

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 26, 2011  
3:30 PM**

**AGENDA**

- A. CALL TO ORDER
- B. ROLL CALL/EXCUSED ABSENCES
- C. MINUTES TO APPROVE
  - 1. [Minutes of the July 19, 2011 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. [The Ponds of Menasha Final Plat Review](#)
- G. ADJOURNMENT

**CITY OF MENASHA**  
**Plan Commission**  
**Council Chambers, City Hall – 140 Main Street**  
**July 19, 2011**  
**DRAFT MINUTES**

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**A. CALL TO ORDER**

The meeting was called to order at 4:42 p.m. by Mayor Merkes.

**B. ROLL CALL/EXCUSED ABSENCES**

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

PLAN COMMISSION MEMBERS EXCUSED: Commissioner Homan

PLAN COMMISSION MEMBERS ABSENT: None

OTHERS PRESENT: John Davel, CDD Keil and Ald. Zelinski

**C. MINUTES TO APPROVE**

1. **Minutes of the July 12, 2011 Plan Commission Meeting**

Motion by Comm. Schmidt, seconded by Ald. Benner to approve the July 12, 2011 Plan Commission meeting minutes.

The motion carried.

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

1. Ald. Zelinski inquired about the status of the development agreement with the Ponds of Menasha and the sequencing of actions/approvals relative to the agreement. He also inquired about the status of LPV Lot 16 (the site of the proposed apartments).

CDD Keil commented that he and the City Attorney had met with the developer on July 18 with the expectation that the agreement would be signed that day. There was however a difference in the understanding as to how the developer incentive would be calculated and paid. The City Attorney will be creating an explanatory memorandum as to how the developer incentive is to operate. The current owner of Lot 16 is waiting to receive a final copy of the development agreement prior to taking further action.

**E. DISCUSSION**

1. None

**F. ACTION ITEMS**

1. **The Ponds of Menasha Preliminary Plat Review**

Commissioners reviewed the staff comments outlined in the memorandum to the developer and his engineering consultant. John Davel, project engineer, prepared a response to the staff comments which were also reviewed by the commissioners.

There was extensive discussion on the lot configuration in the NW corner of the plat and with regard to the reservation of right of way to enable the future extension of Lotus Trail to the north. The consensus was to retain the layout as proposed in the NW corner of the plat based on the reasoning that the number of pond lots would be reduced, the woodlot would be substantially

impacted under either layout, and that there would be additional infrastructure costs. The consensus of the Plan Commission was that providing for the future extension of Lotus Trail was necessary for connectivity and to provide access to a potential future neighborhood park.

Motion by DPW Radtke, seconded by Comm. Sturm to recommend approval of the Ponds of Menasha Preliminary Plat with the following conditions:

- That right of way for the future extension of Lotus Trail be reserved.
- That the subdivision contain a minimum of 124 lots.
- That the drainage easement around the stormwater pond be set at a width and grade acceptable to the Public Works Department.
- That the street name "Whisper Falls Lane" not be used in the plat.
- That sufficient ROW be reserved on Lot 73 to enable the eastward extension of the street without curvature.

The motion carried.

## 2. **The Ponds of Menasha Variance Request**

CDD Keil stated that the variances requested were developed in consultation with staff, and that staff are of the opinion that there would be no adverse impacts if the variances were to be granted.

DPW Radtke made, and Comm. Sturm seconded a motion to recommend approval of the variances requested as follows:

- Establishing a 65' ROW on Villa Way (the existing segment of Villa Way has an 80' width).
- Establishing a ROW width of 50' (standard ROW is 60').
- Permitting the west end of Villa Way to terminate in a temporary cul de sac whose length exceeds the 800' standard.
- Eliminating the requirement for a temporary cul de sac on Snowberry Way due to the short length of the segment of street extending westward from Lotus Trail.

The motion carried.

## **G. ADJOURNMENT**

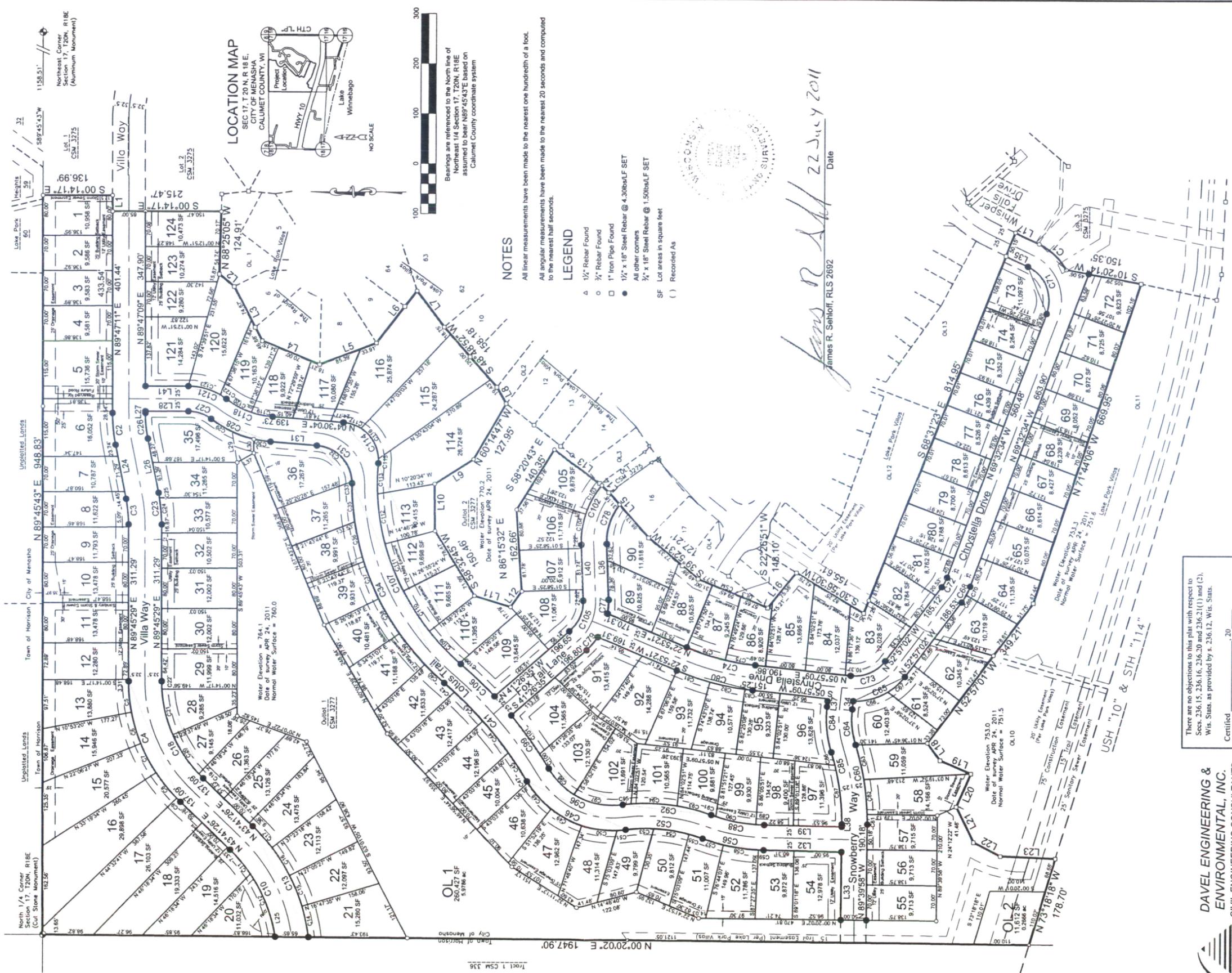
Motion by Comm. Schmidt, seconded by Comm. Cruickshank to adjourn at 4:57 p.m.

The motion carried.

*Minutes respectfully submitted by Greg Keil, CDD.*

# The Ponds of Menasha

All of Lot 4 of CSM 3276, all of Lot 2 of CSM 3275 & all of Lot 1 and Outlot 1 of CSM 3277 being part of the Northwest 1/4 of the Northeast 1/4, Northeast 1/4 of the Northeast 1/4 and Southwest 1/4 of the Northeast 1/4, of Section 17, Township 20 North, Range 18 East, City of Menasha, Calumet County, Wisconsin



### NOTES

All linear measurements have been made to the nearest one hundredth of a foot.  
 All angular measurements have been made to the nearest 20 seconds and computed to the nearest half seconds.

### LEGEND

- △ 1/2" Rebar Found
- 3/4" Rebar Found
- 1" Iron Pipe Found
- 1/2" x 18" Steel Rebar @ 4.30bsd.F SET
- All other corners
- 1/2" x 18" Steel Rebar @ 1.50bsd.F SET
- SF Lot area in square feet
- ( ) Recorded As



*James R. Seihoff*  
 James R. Seihoff, RLS 2692  
 Date 22 July 2011

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

**DAVEL ENGINEERING & ENVIRONMENTAL, INC.**  
 CIVIL ENGINEERING CONSULTANTS  
 1811 Racine Street, Menasha, WI 54952  
 Ph: 920-991-1866 Fax: 920-830-9895  
 www.davel.net

# The Ponds of Menasha

All of Lot 4 of CSM 3276, all of Lot 2 of CSM 3275 & all of Lot 1 and Outlot 1 of CSM 3277 being part of the Northwest 1/4 of the Northeast 1/4, Northeast 1/4 of the Northeast 1/4 and Southwest 1/4 of the Northeast 1/4, of Section 17, Township 20 North, Range 18 East, City of Menasha, Calumet County, Wisconsin

Line	Bearing	Length
L1	S 89°47'11" W	32.10
L2	S 39°37'03" W	38.84
L3	S 62°31'01" W	121.95
L4	S 22°23'48" W	122.38
L5	S 21°15'10" E	119.30
L6	S 52°55'13" E	139.91
L7	S 52°57'34" W	86.97
L8	S 61°00'07" W	37.52
L9	N 32°32'12" W	91.55
L10	S 89°23'40" W	93.32
L11	S 17°12'31" W	73.95
L12	S 64°30'39" E	38.32
L13	S 36°52'36" W	117.81
L14	S 46°37'50" W	43.99
L15	S 48°22'43" W	119.31
L16	S 50°51'57" E	90.57
L17	S 25°56'41" W	51.86
L18	S 52°52'40" W	43.99
L19	S 22°36'13" W	67.40
L20	N 65°57'47" W	71.94
L21	S 67°14'44" W	76.77
L22	S 27°06'07" W	60.11
L23	S 02°14'22" W	109.51
L24	N 78°49'39" E	71.29
L25	N 64°20'54" E	66.28
L26	N 78°49'39" E	61.39
L27	N 89°47'09" E	3.53
L28	S 00°14'17" E	64.51
L29	N 80°30'11" E	62.19
L30	N 89°45'37" E	27.82
L31	S 04°30'04" W	91.61
L32	S 00°58'42" W	65.00
L33	N 89°39'58" W	134.99
L34	N 78°49'39" E	71.29
L35	S 25°56'41" W	47.86
L36	N 89°01'30" E	76.36
L37	S 29°41'49" E	36.00
L38	N 00°58'42" E	66.53
L39	S 89°31'35" W	81.74
L40	N 00°14'17" W	84.48

Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	125.00	S 45°17'22" W	74.53	75.68	34°41'23"	S 25°46'41" W	S 60°38'03" W
C2	332.50	N 84°18'05" E	63.44	63.57	10°56'52"	N 78°49'39" E	N 89°46'31" E
C3	267.50	N 84°17'34" E	50.86	51.03	10°55'51"	N 89°45'29" E	N 78°49'39" E
C4	332.50	N 66°43'28" E	260.20	287.34	48°04'03"	N 43°41'29" E	N 89°45'29" E
C5	332.50	N 84°26'05" E	61.70	61.79	10°38'40"	N 79°06'40" E	N 89°45'29" E
C6	332.50	N 72°30'07" E	65.00	65.10	11°33'07"	N 67°33'33" E	N 79°06'40" E
C7	332.50	N 62°17'00" E	65.00	65.10	11°33'07"	N 45°27'16" E	N 67°33'33" E
C8	332.50	N 44°34'23" E	10.24	10.24	1°45'53"	N 45°27'16" E	N 45°27'16" E
C9	300.00	N 62°33'57" E	194.11	197.66	37°40'03"	N 81°58'20" E	N 43°41'29" E
C10	300.00	N 49°41'24" E	62.71	62.82	11°58'55"	N 55°41'31" E	N 43°41'29" E
C11	300.00	N 68°33'55" E	133.71	134.84	25°40'07"	N 81°38'29" E	N 55°41'31" E
C12	365.00	N 67°21'45" E	245.74	250.64	36°20'38"	N 83°02'04" E	N 43°41'29" E
C13	365.00	N 78°07'15" E	62.52	62.81	9°46'29"	N 83°02'04" E	N 79°12'25" E
C14	365.00	N 68°03'29" E	65.51	65.60	10°17'52"	N 82°54'33" E	N 79°12'25" E
C15	365.00	N 57°45'38" E	65.51	65.60	10°17'52"	N 82°54'33" E	N 52°36'42" E
C16	365.00	N 48°09'04" E	56.77	56.83	6°55'16"	N 52°36'42" E	N 43°41'29" E
C17	365.00	N 68°03'29" E	65.51	65.60	10°17'52"	N 82°54'33" E	N 43°41'29" E
C18	267.50	N 85°43'28" E	209.33	215.08	48°04'03"	N 48°19'16" E	N 89°45'29" E
C19	267.50	N 45°00'21" E	12.28	12.28	2°37'50"	N 43°41'29" E	N 48°19'16" E
C20	267.50	N 56°20'44" E	93.13	93.60	20°02'56"	N 48°19'16" E	N 68°22'11" E
C21	267.50	N 76°23'41" E	93.13	93.81	37°41'48"	N 68°22'11" E	N 68°22'11" E
C22	267.50	N 88°05'21" E	15.98	15.99	3°20'18"	N 88°25'12" E	N 89°45'29" E
C23	328.42	N 84°18'35" E	63.14	63.24	1°10'15"	N 89°49'24" E	N 78°47'37" E
C24	328.42	N 85°10'17" E	53.39	53.36	9°18'23"	N 89°49'24" E	N 80°31'01" E
C25	328.42	N 79°29'19" E	9.86	9.86	1°43'25"	N 80°31'01" E	N 78°47'37" E
C26	267.50	N 84°18'24" E	51.08	51.16	10°57'20"	N 78°49'39" E	N 89°47'09" E
C27	76.00	S 18°23'07" W	47.86	48.76	37°14'48"	S 00°14'17" E	S 37°00'31" W
C28	225.00	S 20°45'18" W	125.56	127.66	32°30'28"	S 37°00'31" W	S 04°30'04" W
C29	225.00	S 24°58'20" W	93.82	94.51	24°04'02"	S 37°00'31" W	S 12°46'29" W
C30	225.00	S 08°43'16" W	33.17	33.16	6°26'25"	S 12°46'29" W	S 04°30'04" W
C31	75.00	S 44°00'51" W	94.42	106.88	83°01'25"	S 09°30'04" W	S 87°31'39" W
C32	75.00	S 46°00'51" W	94.42	106.88	83°01'25"	S 04°30'04" W	S 87°31'39" W
C33	75.00	S 48°00'51" W	94.42	106.88	83°01'25"	S 04°30'04" W	S 87°31'39" W
C34	522.50	S 65°18'35" E	435.16	449.57	48°04'30"	S 69°56'44" W	S 40°38'27" W
C35	522.50	S 85°44'01" W	76.79	76.82	6°25'27"	S 89°58'44" W	S 81°31'17" W
C36	522.50	S 77°04'43" W	86.96	81.03	6°43'09"	S 81°31'17" W	S 72°38'08" W
C37	522.50	S 68°15'58" W	76.62	79.70	6°44'21"	S 72°38'08" W	S 65°35'17" W
C38	522.50	S 58°31'20" W	76.70	76.78	4°58'08"	S 65°35'17" W	S 59°08'53" W
C39	522.50	S 50°47'48" W	76.26	79.36	6°42'09"	S 59°08'53" W	S 48°26'44" W
C40	522.50	S 43°31'35" W	53.22	53.24	5°50'17"	S 48°26'44" W	S 40°38'27" W
C41	777.50	S 48°59'54" W	253.72	254.87	6°28'44"	S 40°38'27" W	S 39°07'41" W
C42	777.50	S 41°58'41" W	26.79	26.80	1°58'29"	S 39°07'41" W	S 18°13'20" W
C43	777.50	S 45°52'35" W	80.32	80.36	5°55'19"	S 42°34'55" W	S 18°13'20" W
C44	777.50	S 51°27'44" W	80.25	80.26	5°54'59"	S 42°34'55" W	S 18°13'20" W
C45	777.50	S 56°54'17" W	67.60	67.43	4°58'08"	S 54°25'13" W	S 18°13'20" W
C46	197.50	S 26°05'33" W	216.85	229.55	66°35'36"	S 59°22'21" W	S 18°12'16" E
C47	777.50	S 58°54'17" W	67.60	67.43	4°58'08"	S 59°22'21" W	S 18°12'16" E
C48	197.50	S 28°10'20" W	69.24	69.60	20°11'25"	S 58°19'05" W	S 38°07'41" W
C49	197.50	S 28°10'20" W	69.24	69.60	20°11'25"	S 58°19'05" W	S 38°07'41" W
C50	197.50	S 08°03'06" W	69.74	70.11	20°20'23"	S 18°13'20" W	S 02°07'03" E
C51	197.50	S 04°38'39" E	17.53	17.53	5°05'13"	S 02°07'03" E	S 07°12'16" E
C52	327.50	S 06°18'44" W	153.26	154.71	27°04'00"	S 07°12'16" E	S 19°51'44" W
C53	327.50	S 17°24'17" W	28.06	28.09	4°54'53"	S 19°51'44" W	S 14°58'51" W
C54	327.50	S 08°46'36" W	70.41	70.54	12°20'30"	S 07°12'16" E	S 02°28'21" W
C55	327.50	S 10°25'13" W	122.22	122.77	18°53'02"	S 02°28'21" W	S 00°58'42" W
C56	372.50	S 10°25'13" W	122.22	122.77	18°53'02"	S 19°51'44" W	S 00°58'42" W
C57	372.50	S 16°33'46" W	42.87	42.89	6°35'51"	S 19°51'44" W	S 13°15'52" W
C58	372.50	S 07°54'08" W	66.62	66.72	10°43'28"	S 13°15'52" W	S 02°32'25" W
C59	372.50	S 01°46'33" W	10.15	10.15	1°33'42"	S 02°32'25" W	S 00°58'42" W
C60	523.75	S 81°33'57" W	159.86	160.30	17°32'11"	S 72°47'51" W	N 89°39'58" W
C61	523.75	S 88°14'59" W	19.82	19.82	2°10'06"	S 88°09'56" W	N 89°39'58" W
C62	523.75	S 84°20'37" W	69.82	69.86	7°38'39"	S 80°31'17" W	S 88°09'56" W

Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C63	523.75	S 78°39'34" W	70.55	70.61	7°43'26"	S 72°47'51" W	S 80°31'17" W
C64	176.25	S 84°22'30" W	70.74	71.23	23°09'18"	N 84°02'51" W	S 72°47'51" W
C65	125.03	S 25°33'23" E	112.50	116.69	53°28'23"	S 01°02'48" W	S 52°17'34" E
C66	125.03	S 15°00'37" E	70.35	71.32	32°40'50"	S 01°04'48" W	S 31°30'02" E
C67	125.03	S 41°53'48" E	45.13	45.37	20°47'33"	S 31°30'02" E	S 52°17'34" E
C68	125.00	S 61°14'48" E	38.07	38.20	18°39'32"	S 52°17'34" E	S 69°32'34" E
C69	125.00	S 86°52'55" E	17.21	17.27	7°53'44"	S 52°17'34" E	S 80°50'47" E
C70	125.00	S 85°11'41" E	18.96	18.97	6°41'48"	S 80°50'47" E	S 69°32'34" E
C71	75.00	S 88°12'03" W	100.87	110.63	64°30'45"	S 25°56'41" W	N 89°32'34" E
C72	75.00	S 61°14'48" E	21.64	21.72	18°35'49"	S 52°36'54" E	S 69°32'34" E
C73	75.00	S 23°29'56" E	73.75	77.10	58°54'12"	S 05°57'10" W	S 52°57'02" E
C74	472.50	N 14°25'15" E	139.16	139.67	16°56'12"	N 05°57'09" E	N 22°53'21" E
C75	472.50	N 09°23'53" E	99.54	99.58	7°13'27"	N 05°57'09" E	N 13°10'36" E
C76	472.50	N 18°01'59" E	86.00	80.10	9°42'45"	N 13°10'36" E	N 22°53'21" E
C77	127.50	S 85°46'12" E	27.66	27.61	12°24'26"	S 79°33'58" E	N 88°01'35" E
C78	125.00	S 72°41'25" E	62.56	64.14	38°33'59"	N 88°01'35" E	S 53°24'26" E
C79	127.50	S 48°11'41" E	34.39	34.50	15°30'12"	S 41°38'35" E	S 56°56'47" E
C80	522.50	S 14°25'15" W	153.89	154.45	16°56'12"	S 22°53'21" W	S 05°57'09" W
C81	522.50	S 19°03'06" W	68.34	68.39	7°35'32"	S 22°53'21" W	S 15°16'50" W
C82	522.50	S 11°25'51" W	70.16	70.21	7°41'58"	S 15°16'50" W	S 07°34'52" W
C83	522.50	S 08°46'00" W	14.85	14.85	1°37'42"	S 07°34'52" W	S 05°57'09" W
C84	228.25	S 84°22'30" W	90.81	91.43	23°09'18"	N 84°02'51" W	S 72°47'51" W
C85	473.75	S 81°33'07" W	144.43	145.00	17°32'11"	S 72°47'51" W	N 89°39'58" W
C86	473.75	S 74°25'38" W	26.94	26.89	3°15'33"	S 72°47'51" W	N 89°39'58" W
C87	473.75	S 63°11'43" W	117.75	118.05	14°16'38"	S 76°03'24" W	N 89°39'58" W
C88	322.50	N 10°25'13" E	105.81	108.29	18°33'02"	N 00°58'42" E	N 19°51'44" E
C89	322.50	N 02°26'28" E	16.46	16.46	2°55'27"	N 00°58'42" E	N 18°50'08" E
C90	322.50	N 11°01'38" E	80.00	80.21	14°14'59"	N 03°54'09" E	N 18°50'08" E
C91	322.50	N 19°00'08" E	9.63	9.63	1°42'28"	N 18°50'08" E	N 19°51'44" E
C92	377.50	N 06°19'44" E	176.68	179.33	27°04'00"	N 18°51'44" E	N 07°12'16" W
C93	377.50	N 14°34'09" E	86.65	86.75	10°35'10"	N 18°51'44" E	N 06°16'24" W
C94	377.50	N 02°19'15" E	91.47	91.65	13°54'39"	N 09°18'34" E	N 04°30'04" W
C95	377.50	N 05°55'10" W	16.93	16.93	2°34'11"	N 04°30'04" W	N 07°12'16" W
C96	147.50	N 25°05'33" E	151.95	171.44	66°35'36"	N 07°12'16" W	N 59°22'21" E
C97	147.50	N 11°55'22" E	96.66	98.48	38°15'15"	N 07°12'16" W	N 31°02'59" E
C98	147.50	N 45°13'10" E	72.21	72.96	28°20'21"	N 31°02'59" E	N 59°22'21" E
C99	147.50	N 54°55'31" E	128.81	128.84	6°55'40"	N 59°22'21" E	N 50°27'41" E
C100	877.50	N 58°12'30" E	34.10				

