

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**

**November 22, 2016  
3:30 PM**

**AGENDA**

- A. CALL TO ORDER
- B. ROLL CALL/EXCUSED ABSENCES
- C. MINUTES TO APPROVE
  - 1. [Minutes of the November 8, 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
  - 1. [2017 Plan Commission Meeting and Submission Dates](#)
- F. DISCUSSION
  - 1. [Grade Requests, Setting Grades, Verifying Grades](#)
- G. ACTION ITEMS
  - 1. [Certified Survey Map – Lot Combination – Gosling Way Court](#)
- H. ADJOURNMENT

**CITY OF MENASHA**  
**Plan Commission**  
**Council Chambers, City Hall – 140 Main Street**  
**November 8, 2016**  
**DRAFT MINUTES**

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**A. CALL TO ORDER**

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

**3:30 PM – Informal Public Hearing on the Proposed Rezoning of 217 Washington Street – Parcel #3-00529-00**

Mayor Merkes opened the public hearing at 3:32 PM. CDD Buck explained the proposed rezoning of 217 Washington Street. Written public comment was received and distributed from Sandra Dabill Taylor (545 Broad Street). She is in favor of the rezoning for 217 Washington Street. No one else spoke. Mayor Merkes closed the hearing at 3:33 PM.

**B. ROLL CALL/EXCUSED ABSENCES**

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

PLAN COMMISSION MEMBERS EXCUSED: Commissioner Sturm and DeCoster.

OTHERS PRESENT: CDD Buck, AP Englebert, Ald. Benner, Stacy Knaack (Glass Nickel Pizza), Tim Nicholson (Glass Nickel Pizza).

**C. MINUTES TO APPROVE**

1. **Minutes of the October 18, 2016 Plan Commission Meeting**

Motion by Comm. Schmidt, seconded by Ald. Benner, to approve the October 18, 2016 Plan Commission meeting minutes. The motion carried.

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

1. No one spoke.

**E. CORRESPONDENCE**

1. None.

**F. DISCUSSION**

1. **Grade Requests, Setting Grades, Verifying Grades**

No discussion took place.

2. **Code Sections for Revision Priorities**

At the October 4<sup>th</sup> Plan Commission meeting, the commission asked city staff to prepare a report regarding sections of the zoning code most in need of revision. CDD Buck and AP Englebert provided an overview of the zoning code and identified the following sections, staff felt to be a priority for revision:

- Special Use Permits and Processes
- Non-Conforming Code
- Sign Code
- Off-Street Parking
- Commercial/Industrial Lighting Code
- Temporary Uses
- Architectural Design Standards

Commissioners discussed the report and focused on architectural building standards and the Special Use Permit process. Staff brought up recent law changes at the State and Federal level

that affect the Non-Conforming Code and the Sign Code. The Plan Commission asked staff to prioritize the list and come back with a plan for addressing revisions.

## **G. ACTION ITEMS**

### **1. Rezoning – 217 Washington Street – Parcel #3-00529-00**

AP Englebert introduced the proposed rezoning at 217 Washington Street. The applicant wishes to operate a Glass Nickel Pizza restaurant at the location and therefore requested to rezone the property from 1-2 General Industrial District to C-1 General Commercial District. AP Englebert reported that the lot size and dimensions would not create any non-conformity if the rezoning was approved and that the rezoning would be consistent with the City of Menasha Comprehensive Plan. Staff also relayed to the Plan Commission that they would be contacting property owners and rezoning neighboring properties to a commercial district so as to mitigate the presence of conflicting land uses and spot zoning.

Ald. Benner discussed the Washington Street corridor and asked if there would be a comprehensive plan update coming forth soon. CDD Buck responded that there would be.

Motion by Ald. Benner, seconded by Comm. Cruickshank, to recommend approval of the rezone for 217 Washington Street (#3-00529-00) from 1-2 General Industrial District to C-1 General Commercial District. The motion carried.

### **2. Moving Permit – Lot 8 Deerfield Court**

CDD Buck presented the moving permit application for Lot 8 Deerfield Court. The applicant desires to move an existing two-family structure and locate it on the lot. According to the City of Menasha Building Code, the Plan Commission must approve any application to relocate an existing structure based on several criteria. CDD Buck informed the Plan Commission that when making a decision, the commission is to consider the effect of the move on consistency with neighborhood property improvements and architectural/functional plan of nearby properties.

Commissioners and staff discussed the following:

- Style and size of the structure to be moved
- Existing neighborhood and architectural styles present
- Neighborhood land use and development
- Bonding and insurance required to move a structure

Motion by Ald. Benner, seconded by Comm. Cruickshank, to deny the Moving Permit application for Lot 8 Deerfield Court with the finding that the exterior architectural appeal will be at variance with the architectural appeal and functional plan of buildings already constructed in the immediate neighborhood and the proposed orientation of the structure is also at odds with the functional plan of the neighborhood. The motion carried.

## **H. ADJOURNMENT**

Motion by Comm. Schmidt, seconded by Ald. Benner, to adjourn at 4:40 PM. The motion carried.

*Minutes respectfully submitted by AP Englebert.*



### 2017 Meeting Schedule and Deadlines\*

Monday 4:00 PM Application Deadline	Wednesday 10:00 AM Staff Review Meeting	Tuesday 3:30 PM Plan Commission	Monday 6:00 PM City Council
<b>12/27/2016</b>	12/29/2016	<b>1/10/2017</b>	1/16/2017
<b>1/3/2017</b>	1/6/2017	1/17/2017	2/6/2017
1/16/2017	1/18/2017	2/7/2017	2/20/2017
2/6/2017	2/8/2017	2/21/2017	3/6/2017
2/20/2017	2/22/2017	3/7/2017	3/20/2017
3/6/2017	3/8/2017	3/21/2017	4/3/2017
3/20/2017	3/22/2017	4/4/2017	<b>4/18/2017</b>
4/10/2017	4/12/2017	<b>4/25/2017</b>	5/1/2017
4/17/2017	4/19/2017	5/2/2017	5/15/2017
5/1/2017	5/3/2017	5/16/2017	6/5/2017
5/22/2017	5/24/2017	6/6/2017	6/19/2017
6/5/2017	6/7/2017	6/20/2017	7/3/2017
6/26/2017	6/28/2017	7/11/2017	7/17/2017
7/3/2017	7/5/2017	7/18/2017	8/7/2017
7/24/2017	7/26/2017	8/8/2017	8/21/2017
8/7/2017	8/9/2017	8/22/2017	<b>9/5/2017</b>
8/28/2017	8/30/2017	<b>9/12/2017</b>	9/18/2017
<b>9/5/2017</b>	9/6/2017	9/19/2017	10/2/2017
9/18/2017	9/20/2017	10/3/2017	10/16/2017
10/2/2017	10/4/2017	10/17/2017	11/6/2017
10/23/2017	10/25/2017	11/7/2017	11/20/2017
11/6/2017	11/8/2017	11/21/2017	12/4/2017
11/20/2017	11/22/2017	12/5/2017	12/18/2017
12/4/2017	12/6/2017	12/19/2017	1/2/2018

**Bold = Irregular Meeting Dates**

**Staff Review Meeting (Wed)** – Internal staff review meeting. Applicants may be asked to attend on a case by case basis.

\*Schedule is subject to change at the determination of the Community Development Department.



October 13, 2016

## Memorandum

To: Plan Commission

From: Tim J. Montour – Engineering Supervisor *lym*

RE: Grade Requests, Setting Grades, Verifying Grades

The Department of Public Works – Engineering Division is responsible for setting grades for new home construction, new detached garage construction, driveway grades at the right of way and finished lawn grades at the property corners and grade breaks along the property line. At the completion of the respective project that required the grade to be set, we ask the contractor to call our office to verify that the grade we set has been followed. When we verify that the grade has been followed, we notify the contractor that the Grade Compliance has been met. This Grade Compliance Verification is part of the file for that particular property.

Please contact our office with any questions related to the setting of grades within the City.



# City of Menasha Grade Request

(920) 967-3610

### STIPULATIONS

- \* Contractor shall have property irons located/exposed prior to grade being set.
- \* Grades and driveway permits shall be requested at least three working days in advance of need
- \* An Excavation Permit shall be obtained if work is performed within the street right of way
- \* Grades are set to conform to established street grades. Work done that does not conform to these grades shall be corrected by the owner
- \* House Grades shall be within +/- 4", Detached Garage within +/- 2"
- \* Rough grading for lot shall be 0" to - 3" of final finished grade at the property lines and drainageways
- \* Finished lawn grade shall be +/- 1.25" of final finished grade at the property lines and drainageways
- \* There will be a \$25.00 charge for re-staking
- \* Contractor shall call City for Grade compliance verification or required inspection

Contractor Has Read Stipulations \_\_\_\_\_  
 Call In - Has Been Read Stipulations \_\_\_\_\_

Date of Request: \_\_\_\_\_  
 Site Address: \_\_\_\_\_  
 Subdiv. & Lot No.: \_\_\_\_\_  
 Property Owner: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 \_\_\_\_\_  
 Contractor: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 \_\_\_\_\_  
 Contact Person: \_\_\_\_\_  
 Phone No.: \_\_\_\_\_ Cell No.: \_\_\_\_\_  
 Email Address: \_\_\_\_\_  
 Requested By: \_\_\_\_\_

Grade Requested	Pass	Fail
<input type="checkbox"/> House Grade Grade compliance verification	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Detached Garage Grade Grade compliance verification	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Landscape Grade Rough grade compliance	<input type="checkbox"/>	<input type="checkbox"/>
Finished grade compliance	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Driveway Grade & Permit Grade compliance verification	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Sidewalk Section (6"conc.) Pre-pour Inspection	<input type="checkbox"/>	<input type="checkbox"/>
Final Inspection	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Temporary Apron (2"asph./3"conc.) <input type="checkbox"/> Permanent Apron (3"asph./6"conc.) Pre-pour/pave Inspection	<input type="checkbox"/>	<input type="checkbox"/>
Final Inspection	<input type="checkbox"/>	<input type="checkbox"/>

Driveway Permit No.: \_\_\_\_\_ -See Page 2  
 Excavation Permit No.: \_\_\_\_\_

COMMENTS: \_\_\_\_\_  
 \_\_\_\_\_  
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 \_\_\_\_\_  
 \_\_\_\_\_

BENCHMARK: \_\_\_\_\_

Staked By: \_\_\_\_\_ Date: \_\_\_\_\_  
 <000.00> Proposed Finished Elevation  
 (000.00) Grade Stake Elevation

City Compliance Verified By: \_\_\_\_\_ Date: \_\_\_\_\_ Faxed By: \_\_\_\_\_ Mailed By: \_\_\_\_\_ Emailed By: \_\_\_\_\_



## MEMORANDUM

Date: November 16, 2016  
To: Plan Commission  
From: Kevin Englebert, Associate Planner  
RE: Certified Survey Map for Gosling Way Court – Lot Combination

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Martenson & Eisele Inc. requests approval of a Certified Survey Map (CSM) for a three lot to two lot combination located on the east side of Gosling Way Court. The purpose of the request is to dissolve one lot thereby creating two lots that are larger in size for residential development. Both lots are currently vacant, zoned R-1 Single Family Residential, and located in the 2<sup>nd</sup> Addition to Woodland Hills Plat. Staff requested that Martenson & Eisele prepare this CSM to meet city subdivision code requirements.

The petitioners propose to create one lot (the northern lot) that is approximately 195' deep on the south side, 175' deep on the north side with a west frontage of 175' and an eastern lot line width of 150'. The total area of the proposed lot would be 30,370ft<sup>2</sup> or .70 acres. The second proposed lot (the southern lot) would be approximately 166' deep on the south side, 195' deep on the north side with a west frontage of 178' and an eastern lot line width of 160'. The total area of the proposed lot would be 33,934ft<sup>2</sup> or .78 acres. The larger lot sizes fit within the general character of the development.

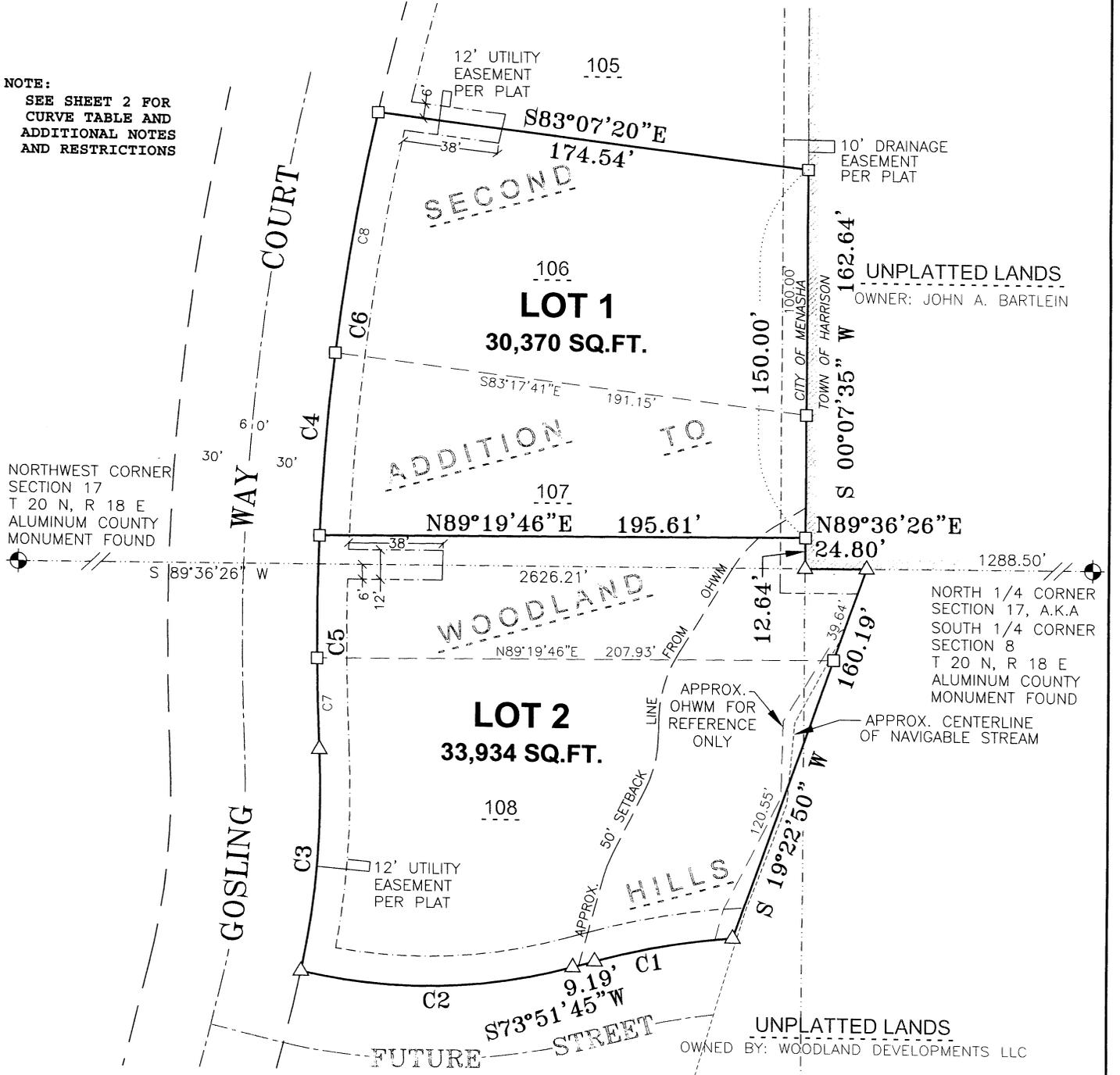
The size, setbacks, and dimension requirements for each proposed lot meet our standards for the R-1 Single Family Residential District. Furthermore, the proposed CSM will not create any zoning nonconformities and is consistent with the City of Menasha Comprehensive Plan.

Staff recommends approval of the CSM as proposed.

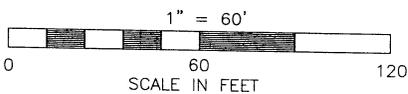
CERTIFIED SURVEY MAP NO. \_\_\_\_\_

ALL OF LOTS 106, 107, AND 108, SECOND ADDITION TO WOODLAND HILLS, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, AND PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, ALL IN TOWNSHIP 20 NORTH RANGE 18 EAST, CITY OF MENASHA, CALUMET COUNTY, WISCONSIN.

NOTE:  
SEE SHEET 2 FOR CURVE TABLE AND ADDITIONAL NOTES AND RESTRICTIONS



BEARINGS ARE REFERENCED TO THE CALUMET COUNTY COORDINATE SYSTEM IN WHICH HAS THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 17, BEARING S 89°36'26" W



LEGEND

- △ 1 1/4" O.D. REBAR FOUND
- 1" O.D. IRON PIPE FOUND
- ⊙ GOVERNMENT CORNER

Martenson & Eisele, Inc.



1377 Midway Road  
Menasha, WI 54952  
www.martenson-eisele.com  
info@martenson-eisele.com  
920.731.0381 1.800.236.0381

Planning  
Environmental  
Surveying  
Engineering  
Architecture

SURVEY FOR  
WOODLAND DEVELOPMENTS, LLC  
C/O MIKE HAGENS  
N319 BREEZEWOOD DRIVE  
APPLETON, WI 54915

PROJECT NO. 1-0719-002  
FILE 1-0719-002csm SHEET 1 OF 3  
THIS INSTRUMENT WAS DRAFTED BY: L. LUCHT

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

**CURVE TABLE**

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD	TANGENT IN	TANGENT OUT
1	280.00'	011°33'46"	56.51'	S 79°38'38.0" W	56.41'	S 85°25'31" W	S 73°51'45" W
2	220.00'	028°47'31"	110.55'	S 88°15'30.5" W	109.39'	S 77°20'44" E	N 73°51'45" E
3	360.94'	014°25'31"	90.87'	N 04°21'32.5" E	90.63'	N 11°34'18" E	N 02°51'13" W
4	970.00'	015°28'06"	261.87'	N 04°52'50.0" E	261.08'	S 12°36'53" W	S 02°51'13" E
5	970.00'	005°08'14"	86.97'	N 00°17'06.0" W	86.94'	S 02°17'01" W	S 02°51'13" E
6	970.00'	010°19'52"	174.90'	N 07°26'57.0" E	174.67'	S 12°36'53" W	S 02°17'01" W
7	970.00'	002°10'59"	36.96'	N 01°45'43.5" W	36.96'	S 00°40'14" E	S 02°51'13" E
8	970.00'	005°54'34"	100.05'	N 09°39'36.0" E	100.00'	S 12°36'53" W	S 06°42'19" W

**NOTES AND RESTRICTIONS:**

CENTERLINE OF NAVIGABLE STREAM IS SHOWN PER CALUMET COUNTY GIS AND IS NOT BASED ON AN OFFICIAL DETERMINATION AND SUBJECT TO A 50' BUILDING SETBACK FROM THE ORDINARY HIGH WATER MARK. PRIOR TO ANY BUILDING, AN OFFICIAL DETERMINATION OF THE ORDINARY HIGH WATER MARK MUST BE MADE BY AN AUTHORIZED PERSON.

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

ALL BUILDING SETBACKS AND OTHER LAND USE REQUIREMENTS SHOULD BE VERIFIED BY THE CITY OF MENASHA AND CALUMET COUNTY ZONING DEPARTMENT PRIOR TO ANY CONSTRUCTION OR OTHER LAND USE ACTIVITY.

**SURVEYOR'S CERTIFICATE:**

I, GARY A. ZHRINGER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED, MAPPED AND DIVIDED AT THE DIRECTION OF JEFFERY & ROXANNE WAGNER AND THOMAS & JENNIFER POTTER, ALL OF LOTS 106, 107, AND 108, SECOND ADDITION TO WOODLAND HILLS, RECORDED IN VOLUME D ON PAGE 93, AS DOCUMENT NO. 512106, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, AND PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, ALL IN TOWNSHIP 20 NORTH, RANGE 18 EAST, CITY OF MENASHA, CALUMET COUNTY, WISCONSIN. CONTAINING 64,304 SQUARE FEET [1.476 ACRES]

THAT I HAVE FULLY COMPLIED WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND WITH THE CITY OF MENASHA SUBDIVISION ORDINANCE IN SURVEYING, DIVIDING AND MAPPING THE SAME.

THAT THIS MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

GIVEN UNDER MY HAND THIS 4TH DAY OF NOVEMBER, 2016.

\_\_\_\_\_  
GARY A. ZHRINGER, PROFESSIONAL WI LAND SURVEYOR S-2098

**COMMON COUNCIL RESOLUTION:**

RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MENASHA, THAT THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

**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

\_\_\_\_\_  
DATE

\_\_\_\_\_  
COUNTY TREASURER

\_\_\_\_\_  
DATE

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

**OWNER'S CERTIFICATE:**

JEFFERY & ROAXANNE WAGNER, DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, HEREBY CERTIFY THAT WE CAUSED THE LAND ABOVE DESCRIBED TO BE SURVEYED, DIVIDED, DEDICATED AND MAPPED AS SHOWN AND REPRESENTED ON THIS MAP.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
JEFFERY WAGNER

\_\_\_\_\_  
ROXANNE WAGNER

STATE OF WISCONSIN )  
                          )SS  
CALUMET COUNTY     )

PERSONALLY CAME BEFORE ME ON THE \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 20\_\_, THE ABOVE NAMED TO  
ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING  
INSTRUMENT AND ACKNOWLEDGE THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC,  
STATE OF \_\_\_\_\_  
MY COMMISSION (IS PERMANENT)  
(EXPIRES: \_\_\_\_\_)

**OWNER'S CERTIFICATE:**

THOMAS & JENNIFER POTTER, DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, HEREBY CERTIFY THAT WE CAUSED THE LAND ABOVE DESCRIBED TO BE SURVEYED, DIVIDED, DEDICATED AND MAPPED AS SHOWN AND REPRESENTED ON THIS MAP.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
THOMAS POTTER

\_\_\_\_\_  
JENNIFER POTTER

STATE OF WISCONSIN )  
                          )SS  
CALUMET COUNTY     )

PERSONALLY CAME BEFORE ME ON THE \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 20\_\_, THE ABOVE NAMED TO  
ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING  
INSTRUMENT AND ACKNOWLEDGE THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC,  
STATE OF \_\_\_\_\_  
MY COMMISSION (IS PERMANENT)  
(EXPIRES: \_\_\_\_\_)

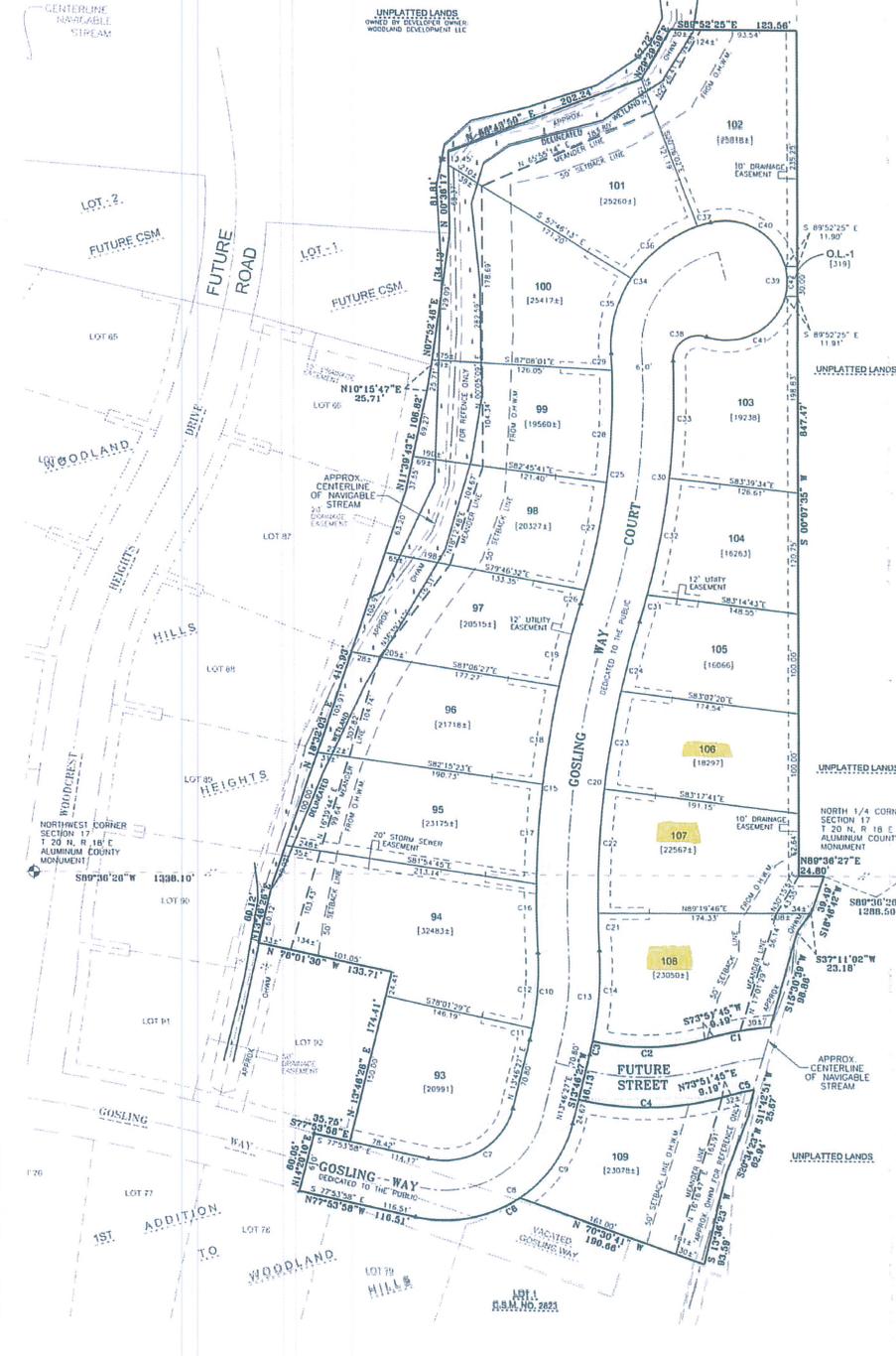
# SECOND ADDITION TO WOODLAND HILLS

PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, AND PARTS OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 18 EAST, CITY OF MENASHA, CALUMET COUNTY, WISCONSIN

## LOCATION MAP



THE SOUTHWEST 1/4 OF SECTION 8 AND THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 18 EAST, CITY OF MENASHA, CALUMET COUNTY, WISCONSIN



BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 17, ASSUMED TO BEAR S 89°52'25" W

- LEGEND**
- 1" D.D. BOUND IRON PIPE SKT. 2" DIA. HORIZ. I.I.I. MARK FOR CORNER FOOT AT ALL OTHER LOT CORNERS
  - 1-1/4" O.D. ROUND REINFORCING BAR 30" LONG NEAREST 6-1/2" DIA. PER LINEAL FOOT
  - 3/4" O.D. IRON PITCH
  - 1-1/4" O.D. IRON FOUND
  - TOTAL LOT AREA IN SQUARE FEET
  - GOVERNMENT CORNER

- UTILITY EASEMENTS** - NO PILES OR BUILT UPINGS ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD INTERFERE WITH ANY EXISTING OR PROPOSED UTILITY EASEMENTS AND LOT LINES OR EASEMENT LINES. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS ARE SHOWN BY DASHED LINES AND ARE FOR THE USE OF PUBLIC UTILITIES EXERCISING THE RIGHT TO CROSS THE AREA.

**NOTES**

- ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE HUNDREDTH OF A FOOT.
- ALL ANGLE MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE MINUTE AND CORRECTED TO THE RIGHT YARD SIGNAGE AND A MINIMUM OF 25 FEET.
- ELEVATIONS ARE BASED ON USGS DATUM.

**CURVE TABLE:**

NUMBER	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	200.00	173.346°	56.31	S 79°39'58" W	36.41
C2	200.00	208.218°	110.58	S 68°15'31" W	109.39
C3	360.94	02°12'09"	13.87	S 12°40'22" W	13.87
C4	200.00	208.218°	110.58	N 88°21'04" E	140.17
C5	220.00	08°01'19"	24.27	N 78°52'24" E	23.18
C6	130.00	47°01'46"	106.79	S 78°35'08" W	103.74
C7	70.00	08°58'18"	109.54	N 57°56'18" E	92.54
C8	130.00	08°19'35"	200.41	N 57°56'14" E	161.14
C9	130.19	11°13'35"	93.89	N 34°24'35" E	91.68
C10	300.94	11°13'35"	87.31	N 02°22'31" E	82.03
C11	300.94	02°11'44"	11.53	N 12°40'35" E	11.53
C12	300.94	14°25'55"	75.80	N 04°21'45" E	75.60
C13	360.94	18°37'39"	104.75	N 02°22'31" E	104.30
C14	360.94	18°37'39"	90.67	N 04°21'33" E	90.63
C15	1030.00	18°43'46"	354.64	N 07°00'31" E	352.69
C16	1030.00	03°49'22"	66.75	N 02°56'29" W	66.73
C17	1030.00	03°49'22"	100.00	N 03°45'07" E	99.96
C18	1030.00	03°49'22"	100.00	N 07°18'53" E	99.96
C19	1030.00	04°46'41"	85.90	N 14°29'08" E	85.87
C20	970.00	18°43'46"	313.98	N 07°00'31" E	312.94
C21	970.00	02°10'39"	36.96	N 01°45'43" W	36.96
C22	970.00	02°10'39"	126.85	N 03°01'03" E	126.78
C23	970.00	05°54'34"	100.04	N 02°56'36" E	100.00
C24	970.00	04°12'34"	21.11	N 14°44'40" E	21.09
C25	740.20	18°46'25"	254.49	N 05°59'10" E	254.22
C26	740.20	01°07'14"	14.48	N 16°18'50" E	14.48
C27	740.20	08°12'23"	110.11	N 12°09'24" E	110.01
C28	740.20	08°47'31"	113.58	N 02°50'05" E	113.42
C29	740.20	01°20'20"	12.33	N 07°12'54" W	12.32
C30	800.20	18°02'40"	264.94	N 07°11'07" E	264.75
C31	890.20	01°59'38"	27.97	N 13°52'28" E	27.91
C32	890.20	08°19'43"	118.83	N 18°38'18" E	118.30
C33	890.20	08°19'43"	118.83	N 08°04'38" E	118.54
C34	130.00	18°38'48"	139.88	N 38°30'15" E	164.47
C35	130.00	18°38'48"	78.74	N 14°40'00" E	78.49
C36	130.00	18°38'48"	85.11	N 38°39'18" E	83.80
C37	130.00	02°38'38"	13.25	N 27°39'31" E	13.21
C38	25.00	110°42'48"	48.31	N 03°11'08" E	41.11
C39	60.00	112°38'30"	263.01	N 02°03'33" E	113.08
C40	60.00	104°32'14"	109.48	E 52°08'13" E	94.91
C41	60.00	108°24'12"	113.53	N 54°20'02" E	92.34
C42	60.00	28°57'10"	30.32	N 00°07'52" E	30.00

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

Drawing No. 1-0719-0011-04g  
Sheet 1 of 2  
This instrument drawn by: Christopher R. Cleary

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