

A QUORUM OF THE ADMINISTRATION COMMITTEE, BOARD OF PUBLIC WORKS, PARK BOARD, 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
August 26, 2008

11:30 AM

AGENDA

 [← Back](#)  [Print](#)

Public Hearing - TID #4 Project Plan Amendment Public Hearing - TID #5 Project Plan Amendment

1. CALL TO ORDER

- A. -
- B. **Public Hearing - TID #4 Project Plan Amendment**
- C. **Public Hearing - TID #5 Project Plan Amendment**

2. ROLL CALL/EXCUSED ABSENCES

- A. -

3. MINUTES TO APPROVE-MINUTES & COMMUNICATIONS TO RECEIVE

Minutes to approve:

- A. **Minutes of the August 12, 2008 Plan Commission meeting**

[Attachments](#)

4. PUBLIC COMMENTS ON ANY MATTER OF CONCERN TO THE CITY

Five (5) minute time limit for each person

- A. -

5. ACTION ITEMS

- A. **Site Plan Review - Province Terrace Lot 15 - 1180 Province Terrace**
- B. **Plan Commission Resolution 2-08 Recommending Amendment #3 to Tax Increment Finance District #4**
- C. **Plan Commission Resolution 3-08 Recommending Amendment #3 to the Project Plan for Tax Increment District #5**
- D. **Extraterritorial CSM Review - Appleton Road - Town of Menasha**

[Attachments](#)

[Attachments](#)

[Attachments](#)

[Attachments](#)

6. ADJOURNMENT

- A. -

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, 140 Main Street, Menasha
August 12, 2008**

DRAFT MINUTES

1. CALL TO ORDER

Mayor Merkes called the meeting to order at 3:38 p.m.

Mayor Merkes opened the public hearing by asking if anyone from the gallery would like to speak. No one spoke.

2. ROLL CALL/EXCUSED ABSENCES

A.

PLAN COMMISSION MEMBERS PRESENT: Mayor Merkes, DPW Radtke, Ald. Zielinski (3:55 p.m.), and Commissioners Schmidt and Sturm.

PLAN COMMISSION MEMBERS EXCUSED: Commissioners Sanders and Cruickshank and Alderman Benner.

OTHERS PRESENT: CDD Keil and AP Beckendorf

3. MINUTES TO APPROVE-MINUTES & COMMUNICATIONS TO RECEIVE

Minutes to approve:

A. Minutes of the July 22, 2008 Plan Commission meeting.

Moved by DPW Radtke, seconded by Comm. Schmidt to approve the July 22, 2008 Plan Commission meeting minutes.

Motion Carried on voice vote

Results:

4. PUBLIC COMMENTS ON ANY MATTER OF CONCERN TO THE CITY

Five (5) minute time limit for each person

A.

None.

5. DISCUSSION

A. None

None.

6. ACTION ITEMS

A. Special Use Permit - Heckrodt Wetland Reserve - 1305 Plank Road

Moved by Comm. Sturm, seconded by DPW Radtke to recommend approval of the Special Use Permit application of Heckrodt Wetland Reserve to expand an existing garage and pavilion based on the nature of the buildings, the Reserve's need for space, the considerations that the facade materials will match existing and the secluded location of the buildings on the reserve.

AP Beckendorf described the project and location within the wetland reserve. The buildings are over 300 feet from the closest property line and are not visible from adjacent properties. Discussion ensued regarding facade materials. The proposal is to match existing.

Motion Carried on voice vote

Results:

B. Certified Survey Map Review - Kernan Avenue

Moved by Comm. Schmidt, seconded by Mayor Merkes to recommend approval of the CSM on Kernan Avenue with the finding that shifting the lot line to include the existing pond within one parcel is a sound rationale for reconfiguring the lot boundaries.

CDD Keil explained that the purpose of the proposal is to contain the pond entirely within Lot 3.

Commissioners discussed the following:

- Whether this would affect the ability to build on Lot 3.
- That the ponds adjacent to Lot 3 are not subject to shoreland zoning.
- Whether this proposal would affect utilities location and easements.

Motion Carried on voice vote

Results:

C. Certified Survey Map - Appleton Road - Town of Menasha - Extraterritorial

Moved by Mayor Merkes, seconded by DPW Radtke to table the extraterritorial CSM on Appleton Road in the Town of Menasha.

AP Beckendorf explained that the proposed CSM has an error regarding Outlot 1 that the Town has asked the survey company to correct. Once the CSM has been corrected, it will be brought back to the Plan Commission for approval.

Motion Carried on voice vote

Results:

D. Retention of the Southerly 150' of Lot 10 of the Province Terrace Plat for Public Greenspace

Moved by Mayor Merkes, seconded by DPW Radtke to other refer to the Park Board the retention of the southerly 150 feet of Lot 10, Province Terrace Plat, for public greenspace.

CDD Keil described the portion of Lot 10 that may be of use to the city but holds little economic value for buyers because of the presence of wetlands and a navigable

drainageway.

Commissioners discussed the following:

- Increasing the proposed size of the property.
- Long-term maintenance. CDD Keil explained that the long-term maintenance should be minimal due to the regulatory limitations placed on the use of wetlands and navigable drainageways.
- Quality of the wetland.
- The best long-term use of this property for the community.
- Referring this proposal to the park board.

Motion Carried on voice vote

Results:

E. Certified Survey Map - Lake Park Road - George Hansel

Commissioners discussed the following:

- Property access issues.
- Lot size and the possibility of a PUD if the lot size was increased.
- Possible transfer of jurisdiction for Lake Park Road from the County to the City.
- Appropriate density for the site.

This item was held over.

7. ADJOURNMENT

A. -

Moved by Comm. Sturm, seconded by DPW Radtke to adjourn at 4:28 p.m.

Motion Carried on voice vote

Results:

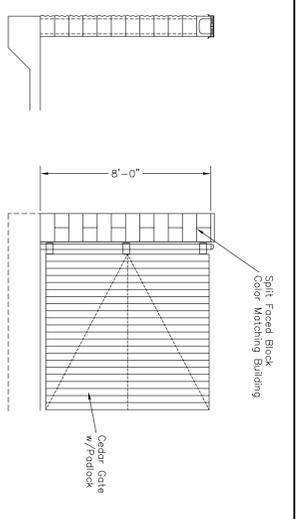
EXTERIOR BUILDING FINISHES			
Gross Area	Openings	Net Area	Cement Board Brick/Stone % Brick/Stone
FRONT WALL	1936	1678	230
REAR WALL	2050	1805	0
LEFT WALL	1031	846	0
RIGHT WALL	1031	887	0
TOTALS	6048	5276	230
			4976
			956

FLOOR PLAN
SCALE: 3/16" = 1'-0"

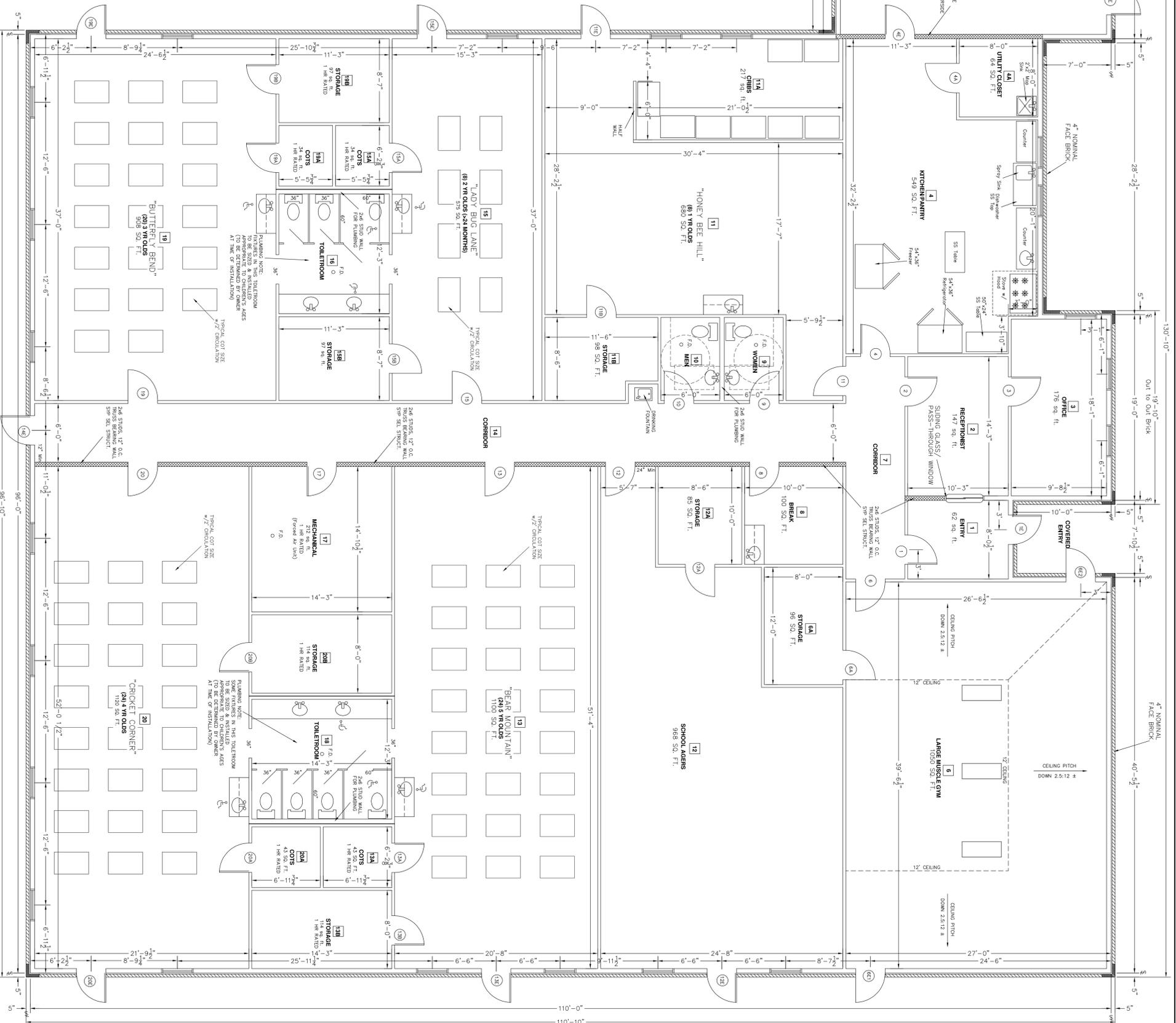


FLOOR PLAN NOTES
ALL INTERIOR DIMENSIONS ARE STUD TO STUD OR STUD TO EXTERIOR WALL
2x4 WALLS ARE DRAWN 3 1/2" AND 2x6 WALLS ARE DRAWN 5 1/2"

APPROXIMATE BUILDING AREA = 10,956 SQ. FT.



TYPICAL DUMPSTER ENCLOSURE CONSTRUCTION
SCALE: 1/4" = 1'-0"



DATE	REVISIONS

Proposed New Building for
CIRCLE OF FRIENDS CHILD LEARNING CENTER

PROJECT:
DATE: August 18, 2008
DRAWN BY: J. Gordon
JOB NO.: 08-341-BU

Jim and Kay Wiegert

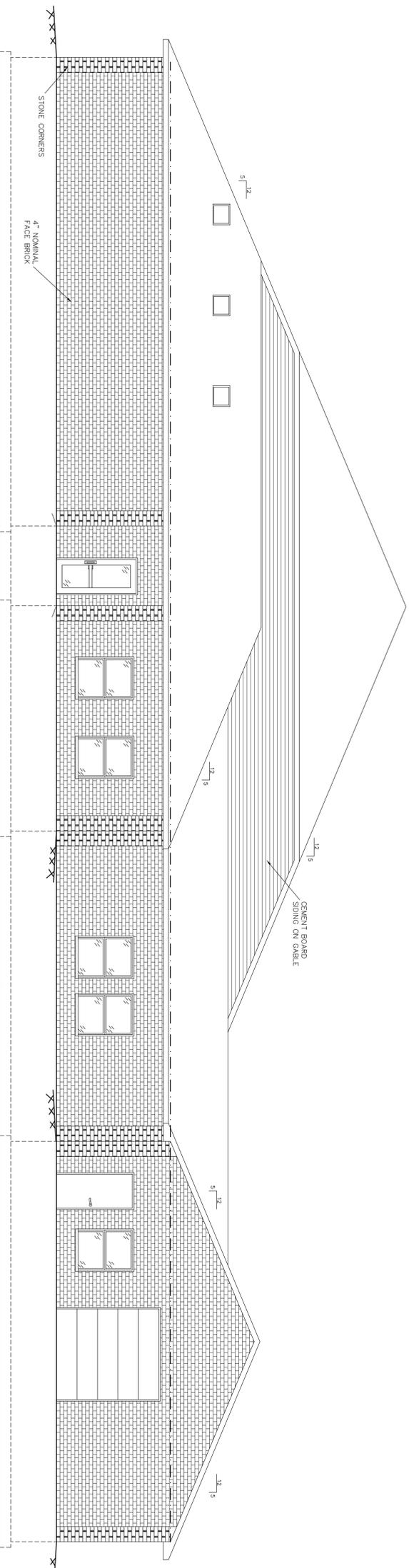
W285 East Hills Road
Brillion WI 54110
Contact: Jim Wiegert
PH: 920-242-0081



STEINBRECHER & MENEAU, INC.
ENGINEERS AND LAND SURVEYORS
102 REVERE DRIVE
MANITOWOC, WI. 54220-3147
PHONE 684-5583 FAX 684-5584

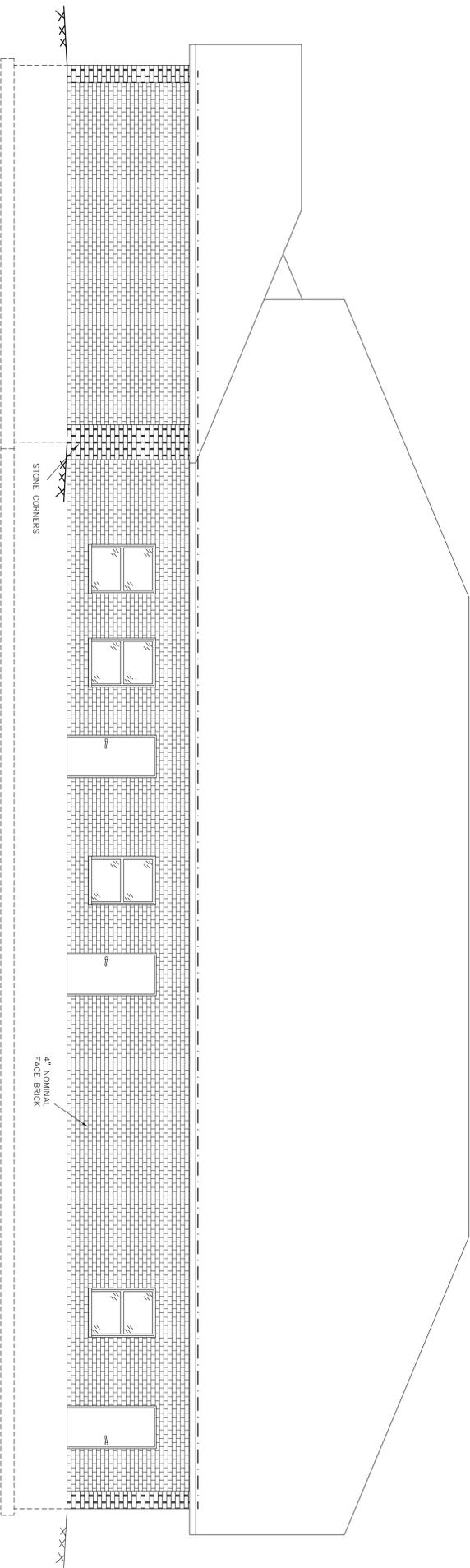
Not for Construction
SUBJECT TO PLAN APPROVAL/REVISIONS

SCALE: OS Shown
SHEET: X OF X



FRONT ELEVATION
SCALE: 3/16" = 1'-0"

1926 SQ. FT. GROSS
1458 SQ. FT. BRICK/STONE
230 SQ. FT. OPENINGS
230 SQ. FT. SIDING



RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

1031 SQ. FT. GROSS
887 SQ. FT. BRICK/STONE
144 SQ. FT. OPENINGS

DATE	REVISIONS

**Proposed New Building for
CIRCLE OF FRIENDS CHILD LEARNING CENTER**

Province Terrace
City of Menasha

PROJECT:
CLIENT:
DATE: August 18, 2008
DRAWN BY: J. Gordon
JOB NO.: 07-229-BU

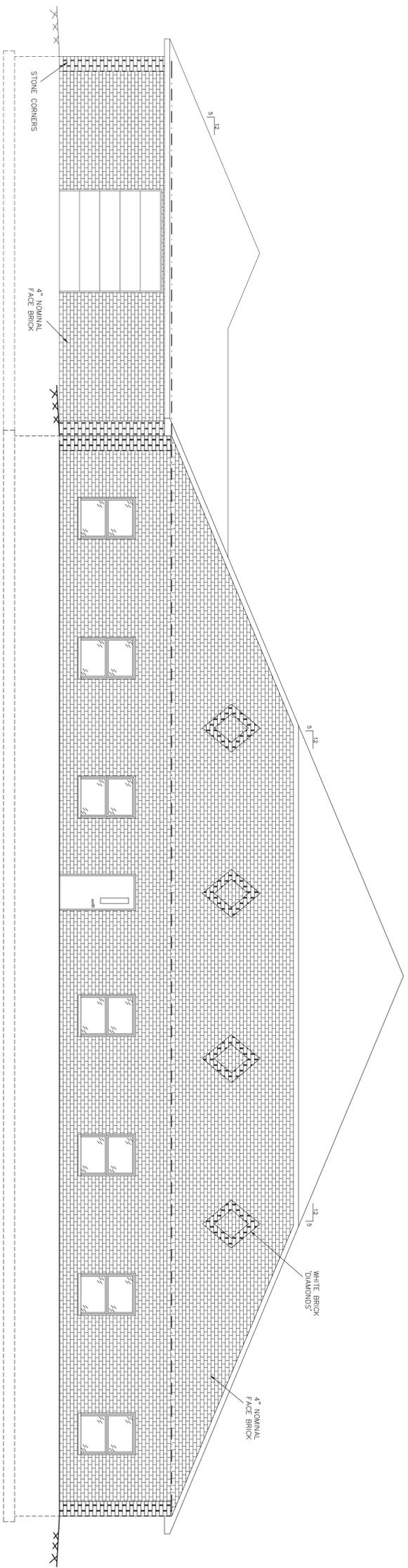
Jim and Kay Wiegert
W285 East Hills Road
Brillion WI 54110
Contact: Jim Wiegert
Ph: 920-242-0081



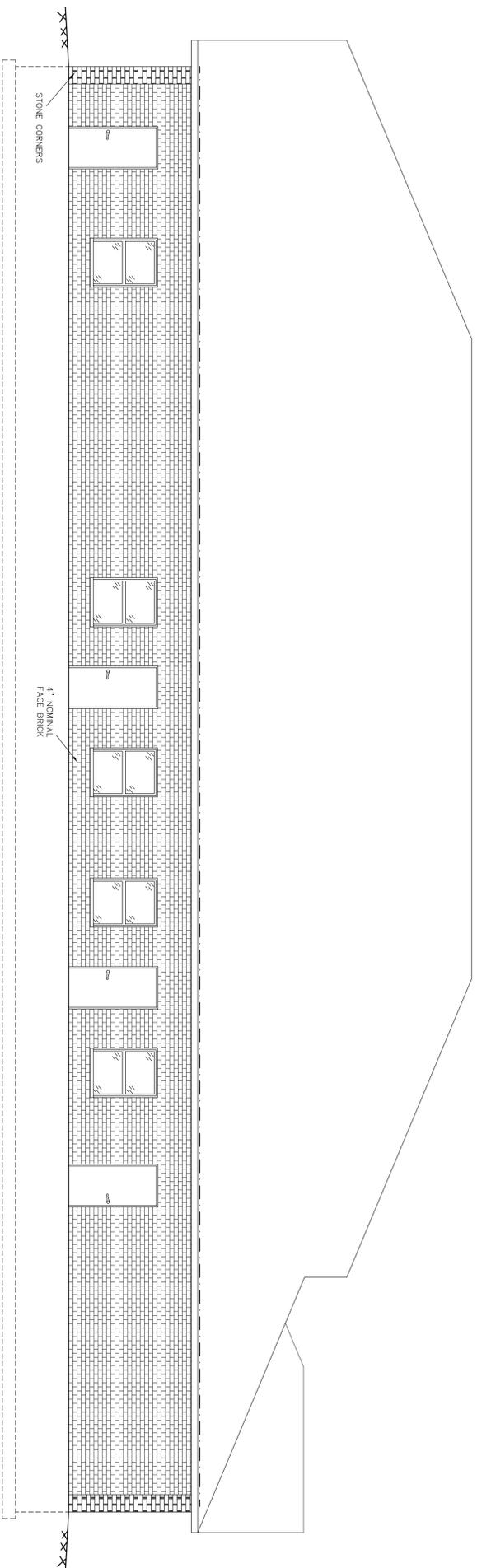
STEINBRECHER & MENEAU, INC.
ENGINEERS AND LAND SURVEYORS
102 REVERE DRIVE
MANITOWOC, WI. 54220-3147
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Not for Construction
SUBJECT TO PLAN APPROVAL/REVISIONS

SCALE: as shown
SHEET: x of x



REAR ELEVATION SCALE 3/16" = 1'-0"
 2050 SQ FT GROSS
 1808 SQ FT BRICK/STONE
 245 SQ FT OPENINGS



LEFT ELEVATION SCALE 3/16" = 1'-0"
 1031 SQ FT GROSS
 846 SQ FT BRICK/STONE
 185 SQ FT OPENINGS

DATE	REVISIONS

**Proposed New Building for
 CIRCLE OF FRIENDS CHILD LEARNING CENTER**

Province Terrace
 City of Menasha

PROJECT:

CLIENT:

Jim and Kay Wiegert

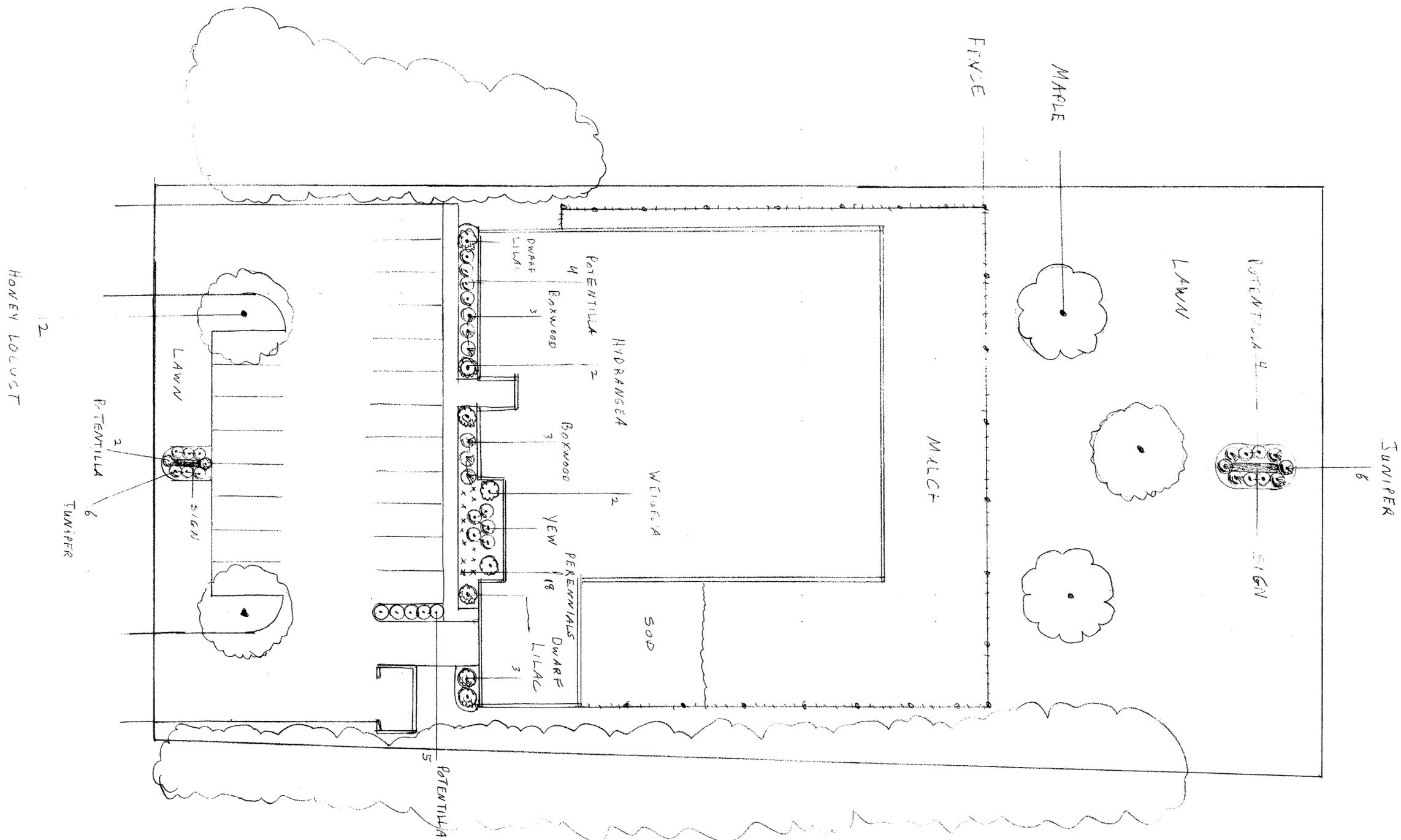
W285 East Hills Road
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 SUBJECT TO PLAN APPROVAL/REVISIONS

DATE: August 18, 2008
 DRAWN BY: J. Gordon
 JOB NO.: 07-229-BU
 SCALE: as shown
 SHEET: x of x



SERVING THE FOX VALLEY SINCE 1949

W2484 CTY RD KK APPLETON, WI 54915-9462

PHONE 920-733-8223

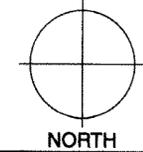
FAX 920-733-3262

LOCATION: 1/2 MILE EAST OF THE DARBOY CLUB ON THE NORTH SIDE OF KK

NAME:	CIRCLE OF FRIENDS CHILD LEARNING CENTER	
ADDRESS:	PROVINCE TERRACE	
CITY:	MENASHA	PHONE: ^{Hm} / ^{Wk}
DATE:	SCALE: 1" = 20'	DRAWN BY:

A MEMBER OF
WISCONSIN
LANDSCAPE
FEDERATION

AWARD WINNING
DESIGN AND INSTALLATION



JOB # FILE NO.



EDUCATIONAL OPPORTUNITIES

Circle of Friends Child Learning Center, LLC is a state licensed facility designed to provide a wide variety of fun and learning experiences for children 6 weeks to 12 years of age. Learning which includes a balance of active and quiet, indoor and outdoor play, teacher and self-directed activities.

The developmentally appropriate and anti-bias curriculum is designed to enhance self-esteem, self-image, social interaction, self expression and independence.



THE ACTIVITIES INCLUDE:

- Reading Readiness
- Language Development
- Large Muscle Development
- Small Muscle Development
- Indoor and outdoor play
- Computer Experiences
- Community Resources
- Art
- Math
- Science
- Social Studies
- Field Trips
- Food Experiences
- Guest Speakers

STAFF QUALIFICATIONS

We are especially proud of our trained, professional staff. Each member of our teaching staff has experience in early childhood development and specialized training in early childhood education. Staff members receive monthly in-service training and attend workshops and conventions to update their early childhood knowledge and skills. All of our staff have a deep love for children and a sincere concern for their growth and development.

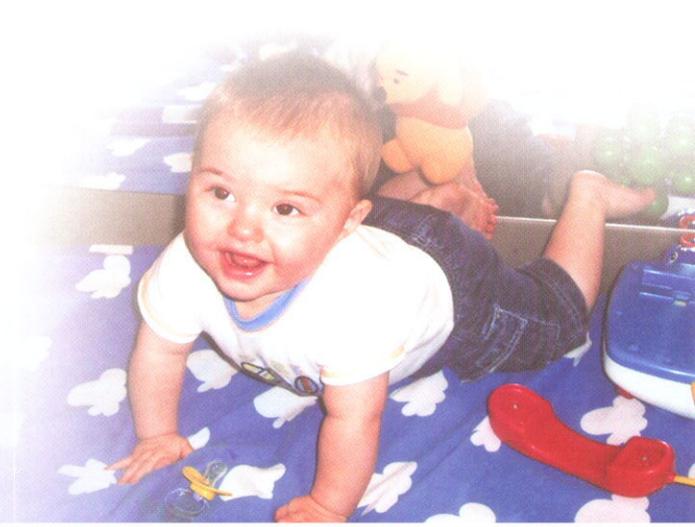
OUR MENU

The menu at Circle of Friends is delicious and nutritionally sound. Breakfast, lunch and an afternoon snack will be prepared in the center's kitchen and served "family style" for the children.

OUR MISSION

Our mission at Circle of Friends is to provide your child with an atmosphere that is filled with warmth, love and respect. We acknowledge that each child is a special and unique individual. Our curriculum is designed to meet the needs, skills and interests of each child. Childhood is like no other time. It is a time for exploring, creating and for discovering. It is also a time to be allowed the wonderfulness ... of just being a child! We understand that the hours you spend away from your child are difficult. We hope to relieve you of some of your concerns by providing your child with a "home away from home" - a place where you can feel secure in leaving your child. Together, we can make the time your child spends at Circle of Friends a time of laughter and fond memories, while learning to become a confident and independent individual.

Kay Wiegert



- Infant Care
- Toddler Care
- Pre-school programming
- Before and after school program for school-age children
- Summer camp for school age children

HOURS

We are open from 5 a.m. to 6 p.m. Monday through Friday.

"Circle of Friends has been a wonderful complement to the early development of our daughters. We are completely confident in the competent staff and the versatility they provide with a wide curriculum offered to stimulate the mind and senses. Our girls feel totally at ease with their teachers and day care environment, so we have complete confidence when we drop our girls off in the morning. The staff is always receptive to any concerns we may have and alerts us to any concerns they may have regarding our children. I would recommend Circle of Friends to anyone."

Rich & Lisa Knier

"The smiles on my children's faces are all I need to assure me this is a great place for children."

Chad & Kerri Shimek

FOR MORE INFORMATION CALL:

KAY WIEGERT,
ADMINISTRATOR/DIRECTOR
(920) 756-3355

Circle of Friends



Child Learning Center, LLC

333 W. National Ave.
Brillion, WI 54110

Circle of Friends



Child Learning Center, LLC

"Where Fun and Learning Go Hand and Hand"

333 W. National Avenue
Brillion, WI 54110

(920) 756-3355



BUILDING MATERIALS LIST

ROOFING MATERIAL: 35 Year Baltimore Dementional Shingle-color gray

WINDOWS: Pella Double-Hung White Aluminum

EXTERIOR BRICK: Harvest Blend/Brown Blend for main brick and Marble White

Birch for corners and accents. From: Amcon Block and Precast, Inc.

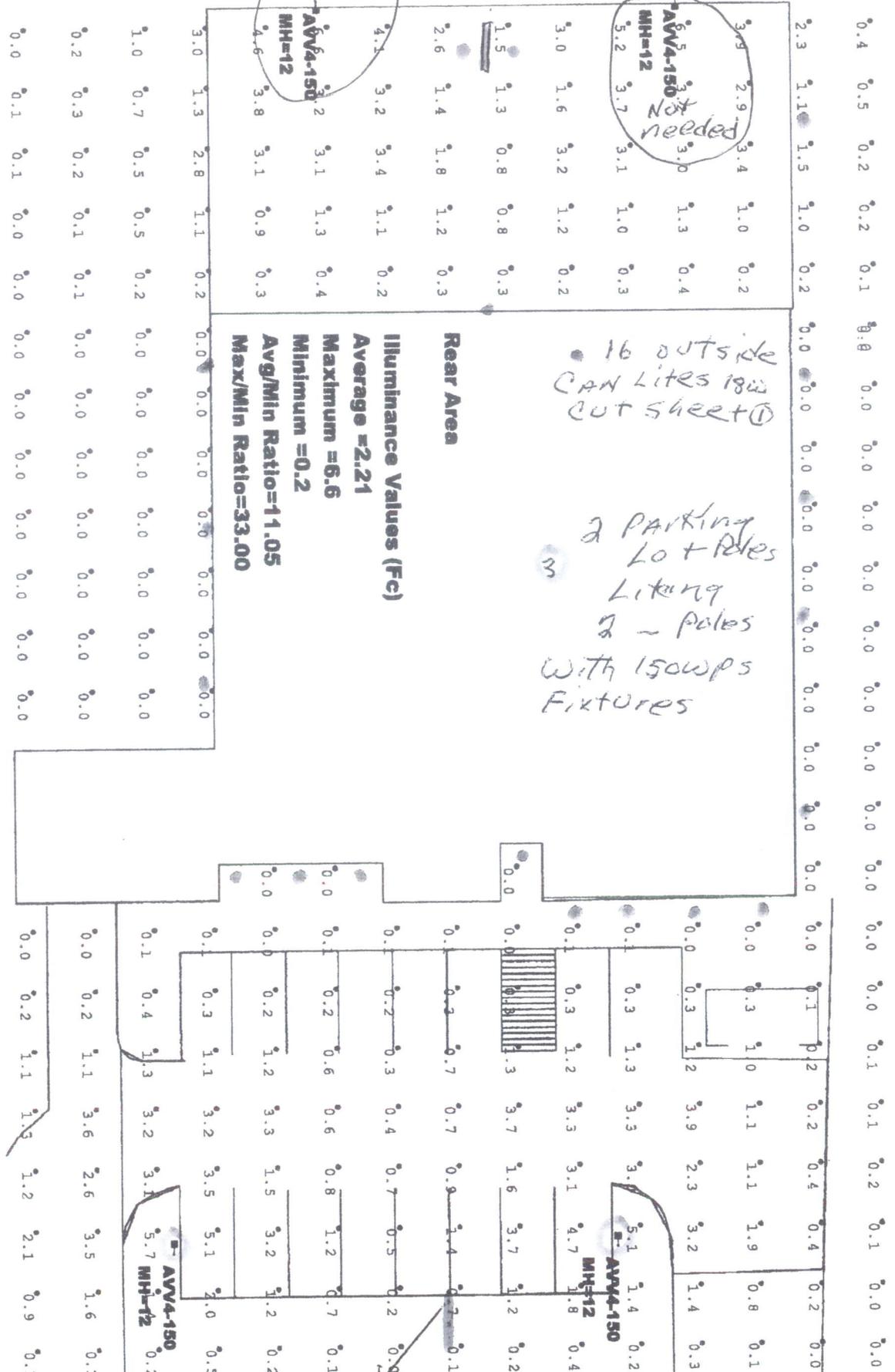
SIDING: Certainty Weather Board Fiber Cement Siding with diamond coat cream finish

BLOCK DUMPSTER CORRAL: 8 inch split face concrete block to match brick color

Wood Sign Cutsheet
 2 70W HPS 5000 Lumens

Not needed

AVV4-150
 MH-12
 Not needed



16 outside CAN Lites 18w Cutsheet

2 Parking Lot Poles Lighting 2 - Poles with 150wps Fixtures

Rear Area
 Illuminance Values (Fc)
 Average = 2.21
 Maximum = 6.6
 Minimum = 0.2
 Avg/Min Ratio = 11.05
 Max/Min Ratio = 33.00

Wood Sign 20wps

KRUEGER
Electric & Refrig. Inc.

N1455 Hwy. PP
Brillion, WI 54110
Telephone: 920-756-2852
Fax: 920-853-3716
Cell: Earl 920-470-0783
Jeff 920-470-0784
Mike 920-470-0785

Lighting and Post layout

Sign Lighting and parking lot lighting by Rudd

Fire-Egress lighting lighting design by state certified ~~Contractor~~
contractor.

Exit-Emergency lighting design by Werner Electric.

All other lighting designed by werner electric.

Thank You !
Krueger Electric

MOUNTING HEIGHT: 12'

TILT ANGLE: 0

(4) PS4S10C1BZ 10' X 4" X 0.125 Square Steel Pole

Pole and Fixture meet 140mph rated sustained wind zone

Luminaire Schedule		Label		Arrangement		Lumens	LLF	Description
Symbol	Qty	AVV4-150		SINGLE	13300	0.750	AVV40615-M 150W PSMH	
	4							

Numeric Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
Overall Site	0.52	6.6	0.0	N.A.	N.A.

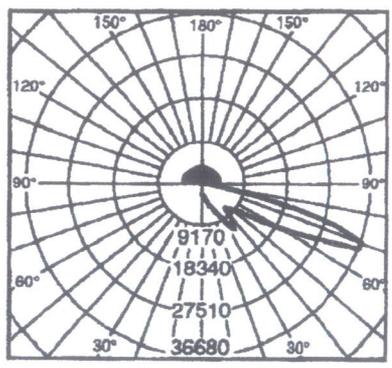
3 12' poles with
150 ps heighting

W

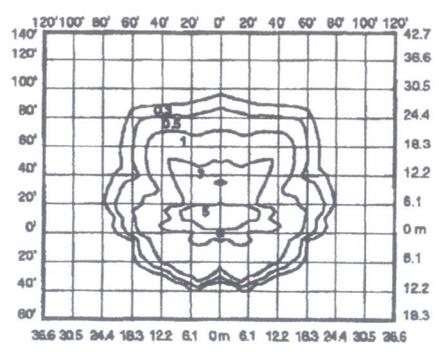
AVV40-20
SERIES

SIDE-ARM MOUNT
AERODOME™ FORWARD THROW (TYPE IV)

Isofootcandle plots show initial footcandles at grade. (Footcandles ÷ 0.0929 = Lux)



Lighting Sciences Inc.
Certified Test Report No. LSI 23057
Candlepower distribution curve of 400W PSMH
AeroDome Light.



Isofootcandle plot of 400W PSMH AeroDome
Light at 25' (7.6 m) mounting height.
(Plan view)



9201 Washington Avenue Racine, Wisconsin 53406-3772 USA

PHONE (262) 886-1900

FAX (262) 884-3309

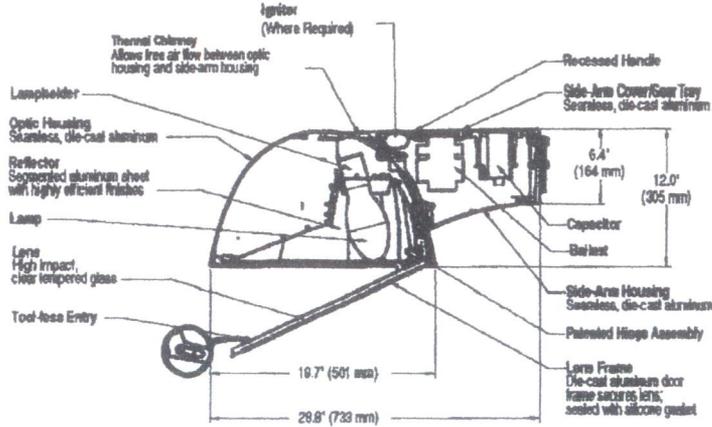
© Ruud Lighting Inc. Printed in USA

www.ruudlighting.com

04/2008

SIDE-ARM MOUNT AERODOME™ FORWARD THROW (TYPE IV)

AVV40-20
SERIES



SPEC # WATTAGE CATALOG #

PULSE START METAL HALIDE

SPEC #	150W PSMH	AVV4(c)615-(a)(b)
SPEC #	250W PSMH	AVV4(c)625-(a)(b)
SPEC #	320W PSMH	AVV4(c)632-(a)(b)
SPEC #	350W PSMH	AVV4(c)635-(a)(b)
SPEC #	400W PSMH	AVV4(c)640-(a)(b)

METAL HALIDE

SPEC #	175W MH	AVV4(c)417-(a)(b)
SPEC #	250W MH	AVV4(c)425-(a)(b)
SPEC #	400W MH	AVV4(c)440-(a)(b)

HIGH PRESSURE SODIUM

SPEC #	150W HPS	AVV4(c)515-(a)(b)
SPEC #	250W HPS	AVV4(c)525-(a)(b)
SPEC #	400W HPS	AVV4(c)540-(a)(b)

Specify (a) Voltage, (b) Options & (c) Mounting/Rotatable Optics.

Ⓢ Reduced envelope lamp; ED28 for 320 - 400W PSMH & 400W MH.

(a) VOLTAGE SUFFIX KEY

D	120/277V
M	120/208/240/277V (Standard)
T	120/277/347V (Canada Only)
1	120V
2	277V
27	277V Reactor (PSMH Only)
3	208V
4	240V
5	480V
6	347V (Canada Only)

For voltage availability outside the US and Canada, see Bulletin TD-9 or contact your Ruud Lighting authorized International Distributor.

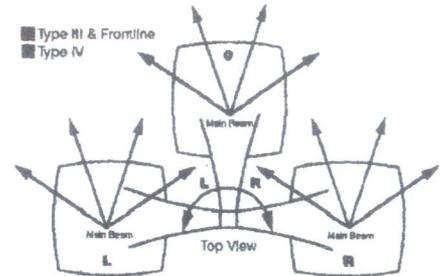
(h) OPTIONS (factory-installed)

-(a)F	Fusing
-(a)P	Button Photocell
-5P	External Photocell (for 480V)

Specify (a) Single Voltage — See Voltage Suffix Key

(c) MOUNTING/ROTATABLE OPTICS

O	Standard Configuration
L	Rotated Left of Standard Configuration
R	Rotated Right of Standard Configuration



Notes

GENERAL DESCRIPTION

Parking lot and roadway full cutoff luminaire for HID lamp, totally enclosed. Housing is seamless, die-cast aluminum. Electrical components are heat-sunk and contained in mounting arm assembly (direct mount configuration). Lens assembly consists of tool-less quick release frame constructed of rigid aluminum and high-impact, clear-tempered glass lens. High-temperature silicone gasket seals lens from water and insects.

FINISH

Exclusive DeltaGuard® finish features an E-coat epoxy primer with medium bronze ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. The finish is covered by our seven-year limited warranty.

ELECTRICAL

Fixture includes clear, mogul-base lamp. 320 - 400W PSMH and 400W MH utilize the ED28 reduced envelope lamp. Pulse-rated porcelain enclosed, 4kv rated screw-shell-type lampholder with spring-loaded center contact. Lamp ignitor included where required. All ballast assemblies are high-power factor and use the following circuit type:

Reactor (277V PSMH)
150 - 400W PSMH

CWA — Constant Wattage Autotransformer
150 - 400W PSMH; 175 - 400W MH;
150 - 400W HPS

LABELS

ANSI lamp wattage label supplied, visible during relamping. UL Listed in US and Canada for wet locations.

PATENTS

US 4,689,729; D531,882; Canada 108888; Other Patents Pending

ACCESSORIES: (field-installed)

AVRP-3	Round Pole Adaptor (fits 3" - 6" dia. pole)
SBL-AVV20C	External Full-Cutoff Shield
SBL-AVV20E	External Backlight Shield

9201 Washington Avenue Racine, Wisconsin 53406-3772 USA

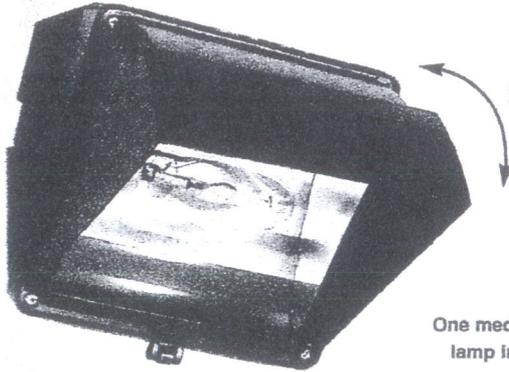
PHONE (262) 886-1900

FAX (262) 884-3309



Adjustable Cutoff Wall Pack

Applications – Security, pathway and perimeter lighting; ideal for entry ways, walkways and parking facilities, especially where glare is a concern
Typical Mounting Height: 8 to 18 feet **Typical Spacing:** 2 to 3 times the mounting height



25° of adjustability

One medium base lamp included

8-3/8"H x 8-3/8"W x 11-7/8"D
 Weight: 9-10 lbs.

MH

70-watt Metal Halide
CAT.# E-WPAM071Z

Replacement lamp
 CAT.# ~MH070ME

100-watt Metal Halide
CAT.# E-WPAM10DZ

Replacement lamp
 CAT.# ~MH100ME

HPS

70-watt High Pressure Sodium
CAT.# E-WPAH071Z

Replacement lamp
 CAT.# ~HP070M

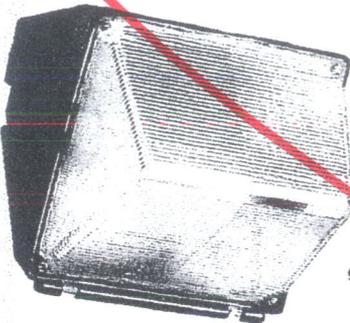
5000 lumens

FEATURES:

- 120V Reactor ballast NPF (70-watt HPS only)
- 120V HX ballast NPF (70-watt MH only)
- 20/277V HX ballast NPF (100-watt MH only)
- Sturdy die-cast aluminum housing and lens frame, with dark-bronze polyester powder-coat finish
- Adjustable cutoff glare shield
- One piece anodized aluminum reflector
- 1/2-inch NPT tapped back and two sides for conduit entry
- Optional photocell available
- UL Listed for wet locations
- 1-year warranty

42-watt Fluorescent Wall Pack

Applications – Security, pathway and perimeter lighting; ideal for entry ways, walkways and parking facilities.
Typical Mounting Height: 8 to 18 feet **Typical Spacing:** 2 to 3 times the mounting height



One lamp included

9-1/2"H x 9-1/8"W x 9-1/2"D
 Weight: 3.6 lbs.

- Lamp Output: 3190 lumens
- Lamp Color Temperature: 4100K
- Weight: 3.6 lbs.

CAT.# E-WP1F421Z

Replacement lamp
 CAT.# ~CF42T4/41

FEATURES:

- 120-volt Electronic ballast
- Sturdy die-cast aluminum housing and lens frame, with dark-bronze polyester powder-coat finish
- UV stabilized prismatic polycarbonate refractor
- Heavy duty four-pin GX24q-4 socket
- One-piece anodized aluminum reflector
- 1/2-inch NPT tapped back and two sides for conduit entry
- Optional photocell available
- Minimum starting temperature 32°F
- UL Listed for wet locations
- 1-year warranty

ACCESSORIES:



Photocell, field installed

CAT.# E-ACP1 (120 volts)

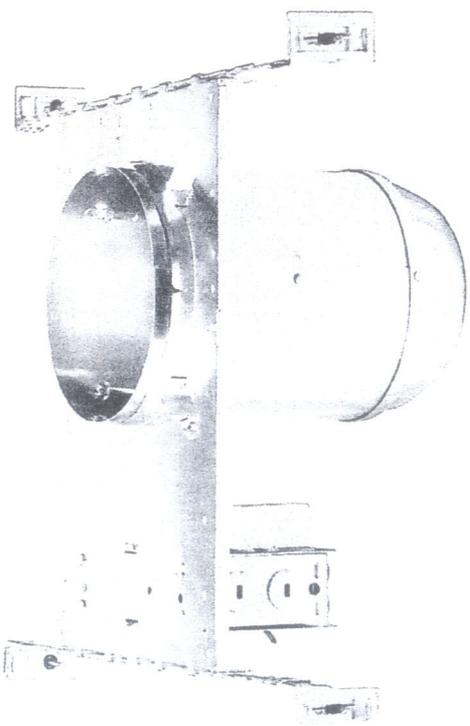
CAT.# E-ACP2 (208/240/277 volts)

5" Vertical Lamp Compact Fluorescent — Type IC

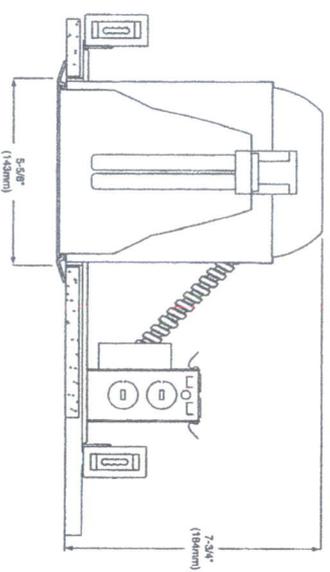
Outside Recessed Lites 18 watt 1000 lumens

Applications — For use in insulated ceilings and can be installed in direct contact with insulation.

New Construction



Lamps not included



Housing for (1) CFL double- or triple-tube 18W lamp

- Ceiling Cut-Out: 5-3/4"
- Plaster Frame: 7-5/8"W x 12-1/2"H
- Lamp: One 18W
- Lamp Base: 4-pin G24q-2 or GX24q-2
- 120V electronic MPF ballast
- Min. Starting Temp. -18°C (0°F)

CAT.# E-RFN5181ES



Recessed

- Lamps:**
- Compact Fluorescent Lamp (not included)
 - 10,000 hour rated average life
 - 82 CRI rated lamps provide excellent color and high visual comfort.
 - Available in color temperatures:
 - 2700K warm incandescent-like
 - 3000K medium-warm

Features:

- UL, cUL listed for use in damp locations.
- UL, cUL wet location listed with select trims.
- Thermally protected universal voltage (120V) electronic ballast with end-of-lamp-life protection.
- J-box is listed for eight (8) dead No. 12AWG (90°C) through-branch circuit conductors and has two 1/2" and four 3/8" knockouts with true PVC cut slots.
- Remotes knockouts include built-in strain relief — no additional lamps required.
- Hanger bars are designed to fit on to T-bar spine for quick alignment and can be permanently secured without the need for additional clips.
- Hanger bars can easily be field repositioned 90° on the plaster frame.
- Housing adjusts for ceilings up to 1-3/8" thick.
- 7-3/4" housing height allows use in 2"x2" joist construction.
- Sealed and gasketed construction limits air exchange between the ceiling plenum and hooded or air conditioned areas — performance tested to ASTM E 290 (Washington State)



PLAN COMMISSION
RESOLUTION NO. 2-08

RECOMMENDING AMENDMENT #3 TO THE PROJECT PLAN FOR
TAX INCREMENT DISTRICT NO. 4 TO PROVIDE FOR
THE ALLOCATION OF POSITIVE TAX INCREMENTS FROM
TAX INCREMENT DISTRICT NO. 4 TO
TAX INCREMENT DISTRICT NO. 7

WHEREAS the City of Menasha, Calumet and Winnebago Counties, Wisconsin (the "City") has created Tax Increment District No. 4 ("TID No. 4") and Tax Increment District No. 7 ("TID No. 7"); and

WHEREAS it is desirable and in the best interest of the City to amend the project plan of TID No. 4 to allocate positive tax increments from TID No. 4 to TID No. 7; and

WHEREAS TID No. 4 and TID No. 7 were created after October 1, 1995 and have the same overlying taxing jurisdictions; and

WHEREAS on August 26, 2008 the Menasha Plan Commission held a duly-noticed public hearing at which interested parties were afforded a reasonable opportunity to express their views on the proposed amendment to the project plan;

NOW, THEREFORE, BE IT RESOLVED that:

Section 1. Amendment to No. 3 to the TID No. 4 Project Plan for Allocating Positive Tax Increments to TID No. 7. Pursuant to Section 66.11056(f), Wis. Stats., the Project Plan for TID No. 4 is hereby amended to allocate positive tax increments from TID No. 4 to TID No. 7. Such allocation of positive tax increments shall begin in the year 2009 and shall continue through 2023.

Section 2. Determination of Excess Positive Tax Increments. In each year that the amendment is in effect, the City shall determine the portion of the positive tax increment of TID No. 4 that is in excess of the tax increment necessary to pay project costs of TID No. 4 in that year, allocate those amounts to TID No. 7 and inform the Department of Revenue of the amounts allocated.

Section 3. Findings. The Menasha Plan Commission finds that the Project Plan amendment for TID No. 4 is feasible and is in conformance with the master plan of the City.

Section 4. Referral to Common Council. The Menasha Plan Commission recommends Common Council approval and adoption of Project Plan Amendment #3 for Tax Increment District #4.

Approved: August 26, 2008

Donald J. Merkes, Mayor

Attest

Deborah A. Galeazzi, City Clerk

TIO #4 Cash Flow
 Estimates as of July 31, 2008
Donor District

Estimated

<u>Year</u>	T10#4 Budget Cash Balance 12/31/2007	T104 Tax Increment & Compo Aid	Estimated Expenditures	Current TI04 Debt Servo	Transfer TO TI07	T10#4 Cash Balance	Cumulative T10#4 Cash Balance
2008	(32,371)	200,075	(6,220)	(164,133)		(2,649)	(2,649)
2009		200,075	(6,220)	(164,733)	(5,000)	24,122	21,473
2010		200,075	(6,220)	(165,034)	(35,000)	(6,179)	15,294
2011		200,075	(6,220)	(165,074)	(30,500)	(1,719)	13,575
2012		200,075	(6,220)	(164,554)	(30,500)	(1,199)	12,376
2013		200,075	(6,220)	(163,679)	(30,500)	(324)	12,052
2014		200,075	(6,220)	(167,438)	(35,000)	(8,583)	3,469
2015		200,075	(6,220)	(165,719)	(30,500)	(2,364)	1,105
2016		200,075	(6,220)	(163,650)	(30,800)	(595)	510
2017		200,075	(6,220)	(136,338)	(50,000)	7,517	8,027
2018		200,075	(6,220)		(200,000)	(6,145)	1,882
2019		200,075	(6,220)		(195,000)	(1,145)	737
2020		200,075	(6,220)		(75,000)	118,855	119,592
2021		200,075	(6,220)		(42,000)	151,855	271,447
2022		200,075	(6,220)		(34,000)	159,855	431,302
2023		200,075	(6,220)		(28,000)	165,855	597,157
		3,201,200	(99,520)	(1,620,352)	(851,800)		

PLAN COMMISSION
RESOLUTION NO. 3-08

RECOMMENDING AMENDMENT #3 TO THE PROJECT PLAN FOR
TAX INCREMENT DISTRICT NO. 5 TO PROVIDE FOR
THE ALLOCATION OF POSITIVE TAX INCREMENTS FROM
TAX INCREMENT DISTRICT NO. 5 TO
TAX INCREMENT DISTRICT NO. 8

WHEREAS the City of Menasha, Calumet and Winnebago Counties, Wisconsin (the "City") has created Tax Increment District No. 5 ("TID No. 5") and Tax Increment District No. 8 ("TID No. 8"); and

WHEREAS it is desirable and in the best interest of the City to amend the project plan of TID No. 5 to allocate positive tax increments from TID No. 5 to TID No. 8; and

WHEREAS TID No. 5 and TID No. 8 have the same overlying taxing jurisdictions; and

WHEREAS on August 26, 2008 the Menasha Plan Commission held a duly-noticed public hearing at which interested parties were afforded a reasonable opportunity to express their views on the proposed amendment to the project plan;

NOW, THEREFORE, BE IT RESOLVED that:

Section 1. Amendment No.3 to TID No. 5 Project Plan for Allocating Positive Tax Increments to TID No. 8. Pursuant to Section 66.11056(f), Wis. Stats., the Project Plan for TID No. 5 is hereby amended to allocate positive tax increments from TID No. 5 to TID No. 8. Such allocation of positive tax increments shall begin in the year 2010 and shall continue through 2019.

Section 2. Determination of Excess Positive Tax Increments. In each year that the amendment is in effect, the City shall determine the portion of the positive tax increment of TID No. 5 that is in excess of the tax increment necessary to pay project costs of TID No. 5 in that year, allocate those amounts to TID No. 8 and inform the Department of Revenue of the amounts allocated.

Section 3. Findings. The Menasha Plan Commission finds that the Project Plan amendment for TID No. 5 is feasible and is in conformance with the master plan of the City.

Section 4. Referral to Common Council. The Menasha Plan Commission recommends Common Council approval and adoption of Project Plan Amendment #3 for Tax Increment District #5.

Approved: August 26, 2008

Donald J. Merkes, Mayor

Attest

Deborah A. Galeazzi, City Clerk

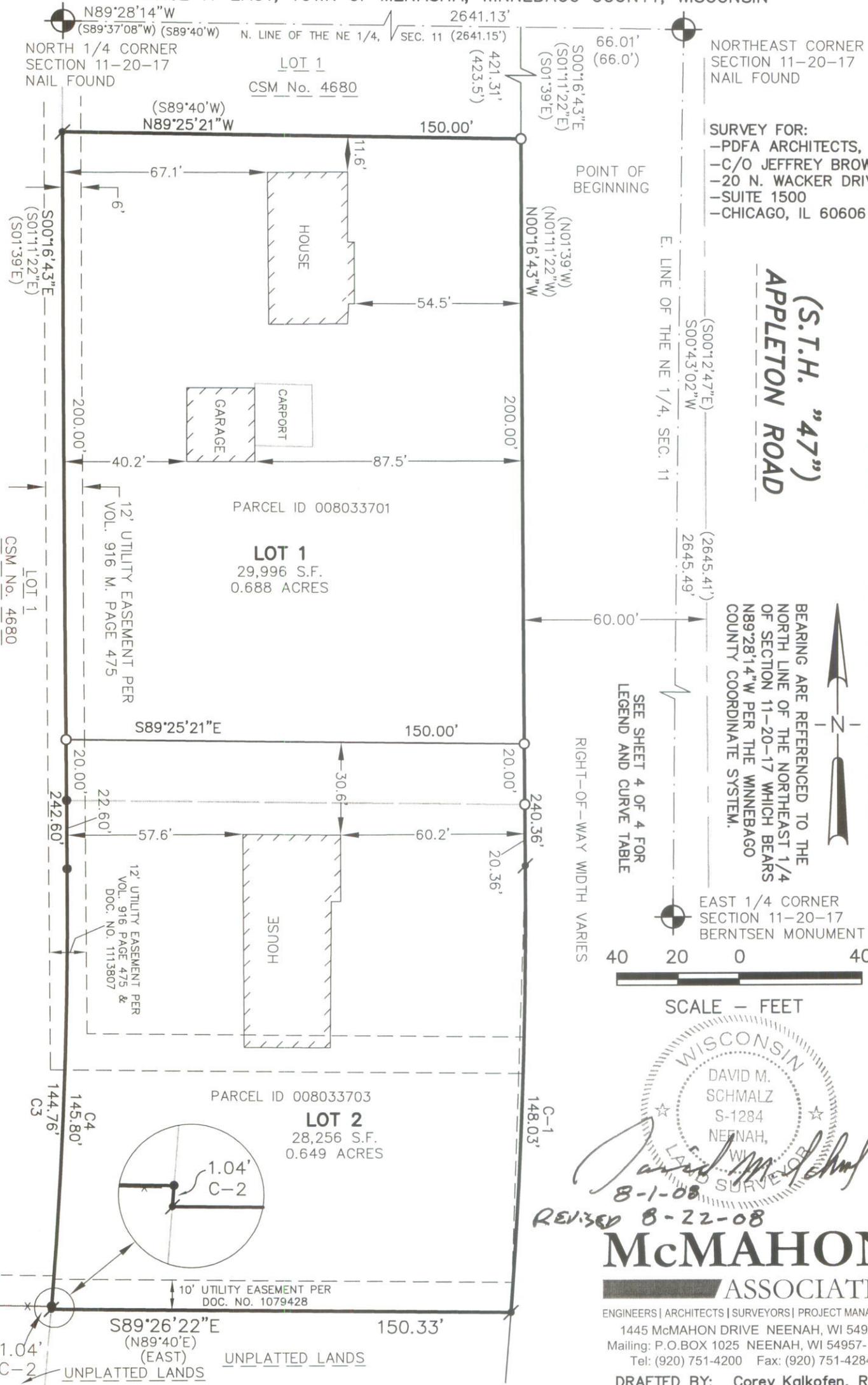
TID #5 Cash Flow
 Estimates as of July 31, 2008
 Donor District

Budget Year	TID # 5 Cash Balance 12/31/2007	Estimated TID 5 Tax Increment & Comp. Aid	Estimated Expenditures	Current TID 5 Debt Serv.	Applying Funds On Hand	Taxable 2008 G.O. Notes Est. Debt Service	Tax Exempt Note Issu. Estimated Debt Serv.	Transfer TO TID 3	Transfer TO TID 7	Transfer TO TID 8	Cumulative Balance
2008	453,370	270,471	(2,970)	(208,400)	(280,000)	(68,062)	(72,501)		(5,805)	-	232,471
2009		275,000	(2,970)	(202,600)		(88,998)	(43,645)		(20,000)	-	161,338
2010		290,000	(2,970)	(176,400)		(89,760)	(42,570)		(20,048)	-	119,326
2011		310,000	(2,970)	(175,100)		(84,960)	(41,495)	(94,465)	(29,898)	-	98,878
2012		330,000	(2,970)	(173,500)		(40,420)	(106,315)	(105,295)	(18,048)	-	13,202
2013		350,000	(2,970)	(174,015)		(39,345)	(109,060)	(117,395)	(15,673)	-	9,584
2014		370,000	(2,970)	(174,335)		(113,270)	(109,060)	(109,060)	(18,048)	-	41,966
2015		390,000	(2,970)	(174,460)		(108,970)	(109,620)	(117,395)	(24,748)	-	14,158
2016		410,000	(2,970)	(174,260)		(109,620)	(109,620)	(117,395)	(17,173)	(126,000)	(4,185)
2017		430,000	(2,970)	(173,725)					(176,000)	(88,000)	(3,488)
2018		440,000	(2,970)	(172,845)					(70,700)	(43,800)	(3,488)
2019		440,000	(2,970)	(176,610)					-	(9,500)	142,432
2020	TID 5 ends	440,000	(2,970)	(174,790)							222,582
2021		4,745,471		(172,590)		(331,779)	(611,836)	(532,530)	(416,379)	(267,300)	
				(2,503,630)							

TID #8 Cash Flow
 Estimates as of July 31, 2008
 Recipient District

Budget Year	TID # 8 Cash Balance 12/31/2007	Estimated TID 8 Tax Increment	TID 8 Current Debt Serv.	2008 G.O. Notes Est. Debt Service	2008 G.O. Notes Est. Debt Service	Note Proceeds	2013 G.O. Bond Est. Debt Service	Estimated Transfer From TID 5	Cumulative Balance
2008	(13,910)	64,685	(40,415)	(77,043)	(10,072)		(58,338)	-	10,360
2009		64,685		(71,703)	(34,298)		(57,025)	-	(12,071)
2010		64,685		(70,290)	(33,223)		(55,713)	-	(53,386)
2011		64,685		(68,790)	(32,148)		(54,400)	-	(92,213)
2012		64,685		(702,240)	(31,073)	635,000	(53,088)	-	(128,466)
2013		64,685		-	(29,998)		(74,150)	-	(162,093)
2014		64,685		-	(28,923)		(76,775)	-	(185,743)
2015		64,685		-	(27,848)		(74,150)	126,000	(207,006)
2016		64,685		-	(41,760)		(71,525)	88,000	(225,881)
2017		64,685					(68,900)	43,800	(131,356)
2018		64,685					(66,275)	9,500	(31,758)
2019		64,685					(63,650)		(48)
2020		64,685					(71,025)		(13)
2021		64,685					(82,875)		(6,853)
2022		64,685					(73,938)		(11,068)
2023		64,685					(932,675)		(12,658)
2024		64,685							(11,623)
2025		64,685							(17,963)
2026		64,685							(36,153)
2027		64,685							(50,406)
		1,293,700		(990,066)	(269,340)			267,300	

CERTIFIED SURVEY MAP NO. _____ PAGE 1 OF 4
 A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 11, TOWNSHIP 20 NORTH,
 RANGE 17 EAST, TOWN OF MENASHA, WINNEBAGO COUNTY, WISCONSIN

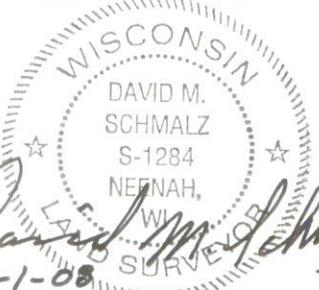


SURVEY FOR:
 -PDFA ARCHITECTS, INC.
 -C/O JEFFREY BROWNELL
 -20 N. WACKER DRIVE,
 -SUITE 1500
 -CHICAGO, IL 60606

(S.T.H. "47")
APPLETON ROAD

BEARING ARE REFERENCED TO THE
 NORTH LINE OF THE NORTHEAST 1/4
 OF SECTION 11-20-17 WHICH BEARS
 N89°28'14"W PER THE WINNEBAGO
 COUNTY COORDINATE SYSTEM.

SEE SHEET 4 OF 4 FOR
 LEGEND AND CURVE TABLE



REVISED 8-22-08

McMAHON
 ASSOCIATES

ENGINEERS | ARCHITECTS | SURVEYORS | PROJECT MANAGERS
 1445 McMAHON DRIVE NEENAH, WI 54956
 Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
 Tel: (920) 751-4200 Fax: (920) 751-4284

DRAFTED BY: Corey Kalkofen, RLS

mabing w:\DWC\PO965\980503\02\revised Yum Brands CSM Menasha.dwg 08/22/08 10:49 AM

A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 11, TOWNSHIP 20 NORTH, RANGE 17 EAST, TOWN OF MENASHA, WINNEBAGO COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

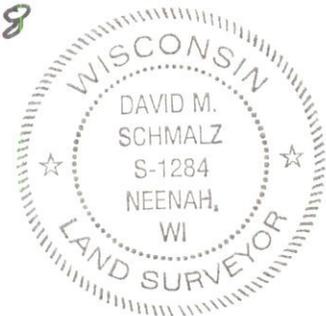
I, David M. Schmalz, Wisconsin Registered Land Surveyor S-1284, certify that I have surveyed, divided and mapped a part of the Northeast 1/4 of the Northeast 1/4, Section 11, Township 20 North, Range 17 East, Town of Menasha, Winnebago County, Wisconsin containing 58,252 square feet (1.337 acres) of land and described as follows:

Commencing at the Northeast corner of said Section 11; Thence N89°28'14"W (recorded as S89°37'08"W & S89°40'W), 66.01 feet (recorded as 66.0') along the North line of the Northeast 1/4 of said Section 11 to the Northerly extension of the West right-of-way line of Appleton Road (S.T.H. "47"); Thence S00°16'43"E (recorded as S01°11'22"E & S01°39'E), 421.31 feet (recorded as 423.5 feet) along said Northerly extension and said West right-of-way line of Appleton Road (S.T.H. "47") to the Point of Beginning; Thence N89°25'21"W (recorded as S89°40'W), 150.00 feet; Thence S00°16'43"E (recorded as S01°11'22"E & S01°39'E), 242.60 feet to the start of a 1700.08 foot radius curve to the right; Thence 145.80 feet along the arc of said curve with a chord distance of 145.76 feet which bears S02°10'42"W; Thence S89°26'22"E (recorded as N89°40'E & East), 150.33 feet to said West right-of-way line and the start of a 1850.06 foot radius curve to the left; Thence 148.03 feet along the arc of said curve with a chord distance of 147.99 feet which bears N02°00'49"E; Thence N00°16'43"W (recorded as N01°11'22"W & N01°39'W), 240.36 feet along said West right-of-way line to the Point of Beginning.

I further certify that this map is a correct representation of the exterior boundary lines of the lines of the land surveyed and the division of that land, and that I have complied with Section 236.34 of the Wisconsin Statutes, the Winnebago County and the Town of Menasha Subdivision Ordinances in surveying, dividing and mapping the same.

Given under my hand and seal this 1st day of August, 2008.
REVISED 8-22-08

David M. Schmalz
David M. Schmalz, Reg. WI Land Surveyor S-1284



CERTIFICATE OF PLANNING AGENCY:

Pursuant to the Land Subdivision Requirements of Winnebago County, Wisconsin, all the requirements for approval have been fulfilled. This minor Subdivision was approved by the Winnebago County Planning and Zoning Committee.

Authorized Signature Date

- THIS CSM IS ALL OF TAX PARCEL Nos.: 8033701 & 008033073
- THE PROPERTY OWNER OF RECORD IS: OSHKOSH AVENUE, LLC & 1151 MIWAY ROAD, LLC
- THIS PROPERTY IS CONTAINED WHOLLY WITHIN LANDS DESCRIBED IN DOCUMENT Nos. 1375184 & 1315352

CERTIFICATE OF TREASURERS

I, being the duly elected, qualified and acting Treasurer, do hereby certify that in accordance with the records in my office there are no un-paid taxes or un-paid special assessments on any of the lands included in this Certified Survey Map as of:

Town Treasurer Date County Treasurer Date

A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 11, TOWNSHIP 20 NORTH,
RANGE 17 EAST, TOWN OF MENASHA, WINNEBAGO COUNTY, WISCONSIN

OWNER'S CERTIFICATE PARCEL ID 008033701

Oshkosh Avenue, LLC, As Owners, We hereby certify that we caused the land described on this map to be surveyed, divided and mapped as represented on this map. Dated this _____ day of _____, 2008.

Authorized Signature

Authorized Signature

Printed Name

Printed Name

State of Wisconsin)
)ss
_____County)

Personally appeared before me on the _____ day of _____, 2008, the above named person(s) to me known to be the person(s) who executed the foregoing instrument, and acknowledged the same.

Notary Public

_____ County, _____

My commission expires _____

OWNER'S CERTIFICATE PARCEL ID 008033703

1151 Midway Road LLC, As Owners, We hereby certify that we caused the land described on this map to be surveyed, divided and mapped as represented on this map. Dated this _____ day of _____, 2008.

Authorized Signature

Authorized Signature

Printed Name

Printed Name

State of Wisconsin)
)ss
_____County)

Personally appeared before me on the _____ day of _____, 2008, the above named person(s) to me known to be the person(s) who executed the foregoing instrument, and acknowledged the same.

Notary Public

_____ County, _____

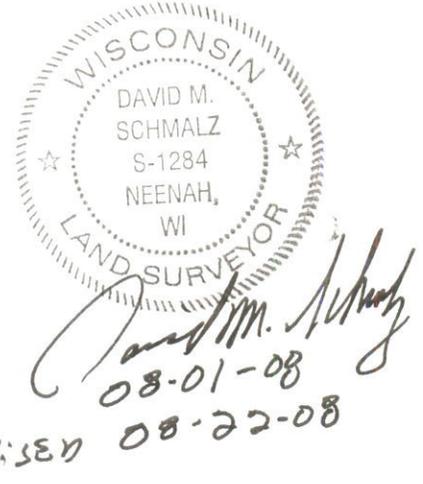
My commission expires _____



REVISED 8-22-08

LEGEND

- - 3/4" x 24" ROUND IRON REBAR
WEIGHING 1.5 lbs./lineal ft. SET
- - 1" IRON PIPE FOUND
- ⚡ - 3/4" ROUND STEEL REBAR FOUND
- ⊕ - CERTIFIED LAND CORNER
WINNEBAGO COUNTY
- () - RECORDED BEARING AND/OR DISTANCE
- S.F. - SQUARE FEET



CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	1850.06'	04°35'04"	147.99'	N 02°00'49" E	148.03'
C2	1700.08'	00°02'07"	1.05'	S 04°37'03" W	1.04'
C3	1700.08'	04°52'43"	144.71'	S 02°09'38" W	144.76'
C4	1700.08'	04°54'50"	145.76'	S 02°10'42" W	145.80'

CERTIFICATE OF TOWN BOARD

We hereby certify that the Town of Menasha Board of Supervisors adopted Resolution # _____ at the regular meeting of _____, approving the Certified Survey Map with/without conditions as stated in the resolution.

Town Chairperson

Date

Town Clerk

Date

COMMON COUNCIL RESOLUTION

Resolved, this Certified Survey Map in the City of Menasha is hereby approved by the Common Council on this _____ day of _____, 20____.

Mayor
Donald Merkes

Dated

City Clerk
Deborah Galeazzi

Dated