

A Quorum of the Administration Committee, Board of Public Works, Personnel Committee, Plan Commission, Redevelopment Authority, and other City bodies may attend this meeting, though no official action of these bodies will be taken.



SPECIAL COMMON COUNCIL MEETING AGENDA

Wednesday, July 29, 2026 at 6:00 PM

**First Floor Conference Rooms
100 Main Street, Menasha, WI**

- A. Call to Order**
- B. Pledge of Allegiance**
- C. Roll Call**
- D. Public Hearing**
- E. Public Comments on Any Matter of Concern to the City**
(5 minute time limit for each person)
- F. Report of Department Officers/Department Heads/Staff/Consultants**
Interim Clerk Janet - the following minutes and communications have been received and placed on file:
 - 1. Presentations:
 - 2. Minutes to Receive:
 - a. Plan Commission, 7/7/26
 - 3. Communications:
- G. Consent Agenda**
(Prior to voting on the Consent Agenda, items on the Consent Agenda may be removed at the request of any Alderman and place immediately following action on the Consent Agenda. The procedures to follow for the Consent Agenda are: (a) removal of items from Consent Agenda; and (b) motion to approve the items from Consent Agenda.)
 - 1. Plan Commission, 7/7/2026, Recommends Approval of:
 - a. Drum Corps Final Plat as presented, finding that the final plat conforms to the Municipal Ordinance, the City Comprehensive Plan, and surrounding development with the following condition:

Under the "Notes" section, "Access easement allows general access to Lot 9 and the City of Menasha access to maintain the stormwater pod located on Outlot 1" shall be added to the final plat.
- H. Items Removed from the Consent Agenda**

- I. Action Items**
- J. Held Over Business**
- K. Ordinances and Resolutions**
- L. Appointments**
- M. Claims Against the City**
- N. Public Comments on Any Matter Listed on the Agenda**
(5 minute time limit for each person)
- O. Adjournment**

MEETING NOTICE
August 3, 2026
Common Council Meeting – 6:00 PM
Committee Meetings to Follow

"Menasha is committed to its diverse population. Our Non-English speaking population and those with disabilities are invited to contact the Menasha City Clerk at 967-3603 24-hours in advance of the meeting for the City to arrange special accommodations."

**CITY OF MENASHA
Plan Commission
Menasha City Center
100 Main Street, Menasha
First Floor Conference Rooms
July 7, 2026
DRAFT MINUTES**

A. CALL TO ORDER

The meeting was called to order at 3:31 PM by Mayor Hammond.

B. ROLL CALL/EXCUSED ABSENCES

PLAN COMMISSION MEMBERS PRESENT: Mayor Hammond, DPW Merten, Commissioners Sturm and Roth

PLAN COMMISSION MEMBERS EXCUSED: Alderman Rosita Eisenach, Commissioners Elke Werner and Eli Wickman

OTHERS PRESENT: CDD Dane, PP Larsen, AP Heim, Olethea Perkins-Weathersby (Fox Village Apartments), Jerry Bongard (Fox Village Apartments), Brent Barrett (Fox Village Apartments), Jeff Schultz (MCC), Jeff Dercks (1034 Woodcrest Heights Dr), Dan Meissner (1230 E. Calumet St)

C. PUBLIC HEARING

1. Proposed Special Use Permit – 1284 Midway Road (Parcel No. 6-01262-15)

PP Larsen explained the reasoning for the special use permit and provided high level details about the proposed use. No one from the public spoke.

D. MINUTES TO APPROVE

1. Minutes of the June 2, 2026 Plan Commission Meeting

Motion by DPW Merten, seconded by Comm. Roth, to approve the June 2, 2026 Plan Commission meeting minutes. The motion carried.

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

Jeff Dercks (1034 Woodcrest Heights Dr) explained the topography of his and his neighbor's yard and provided his reasoning on why he would like to install a retaining wall on his property.

Mark Dix (1109 Oneida St) explained the reasoning on why he would like to install a garage on his property and the details on the façade material selection.

F. DISCUSSION / ACTION ITEMS

1. Special Use Permit – 1284 Midway Road (Parcel No. 6-01262-15)

PP Larsen provided additional background on the existing apartment building and explained that the proposed change is to the target tenant demographic, while the building itself and its residential use would remain unchanged.

A motion was presented by Comm. Sturm, seconded by Comm. Roth to recommend approval. The motion carried on roll call 4-0.

2. Preservation of Topography – 1034 Woodcrest Heights Drive (Parcel No. 7-00849-02)

AP Heim presented the proposed retaining wall at 1034 Woodcrest Heights Drive and provided information on the City of Menasha ordinance pertaining to preservation of topography. AP Heim noted that a drainage and grading plan was submitted for the proposed retaining wall and city engineering staff has reviewed and approved that.

A motion was presented by Comm. Roth, seconded by Comm. Sturm to approve the preservation of topography exception located at 1034 Woodcrest Drive, Parcel No. 7-00849-02, which would exceed the minimum slope of one and one-half (1½) horizontal to one (1) vertical within twenty feet of the property line. The motion carried on roll call 4-0.

3. Site Plan Review – Unison Credit Union – 1133 Province Terrace (Parcel No. 7-00001-11)

PP Larsen presented the site plan that was submitted for Unison Credit Union and provided details about the architectural, lighting, landscaping, setbacks, and stormwater aspects of the site plan.

General discussion ensued

A motion was presented by DPW Merten, seconded by Comm. Roth to approve the site plan. The motion carried on roll call 4-0.

4. Site Plan Review – Stone Toad Garage – 1109 Oneida Street (Parcel No. 7-00001-11)

PP Larsen presented to proposed garage plan that was submitted by the owner.

Discussion by the commissioners ensued pertaining to the overall façade materials that consist of masonry on the existing building and proposed garage. Commissioners discussed the following:

- Understanding the cost of brick/natural stone
- The lack of design detail on provided materials
- If exemptions have been provided in the past
- Code update that would address garages and accessory structures with regards to façade materials
- Alternative materials that would replace vinyl siding

A motion was presented by DPW Meren to approve the garage site plan at 1109 Oneida Street as submitted with the condition that a proposed code be brought to Plan Commission for garages and accessory structures. No second, motion failed.

Further discussion ensued regarding modifying garage façade with same level of masonry on existing building, including three (3) feet of masonry at the base, provide staff parameters to work with applicant and bring back at the next meeting.

A motion was presented by Comm. Roth to approve the site plan with a condition to require three (3) feet of masonry on the structure that compliments the masonry on the existing building with no additional review by Plan Commission, seconded by DPW Merten.

Discussion regarding removing the brick requirement on the south side of the garage due to the proximity of the garage to the existing building.

An amended motion was made by Comm Roth, seconded by DPW Meten to exclude the masonry requirement along the south façade facing the existing building.

The original motion carried on roll call 4-0.

The amended motion carried on roll call 4-0.

5. Final Plat – Drum Corps Plat – Greater Fox Cities Habitat for Humanity

AP Heim provided context of the details of the previously approved preliminary plat and special use permit and presented the final plat explaining Outlot 1 will be used for stormwater management for the development. AP Heim also explained the access easement south of Lot 1 will allow general access to Lot 9 as well as access to Outlot 1 for city maintenance of the

stormwater pond. Staff discussed the access easement with Martenson and Eisele and requested that the access be listed within the "Notes" section of page 1 of the plat.

General discussion ensued regarding the overall development and stormwater pond.

A motion was presented by DPW Merten, seconded by Comm. Sturm to approve the Drum Corps Final Plat as presented finding the plat conforms to the Municipal Ordinance, the City Comprehensive Pla, and surrounding development with eh follow condition:

1. Under the Notes section, "Access easement allows general access to Lot 9 and the City of Menasha access to maintain the stormwater pond located on Outlot 1." shall be added to the final plat.

The motion carried on roll call 4-0.

6. Imagine 2035: Comprehensive Plan Update

CDD Dane provided an overview of the proposed amendments to the future land use map.

General discussion ensued.

G. COMMUNICATION

1. Open Records and Open Meeting Reminder

Mayor Hammond presented the memo that Deputy Clerk Janet provided pertaining to information on the city directory and a reminder of proper processes when replying to emails sent from City staff that include other committee and commission members.

2. Community Development Update

CDD Dane provided a brief overview of what the Community Development Department has recently been working on.

3. Set Next Meeting Date

The next Plan Commission meeting was set for August 4, 2026.

H. ADJOURNMENT

Motion by DPW Merten, seconded by Comm. Roth to adjourn at 5:09pm. The motion carried.

Minutes submitted by PP Larsen.



MEMORANDUM

To: Common Council

From: Community Development Department/KH

Date: July 7, 2026

Re: Final Plat – Drum Corps Drive (Parcel No. 6-01665-00) – Greater Fox Cities Area Habitat for Humanity

At the May 6, 2026, Plan Commission meeting, the commission recommended approval of the Drum Corps Preliminary Plat with the condition that the special use permit for single family housing be approved by the Common Council.

The preliminary plat with the recommendation was forwarded to the Common Council for consideration and was approved at their May 18, 2026 meeting along with the Special Use Permit for this project.

Roger Roth, on behalf of Greater Fox Cities Area Habitat for Humanity, has submitted an application for Drum Corps Final Plat, Parcel No. 6-01665-00.

The final plat consists of ten (10) lots. Outlot 1 was added to the final plat and is designated for a stormwater pond that will serve this development. With the addition of the outlot to the plat, staff confirmed that access will be granted through the access easement south of Lot 1. Staff from Martenson & Eisele confirmed that access to Lot 9 will also be gained via the same access easement. Staff have requested that under the Notes section on page 1 of the plat, the stormwater pond access and general access to Lot 9 be added.

A stormwater management plan along with utility, drainage, and erosion control plans have been received for this development and are undergoing review by engineering staff.

Plan Commission reviewed the final plat request at their July 7, 2026 meeting and recommended approval with the condition that the Notes section be updated with the easement access information.

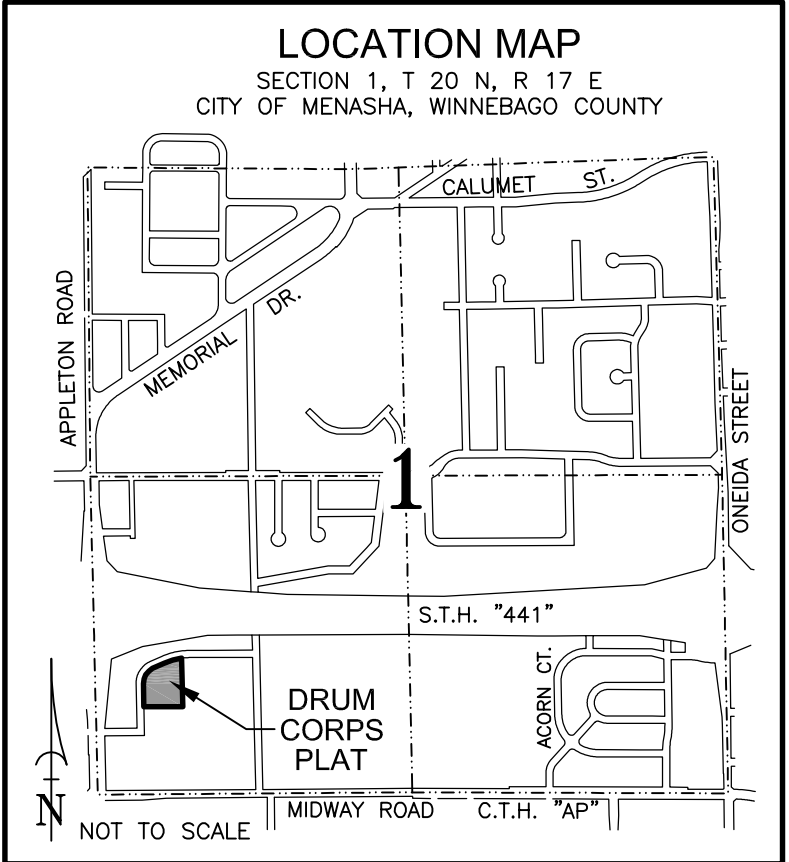
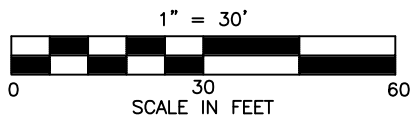
Staff and the Plan Commission recommend the Common Council approve the Drum Corps Final Plat as presented finding that the plat conforms to the Municipal Ordinance, the City Comprehensive Plan, and surrounding development with the following condition:

- 1. Under the Notes section, “Access easement allows general access to Lot 9 and the City of Menasha access to maintain the stormwater pond located on Outlot 1” shall be added to the final plat.**

DRUM CORPS PLAT

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5230, AS DOCUMENT #: 1240499, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN

BEARINGS ARE REFERENCED TO THE WINNEBAGO COUNTY COORDINATE SYSTEM (NAD83) WHICH HAS THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 1, RECORDED TO BEAR N00°15'17"W



LEGEND

- 1" O.D. ROUND IRON PIPE SET, 24" LONG, WEIGHING 1.13 LBS. PER LINEAL FOOT AT ALL OTHER LOT CORNERS
- 1-1/4" O.D. ROUND REINFORCING BAR SET, 30" LONG WEIGHING 4.303 LBS. PER LINEAL FOOT
- 3/4" ROD FOUND
- GOVERNMENT CORNER
- RECORDED AS
- DELINEATED WETLANDS
- NO ACCESS TO RIGHT-OF-WAY (SEE ACCESS RESTRICTION CLAUSE)

UTILITY EASEMENTS - NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT LINE OR STREET LINE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

DRAINAGE EASEMENT NOTES:

- DRAINAGE EASEMENTS ARE CONVEYANCE PATHS FOR STORM WATER. THE PLACEMENT OF FILL, BUILDINGS, BERMS, RETAINING WALLS, TREES, LANDSCAPING OR ANY OTHER FEATURES THAT IMPEDES DRAINAGE OR INTERFERES WITH THE FLOW OF WATER OR CHANGES THE SHAPE OR A DRAINAGE EASEMENT IS STRICTLY PROHIBITED.
- MAINTENANCE OF ALL DRAINAGE EASEMENTS WITHIN THE LAND DIVISION OR SERVING THIS SUBDIVISION ARE THE SOLE RESPONSIBILITY OF THE LOT OWNERS FOR THE PURPOSE OF CONVEYING AND MANAGING STORM WATER THROUGH THE PLAT.
- UPON FAILURE OF THE PROPERTY OWNERS TO PERFORM MAINTENANCE OF THE DRAINAGE WAYS, THE CITY OF MENASHA RETAINS THE RIGHT TO PERFORM MAINTENANCE AND/OR REPAIRS. THE PAYMENT OF THE MAINTENANCE AND/OR REPAIRS SHALL BE ASSESSED AMONG THE PROPERTY OWNERS OF THIS SUBDIVISION IN EQUAL AMOUNT OR WHERE THE CAUSE CAN BE SPECIFICALLY IDENTIFIED, THEN THE PAYMENT SHALL BE ASSESSED TO THE SPECIFIC PROPERTY OWNER(S).

NOTES:

- ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE HUNDRETH OF A FOOT.
- ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST 20 SECONDS AND COMPUTED TO THE NEAREST HALF SECOND.
- THERE ARE NO EXISTING BUILDINGS WITHIN THE PLATTED AREA.
- OUTLOT-1 IS TO BE USED FOR A STORMWATER POND

CURVE TABLE							
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD	TANGENT IN	TANGENT OUT
1	138.00'	046°59'51"	161.37'	N 33°12'13.5" E	152.33'	S 66°42'09" W	S 00°17'42" E
2	138.00'	013°32'06"	32.60'	N 06°26'21.0" E	32.52'	S 13°14'24" W	S 00°17'42" E
3	138.00'	050°23'18"	121.36'	N 36°26'03.0" E	117.49'	S 63°37'42" W	S 13°14'24" W
4	138.00'	003°04'27"	7.40'	N 68°09'55.5" E	7.40'	S 68°42'09" W	S 63°37'42" W
5	525.03'	017°34'56"	161.11'	N 75°29'42.0" E	160.48'	S 84°17'10" W	S 66°42'16" W
6	525.03'	001°22'32"	12.60'	N 71°21'31.0" E	12.60'	S 68°04'46" W	S 66°42'16" W
7	525.03'	006°34'23"	60.23'	N 71°21'57.5" E	60.20'	S 74°39'03" W	S 68°04'46" W
8	525.03'	009°58'01"	88.28'	N 79°28'09.5" E	86.17'	S 84°17'10" W	S 74°39'03" W

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. 1-0046-039
Sheet 1 of 2
This Instrument drawn by: C. Cleary

Martenson & Eisele

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

Architecture
Engineering
Surveying
Environmental

DRUM CORPS PLAT

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5230, AS DOCUMENT #: 1240499, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1 /4 OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, CHRISTOPHER R. CLEARY, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED, AND MAPPED DRUM CORPS PLAT, AT THE DIRECTION OF GREATER FOX CITIES AREA HABITAT FOR HUMANITY, INC., ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5230, AS DOCUMENT #: 1240499, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1 /4 OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 1; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 1 NORTH 00 DEGREES 15 MINUTES 17 SECONDS WEST, A DISTANCE OF 725.05 FEET; THENCE SOUTH 89 DEGREES 07 MINUTES 28 SECONDS EAST, A DISTANCE OF 400.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF DRUM CORPS DRIVE, AND THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 00 DEGREES 17 MINUTES 46 SECONDS WEST, A DISTANCE OF 197.10 FEET; THENCE ALONG SAID RIGHT-OF-WAY LINE, 161.37 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 138.00 FEET AND CHORD OF 152.33 FEET THAT BEARS NORTH 33 DEGREES 12 MINUTES 13.5 SECONDS EAST; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 66 DEGREES 42 MINUTES 14 SECONDS EAST, A DISTANCE OF 100.00 FEET; THENCE ALONG SAID RIGHT-OF-WAY LINE 161.11 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 525.03 FEET AND CHORD OF 160.48 FEET THAT BEARS NORTH 75 DEGREES 29 MINUTES 42 SECONDS EAST, TO THE NORTHEAST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5230; THENCE ALONG THE EAST PROPERTY LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5230, SOUTH 00 DEGREES 20 MINUTES 14 SECONDS EAST, A DISTANCE 409.38 FEET; THENCE ALONG THE SOUTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5230, NORTH 89 DEGREES 07 MINUTES 28 SECONDS WEST, A DISTANCE 332.06 FEET TO THE POINT OF BEGINNING.

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE.

THAT I HAVE MADE SUCH LAND DIVISION AND PLAT BY THE DIRECTION OF THE OWNERS SHOWN HEREIN.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, AND THE SUBDIVISION REGULATIONS OF WINNEBAGO COUNTY AND THE CITY OF MENASHA IN SURVEYING, DIVIDING AND MAPPING THE SAME.

GIVEN UNDER MY HAND THIS DAY OF , 2026.

CHRISTOPHER R. CLEARY, PROFESSIONAL LAND SURVEYOR S-2551

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

GREATER FOX CITIES AREA HABITAT FOR HUMANITY, INC., DULY ESTABLISHED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID GREATER FOX CITIES AREA HABITAT FOR HUMANITY, INC., CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED ALL AS SHOWN AND REPRESENTED ON THIS PLAT.

GREATER FOX CITIES AREA HABITAT FOR HUMANITY, INC., FURTHER CERTIFIES THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: DEPARTMENT OF ADMINISTRATION, WINNEBAGO COUNTY, AND CITY OF MENASHA.

WITNESS THE HAND AND SEAL OF SAID OWNER(S) THIS DAY OF , 2026.

JOHN WEYENBERG - PRESIDENT/CEO

STATE OF WISCONSIN)
) SS
WINNEBAGO COUNTY)

PERSONALLY CAME BEFORE ME THIS DAY OF , 2026,
THE ABOVE OWNER(S) TO ME KNOWN TO BE THE PERSON(S), WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

NOTARY PUBLIC
MY COMMISSION EXPIRES

UTILITY EASEMENT PROVISIONS

AN EASEMENT FOR ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY GREATER FOX CITIES AREA HABITAT FOR HUMANITY, INC., GRANTOR, TO

MENASHA UTILITIES, GRANTEE,

WISCONSIN GAS, LLC, A WISCONSIN CORPORATION DOING BUSINESS AS WE ENERGIES, GRANTEE,

AT&T WISCONSIN, A WISCONSIN CORPORATION, GRANTEE, AND

SPECTRUM MID-AMERICA, LLC, BY CHARTER COMMUNICATIONS, INC., ITS MANAGER GRANTEE AND ALL PUBLIC UTILITIES AS DEFINED BY WISCONSIN LAW.

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRIC ENERGY, NATURAL GAS, TELEPHONE AND CABLE TV FACILITIES FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED, ALL IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN WITHIN THOSE AREAS ON THE PLAT DESIGNATED AS "UTILITY EASEMENT AREAS" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON, ACROSS WITHIN AND BENEATH THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS, THEREON, OR ON ADJACENT LOTS; ALSO THE RIGHT TO TRIM OR CUT DOWN TREES, BRUSH AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. THE GRANTEES AGREE TO RESTORE OR CAUSE TO HAVE RESTORED, THE PROPERTY, AS NEARLY AS IS REASONABLY POSSIBLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEES OR THEIR AGENTS. THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE INITIAL INSTALLATION OF SAID UNDERGROUND AND/OR ABOVE GROUND ELECTRIC FACILITIES, NATURAL GAS FACILITIES, OR TELEPHONE AND CABLE TV FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. STRUCTURES SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT AREAS" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED BY MORE THAN FOUR INCHES WITHOUT WRITTEN CONSENT OF GRANTEES. THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

JOHN WEYENBERG - PRESIDENT/CEO

DATE

DRAINAGE EASEMENT PROVISIONS

AN EASEMENT FOR DRAINAGE IS HEREBY GRANTED BY GREATER FOX CITIES AREA HABITAT FOR HUMANITY, INC., GRANTOR, TO

CITY OF MENASHA, GRANTEE,

THE GRANTOR, THEIR RESPECTIVE LESSEES, SUCCESSORS, HEIRS OR ASSIGNS, SHALL HAVE FULL USE AND ENJOYMENT OF THE PROPERTY REFERENCED ABOVE PROVIDED THAT SUCH USE DOES NOT INTERFERE WITH GRANTEE'S RIGHT TO INSTALL, REPLACE, OPERATE, MAINTAIN AND REPAIR SAID DRAINAGEWAY AND ASSOCIATED APPURTENANCES. IT IS FURTHER AGREED THAT AFTER MAINTAINING, REPAIRING, REPLACING OR RELOCATING OF SAID DRAINAGEWAY AND ASSOCIATED APPURTENANCES GRANTEE SHALL RESTORE UNIMPROVED SURFACES SUCH AS GRASS, GRAVEL AND DIRT ON SAID PROPERTY, AS CLOSELY AS POSSIBLE, TO THE CONDITION PREVIOUSLY EXISTING. GRANTEE SHALL NOT BE REQUIRED TO RESTORE OR COMPENSATE FOR ANY IMPROVEMENTS OR IMPROVED SURFACES SUCH AS, BUT NOT LIMITED TO, CURB AND GUTTER, HARD PAVEMENTS, TREES, SHRUBS AND LANDSCAPING, DISTURBED AS A RESULT OF THE MAINTENANCE ACTIVITIES DESCRIBED HEREIN. GRANTEE DOES HEREBY AGREE TO COMPENSATE FULLY FOR ANY DAMAGE CAUSED DIRECTLY OR INDIRECTLY FROM SAID MAINTENANCE, REPAIR, REPLACEMENT OR RELOCATION OF SAID DRAINAGEWAY AND ASSOCIATED APPURTENANCES. THAT OCCUR OUTSIDE OF THE ABOVE DESCRIBED EASEMENT AREA. BUILDINGS OR ANY OTHER TYPE OF STRUCTURE OR IMPEDIMENT TO DRAINAGE SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "DRAINAGE EASEMENT". GRANTEE AGREES THAT IT SHALL GIVE TIMELY NOTICE TO THE GRANTOR OF ROUTINE MAINTENANCE WORK. GRANTOR SHALL MAINTAIN GROUND SURFACE AND VEGETATION SO AS NOT TO IMPEDE DRAINAGE.

THE GRANT OF EASEMENTS SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

JOHN WEYENBERG - PRESIDENT/CEO

COMMON COUNCIL RESOLUTION:

RESOLVED, THAT DRUM CORPS PLAT, IN THE CITY OF MENASHA, IS HEREBY APPROVED BY THE COMMON COUNCIL OF THE CITY OF MENASHA.

ON THIS DAY OF , 2026.

AUSTIN HAMMOND, CITY MAYOR

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL OF THE CITY OF MENASHA.

KAIJA SNYDER, CITY CLERK

DATE

CITY TREASURER'S CERTIFICATE:

I, JENNIFER SASSMAN, BEING THE DULY QUALIFIED AND ACTING FINANCE DIRECTOR OF THE CITY OF MENASHA, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF ON ANY OF THE LAND INCLUDED IN DRUM CORPS PLAT.

JENNIFER SASSMAN, CITY FINANCE DIRECTOR

DATE

COUNTY TREASURER'S CERTIFICATE:

I, , BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF WINNEBAGO, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF AFFECTING THE LANDS INCLUDED IN LUMBINI ESTATES.

DATE

SIGNED

COUNTY TREASURER

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