rezoning in accordance with Section 13-1-142 of the Menasha Code of Ordinances.

Rezoning of the property from R-1 Single Family District to C-1 General Commercial District is being requested by the property owner in order to align the zoning of the subject parcel with the parcel adjacent to the south and to combine the subject parcel with the parcel immediately to the south (600 Racine Street, Parcel #1-00505-00) to create one cohesive parcel.

The Plan Commission will be considering this rezoning at an informal public hearing on Tuesday, July 12 at 3:35 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, July 18, 2016 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.

Deborah A. Galeazzi  
City Clerk

Publish: July 7 and 11, 2016

# City of Menasha

## SPECIAL ZONING APPROVAL

Owner SANDRA SLUSARZYK Case or Plan No. \_\_\_\_\_

Address 1861 / 1863 Beck St Fee \_\_\_\_\_

Applicant (if different than Owner) MENASHA WI 54952

Address [scribble]

Zoning R-2 Parcel Number(s) 4-00919-01

PLEASE INDICATE WHICH REQUEST IS BEING MADE

- |  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Special Use       | <input type="checkbox"/> Flood Plain Map Amendment    |
| <input type="checkbox"/> Appeal or Variance  | <input type="checkbox"/> PUD Plan Approval | <input type="checkbox"/> Comprehensive Plan Amendment |

Description of Request: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(If applicable) Formal Hearing 7-18-2016  
Informal Hearing 7-12-2016 Notice Mailed 7-1-2016  
Notice Mailed 7-1-2016 Notice Mailed \_\_\_\_\_

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

- APPROVED  DENIED

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

|                                      |
|--------------------------------------|
| Owner/Agent _____<br>Signature _____ |
|--------------------------------------|



July 1, 2016

Dear Property Owner:

The City of Menasha will be holding public hearings regarding the proposed rezoning of a property located at 1861-1863 Beck Street (Parcel #4-00919-01). You are being notified in accordance with Section 13-1-142 of the Menasha Code of Ordinances.

Rezoning of the property from R-2 Two Family Residence District to R-2A Multi-Family, Zero Lot Line Residence District is being requested by the owners in order to make provision with zoning requirements which allow the lot to be split along the common wall of the existing structure.

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, July 12, 2016 at 3:40 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, July 18, 2016 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.

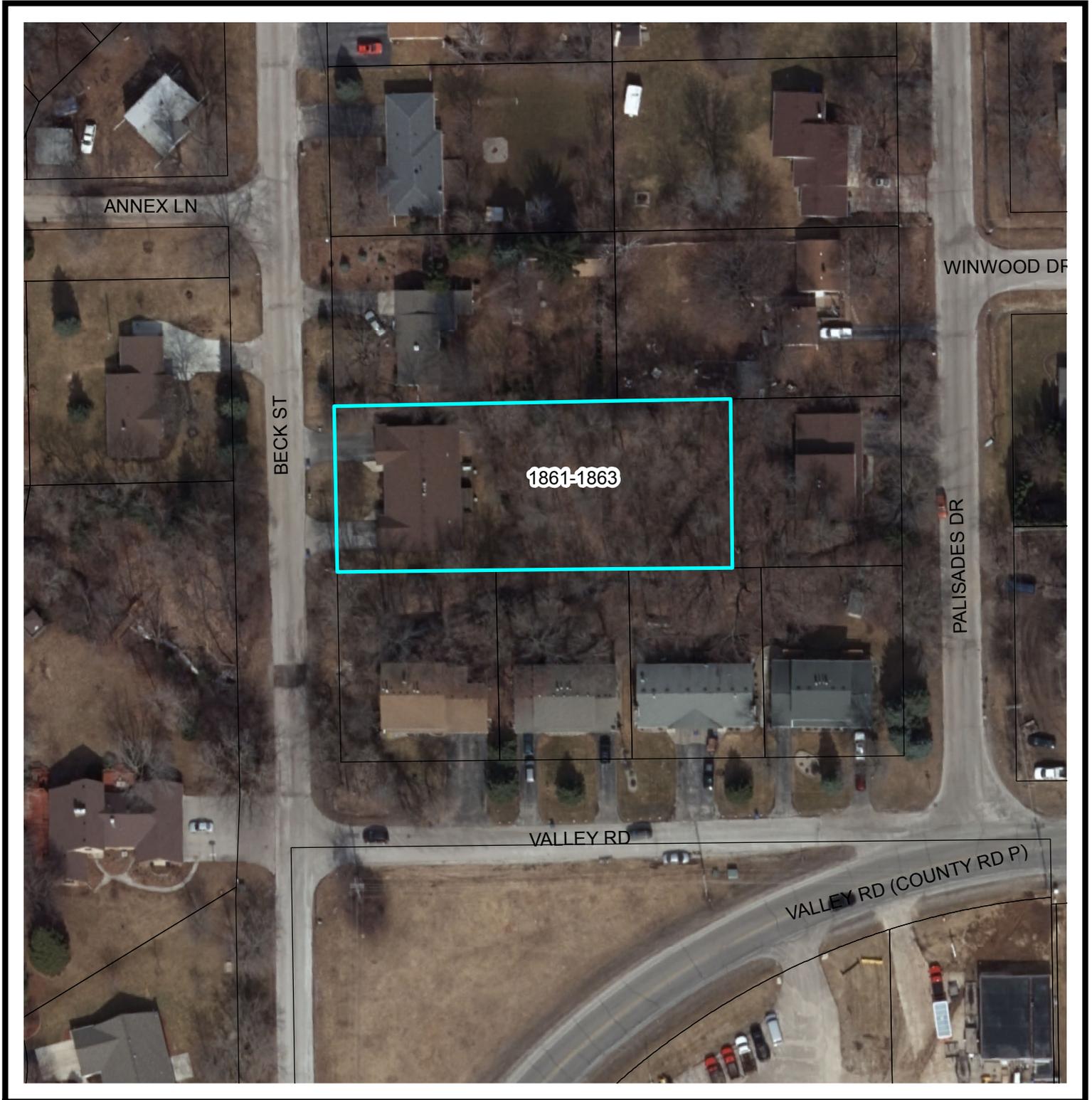
Sincerely,

Kristi Heim  
Community Development Coordinator

Enclosures

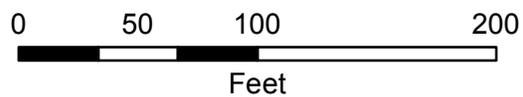
C: City of Menasha Plan Commission ✓  
City Clerk Deborah Galeazzi  
Town Clerk Karen Backman

# Proposed Rezoning from R-2 Two Family Residence District to R-2A Multi-Family, Zero Lot Line Residence District



## Legend

 Proposed for Rezoning:  
Parcel ID# 4-00919-01



CITY OF MENASHA  
Public Hearing

NOTICE IS HEREBY GIVEN that the City of Menasha will be holding public hearings regarding the proposed rezoning of property located at 1861-1863 Beck Street (Parcel #4-00919-01).

Rezoning of the property from R-2 Two Family Residence District to R-2A Multi-Family, Zero Lot Line Residence District is being requested by the owners in order to make provision with zoning requirements which allow the lot to be split along the common wall of the existing structure.

The Plan Commission will be considering this rezoning at an informal public hearing on Tuesday, July 12, 2016 at 3:40 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, July 18, 2016 at 6:00 p.m. or shortly thereafter in the Council Chambers of City Hall, 140 Main Street.

Deborah A. Galeazzi  
City Clerk

Publish: July 7 and 11, 2016.

ORDINANCE O-\_\_\_-16

AN ORDINANCE RELATING TO STORAGE AND PARKING OF RECREATIONAL  
VEHICLES TITLE 13, CHAPTER 1 OF THE CODE OF ORDINANCES  
(Zoning)

Introduced at the recommendation of the Plan Commission.

The Common Council of the City of Menasha does ordain as follows:

SECTION 1: Amend Title 13, Article E, SEC.13-1-52 of the Code of Ordinances of the City of Menasha, Wisconsin as follows:

**Title 13 – Zoning**

**CHAPTER 1**

Zoning Code

**ARTICLE E**

Traffic Visibility, Loading, Parking and Access

**SEC. 13-1-52 STORAGE AND PARKING OF RECREATIONAL VEHICLES.**

...

(a) **DEFINITIONS – RECREATIONAL VEHICLES.**

...

- (4) All-terrain Vehicle (ATV), means a commercially designed and manufactured motor-driven device that has a weight, without fluids, of 900 pounds or less, has a width of 50 inches or less, is equipped with a seat designed to be straddled by the operator, and travels on 3 or more low-pressure tires or non-pneumatic tires.
- (5) Yard, Front, means that part of a lot between the front lot line and front(s) of the principal building on the lot and extended to both side lot lines.
- (6) Yard, Rear, means that part of a lot between the rear lot line and the back(s) of the principal building on the lot and extended to both side lot lines.
- (7) Yard, Side, means that part of a lot not surrounded by a building and not in the front or rear yard.

...

SECTION 2: This ordinance shall become effective upon its passage and publication as provided by law.

Passed and approved this \_\_\_ day of July, 2016.

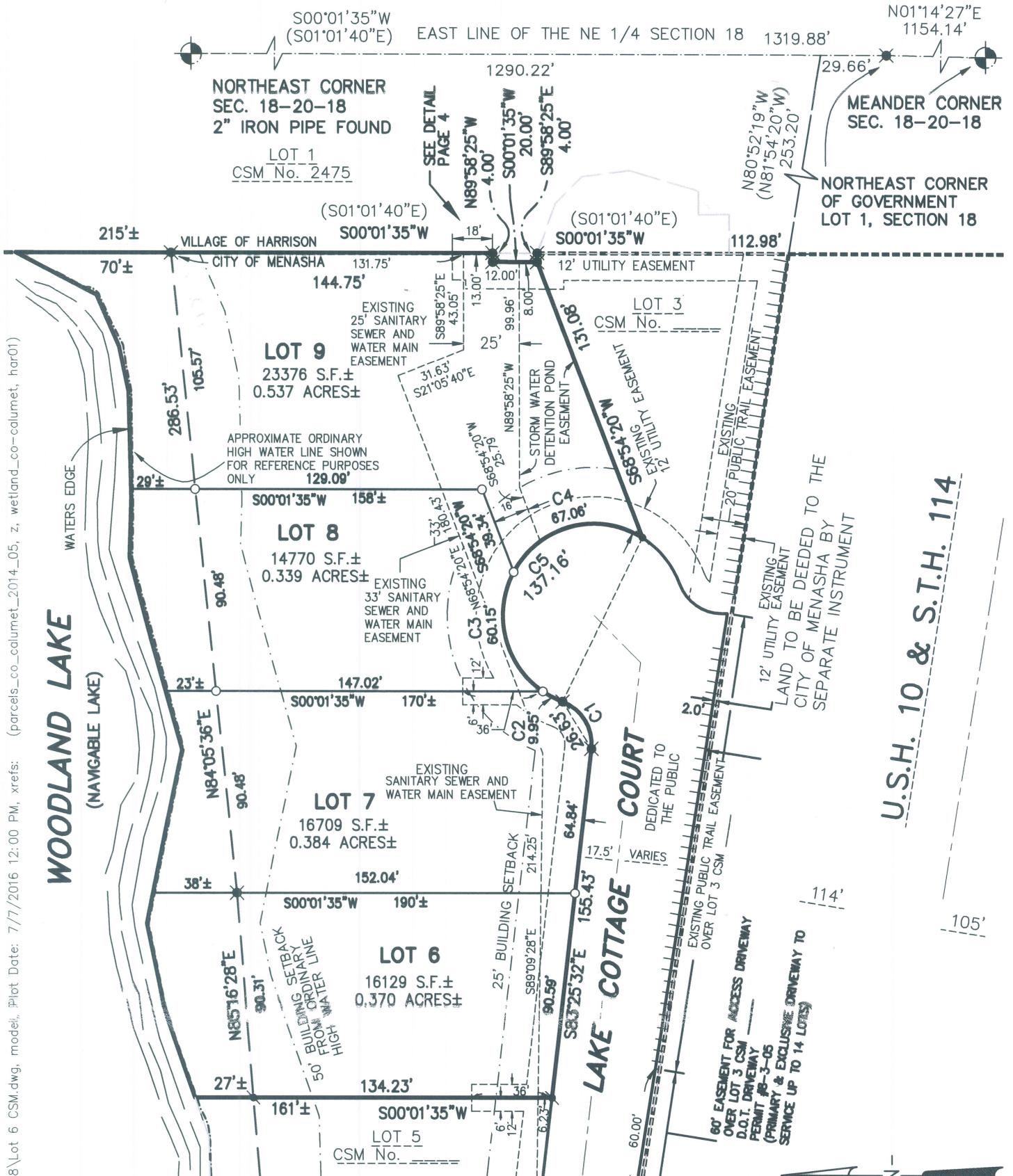
\_\_\_\_\_  
Donald Merkes, Mayor

ATTEST:

\_\_\_\_\_  
Deborah A. Galeazzi, City Clerk

DRAFT

LOT 6 OF CERTIFIED SURVEY MAP NO. \_\_\_\_\_ AS RECORDED IN VOLUME \_\_\_ OF MAPS ON PAGE \_\_\_ AS DOCUMENT NO. \_\_\_\_\_ BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 20 NORTH, RANGE 18 EAST, CITY OF MENASHA, CALUMET COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NORTHEAST 1/4, SECTION 18, TOWNSHIP 20 NORTH, RANGE 18 EAST, CALUMET COUNTY, WISCONSIN BEARS S00°01'35"W PER CALUMET COUNTY



**McMAHON**  
ENGINEERS ARCHITECTS

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

DRAFTED BY: HOWARD ANDERSON

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

**SURVEYOR'S CERTIFICATE:**

I, DAVID M. SCHMALZ, WISCONSIN PROFESSIONAL LAND SURVEYOR S-1284, CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED LOT 6 OF CERTIFIED SURVEY MAP NO. \_\_\_\_\_ AS RECORDED IN VOLUME \_\_\_ OF MAPS ON PAGE \_\_\_ AS DOCUMENT NO. \_\_\_\_\_ AND A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 20 NORTH, RANGE 18 EAST, CITY OF MENASHA, CALUMET COUNTY, WISCONSIN, CONTAINING APPROXIMATELY 70,984 SQUARE FEET (1.630 ACRES) OF LAND

THAT I HAVE MADE THIS SURVEY BY THE DIRECTION OF THE OWNER(S) OF SAID LAND.

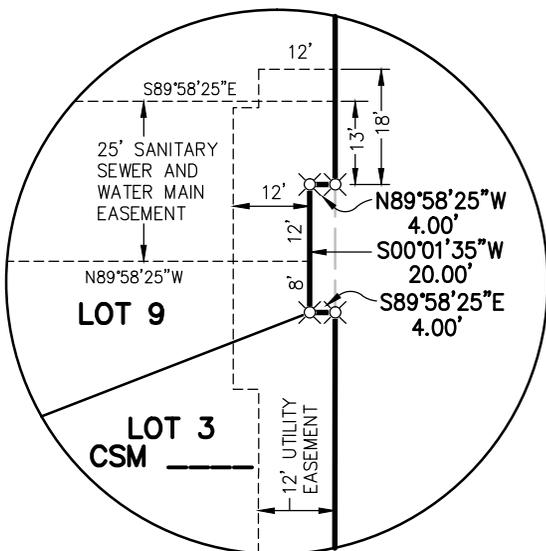
I, FURTHER CERTIFY THAT THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY LINES OF THE LAND SURVEYED AND THE DIVISION OF THAT LAND, AND THAT I HAVE COMPLIED WITH SECTION 236.34 OF THE WISCONSIN STATUTES AND THE CITY OF MENASHA SUBDIVISION ORDINANCE IN SURVEYING, DIVIDING AND MAPPING THE SAME.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

DAVID M. SCHMALZ, WI PROFESSIONAL LAND SURVEYOR S-1284

**LEGEND**

- ⊗ - 1 1/4" x 30" ROUND STEEL REBAR WEIGHING 4.30 lbs./lineal ft. SET
- ⊗ - 1 1/4" ROUND STEEL REBAR FOUND
- - 3/4" ROUND STEEL REBAR SET
- ⊙ - CERTIFIED LAND CORNER CALUMET COUNTY
- ( ) - RECORDED BEARING AND/OR DISTANCE
- S.F. - SQUARE FEET
- - CORPORATE BOUNDARY
- - UTILITY EASEMENT (10' UNLESS NOTED)
- 10' -
- TTTTTTTT - ACCESS RESTRICTED ROAD



DETAIL (PAGE 1)  
SCALE: 1"=30'

**NOTES:**

1. All lots within the boundaries of this survey are restricted to Residential / Non-Commercial use only.
2. No direct Public Road Connection will be allowed within the boundary of this CSM.
3. The Public Road shall be extended if either the Fire Lane 3 (north extension) or Kernan Ave (or new road connection to it) is connected to the boundary of this CSM.
4. It is expressly intended that these restrictions are for the benefit of the public and enforceable by the Wisconsin Department of Transportation or its assigns.

**McMAHON**  
ENGINEERS ARCHITECTS

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



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

COMMON COUNCIL RESOLUTION

RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MENASHA, THAT THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY RESOLUTION NUMBER \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_  
CITY CLERK  
DEBBIE GALEAZZI

DATE

\_\_\_\_\_  
CITY MAYOR  
DON MERKES

DATE

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LANDS SHOWN HEREON.

\_\_\_\_\_  
CITY TREASURER  
PEGGY STEENO

\_\_\_\_\_  
COUNTY TREASURER  
MIKE SCHLAAK

UTILITY EASEMENT PROVISIONS

An easement for electrical and communication service is hereby granted by Woodland Development, LLC to AT & T, MENASHA UTILITIES and TIME WARNER CABLE MIDWEST LLC, Grantees, to their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy for such purposes as the same is now or may hereafter be used and for sounds and signals, all in, over, under, across, along and upon the property shown within those areas on the CSM designated as "Utility Easement Areas" and the property designated on the CSM for streets and alleys, whether public or private, together with the rights 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 caused to have restored, the property, as nearly as is reasonably possible, to the conditions 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 communications 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 the 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.

NO UTILITY TRANSFORMERS OR PEDESTALS ARE TO BE SET WITHIN 2 FEET OF A LOT CORNER MONUMENT.

NO CONDUCTORS ARE TO BE BURIED WITHIN 1 FOOT OF A LOT CORNER MONUMENT.



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



To: Plan Commission  
From: Kevin Englebert, Associate Planner *KPE*  
Date: July 7, 2016  
RE: Acquisition of 867 Valley Road (#4-00753-00)

Per action of the Common Council taken on March 7, 2016, Community Development staff was authorized to pursue the acquisition of the property at 867 Valley Road. The purpose of the acquisition is to facilitate environmental site clean-up in preparation for a new end user to acquire and redevelop the property. The city has applied for and was awarded a Site Assessment Grant (SAG) from WEDC in the amount of \$150,000 to be applied to environmental site work. This includes asbestos abatement, demolition of the three existing structures, and soil testing. In order to fulfill the match commitment of the grant, the City of Menasha is proposing to acquire the property temporarily and in conjunction with Key Engineering, manage the demolition and site clearance with the awarded WEDC funds.

The Plan Commission is tasked with reviewing any land acquisition undertaken by the City of Menasha and making a recommendation to the Common Council regarding the projected end use of the property based on its current condition. Attached to this memo are pictures of the property and a site map. The property is zoned in the I-1 General Industrial District and the Comprehensive Plan calls for industrial activities at that location and along the Valley Road corridor. The prospective purchaser, Multistorage LLC., is proposing to construct self-storage facilities on the site which is a permitted use in the I-1 District.

At this time I am seeking a recommendation from the Plan Commission to proceed with the acquisition of the property while we still have access to the grant funds to address the environmental site conditions and find a viable end user for the site.

# 867 Valley Road





