

It is expected that a Quorum of the Board of Public Works, Park Board, Administration Committee, Common Council and/or Sustainability Board 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**

**October 5, 2010
3:30 PM**

AMENDED AGENDA

- A. CALL TO ORDER
- B. ROLL CALL/EXCUSED ABSENCES
- C. MINUTES TO APPROVE
 - 1. [Minutes of the September 21, 2010 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. None
- F. ACTION ITEMS
 - 1. [Release of Public Dedication CSM 5979 – River Street](#)
 - 2. [Re-approval of Extraterritorial CSM – Appleton Road – Town of Menasha](#)
 - 3. [Site Concept Plan – 835 Oneida Street – Charles Krause](#)
 - 4. Presentation on Sustainable Neighborhood and Home Design – Curt Biggar
- G. ADJOURNMENT

CITY OF MENASHA
Plan Commission
Council Chambers, City Hall – 140 Main Street
September 21, 2010
DRAFT MINUTES

A. CALL TO ORDER

The meeting was called to order at 3:35 p.m. by Mayor Merkes.

B. ROLL CALL/EXCUSED ABSENCES

PLAN COMMISSION MEMBERS PRESENT: Mayor Merkes, DPW Radtke, Commissioners Homan and Sturm

PLAN COMMISSION MEMBERS EXCUSED: Commissioners Schmidt and Cruickshank and Ald. Benner

OTHERS PRESENT: CDD Keil, PP Kester, Gary Gieger, Steve Borsechnik, Fire Chief Al Auxier, and Nick Pflum

C. MINTUES TO APPROVE

1. **Minutes of the September 14, 2010 Plan Commission Meeting**

Moved by Comm. Homan, seconded by DPW Radtke to approve the September 14, 2010 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. **Site Plan Review – 217 Washington Street**

PP Kester reviewed the proposed site plan. Compliance with the 10 foot front yard setback for the parking lot is problematic because of the limited space between the building and the ROW.

Commissioners discussed:

- The proposed use (it is to be a nutrition/weight loss center).
- The parking configuration and potential conflicts with the dumpster location.
- The height and spread of the canopy trees in the front yard
- The height of shrubbery in proximity to the driveway access/vision clearance concerns.

Motion by Comm. Sturm, seconded by Comm. Homan to approve the site plan with a finding that a 10 foot parking lot setback is not practical due to the current building/parking configuration, and that there be an option of altering the type of canopy tree in the front yard with approval of Community Development Department staff.

The motion carried.

2. **Site Plan Review – Manitowoc Road/Province Terrace – Fire Station #36**

PP Keter reviewed the proposed change to the site –plan which included the addition of brick to meet the 75% requirement, and the modifications to the landscaping plan which included the addition of evergreens and the extension of foundation plantings along the east side of the building. The lighting plan specifications were unclear

Commissioners discussed:

- The width of the driveway in proximity to the equipment bays.
- The status of the rain gardens as bid items.
- The deletion of the solar water heating system.
- The lighting plan.

Motion by DPW Radtke, seconded by Comm. Sturm to approve the site plan with the conditions that the storm water and erosion control plans be approved by the Engineering Dept., and that the lighting plan be approved by Community Development Department staff.

The motion carried.

G. ADJOURNMENT

Motion by DPW Radtke, seconded by Comm. Sturm to adjourn at 4:35 p.m.

The motion carried.

Minutes respectfully submitted by Greg Keil, Community Development Director

THAT PART OF LOTS 1, 2, 3 AND 4 IN BLOCK 12 AND PART OF THE RESERVATION, TWO ADDITIONS TO THE VILLAGE OF MENASHA IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 20 NORTH, RANGE 17 EAST, IN WINNEBAGO COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE NORTH 89 DEGREES 59 MINUTES 36 SECONDS EAST 1.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 59 MINUTES 36 SECONDS EAST 123.07 FEET; THENCE SOUTH 61 DEGREES 36 MINUTES 24 SECONDS EAST 40.33 FEET; THENCE SOUTH 00 DEGREES 32 MINUTES 40 SECONDS EAST 18.26 FEET; THENCE SOUTH 02 DEGREES 07 MINUTES 36 SECONDS WEST 36.68 FEET; THENCE SOUTH 13 DEGREES 01 MINUTES 36 SECONDS WEST 35.98 FEET; THENCE NORTH 77 DEGREES 44 MINUTES 02 SECONDS WEST 5.50 FEET; THENCE NORTH WESTERLY ALONG THE ARC OF A CURVE 36.07 FEET HAVING A RADIUS OF 43.50 FEET AND A CHORD OF NORTH 11 DEGREES 27 MINUTES 14 SECONDS WEST 35.05 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE 20.69 FEET HAVING A RADIUS OF 28.50 FEET AND A CHORD OF NORTH 56 DEGREES 01 MINUTES 03 SECONDS WEST 20.24 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE 136.67 FEET HAVING A RADIUS OF 277.65 FEET AND A CHORD OF NORTH 62 DEGREES 37 MINUTES 36 SECONDS WEST 135.29 FEET TO THE POINT OF BEGINNING IN WINNEBAGO COUNTY, WISCONSIN.

CERTIFIED SURVEY MAP NO. 5979

Part of Lots 1,2,3 and 4 all in Block 12 and part of the Reservation, Two Additions to the Village of Menasha, Section 22, Township 20 North, Range 17 East, City of Menasha, Winnebago County, Wisconsin

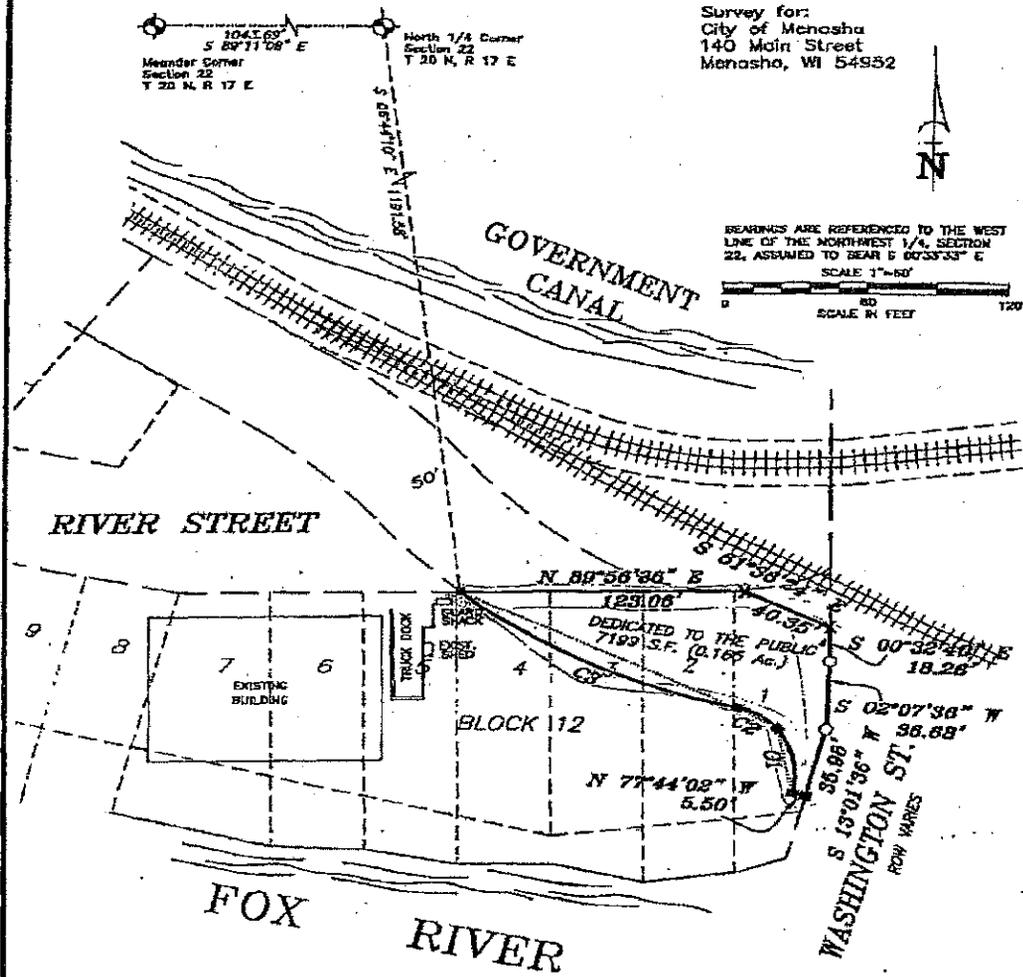
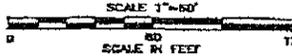
Survey for:
City of Menasha
140 Main Street
Menasha, WI 54952

North 1/4 Corner
Section 22
T 20 N, R 17 E

Meander Corner
Section 22
T 20 N, R 17 E



BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NORTHWEST 1/4 SECTION 22, ASSUMED TO BEAR S 00°33'33" E



Curve	Radius	Delta	Length	Chord Bearing	Chord
1	43.50'	047°30'22"	36.07'	N 11°27'14.0" W	35.04'
2	28.50'	041°36'07"	20.69'	N 56°00'29.5" W	20.24'
3	277.50'	028°12'34"	136.63'	N 62°42'10.0" W	135.25'

LEGEND

- 1" IRON PIPE SET, 24" LONG, WEIGHING 1.130 LBS. PER LIN. FOOT
- X CHISELED "C" FOUND
- 3/4" REBAR FOUND
- ◆ GOVERNMENT CORNER



Martenson & Eisele, Inc.
Planning - Surveying - Engineering - Architecture
1577 Midway Road, Menasha, WI 54952
Phone (920) 751-0381 Fax (920) 753-8578
www.martenson-eisele.com
info@martenson-eisele.com



PROJECT NO. 210-071
FILE 210071eam (CSM2) SHEET 1 OF 3
THIS INSTRUMENT WAS DRAFTED BY: pcc

CERTIFIED SURVEY MAP NO. 5979

SURVEYOR'S CERTIFICATE:

I, DANIEL W. HOEL, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY:

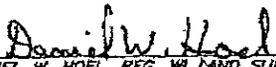
THAT I HAVE SURVEYED, DIVIDED, MAPPED AND DEDICATED AT THE DIRECTION OF THE CITY OF MENASHA, PART OF LOTS 1, 2, 3 and 4, ALL IN BLOCK 12 AND PART OF THE RESERVATION, TWO ADDITIONS TO THE VILLAGE OF MENASHA, SECTION 22, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 22; THENCE SOUTH 05 DEGREES 44 MINUTES 10 SECONDS EAST, 1191.58 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 09 DEGREES 56 MINUTES 36 SECONDS EAST, 123.08 FEET;
THENCE SOUTH 61 DEGREES 36 MINUTES 24 SECONDS EAST, 40.35 FEET;
THENCE SOUTH 00 DEGREES 32 MINUTES 40 SECONDS EAST, ALONG THE WESTERLY RIGHT OF WAY LINE OF WASHINGTON STREET, 10.26 FEET;
THENCE SOUTH 02 DEGREES 07 MINUTES 36 SECONDS WEST, ALONG SAID WESTERLY LINE, 36.68 FEET;
THENCE SOUTH 13 DEGREES 01 MINUTES 36 SECONDS WEST, ALONG SAID WESTERLY LINE, 35.98 FEET;
THENCE NORTH 77 DEGREES 44 MINUTES 02 SECONDS WEST, 5.50 FEET;
THENCE 36.07 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 43.50 FEET AND A CHORD OF 35.04 FEET WHICH BEARS NORTH 11 DEGREES 27 MINUTES 14 SECONDS WEST;
THENCE 20.69 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 28.50 FEET AND A CHORD OF 20.24 FEET WHICH BEARS NORTH 56 DEGREES 00 MINUTES 23.5 SECONDS WEST;
THENCE 136.63 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 277.50 FEET AND A CHORD OF 135.25 FEET WHICH BEARS NORTH 62 DEGREES 42 MINUTES 10 SECONDS WEST TO THE POINT OF BEGINNING, CONTAINING 7199 SQUARE FEET (0.165 ACRES) AND SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE FULLY COMPLIED WITH CHAPTER 238.34 OF THE WISCONSIN STATUTES IN SURVEYING, DIVIDING, AND MAPPING THE SAME AND THE CITY OF MENASHA SUBDIVISION ORDINANCES.

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

GIVEN UNDER MY HAND THIS 22ND DAY OF NOVEMBER, 2005.


DANIEL W. HOEL, REG. WI LAND SURVEYOR, S-1786



CERTIFIED SURVEY MAP NO. 5979

CORPORATE OWNER'S CERTIFICATE:

ALCAN PACKAGING INC., DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, HEREBY CERTIFY THAT WE CAUSED THE LAND HEREIN DESCRIBED TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED ALL AS SHOWN AND REPRESENTED ON THIS MAP.

DATED THIS 18th DAY OF January, 2006.

MARIE KETZKE, VICE PRESIDENT
PRINT NAME & TITLE

[Signature]
SIGNATURE

STATE OF WISCONSIN)
WINNEBAGO COUNTY)

PERSONALLY CAME BEFORE ME ON THE 18th DAY OF January, 2006, THE ABOVE OWNERS TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

Deborah A. Holcaggi MY COMMISSION EXPIRES 8/10/08
NOTARY



COMMON COUNCIL RESOLUTION:

RESOLVED, THIS MINOR SUBDIVISION IN THE CITY OF MENASHA, IS HEREBY APPROVED BY THE COMMON COUNCIL ON THIS 5th DAY OF December, 2005.

[Signature] 1-13-06
MAYOR DATE
Deborah A. Holcaggi 1/13/06
CLERK DATE

TREASURER'S CERTIFICATE:

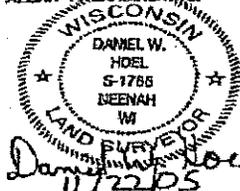
I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LANDS SHOWN HEREON.

Thomas Stoffel Diana M. Hellmann
CITY TREASURER COUNTY TREASURER Deputy

1/17/06 10-2-06
DATE DATE

THIS CERTIFIED SURVEY MAP IS CONTAINED WHOLLY WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENTS:

OWNERS OF RECORD: RECORDING INFORMATION: PARCEL NUMBER:
ALCAN PACKAGING INC. 3-00810-00



PROJECT NO. 210-071
FILE 210071.com (CSM2) SHEET 3 OF 3
THIS INSTRUMENT WAS DRAFTED BY: jee

FORM NO. PES-A



Stock No. 26273

141222
REGISTER'S OFFICE
WINNEBAGO COUNTY, WI
RECORDED ON
18/07/2005 12:43PM
JULIE PASEL
REGISTER OF DEEDS
RECORDING FEE 17.00
TRANSFER FEE 4
OF PAGES 4

*City of
of Kenosha*

SURVEYOR'S
AFFIDAVIT OF
CORRECTION

Document Number

I, Daniel W. Hoel, State of Wisconsin Land Surveyor No. 1786, do hereby certify the following in connection with Certified Survey Map No. 5979 recorded in the Winnebago County Register of Deeds Office in Volume 1 of Certified Survey Maps on page 5979 as Document No. 1412922, said Certified Survey Map being part of Lots 1,2,3 and 4 all in Block 12 and part of the Reservation, Two Additions to the Village of Menasha, Section 22, Township 20 North, Range 17 East, City of Menasha, Winnebago County, Wisconsin.

1414400
REGISTER'S OFFICE
WINNEBAGO COUNTY, WI
RECORDED ON
10/16/2006 12:46PM
JULIE PAGEL
REGISTER OF DEEDS
RECORDING FEE 11.00
TRANSFER FEE
OF PAGES 1

This space reserved for recording date

Revised to:

Martenson & Eisler, Inc.
P.O. Box 449
1377 Midway Road
Menasha, WI 54952
Attn: Daniel W. Hoel

Parcel Identification Number

The Certified Survey Map listed above was recorded in error. The location of the right of way shown on said Certified Survey Map was moved to the north and Alcan Packaging Inc. maintains ownership of the property shown on said Certified Survey Map and it is not dedicated to the public.

I hereby certify the amendment contained hereon are true and correct.

Given under my hand this the 11th day of October, 2006.

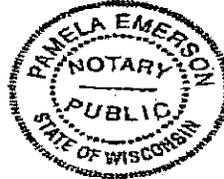
Daniel W. Hoel
Daniel W. Hoel, Reg. WI Land Surveyor S-1786



State of Wisconsin)
)SS
Winnebago County)

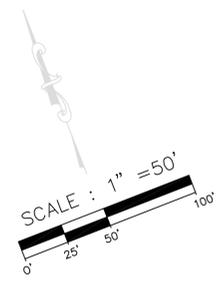
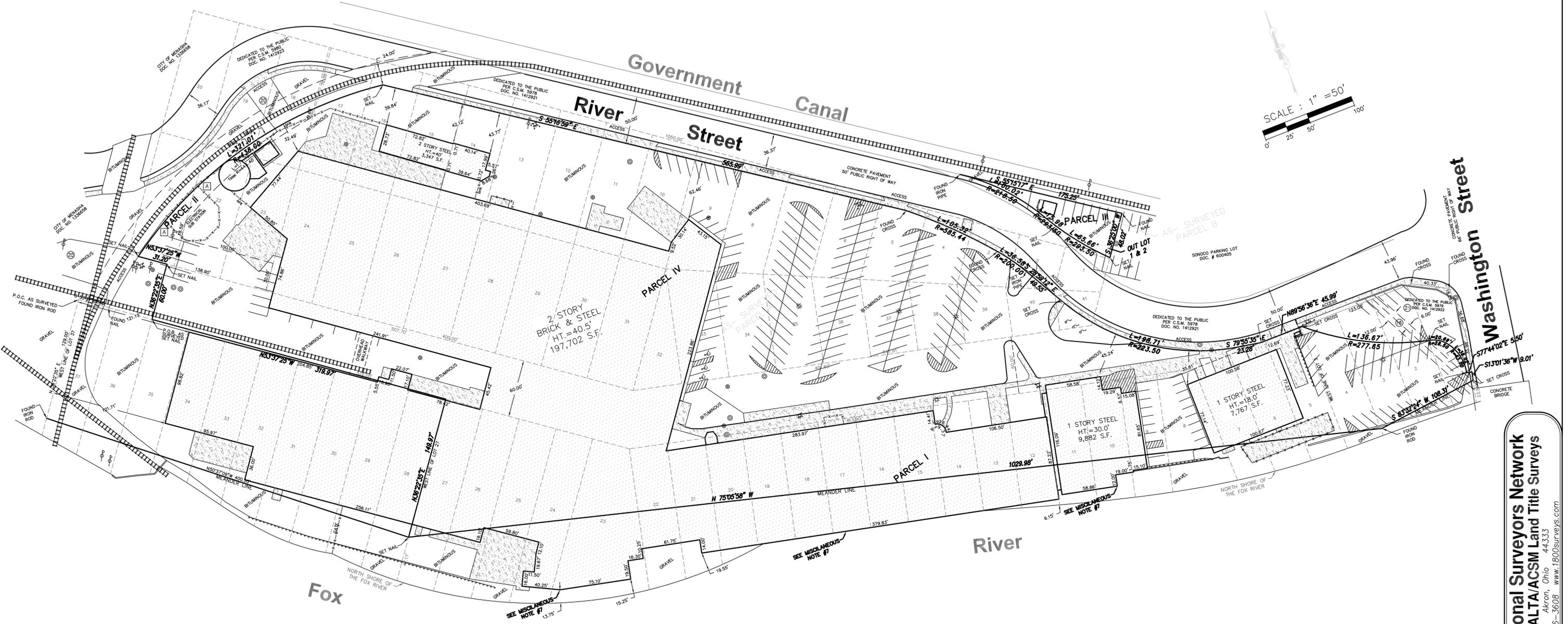
Personally came before me this the 11th day of October, 2006 the above named Daniel W. Hoel to me known to be the person who executed the foregoing instrument and acknowledged the same.

Pamela Emerson
Pamela Emerson, Notary Public
Winnebago County, Wisconsin
My commission expires August 03, 2008



THIS INSTRUMENT DRAFTED BY:
Pam Emerson
Martenson & Eisler, Inc.

Project No. 210-071
File No. aff_correction



Legend of Symbols & Abbreviations

- | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> ⊕ Power Pole ⊙ Light Pole ⊠ Transformer ⊕ Utility Pedestal ⊕ Gas Valve ⊕ Water Valve ⊕ B-Box ⊕ Manhole ⊕ Catch Basin ⊕ Fire Hydrant ⊕ Electric Meter ⊕ Gas Meter ⊕ Clean Out ST—ST Storm Sewer SAN—SAN Sanitary Sewer | <ul style="list-style-type: none"> ⊠ Traffic Signal ⊕ Sign ⊕ Flag Pole ⊕ Satellite Dish ⊕ Telephone ⊕ Ballard ⊕ Auto Sprinkler ⊕ Flared End Section — Stone Wall -x-x- Chain Link Fence -o-o- Stockade Fence — Guard Rail ⊕ Soil Boring Location (S) Survey Bearing | <ul style="list-style-type: none"> N. North S. South E. East W. West Degrees ' Feet or Minutes " Inches or Seconds Sq. Square Ft. Feet Vol. Volume Pg. Page Calc. Calculated Rec. Record Meas. Measured ROW Right of Way CL Centerline OHW Overhead Wire ⊕ Monitoring Well Location |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

ALTA/ACSM LAND TITLE SURVEY
 PREPARED FOR:
Project Horizon Project
 DATE: 4/13/2010
 NETWORK PROJECT No. 201000433, 002
 Page 2 of 2

Bock & Clark's National Surveyors Network
 National Coordinators of ALTA/ACSM Land Title Surveys
 Akron, Ohio 44333
 537 North Cleveland-Massillon Road
 Phone: (800) Surveys, Fax: (330) 666-3608 www.1800surveys.com

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), 60.01 feet (recorded as 60.0') 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 15th day of DECEMBER, 2009.

REVISED 02-01-2010

David M. Schmalz

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



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'

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

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

Printed Name Date

- THIS CSM IS ALL OF TAX PARCEL No.s: 008033701 & 008033703
- THE PROPERTY OWNERS OF RECORD ARE: A&W RESTAURANTS, INC & 1151 MIDWAY ROAD, LLC
- THIS PROPERTY IS CONTAINED WHOLLY WITHIN LANDS DESCRIBED IN DOCUMENT No.s 1485049 & 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:

Myra Piergrossi 9/16/10
Town Treasurer Date
Myra Piergrossi

County Treasurer Date
Mary Krueger

CERTIFICATE OF TOWN BOARD

We hereby certify that the Town of Menasha Board of Supervisors adopted Resolution No. 20025-1 at the regular meeting of Feb. 8, 2010, approving the Certified Survey Map with/without conditions as stated in the resolution.

Arden Tews 3-5-10
Town Chairperson Date
Arden Tews

Karen J. Backman 3/4/2010
Town Clerk Date
Karen J. Backman

REAPPROVED

Arden Tews 9-24/10
Town Chairperson-Arden Tews Date

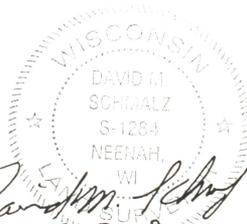
Karen J. Backman 9/24/10
Town Clerk-(Karen J. Backman) Date

COMMON COUNCIL RESOLUTION

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

Mayor Dated
Donald Merkes

City Clerk Dated
Deborah Galeazzi



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 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 _____, 20____.

Peter J. Jungbacker, Manager

State of Wisconsin)
_____)ss
_____County)

Personally appeared before me on the _____ day of _____, 20____, 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 008033701

A&W Restaurants, Inc, 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 _____, 20____.

Authorized Signature

Authorized Signature

Printed Name

Printed Name

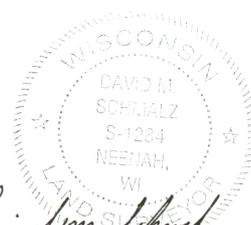
State of Wisconsin)
_____)ss
_____County)

Personally appeared before me on the _____ day of _____, 20____, the above named person(s) to me known to be the person(s) who executed the foregoing instrument, and acknowledged the same.

Notary Public

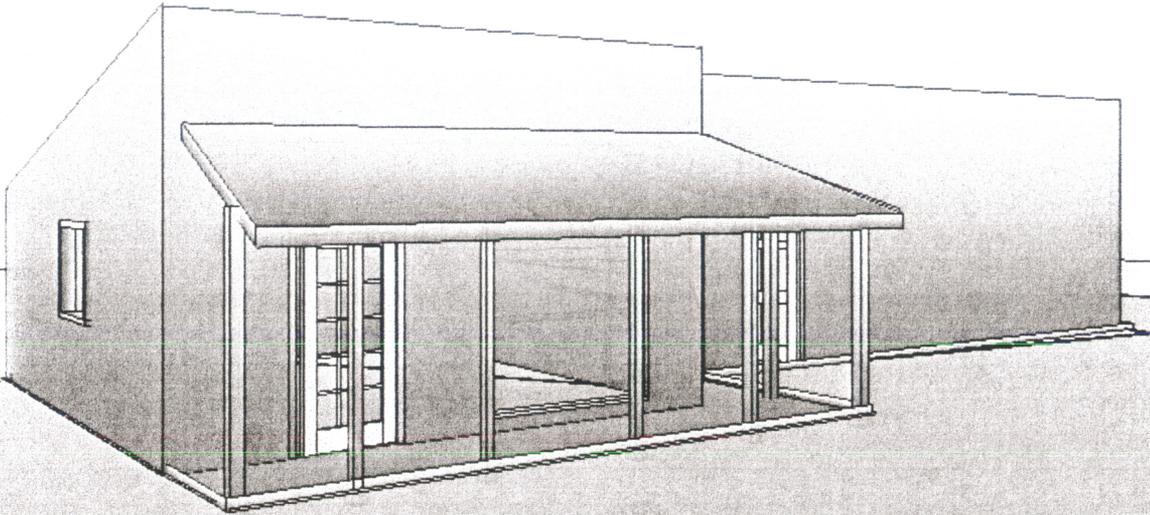
_____ County, _____

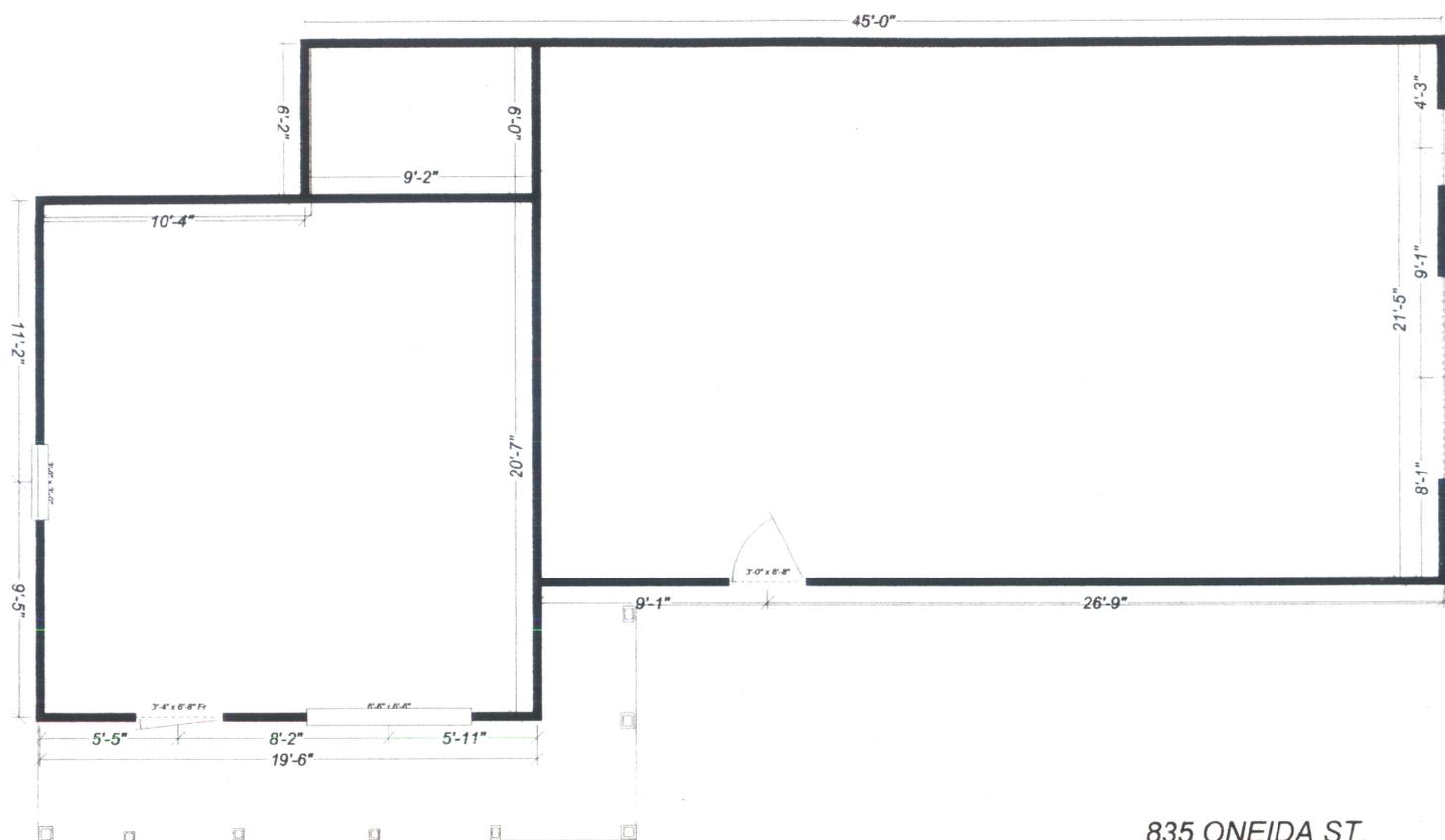
My commission expires _____



David M. Schmalz
12-15-2009
Revised 02-01-2010

Low Quality... (Fast)

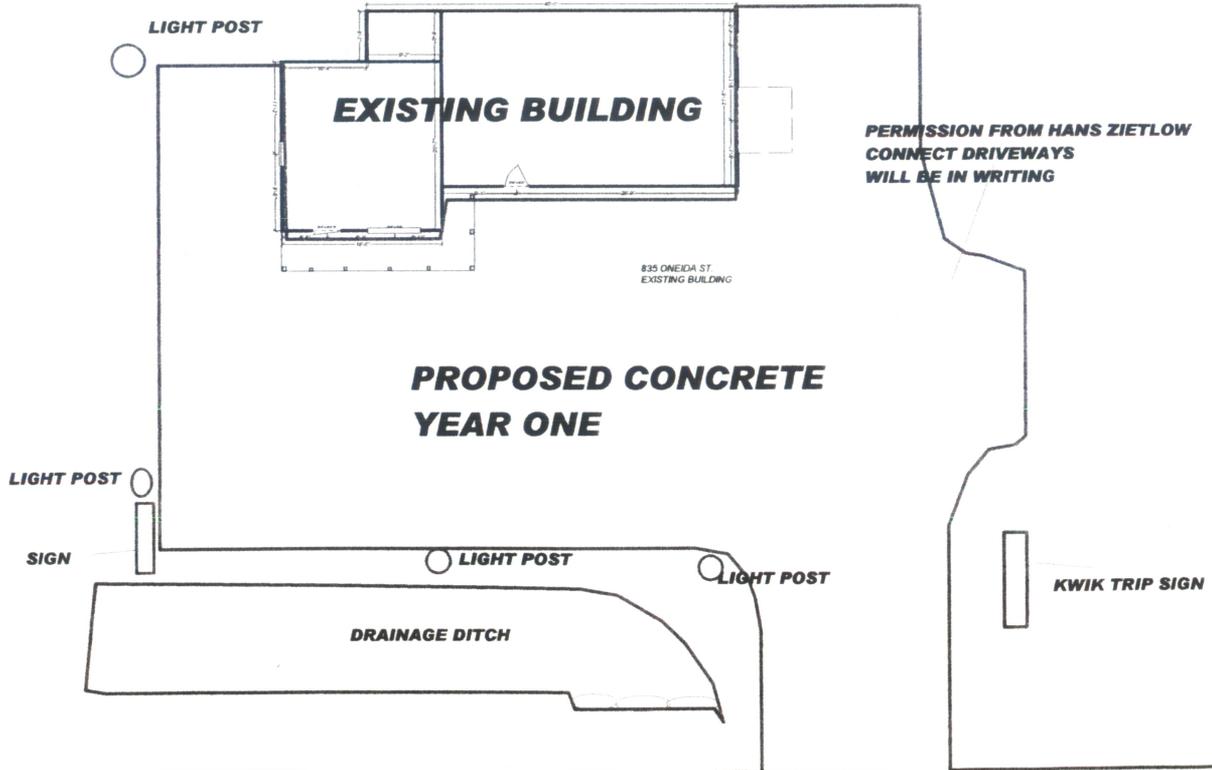




835 ONEIDA ST.
EXISTING BUILDING

YEAR ONE

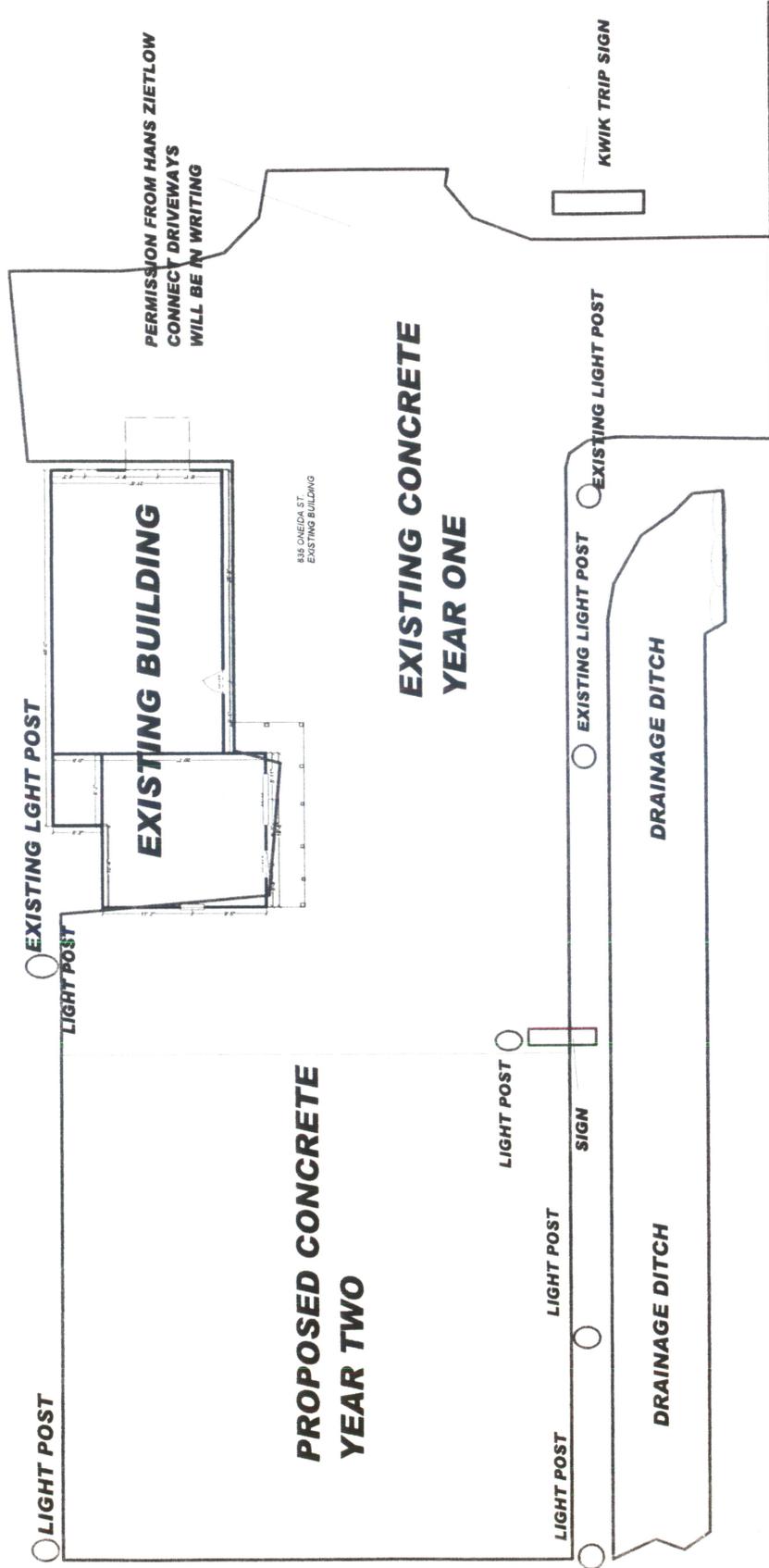
**835 ONEIDA ST
PROPOSED CAR LOT
USE EXISTING BUILDING UNTIL YEAR THREE**



ONEIDA STREET

YEAR TWO

**835 ONEIDA ST
PROPOSED CAR LOT
USE EXISTING BUILDING UNTIL YEAR THREE
CONCRETE COMPLETE FRONTAGE**



ONEIDA STREET

YEAR THREE

REMOVE EXISTING BUILDING
BUILD 3500 - 5500 SQ FT SERVICE CENTER
WITH LANDSCAPE IDEAS

PROPOSED BUILDING

DRAINAGE DITCH

