

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**

**March 17, 2015
3:30 PM**

AGENDA

- A. CALL TO ORDER
- B. ROLL CALL/EXCUSED ABSENCES
- C. MINUTES TO APPROVE
 - 1. [Minutes of the March 3, 2015 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. Lighting Standards for Residential Properties
 - 2. [Comprehensive Plan Review – Rezoning of Parcel Immediately North of 1737 Racine Road from C-1 to I-1](#)
- F. ACTION ITEMS
 - 1. [Certified Survey Map – River Lea Court \(1 Lot CSM\)](#)
 - 2. [Certified Survey Map – River Lea Court \(4 Lot CSM\)](#)
- G. ADJOURNMENT

**CITY OF MENASHA
Plan Commission
Council Chambers, City Hall – 140 Main Street
March 3, 2015
DRAFT MINUTES**

A. CALL TO ORDER

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

B. ROLL CALL/EXCUSED ABSENCES

PLAN COMMISSION MEMBERS PRESENT: Mayor Merkes, Ald. Benner and Commissioners Sturm, DeCoster and Cruickshank (excused at 4:20 p.m.).

PLAN COMMISSION MEMBERS EXCUSED: DPW Radtke and Comm. Schmidt

OTHERS PRESENT: CDD Keil, CDC Heim, Jim Fletcher, Glen Femal, Cal Waters, Steve Grenell and Hans Zietlow.

Public Hearing Regarding the Special Use Permit Application for 1233 Midway Road, Proposed Kwik Trip Convenience Store and Gas Station

Mayor Merkes opened the public hearing at 3:36 PM.

Hans Zietlow, Director of Real Estate, Kwik Trip, Inc., gave an overview of the project at this location which included: the store at this location will be larger than previously built stores in the state and that the car wash will be attached to the building, Kwik Trip has received DOT and Winnebago County approval of the driveway access points, all stormwater will be managed on site and that they are looking at starting construction in June, 2015.

Cal Waters, Waters Plumbing, stated that they have worked with Kwik Trip in the past and have found them to be an excellent company to work with, the site is clean, construction on time and sees Kwik Trip as an asset to the community.

The hearing was closed at 3:38 PM.

Public Hearing the Special Use Permit Application for 100 Main Street

Mayor Merkes opened the public hearing at 3:39 PM.

Jim Fletcher, Remax 24/7 Commercial, gave an overview of the Special Use Permit request and the need to have approval of the permit as there is a tenant seeking to occupy the space for 18 months starting in April, 2015.

The hearing was closed at 3:40 PM.

C. MINUTES TO APPROVE

1. **Minutes of the February 3, 2015 Plan Commission Meeting**
Motion by Comm. Sturm, seconded by Comm. Cruickshank to approve the February 3, 2015 Plan Commission meeting minutes. The motion carried 5-0.

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

1. No one spoke.

E. DISCUSSION

1. **Lighting Standards for Residential Properties**
Discussion by Commissioners regarding if this was still an issue and if residential properties

should be held to a similar level of lighting standards as business properties. CDD Keil explained that he had conversations with the Police Department and the Public Nuisance ordinance seems to be the best fit if an ordinance adoption is pursued. It was the opinion of the Commissioners that this issue be brought back to the next meeting for further discussion.

2. **Comprehensive Plan Review – Rezoning of Parcel Immediately to the East of 1233 Midway Road**

CDD Keil provided a history on this parcel which the city acquired for the Midway Business Park. The property was then acquired by Winnebago Color Press in exchange for additional right-of-way on Midway Road when the intersection was reconstructed. When other parcels were rezoned from C-3 (Business and Office District) to C-4 (Business Park District) this parcel was excluded. Commissioners discussed what could be done with the parcel. It was alluded that when the CSM for the Kwik Trip property is completed it could be part of a possible commercial development. There is an existing easement on the parcel which will be addressed with review of the CSM. Commissioners had no issues and the rezoning will be initiated and placed on the next agenda.

F. ACTION ITEMS

1. **Special Use Permit – 1233 Midway Road – Kwik Trip Convenience Store and Gas Station**

CDD Keil provided an overview of the proposed site plan for the Kwik Trip store and gas station. He proposed the following be brought into compliance with the Menasha Code of Ordinances: the parking lot interior landscaping be brought into compliance per Sec. 13-1-12(g)(5)(b), landscaping adjacent to the building be brought into compliance per Sec. 13-1-12(g)(3), curbing adjacent to the building be brought into compliance per Sec. 13-1-51(b)(2)(b), approval of erosion control and stormwater management plan be approved by the Public Works Department, that the annexation of parcel #008-0381 be completed prior to occupancy, the canopy lighting intensity comply with the lighting standards in Sec. 13-1-12(5), parking lot lighting to comply with Color Rendition Index of 50 or greater be brought into compliance per Sec. 13-1-12(5) and that the submission of a CSM combining and splitting of the parcels be completed prior to occupancy.

Hans Zietlow indicated that at other project sites they have successfully used large planters in the front of the building as landscaping as it helps to minimize the amount of trash that could be disposed of in a landscaped area. Mr. Zietlow indicated that he would work with the landscape architect to resubmit the landscaping plan showing the planters and the updates to the interior parking lot landscaping. Ald. Benner asked what types of plantings were typically used in the planters. Mr. Zietlow indicated that seasonal and evergreen shrubbery is typically used. Comm. Strum indicated that the planters would have to be substantial. Comm. Cruickshank asked if the planters would fulfil the landscape requirements. CDD Keil indicated it could be addressed as part of the Special Use Permit and not the Site Plan review. Mr. Zietlow addressed the interior curbing issue stating that Kwik Trip has used bollards with sidewalks to grade in lieu of sidewalk curbing as this eliminates a trip hazard for customers. CDD Keil indicated that the bollards would address the curbing requirements and could be addressed as part of the Special Use Permit in lieu of the curbing and the location of the bollards should be noted on the site plan. All lighting is LED and he would be sure to have the lighting spec sheets and a revised lighting plan submitted to compliance.

Motion by Ald. Benner, seconded by Comm. Cruickshank to recommend approval of the Special Use Permit for 1233 Midway Road, Kwik Trip convenience store and gas station with the following conditions:

- The parking lot interior landscaping to comply with Sec. 13-1-12(g)(5)(b)
- Landscape planters be placed adjacent to the building in lieu of landscaping adjacent to the building as required by Sec. 13-1-12(g)(3)
- A new landscaping plan showing the revised parking lot interior landscaping and the planter location and planting plan be submitted for review
- Bollards are to be placed in lieu of the curbing adjacent to the building requirements of Sec. 13-1-51(b)(2)(b). A revised site plan is to be submitted showing the bollard locations
- Erosion control and storm water management plans be approved by the Public Works

- Department prior to the issuance of a building permit
- That the canopy lighting intensity be brought into compliance with the lighting standards of Sec. 13-1-12(5)
- That parking lot lighting comply with Color Rendition Index of 50 or greater per Sec. 13-1-12(5)
- That a revised lighting plan be submitted for review showing the changes to the parking lot and canopy lighting
- Annexation of parcel #008-0381 be completed prior to building occupancy
- Submission of a CSM recombining the parcels be completed prior to occupancy

The motion carried 5-0.

2. **Special Use Permit – 100 Main Street – AAK Holdings II, LLC**

CDD Keil provided an overview of the site conditions. Due to the building being vacant for greater than twelve months, the site must be brought into compliance. Commissioners discussed the site and the current condition. Jim Fletcher spoke regarding the urgency for the Special Use Permit as there is proposed lease for the building and bringing the site into compliance prior to the lease agreement is not feasible. Commissioners discussed several issues including the planting of trees in the transition area and coordination of that with the adjoining property owner, removal of dead trees on the property, setting a compliance date for plantings to be completed, matching new mulch material with existing mulch.

Motion by Comm. Sturm, seconded Ald. Benner to approve the Special Use Permit for 100 Main Street with the following conditions:

- Replace the maple tree on the Main Street frontage and extend the transitional area to the dumpster
- The parking lot transitional area to be brought into full compliance with all ordinance standards upon reconstruction of the parking lot
- Parking lot to be sealed and striped upon sale of the property
- Planting plan and tree replacement to be reviewed and approved by the City Forester
- Stone mulch to match the existing mulch on property
- Pursue installation of canopy trees with adjoining property using a mix of deciduous and evergreens
- June 15, 2015 compliance date for planting installation
- Replace trees on east side of property
- Deciduous and evergreens

The motion carried 5-0.

H. **ADJOURNMENT**

Motion by Ald. Benner, seconded by Comm. DeCoster, to adjourn at 4:45 PM. The motion carried 4-0.

Minutes respectfully submitted by CDC Heim.



Proposed Rezoning from C-1 General Commercial to I-1 Heavy Industrial

Legend

 Parcel Proposed for Rezoning:
Parcel ID# 4-00762-02



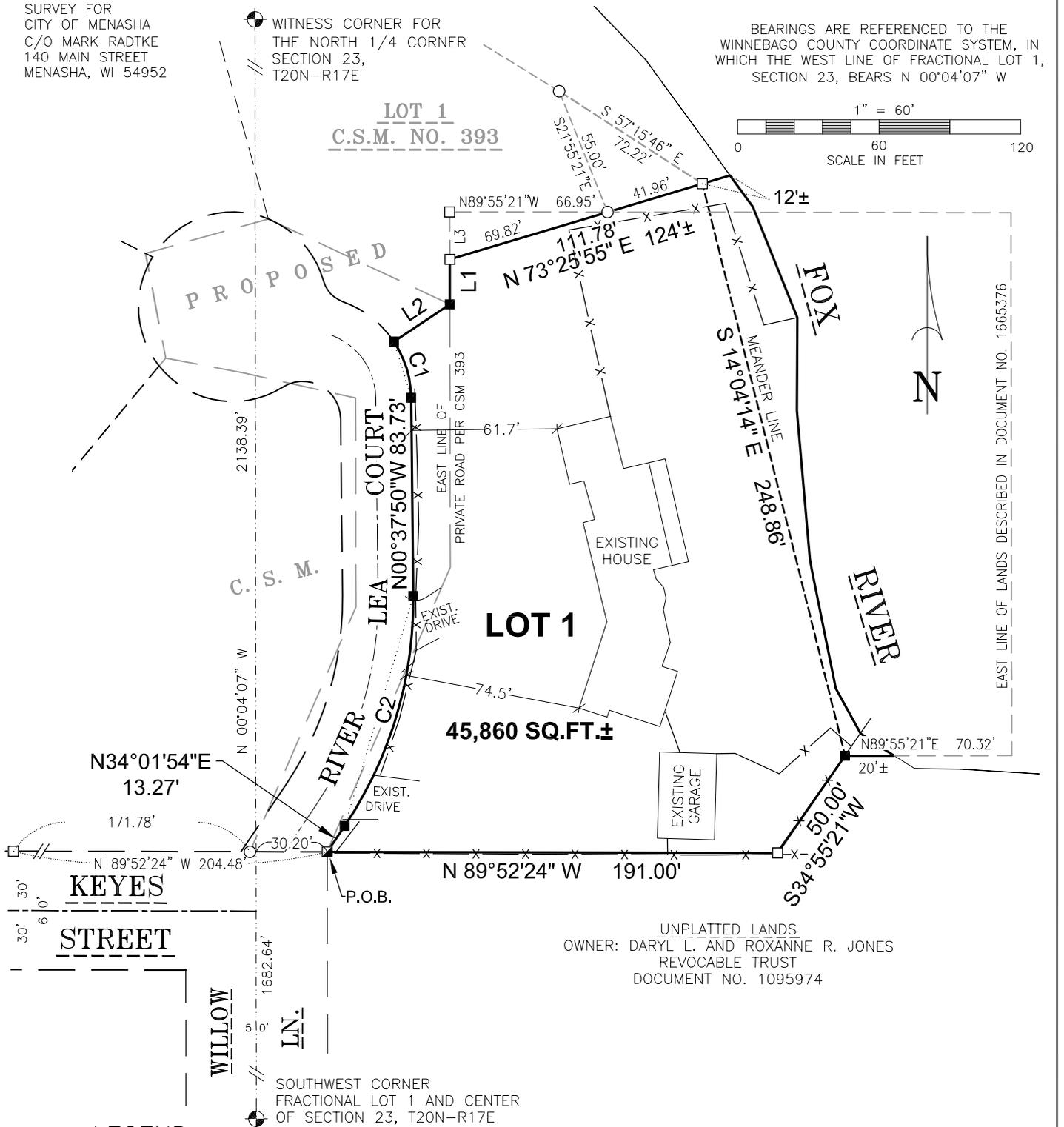
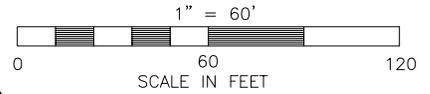
CERTIFIED SURVEY MAP NO. _____
PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 393, PART OF RIVER LEA COURT AND PART OF FRACTIONAL LOT 1, SECTION 23, TOWNSHIP 20 NORTH, RANGE 17 EAST, IN THE THIRD WARD, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.

SURVEY FOR
 CITY OF MENASHA
 C/O MARK RADTKE
 140 MAIN STREET
 MENASHA, WI 54952

WITNESS CORNER FOR
 THE NORTH 1/4 CORNER
 SECTION 23,
 T20N-R17E

BEARINGS ARE REFERENCED TO THE
 WINNEBAGO COUNTY COORDINATE SYSTEM, IN
 WHICH THE WEST LINE OF FRACTIONAL LOT 1,
 SECTION 23, BEARS N 00°04'07" W

LOT 1
C.S.M. NO. 393



UNPLATTED LANDS
 OWNER: DARYL L. AND ROXANNE R. JONES
 REVOCABLE TRUST
 DOCUMENT NO. 1095974

SOUTHWEST CORNER
 FRACTIONAL LOT 1 AND CENTER
 OF SECTION 23, T20N-R17E

LEGEND

- 1" O.D. IRON PIPE SET, 18" LONG, WEIGHING 1.130 LBS. PER LIN. FOOT
- 1" O.D. IRON PIPE FOUND
- 2" O.D. IRON PIPE FOUND
- 3/4" O.D. REBAR FOUND
- ◆ GOVERNMENT CORNER ALUMINUM COUNTY MONUMENT FOUND

LINE TABLE

L1 =	N 00°05'01" W	19.00'
L2 =	N 56°28'23" E	28.44'
L3 =	N 00°05'01" W	20.00'

SEE SHEET 2 FOR CURVE TABLE, NOTES AND RESTRICTIONS.

P.O.B. POINT OF BEGINNING

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

PROJECT NO. 1-0146-002
 FILE 1-0146-002csm1Lot SHEET 1 OF 3
 THIS INSTRUMENT WAS DRAFTED BY: A.Sedar

CERTIFIED SURVEY MAP NO. _____

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
1	43.50'	033°04'26"	25.11'	N 17°10'03" W	24.76'
2	170.00'	034°39'44"	102.84'	N 16°42'02" E	101.28'

NOTES AND RESTRICTIONS:

ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF THE FOX RIVER, 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 ZONING DEPARTMENT PRIOR TO ANY CONSTRUCTION OR OTHER LAND USE ACTIVITY.

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

OWNERS OF RECORD:
JENSEN BUCHANAN

RECORDING INFORMATION:
DOCUMENT NO. 1665376

PARCEL NUMBER:
3-00029-00

SURVEYOR'S CERTIFICATE:

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

THAT I HAVE SURVEYED, MAPPED, DIVIDED AND DEDICATED AT THE DIRECTION OF THE CITY OF MENASHA, PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 393, PART OF RIVER LEA COURT AND PART OF FRACTIONAL LOT 1, SECTION 23, TOWNSHIP 20 NORTH, RANGE 17 EAST, IN THE THIRD WARD, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF FRACTIONAL LOT 1 OF SAID SECTION 23; THENCE NORTH 00 DEGREES 04 MINUTES 07 SECONDS WEST, ALONG THE WEST LINE OF SAID FRACTIONAL LOT 1, A DISTANCE OF 1682.64 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 24 SECONDS EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF KEYES STREET, A DISTANCE OF 30.20 FEET TO THE POINT OF BEGINNING; THENCE NORTH 34 DEGREES 01 MINUTES 54 SECONDS EAST, 13.27 FEET; THENCE 102.84 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET AND A CHORD THAT BEARS NORTH 16 DEGREES 42 MINUTES 02 SECONDS EAST, 101.28 FEET; THENCE NORTH 00 DEGREES 37 MINUTES 50 SECONDS WEST, 83.73 FEET; THENCE 25.11 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 43.50 FEET AND A CHORD THAT BEARS NORTH 17 DEGREES 10 MINUTES 03 SECONDS WEST, 24.76 FEET; THENCE NORTH 56 DEGREES 28 MINUTES 23 SECONDS EAST, 28.44 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 01 SECONDS WEST, 19.00 FEET; THENCE NORTH 73 DEGREES 25 MINUTES 55 SECONDS EAST, 111.78 FEET TO A MEANDER CORNER, SAID CORNER BEING SOUTH 73 DEGREES 25 MINUTES 55 SECONDS WEST, 12 FEET MORE OR LESS FROM THE WATERS' EDGE OF THE FOX RIVER; THENCE SOUTH 14 DEGREES 04 MINUTES 14 SECONDS EAST, ALONG A MEANDER LINE, 248.86 FEET TO A MEANDER CORNER, SAID CORNER BEING SOUTH 89 DEGREES 55 MINUTES 21 SECONDS WEST, 20 FEET MORE OR LESS FROM THE WATERS' EDGE OF THE FOX RIVER; THENCE SOUTH 34 DEGREES 55 MINUTES 21 SECONDS WEST, 50.00 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 24 SECONDS WEST, 191.00 FEET TO THE POINT OF BEGINNING. CONTAINING 45,860 SQUARE FEET MORE OR LESS [1.05 ACRES +/-], INCLUDING ALL LANDS LYING BETWEEN SAID MEANDER LINE AND THE WATERS' EDGE. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE FULLY COMPLIED WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND WITH THE CITY OF MENASHA SUBDIVISION ORDINANCE IN SURVEYING, DIVIDING, MAPPING AND DEDICATING 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 12TH DAY OF MARCH, 2015.

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

CERTIFIED SURVEY MAP NO. _____

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 _____, 2015.

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

OWNERS CERTIFICATE:

AS OWNER, I, THE UNDERSIGNED, HEREBY CERTIFY THAT I CAUSED THE LAND ABOVE DESCRIBED TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED ALL AS SHOWN AND REPRESENTED ON THIS MAP.

DATED THIS _____ DAY OF _____, 2015.

JENSEN BUCHANAN

STATE OF WISCONSIN)
)SS
WINNEBAGO COUNTY)

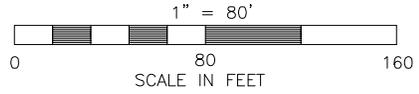
PERSONALLY CAME BEFORE ME ON THE _____ DAY OF _____, 2015, THE ABOVE OWNER(S) TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION (IS PERMANENT)
(EXPIRES: _____)

CERTIFIED SURVEY MAP NO. _____

ALL OF LOTS 2 THROUGH 4 AND PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 393, PART OF RIVER LEA COURT AND PART OF FRACTIONAL GOVERNMENT LOT 1 AND 2, SECTION 23, TOWNSHIP 20 NORTH, RANGE 17 EAST, IN THE THIRD WARD, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.

BEARINGS ARE REFERENCED TO THE WINNEBAGO COUNTY COORDINATE SYSTEM, IN WHICH THE WEST LINE OF FRACTIONAL LOT 1, SECTION 23, BEARS N 00°04'07" W



LEGEND

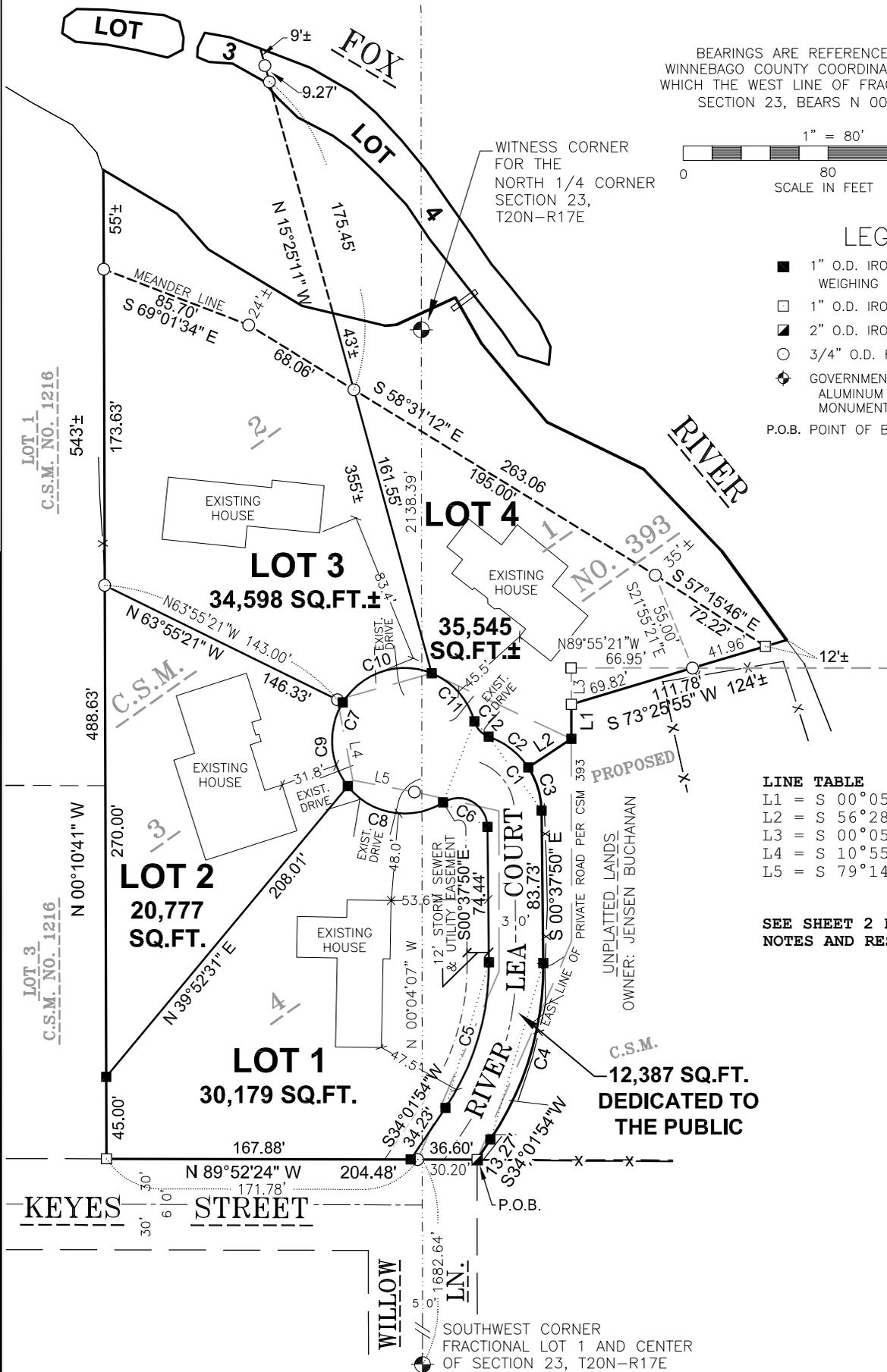
- 1" O.D. IRON PIPE SET, 18" LONG, WEIGHING 1.130 LBS. PER LIN. FOOT
- 1" O.D. IRON PIPE FOUND
- ▣ 2" O.D. IRON PIPE FOUND
- 3/4" O.D. REBAR FOUND
- ⊕ GOVERNMENT CORNER ALUMINUM COUNTY MONUMENT FOUND
- P.O.B. POINT OF BEGINNING

SURVEY FOR
CITY OF MENASHA
C/O MARK RADTKE
140 MAIN STREET
MENASHA, WI 54952

LINE TABLE

L1	=	S 00°05'01" E	19.00'
L2	=	S 56°28'23" W	28.44'
L3	=	S 00°05'01" E	20.00'
L4	=	S 10°55'21" E	45.00'
L5	=	S 79°14'10" E	34.56'

SEE SHEET 2 FOR CURVE TABLE, NOTES AND RESTRICTIONS.



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 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

CERTIFIED SURVEY MAP NO. _____

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
1	43.50'	070°08'00"	53.25'	N 35°41'50" W	49.98'
2	43.50'	037°03'34"	28.14'	N 52°14'03" W	27.65'
3	43.50'	033°04'26"	25.11'	N 17°10'03" W	24.76'
4	170.00'	034°39'44"	102.84'	N 16°42'02" E	101.28'
5	140.00'	034°39'44"	84.70'	N 16°42'02" E	83.41'
6	16.00'	121°25'52"	33.91'	N 61°20'46" W	27.91'
7	40.00'	286°29'06"	200.00'	S 21°10'51" W	47.87'
8	40.00'	083°25'08"	58.24'	S 80°21'08" E	53.23'
9	40.00'	070°25'05"	49.16'	S 03°26'01" E	46.12'
10	40.00'	080°18'54"	56.07'	S 71°55'58" W	51.59'
11	40.00'	052°19'59"	36.54'	N 41°44'35" W	35.28'
12	12.50'	055°21'06"	12.08'	S 43°05'17" E	11.61'

NOTES AND RESTRICTIONS:

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

OWNERS OF RECORD:	RECORDING INFORMATION:	PARCEL NUMBER:
BARBARA J. BALLARD	DOCUMENT NO. 1598531	3-00105-05
DAVID L. ERDMANN	DOCUMENT NO. 688424	3-00105-04
CHABALOWSKI TRUST	DOCUMENT NO. 1107536	3-00105-03
SCHEETZ REVOCABLE TRUST	DOCUMENT NO. 783224	3-00105-02
JENSEN BUCHANAN	DOCUMENT NO. 1665376	3-00029-00

SURVEYOR'S CERTIFICATE:

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

THAT I HAVE SURVEYED, MAPPED, DIVIDED AND DEDICATED AT THE DIRECTION OF THE CITY OF MENASHA, ALL OF LOTS 2 THROUGH 4 AND PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 393, PART OF RIVER LEA COURT AND PART OF FRACTIONAL LOTS 1 AND 2, SECTION 23, TOWNSHIP 20 NORTH, RANGE 17 EAST, IN THE THIRD WARD, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF FRACTIONAL LOT 1 OF SAID SECTION 23; THENCE NORTH 00 DEGREES 04 MINUTES 07 SECONDS WEST, ALONG THE WEST LINE OF SAID FRACTIONAL LOT 1, A DISTANCE OF 1682.64 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 24 SECONDS EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF KEYES STREET, A DISTANCE OF 30.20 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 52 MINUTES 24 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF KEYES STREET, A DISTANCE OF 204.48 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 41 SECONDS WEST, ALONG THE WEST LINE OF CERTIFIED SURVEY MAP NO. 393, A DISTANCE OF 488.63 FEET TO A MEANDER CORNER, SAID CORNER BEING SOUTH 00 DEGREES 10 MINUTES 41 SECONDS EAST, 55 FEET MORE OR LESS FROM THE WATERS' EDGE OF THE FOX RIVER; THENCE THE FOLLOWING THREE CALLS ARE ALONG A MEANDER LINE: THENCE SOUTH 69 DEGREES 01 MINUTES 34 SECONDS EAST, 85.70 FEET; THENCE SOUTH 58 DEGREES 31 MINUTES 12 SECONDS EAST, 263.06 FEET; THENCE SOUTH 57 DEGREES 15 MINUTES 46 SECONDS EAST, 72.22 FEET, TO A MEANDER CORNER, SAID CORNER BEING SOUTH 73 DEGREES 25 MINUTES 55 SECONDS WEST, 12 FEET MORE OR LESS FROM THE WATERS' EDGE OF THE FOX RIVER; THENCE SOUTH 73 DEGREES 25 MINUTES 55 SECONDS WEST, 111.78 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 01 SECONDS EAST, 19.00 FEET; THENCE SOUTH 56 DEGREES 28 MINUTES 23 SECONDS WEST, 28.44 FEET; THENCE 25.11 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 43.50 FEET AND A CHORD THAT BEARS SOUTH 17 DEGREES 10 MINUTES 03 SECONDS EAST, 24.76 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 50 SECONDS EAST, 83.73 FEET; THENCE 102.84 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 170.00 FEET AND A CHORD THAT BEARS SOUTH 16 DEGREES 42 MINUTES 02 SECONDS WEST, 101.28 FEET; THENCE SOUTH 34 DEGREES 01 MINUTES 54 SECONDS WEST, 13.27 FEET TO THE POINT OF BEGINNING. CONTAINING 121,099 SQUARE FEET MORE OR LESS [2.78 ACRES +/-], INCLUDING ALL LANDS LYING BETWEEN SAID MEANDER LINE AND THE WATERS' EDGE. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE FULLY COMPLIED WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND WITH THE CITY OF MENASHA SUBDIVISION ORDINANCE IN SURVEYING, DIVIDING, MAPPING AND DEDICATING 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 12TH DAY OF MARCH, 2015.

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

CERTIFIED SURVEY MAP NO. _____

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 _____, 2015.

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

OWNERS CERTIFICATE:

AS OWNER, I, THE UNDERSIGNED, HEREBY CERTIFY THAT I CAUSED THE LAND ABOVE DESCRIBED TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED ALL AS SHOWN AND REPRESENTED ON THIS MAP.

DATED THIS _____ DAY OF _____, 2015.

BARBARA J. BALLARD

STATE OF WISCONSIN)
)SS
WINNEBAGO COUNTY)

PERSONALLY CAME BEFORE ME ON THE _____ DAY OF _____, 2015, THE ABOVE OWNER(S) TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION (IS PERMANENT)
(EXPIRES: _____)

CERTIFIED SURVEY MAP NO. _____

OWNERS CERTIFICATE:

AS OWNER, I, THE UNDERSIGNED, HEREBY CERTIFY THAT I CAUSED THE LAND ABOVE DESCRIBED TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED ALL AS SHOWN AND REPRESENTED ON THIS MAP.

DATED THIS _____ DAY OF _____, 2015.

DAVID L. ERDMANN

STATE OF WISCONSIN)
)SS
WINNEBAGO COUNTY)

PERSONALLY CAME BEFORE ME ON THE _____ DAY OF _____, 2015, THE ABOVE OWNER(S) TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION (IS PERMANENT)
(EXPIRES: _____)

CHABALOWSKI TRUST OWNERS CERTIFICATE:

AS OWNER, I, THE UNDERSIGNED, HEREBY CERTIFY THAT I CAUSED THE LAND ABOVE DESCRIBED TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED ALL AS SHOWN AND REPRESENTED ON THIS MAP.

DATED THIS _____ DAY OF _____, 2015.

PRINT NAME AND TITLE

SIGNATURE

STATE OF WISCONSIN)
)SS
WINNEBAGO COUNTY)

PERSONALLY CAME BEFORE ME ON THE _____ DAY OF _____, 2015, THE ABOVE OWNER(S) TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION (IS PERMANENT)
(EXPIRES: _____)

CERTIFIED SURVEY MAP NO. _____

SCHEETZ REVOCABLE TRUST OWNERS CERTIFICATE:

AS OWNER, I, THE UNDERSIGNED, HEREBY CERTIFY THAT I CAUSED THE LAND ABOVE DESCRIBED TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED ALL AS SHOWN AND REPRESENTED ON THIS MAP.

DATED THIS _____ DAY OF _____, 2015.

PRINT NAME AND TITLE

SIGNATURE

STATE OF WISCONSIN)
)SS
WINNEBAGO COUNTY)

PERSONALLY CAME BEFORE ME ON THE _____ DAY OF _____, 2015, THE ABOVE OWNER(S) TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION (IS PERMANENT)
(EXPIRES: _____)

OWNERS CERTIFICATE:

AS OWNER, I, THE UNDERSIGNED, HEREBY CERTIFY THAT I CAUSED THE LAND ABOVE DESCRIBED TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED ALL AS SHOWN AND REPRESENTED ON THIS MAP.

DATED THIS _____ DAY OF _____, 2015.

JENSEN BUCHANAN

STATE OF WISCONSIN)
)SS
WINNEBAGO COUNTY)

PERSONALLY CAME BEFORE ME ON THE _____ DAY OF _____, 2015, THE ABOVE OWNER(S) TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION (IS PERMANENT)
(EXPIRES: _____)