

It is expected that a Quorum of the Joint Review Board, Board of Public Works, Park Board, Administration Committee, and/or Common Council may attend this meeting: (although it is not expected that any official action of any of those bodies will be taken)

**CITY OF MENASHA
PLAN COMMISSION
Council Chambers
140 Main Street, Menasha**

**December 6, 2016
3:30 PM**

AGENDA

- A. CALL TO ORDER
- B. ROLL CALL/EXCUSED ABSENCES
- C. MINUTES TO APPROVE
 - 1. [Minutes of the November 8, 2016 Plan Commission Meeting](#)
- D. PUBLIC COMMENT ON ANY ITEM OF CONCERN ON THIS AGENDA
Five (5) minute time limit for each person
- E. COMMUNICATION
 - 1. [2017 Plan Commission Meeting and Submission Dates](#)
- F. DISCUSSION
- G. ACTION ITEMS
 - 1. [Certified Survey Map – Lot Combination – Gosling Way Court](#)
 - 2. [Proposed Annexation – Positive Ventures, LLC](#)
- H. ADJOURNMENT

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

A. CALL TO ORDER

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

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

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

B. ROLL CALL/EXCUSED ABSENCES

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

PLAN COMMISSION MEMBERS EXCUSED: Commissioner Sturm and DeCoster.

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

C. MINUTES TO APPROVE

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

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

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

1. No one spoke.

E. CORRESPONDENCE

1. None.

F. DISCUSSION

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

No discussion took place.

2. **Code Sections for Revision Priorities**

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

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

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

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

G. ACTION ITEMS

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

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

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

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

2. Moving Permit – Lot 8 Deerfield Court

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

Commissioners and staff discussed the following:

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

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

H. ADJOURNMENT

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

Minutes respectfully submitted by AP Englebert.



2017 Meeting Schedule and Deadlines*

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

Bold = Irregular Meeting Dates

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

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



MEMORANDUM

Date: November 30, 2016
To: Plan Commission
From: Kevin Englebert, Associate Planner
RE: Certified Survey Map for Gosling Way Court – Lot Combination

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

The petitioners propose to create one lot (the northern lot) that is approximately 195' deep on the south side, 175' deep on the north side with a west frontage of 175' and an eastern lot line width of 150'. The total area of the proposed lot would be 30,370ft² or .70 acres. The second proposed lot (the southern lot) would be approximately 166' deep on the south side, 195' deep on the north side with a west frontage of 178' and an eastern lot line width of 160'. The total area of the proposed lot would be 33,934ft² or .78 acres. The larger lot sizes fit within the general character of the development.

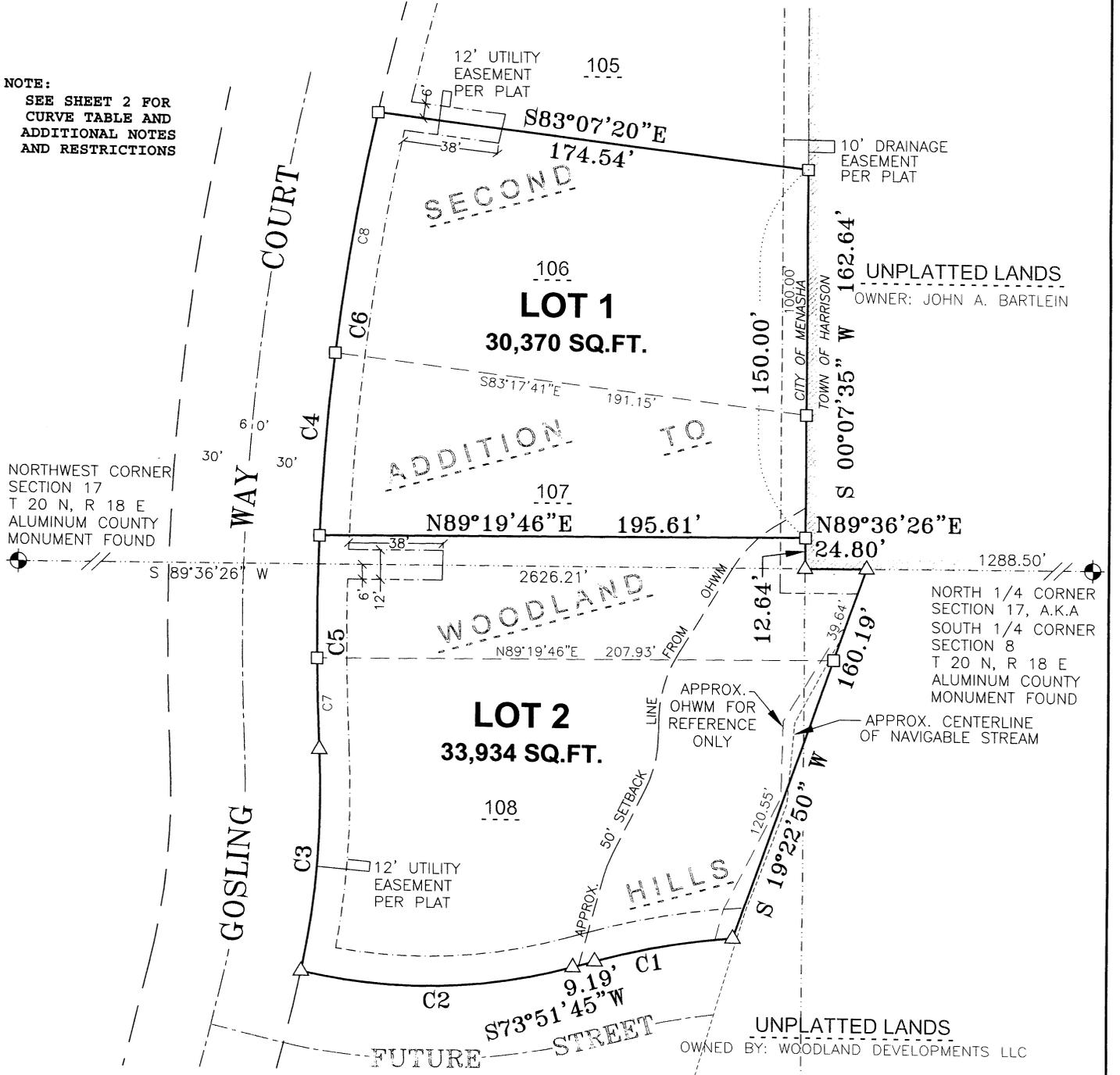
The size, setbacks, and dimension requirements for each proposed lot meet our standards for the R-1 Single Family Residential District. Furthermore, the proposed CSM will not create any zoning nonconformities and is consistent with the City of Menasha Comprehensive Plan.

Staff recommends approval of the CSM as proposed.

CERTIFIED SURVEY MAP NO. _____

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

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

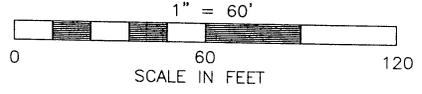


NORTHWEST CORNER SECTION 17 T 20 N, R 18 E ALUMINUM COUNTY MONUMENT FOUND

NORTH 1/4 CORNER SECTION 17, A.K.A SOUTH 1/4 CORNER SECTION 8 T 20 N, R 18 E ALUMINUM COUNTY MONUMENT FOUND



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



LEGEND

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

Martenson & Eisele, Inc.



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

Planning
Environmental
Surveying
Engineering
Architecture

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

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

CERTIFIED SURVEY MAP NO. _____

CURVE TABLE

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

NOTES AND RESTRICTIONS:

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

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

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

SURVEYOR'S CERTIFICATE:

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

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

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

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

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

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

COMMON COUNCIL RESOLUTION:

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

DATED THIS _____ DAY OF _____, 20__.

MAYOR

CITY CLERK

TREASURER'S CERTIFICATE:

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

CITY TREASURER

DATE

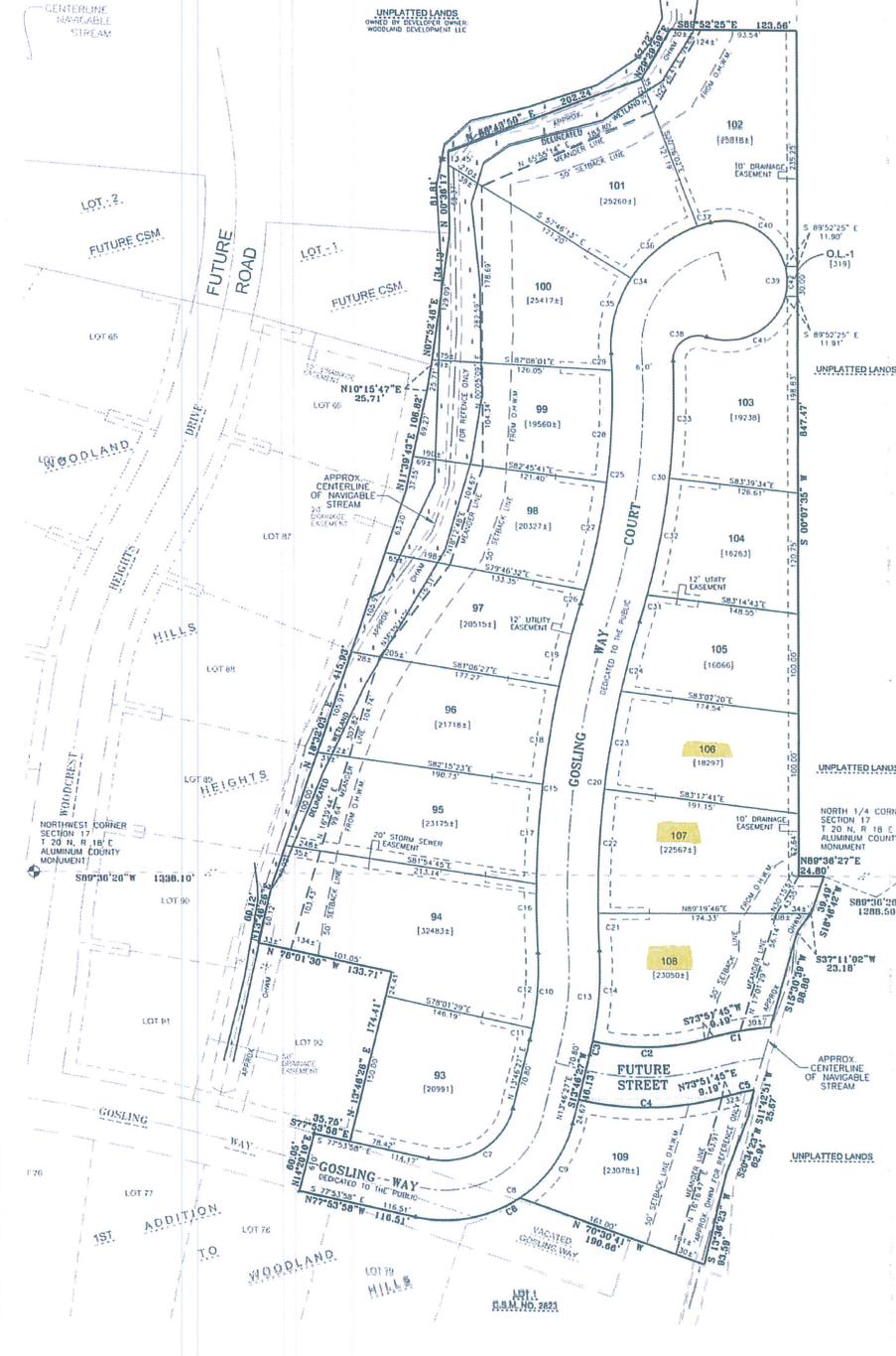
COUNTY TREASURER

DATE

SECOND ADDITION TO WOODLAND HILLS

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

LOCATION MAP



SCALE



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

LEGEND

- 1" D.D. BOUND IRON PIPE SKT. 24" DEEP, NEIGHBING 1.11' HIGH, FOR SURVEAS FOOT AT ALL OTHER LOT CORNERS
- 1-1/4" O.D. ROUND REINFORCING BAR 30" LONG NEIGHBING 6.11" DIA. PER LINEAL FOOT
- 3/4" O.D. IRON PIPES
- 1-1/4" O.D. IRON PIPES
- TOTAL LOT AREA IN SQUARE FEET
- GOVERNMENT CORNER

UTILITY EASEMENTS - NO HOLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD INTERFERE WITH ANY SURVEY OR OBSTRUCT VISION ALONG ANY LOT LINE OR EASEMENT LINE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS ARE NEAREST SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES EXERCISING THE RIGHT TO CROSS THE AREA.

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

CURVE TABLE:

NUMBER	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	200.00	173.346°	36.31	S 79°39'38" W	36.41
C2	200.00	208.218°	110.58	S 68°15'31" W	109.39
C3	360.94	02°12'09"	13.87	S 12°40'22" W	13.87
C4	200.00	208.218°	141.61	N 88°21'04" E	140.11
C5	220.00	08°01'19"	23.17	N 78°52'24" E	23.18
C6	130.00	47°01'46"	106.79	S 78°35'08" W	103.74
C7	70.00	08°58'18"	109.54	N 57°56'14" E	92.54
C8	130.00	08°19'35"	200.41	N 57°56'14" E	161.14
C9	130.19	14°13'35"	93.89	N 34°24'35" E	91.68
C10	300.94	14°13'35"	87.31	N 02°22'31" E	87.03
C11	300.94	02°11'44"	11.53	N 12°40'35" E	11.53
C12	300.94	14°25'55"	75.80	N 04°21'45" E	75.60
C13	360.94	18°37'39"	104.75	N 02°22'31" E	104.30
C14	360.94	14°21'31"	90.67	N 04°21'31" E	90.63
C15	1030.00	18°43'46"	354.64	N 07°00'31" E	352.69
C16	1030.00	03°49'22"	66.75	N 02°56'29" W	66.73
C17	1030.00	03°53'46"	100.00	N 03°45'07" E	99.96
C18	1030.00	03°53'46"	100.00	N 02°18'53" E	99.96
C19	1030.00	04°46'41"	85.90	N 14°29'08" E	85.87
C20	970.00	18°43'46"	313.98	N 07°00'31" E	312.94
C21	970.00	02°10'39"	36.96	N 01°45'43" W	36.96
C22	970.00	02°12'09"	126.85	N 03°01'03" E	126.78
C23	970.00	05°54'34"	100.04	N 02°39'36" E	100.00
C24	970.00	04°12'34"	21.11	N 14°44'40" E	21.09
C25	740.20	18°46'25"	254.49	N 05°59'10" E	254.22
C26	740.20	01°07'14"	14.48	N 16°18'50" E	14.48
C27	740.20	08°12'23"	110.11	N 12°09'24" E	110.01
C28	740.20	08°47'31"	113.58	N 02°00'05" E	113.42
C29	740.20	01°20'20"	12.33	N 02°13'54" W	12.32
C30	800.20	18°02'40"	264.94	N 07°11'07" E	264.76
C31	890.20	01°59'38"	27.97	N 13°52'28" E	27.91
C32	890.20	08°19'43"	118.83	N 18°38'18" E	118.30
C33	890.20	08°19'43"	118.83	N 08°04'38" E	118.54
C34	130.00	38°38'48"	138.88	N 38°30'15" E	138.47
C35	130.00	38°38'48"	78.74	N 14°40'00" E	78.49
C36	130.00	38°38'48"	85.11	N 38°39'18" E	83.80
C37	130.00	02°38'38"	13.25	N 27°39'31" E	13.21
C38	25.00	110°42'48"	48.31	N 03°11'08" E	41.11
C39	60.00	112°38'30"	263.01	N 02°03'33" E	113.08
C40	60.00	104°32'14"	109.48	E 52°08'13" E	94.91
C41	60.00	108°24'12"	113.53	N 54°20'02" E	92.34
C42	60.00	28°57'10"	30.32	N 00°07'52" E	30.00

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20
 Department of Administration

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

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



MEMORANDUM

To: Plan Commission
From: David Buck, CDD
Date: November 29, 2016
RE: Petition for Annexation – Positive Ventures, LLC

Positive Ventures, LLC, property owner, is proposing direct annexation (by unanimous approval) of a three parcels of land totaling 1.4 acres/45,584 square feet in area. The subject parcels included in this annexation request are located at 931 Racine Rd (Parcel # 008-0327), 940 Warsaw St (008-0328), and 522 Ninth St (008-0323), in the Town of Menasha.

The property is currently developed/improved with an automobile sales business, a towing/storage business, and a mixed-use personal service/residential within a former single-family home and has a Town of Menasha zoning designation of B-3 General Business District. At the request of the property owners, the subject lots were not included in the Intergovernmental Cooperation Agreement between the Village of Fox Crossing and the Town of Menasha (Jurisdictional Transfer) and remain in the Town of Menasha. The City has been in contact with the Village of Fox Crossing/Town of Menasha who have informed us and the property owner that they do not object to the annexation of the property into the City of Menasha.

The City of Menasha Year 2030 Comprehensive Plan designates this area as appropriate for commercial use and the C-1 General Commercial District zoning designation is consistent with that recommendation. Additionally, the C-1 General Commercial District designation is also consistent with the existing land uses of the properties and the zoning of properties on the west (automobile service) and the south (professional office).

The petition for annexation has been distributed to parties identified within the Zoning Ordinance for impact reports, which were forwarded to the Administration Committee on December 5, 2016. The Community Development Department believes that the proposed annexation will not have a significant impact on the city's ability to provide services. Furthermore, adding the parcel to the city will make additional land available for commercial development or redevelopment which will result in an estimated increase in tax base for the community of approximately \$380,000 (assessed value per Winnebago County Assessors website) when initially annexed with the potential for additional tax base if/when improved/redeveloped.

The Community Development Department supports this annexation as a logical extension of the city's municipal boundary and recommends approval of the Annexation of 931 Racine Rd (Parcel # 008-0327), 940 Warsaw St (008-0328), and 522 Ninth St (008-0323) with a zoning classification of C-1 General Commercial District.

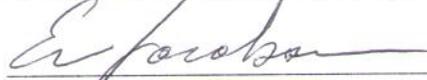
**PETITION FOR ANNEXATION OF LANDS
TO THE CITY OF MENASHA
DIRECT ANNEXATION BY UNANIMOUS CONSENT**

TO: City of Menasha
TO: Town of Menasha

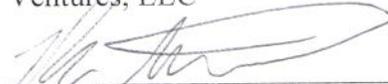
1. Pursuant to Section 66.0217 of the Wisconsin State Statutes, we, the undersigned, being the sole owner(s) and elector(s) of the land described in Exhibit "A" attached hereto, petition for Direct Annexation by Unanimous Consent of the land described in said Exhibit "A" from the Town of Menasha, in Winnebago County, Wisconsin, to the City of Menasha.
2. The population of said land is 1. The number of electors that reside on the lands to be annexed is 1 and the undersigned are the sole owners, fee title holders and electors to all the land to be annexed.
3. Said land is contiguous to the City of Menasha and is presently part of the Town of Menasha, in Winnebago County, Wisconsin.
4. We, the undersigned, request that upon annexation, the land as described in Exhibit "A" be zoned as commercial.
5. Area of lands to be annexed contains 1.4 acres.
6. Tax Parcel number(s) of lands to be annexed: 008-0327, 008-0328, and 008-0323.
7. A copy of the petition is being mailed to the State of Wisconsin, Department of Administration, for review as requested by Section 66.0217(6), along with the annexation fee.
8. Attached is a complete legal description of the land to be annexed and a scale map of the land to be annexed.

Dated this 23rd day of November, 2016.

PROPERTY OWNER SIGNATURE(S):

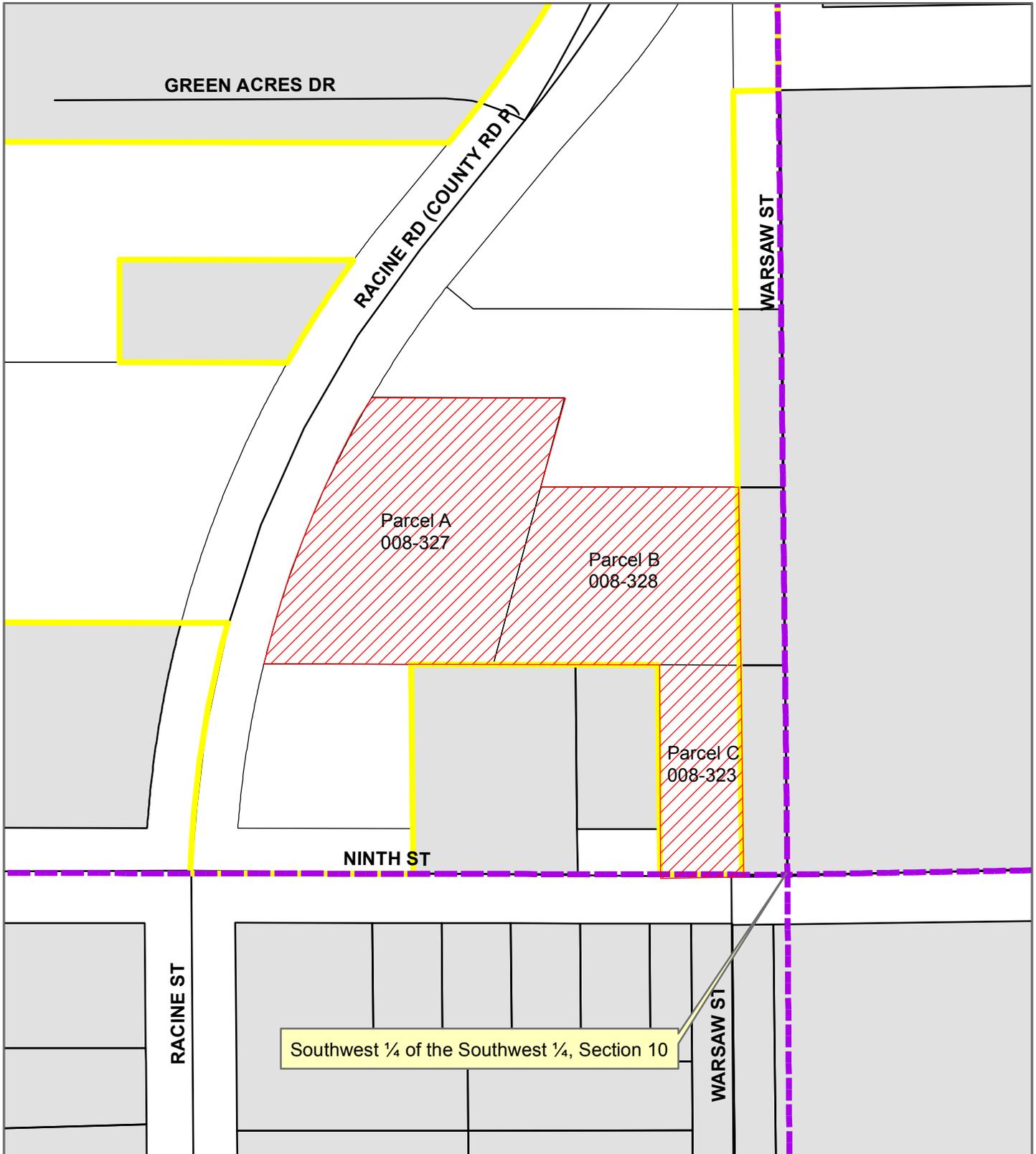


Eric Jacobson, Sole Member of Positive Ventures, LLC



Brad Wittmann

Exhibit B



Legend

-  Section Lines
-  City of Menasha Corporate Limits
-  Parcels Proposed for Annexation

Proposed Annexation

