



NEENAH PLAN COMMISSION

Tuesday, April 9, 2019

4:15 P.M.

HAUSER ROOM, City Administration Building

1. Approval of Minutes: **March 26, 2019**
2. Public Appearances (Ten minutes divided among those wishing to speak on topics pertinent to the Plan Commission)
3. Public Hearings:
 - a. Rezoning - 2405 Schultz Drive and adjoining railroad r/w - I-1, Planned Business Center District
4. Action Items:
 - a. **Rezoning** - 2405 Schultz Drive and adjoining railroad r/w - I-1, Planned Business Center District (Ord. # 2019-12)
 - b. **Final Plat** - Cardinal Plat
 - c. **Final Plat** - 1" Addition to Southfield Plat
5. Announcements and future agenda items:
 - a. **Next Meeting:** April 23, 2019

**Neenah City Hall is accessible to the physically disadvantaged.
If special accommodations are needed please contact the
Department of Community Development Office
at 886-6125 at least 24 hours in advance of the meeting.**

MINUTES OF THE NEENAH PLAN COMMISSION

Tuesday, March 12, 2019

4:15 p.m.

Present:

Mayor Dean Kaufert, Chairman	PRESENT	Gerry Kaiser, Director of Public Works	PRESENT	Nick Piergrossi, Vice Chairman	ABSENT
Kate Hancock-Cooke	ABSENT	Ald. Christopher Kunz	PRESENT	Karen Genett	PRESENT
Gerry Andrews	PRESENT	Ald. Jane Lang	PRESENT		

Also present:

Brad Schmidt – Deputy Director of Community Development	Samantha Jefferson, Office Manager Community Development	Rich Van Sistine – Integrity Construction
Corey Kalkofen – McMahan Associates		

Minutes:

MSC Lang/Andrews to approve the March 12, 2019 meeting minutes. All Aye. Motion passed.

Member Lang called the meeting to order at 4:15 p.m.

Public Appearances: None

Public Hearings: Member Lang opened the Public Hearing for the Official Street Map Amendment – CTH O and Oakridge Road (Town of Neenah). No one presented. Member Lang closed the Public Hearing at 4:20 p.m.

Action Items:

A. Official Street Map Amendment – CTH O and Oakridge Rd. – T. of Neenah (Ord. #2019-10)

The Town of Neenah has requested that an existing street reservation between County Highway O and Rockwood Lane in the Town of Neenah be removed. The Town is proposing to enlarge a stormwater pond and will need the land that the reservation currently occupies. The current street reservation cannot be built as shown due to the presence of a large wetland area created by the Wisconsin DOT. The City has proposed adding a street reservation along Oakridge Road on Town of Neenah property to ensure future access to land south of the DOT wetland area. It was pointed out that only part of the reservation is being removed (only the area that is needed for the stormwater pond to be enlarged).

MSC Genett/Kaiser, Plan Commission recommends Common Council approve Ordinance 2019-10, amending the Official Street Map by removing a 66-foot street reservation between CTH O and Rockwood Lane and adding a 66-foot street reservation along Oakridge Road. All aye. Motion passed.

B. Final Plat – Integrity Acres

The Department of Community Development received the final plat for the Integrity Acres Phase I subdivision (located West of Woodenshoe Road and south of County Highway G). Ten single-family residential lots are shown on the plat and the land is currently zoned R-1, Single-Family Residence District. The average lot size is approximately 22,685 square feet. The final plat conforms to the preliminary plat and the review comments from the City have been addressed.

A note regarding sidewalks will need to be added on the face of the Final Plat. Also, the front yard (building) setback should be 25 feet, not 30 feet.

The developer is responsible for installing public utilities and street lighting. A development agreement will be finalized in early April.

Corey Kalkofen, engineer with McMahan Associates, requested that the 30 foot setback remain on the final plat to protect the subdivision's covenants requirement. Deputy Director Schmidt explained that city codes call for a 25 foot setback which outweigh covenants rules. The City is inclined to require a 25 foot setback to be established on the plat but is willing to discuss this further with the developer.

Member Kunz suggested that a review of the City's codes regarding building setbacks may be worthwhile but it would be a global review and not specific to any one subdivision.

MSC Kaiser/Andrews, Plan Commission recommends Common Council approve the Final Plat for the Integrity Acres Phase I subdivision subject to the comments on the Plat Review Letter. All aye. Motion passed.

Ord. 2019-10

REPORT

C. Concept Plan – Integrity Acres Phase II

Integrity Construction, LLC has proposed to annex land west of Integrity Acres Phase I. This land will be developed into a single-family residential subdivision. The concept plan required approval by the Plan commission to assure that the layout of the subdivision is consistent with the City plans and ordinances.

The parcel is about 20 acres in size and the conceptual plat includes 27 single-family residential parcels. A street would extend from Integrity Way west and terminate along the west edge of the plat. Stormwater would be managed through by the stormwater pond proposed to be constructed in Phase I.

Deputy Director Schmidt mentioned that the developer was able to purchase land west of the proposed develop that would be used as a future north-south street.

MSC Kaiser/Genett, Plan Commission approves the proposed conceptual plat map of Integrity Acres Phase II. All aye. Motion passed.

D. Site Plan Review – 146 N. Lake Street – Change of Use

A site plan has been submitted to change the use of the property located at 146 N. Lake Street from a former manufacturing business to a small assembly use. The property is 0.6 acres in size and was recently rezoned to C-1, General Commercial District. The site includes a multi-story building and is currently occupied by several residents in the upper floor. Mill City Church will use the space for youth services and teaching. The inside of the building will include 2 meeting rooms, a male and female bathroom, and a storage room on the first floor.

No exterior alterations, additions or modifications are being proposed. A change in use of a property requires the screening landscaping standards. All refuse collection areas must be screened with a 6-foot tall sight tight fence.

Mill City is currently leasing the building and are looking for solutions to their parking issues. The deck seen on the site plan may or may not be constructed.

MSC Kaiser/Andrews, Plan Commission approves the site plan for a change in use to an assembly use for Mill City Church at 146 N. Lake Street. All aye. Motion passed.

Announcements and future agenda items:

Next Plan Commission meeting is scheduled for April 9, 2019.

Member Kunz would like to discuss setback requirements in a future meeting. Director Kaiser pointed out that longer setbacks mean longer sewer lines and potential grading issues which would need to be addressed.

Adjournment: The Commission adjourned its meeting at 4:55 P.M. MSC Kaiser/Genett. All aye.

Respectfully Submitted,



Samantha Jefferson
Office Manager, Community Development



MEMORANDUM

DATE: April 4, 2019
TO: Mayor Kaufert and Plan Commission
FROM: Brad Schmidt, AICP, Deputy Director 
RE: Rezoning Temp I-1 to I-1 District – 2405 Schultz Drive (Ord. No 2019-12)

Request

The Community Development Authority, on behalf of Loren's Salvage Yard, is requesting to place a zoning designation of I-1, Planned Business Center District on property located at 2405 Schultz Drive and adjoining railroad right-of-way.

Background

The subject land includes Loren's Salvage Yard (2405 Schultz Drive) and railroad right-of-way to the west and north. This area was annexed into the City in March 2019. When land is annexed into a municipality, State law requires the land to be zoned Single-Family Residential or it can receive a temporary zoning designation with the expectation the full designation would be reviewed after the annexation. In this case the subject property received a temporary I-1, Planned Business Center District designation. The request here is to remove the temporary designation and zone the land to the I-1 District.

Consideration

The subject land is approximately 19 acres in size. Land north, east, south, and west of the subject area contains manufacturing and commercial uses and is zoned I-1, Planned Business Center District. The subject land would become part of the Southpark Industrial Center.

The Community Development Authority has an agreement to purchase 2405 Schultz Drive with the intent of clearing the site and marketing it as a buildable property. In addition, the subject area has been included in an amendment to Tax Incremental District 9.

The City's Comprehensive Plan 2040 identifies the subject area as Neenah Industrial Corridor on the future land use map. Zoning the area I-1 District is consistent with the future land use designation and goals of the Comprehensive Plan.

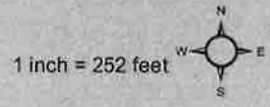
Recommendation

Appropriate action at this time is for the Plan Commission to recommend Common Council approve Ordinance No. 2019-12 rezoning 2405 Schultz Drive and adjoining railroad right-of-way to the I-1, Planned Business Center District.



**Zoning, City of Neenah
District**
I1

Rezone to I-1 District





AN ORDINANCE: By the Neenah Plan Commission
Re: Rezoning 18.97 Acres of land located at 2405
Schultz Drive and adjoining railroad right-of-
way from Temporary I-1, Planned Business
Center District to the I-1, Planned Business
Center District.

ORDINANCE NO. 2019-12
Introduced: _____
Committee/Commission Action: _____

AN ORDINANCE

The Common Council of the City of Neenah, Wisconsin, do ordain as follows:

Section 1. Section 26-123 of the Neenah Municipal Code pertaining to zoning districts, and the map therein described, is hereby amended by rezoning 18.97 Acres of land located at 2405 Schultz Drive and adjoining railroad right-of-way from Temporary I-1, Planned Business Center District to the I-1, Planned Business Center District. The property is more particularly described as follows:

Part of the NE 1/4 of Section Five (5), Township Nineteen (19) North, Range Seventeen (17) East, Town of Neenah, Winnebago County, Wisconsin, containing 826,260 Square Feet (18.97 Acres) of land described as follows:

Commencing at the East 1/4 corner of said Section 5; thence South 87 degrees 43 minutes 09 seconds West, 33.00 feet along the south line of the fractional northeast 1/4 of Section 5 to the west right-of-way line of Schultz Drive and the **Point of Beginning**; thence continuing South 87 degrees 43 minutes 09 seconds West, 759.47 more or less, to the east right-of-way line of Interstate 41 (also being the west line of the Soo Line Railroad); thence North 20 degrees 08 minutes 37 seconds East along the easterly right-of-way line of Interstate 41 (also being the west line of the Soo Line Railroad) a distance of 896.56 feet; thence North 69 degrees 51 minutes 42 seconds West along the east right-of-way line of Interstate 41 (also being the west line of the Soo Line Railroad) a distance of 33.00 feet; thence North 20 degrees 08 minutes 38 seconds East, continuing along the easterly right-of-way line of Interstate 41 (also being the west line of the Soo Line Railroad) a distance of 586.15 feet; thence South 88 degrees 44 minutes 26 seconds West along the easterly right-of-way line of Interstate 41 a distance of 85.22 feet; thence 321.64 feet along a 01 degree 40 minute curve to the west having a radius of 3907.22 feet and chord which bears North 04 degrees 00 minutes 49 seconds East, 321.54 feet; thence North 33 degrees 55 minutes 24 seconds East along the easterly right-of-way line of Interstate 41 a distance of 342.28 feet; thence North 88 degrees 44 minutes 09 seconds East a distance of 79.80 feet, more or less, to the east line of Section Five (5), Township Nineteen (19) North, Range Seventeen (17) East, Town of

Neenah, Winnebago County, Wisconsin; thence South 03 degrees 00 minutes 54 seconds East along the east line of said Section Five (5), 1072.13 feet, to the north right-of-way of Enterprise Drive; thence South 87 degrees 13 minutes 34 seconds West along the north right-of-way line of Enterprise Drive a distance of 33.26 feet to the west right-of-way line of Schultz Drive; thence South 03 degrees 01 minutes 54 seconds East along the west right-of-way line of Schultz Drive a distance of 906.82 feet to the **Point of Beginning**.

Parcel IDs: 0213000603, 0213000604, 0213000605, 0213000606, 0213000607, 0213000608, 0213000609, 0213000610, and 0213000611

Section 2. Severability. In the event any section, subsection, clause, phrase or portion of this ordinance is for any reason held illegal, invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remainder of this ordinance. It is the legislative intent of the Common Council that this ordinance would have been adopted if such illegal provision had not been included or any illegal application had not been made.

Section 3. Repeal and Effective Date. All ordinances or parts of ordinances and resolutions in conflict herewith are hereby repealed. This ordinance shall take effect from and after its passage and publication.

Adopted: _____

Published: _____

Approved:


Dean R. Kaufert, Mayor

Attest:

Patricia Sturn, City Clerk



MEMORANDUM

DATE: April 9, 2019
TO: Mayor Kaufert and Members of Plan Commission
FROM: Brad Schmidt, AICP, Deputy Director 
RE: Final Plat Review – Cardinal Plat

Request

The Department of Community Development and Assessment has received the final plat for the Cardinal Plat subdivision located west of Paintbrush Road and north of Lone Oak Drive.

Consideration

The proposed plat, 14.51 acres in size, includes 17 single-family residential lots and one outlot which will be dedicated to the public for open space. The land is located west side of Eaglecrest Estates Subdivision and north of 2nd Addition to Nature Trail Subdivision. The land is currently zoned R-1, Single-Family Residence District. The average lot size is approximately 16,700 square feet which exceeds the minimum lot size for single-family residential lots. Land east and south of the subject property is located in the City and includes existing single-family residences. Land west and north of the development includes is located in the Town of Neenah and includes some single-family residences and farmland. The final plat conforms to the preliminary plat and the review comments from the City have been addressed.

The Developer is responsible for all street lighting within the plat.

A Development Agreement outlining the required fees and responsibilities of the developer and City will be finalized in early April. The Finance and Personnel Committee and Board of Public Works will review and make recommendations to approve the development agreement.

Recommendation

Appropriate action at this time is to recommend Common Council approve the Final Plat for the Cardinal Plat subdivision subject to the comments on the Plat Review Letter.



1 inch = 260 feet

Cardinal Plat Concept Plan

Cardinal Plat

Part of the Southeast 1/4 of the Fractional Northwest 1/4 of Section 06,
Township 19 North, Range 17 East, City of Neenah, Winnebago County, Wisconsin

Surveyor's Certificate

I, James R. Sehoff, professional land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Neenah, and under the direction of Cardinal-Neenah, LLC, owner of said land, I have surveyed divided and mapped Cardinal Plat; that such plat correctly represents all exterior boundaries and the subdivision of the said surveyed; and that this land is located in part of the Southeast 1/4 of the Fractional Northwest 1/4 of Section 06, Township 19 North, Range 17 East, City of Neenah, Winnebago County, Wisconsin, containing 632.318 Square Feet (14.516 Acres) of land described as follows:

Commencing at the North 1/4 corner of Section 06; thence, along the East line of the Fractional Northwest 1/4 of said Section 06, S00°30'20"E, 1526.18 feet to the point of beginning; thence continuing along said East line, S00°30'20"E, 642.45 feet to the North line of 2nd Addition to Nature's Trail; thence, along said North line and the extension thereof, S88°52'07"W, 1310.40 feet to the Southwest corner of the Southeast 1/4 of said Fractional Northwest 1/4, as evidenced; thence, along the West line of said Southwest 1/4 of the Fractional Northwest 1/4 as evidenced, N00°28'24"W, 321.71 feet; thence N88°54'14"E, 560.35 feet; thence N00°25'25"W, 321.01 feet to the Southwest corner of Lot 1 CSM 6541; thence along South line of said Lot 1, N88°51'18"E, 657.70 feet to the point of beginning subject to all easements and restrictions of record.

Given under my hand this _____ day of _____, 20____.

James R. Sehoff, Wisconsin Professional Land Surveyor No. S-2692

Owner's Certificate of Dedication

Cardinal-Neenah, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Cardinal-Neenah, LLC, does further certify this plat is required by s 236.10 or s 236.12 to be submitted to the following for approval or objection:

City of Neenah
Winnebago County Planning and Zoning Department
Department of Administration

Dated this _____ day of _____, 20____.

In the presence of: Cardinal-Neenah, LLC,

By: _____

print name _____

Title _____

State of Wisconsin)

_____ County) ss

Personally came before me this _____ day of _____, 20____, the above owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

My Commission Expires _____

Notary Public, Wisconsin.

Utility Easement Providers

An easement for electric, natural gas, and communications service is hereby granted by

Cardinal Plat LLC, Grantor, to

We Energies, Grantee,
SBC Wisconsin, Grantee,
and
Wisconsin Electric Power Company and Wisconsin Gas, LLC, Wisconsin corporations doing business as We Energies, Grantee,
SBC, Grantee,
and
Tene Warner Cable, Grantee

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 Grantee agrees 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 Grantee 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 Grantee's facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantee. 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 grantee.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

Cardinal-Neenah, LLC,

Managing Member _____ Date _____

Treasurer's Certificate

We, being the duly elected, qualified and acting Treasurers of the City of Neenah and Winnebago County, do hereby certify that in accordance with the records in our office, there are no unredeemed tax sales and unpaid taxes, or special assessments on and of the land included in this Subdivision Plat.

County Treasurer _____ Date _____

City Treasurer _____ Date _____

Common Council Resolution

Resolved, Cardinal Plat, in the City of Neenah is hereby approved by the Common Council on

this _____ day of _____, 20____.

Mayor _____ Date _____

Clerk _____ Date _____

City of Neenah Planning Commission Approval Certificate

Cardinal Plat is hereby approved by the City of Neenah Planning Commission.


Planning Commission Representative _____ Date _____

This Plat is contained wholly within the property described in the following recorded instruments:

Owners of record:	Recording Information	Parcel No(s):
Cardinal Plat, LLC,	Doc. No. _____	216-0100085

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 


Revision Date: Mar 29, 2019
File: 4851Final.dwg
Date: 03/29/2019
Drafted By: Jim
Sheet: 2 of 2

 **DAVEL ENGINEERING & ENVIRONMENTAL, INC.**
CIVIL ENGINEERING CONSULTANTS
1811 Racine Street, Menasha, WI 54952
Ph: 920.991.1866 Fax: 920.830.8595
www.davel.com

Plot: 236.12(1) 2/28/19 File: 4851Final.dwg Date: 03/29/2019



M E M O R A N D U M

DATE: April 9, 2019
TO: Mayor Kaufert and Members of Plan Commission
FROM: Brad Schmidt, AICP, Deputy Director 
RE: Final Plat Review – 1st Addition to Southfield Plat

Request

The Department of Community Development and Assessment has received the final plat for the 1st Addition to Southfield subdivision located east of Bruce Street and west of S. Commercial Street.

Consideration

The proposed plat, 3.0 acres in size, includes 5 single-family residential lots and one outlot located east of Bruce Street along the extension of Southfield Court. The land is currently zoned R-1, Single-Family Residence District. The average lot size is approximately 22,205 square feet which exceeds the minimum lot size for single-family residential lots. The first phase of the Southfield is located west of the proposed subdivision and included 28 single-family residential lots. The Preliminary Plat was approved in June 2018.

Outlot 1 is currently a stormwater pond that is owned by the City.

A Development Agreement outlining the required fees and responsibilities of the developer and City will be finalized in early April. The Finance and Personnel Committee and Board of Public Works will review and make recommendations to approve the development agreement.

Recommendation

Appropriate action at this time is to recommend Common Council approve the Final Plat for the 1st Addition to Southfield subdivision subject to the comments on the Plat Review Letter.



Southfiled 1st Addition



1 inch = 208 feet

FIRST ADDITION TO SOUTHFIELD

ALL OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 5383 AS RECORDED IN VOLUME 1 OF MAPS ON PAGE 5383 AS DOCUMENT NO. 1290343 AND PART OF OUTLOT 2 OF CERTIFIED SURVEY MAP NO. 4535 AS RECORDED IN VOLUME 1 OF MAPS ON PAGE 4535 AS DOCUMENT NO. 1095174, LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 4, TOWNSHIP 19 NORTH, RANGE 17 EAST, CITY OF NEEHAH, WINNEBAGO COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE: I, David M. Schmatz, Wisconsin Professional Land Surveyor # 1284 certify: The Plot of First Addition to Southfield, being all of Outlot 1 of Certified Survey Map No. 5383 as recorded in Volume 1 of Maps on Page 5383 and part of Outlot 2 of Certified Survey Map No. 4535 as recorded in Volume 1 of Maps on Page 4535 as Document No. 1095174, located in the Southeast 1/4 of the Northeast 1/4, Section 4, Township 19 North, Range 17 East, City of Neenah, Winnebago County, Wisconsin, containing 2.998 acres of land and described as follows:

Commencing at the East 1/4 corner of said Section 4; Thence N007°2'49"W (recorded as N007°38'08"W), 561.00 feet along the East line of said Northeast 1/4 to the Southeast corner of Certified Survey Map No. 2790; Thence S88°10'54"W (recorded as S87°45'35"W), 210.00 feet along the South line of said Certified Survey Map No. 2790 to the Southwest corner thereof and the Southeast corner of Outlot 2 of said Certified Survey Map No. 4535 and to the Point of Beginning; Thence continue S88°10'54"W (recorded as S87°45'35"W), 242.27 feet along the South line of Outlot 2 of said Certified Survey Map No. 4535 to the Northeast corner of Outlot 1 of said Certified Survey Map No. 5383; Thence S007°12'49"E (recorded as S007°38'08"E), 77.75 feet along the East line of Outlot 1 of said Certified Survey Map No. 5383 to the Southeast corner thereof; Thence S88°10'54"W (recorded as S87°45'35"W), 208.00 feet along the South line of Outlot 1 of said Certified Survey Map No. 5383 to the Southwest corner thereof; Thence N007°2'49"W (recorded as N007°38'08"W), 239.61 feet along the west line of Outlot 1 of said Certified Survey Map No. 5383 and the West line of Outlot 2 of said Certified Survey Map No. 4535 to the North right-of-way line of Southfield Court and the South line of Outlot 1 Southfield (a recorded subdivision); Thence N89°27'11"E (recorded as N89°01'52"E), 16.69 feet along the North right-of-way line of Southfield Court and the South line of Outlot 1 Southfield (a recorded subdivision) to the Southeast corner thereof; Thence N007°2'49"W (recorded as N007°38'08"W), 116.94 feet along the East line of Outlot 1 Southfield (a recorded subdivision) to the Northeast corner thereof and the North line of Outlot 2 of said Certified Survey Map No. 4535; Thence N89°27'11"E (recorded as N89°01'52"E), 384.11 feet along the North line of Outlot 2 of said Certified Survey Map No. 4535 to the Northeast corner thereof; Thence S007°12'49"E (recorded as S007°38'08"E), 137.82 feet along the east line of Outlot 2 of said Certified Survey Map No. 4535; Thence N88°10'54"E (recorded as N87°45'35"E), 50.00 feet along the east line of Outlot 2 of said Certified Survey Map No. 4535; Thence S007°12'49"E (recorded as S007°38'08"E), 132.01 feet along the East line of Outlot 2 of said Certified Survey Map No. 4535 to the Point of Beginning.

That I have made such survey, land-division and plot by the direction of the owners of said land. That such plot is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made. That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Neenah, in surveying, dividing, and mapping the same.

Date this 19th day of MARCH 2019

David M. Schmatz
David M. Schmatz, S-1284 — Professional Land Surveyor



OWNER & DEVELOPER
TIMOTHY W. & BARBARA W. WRASE
411 KITTIVER CT.
NEENAH, WI 54956

APPROVAL AUTHORITY
CITY OF NEEHAH
ADVISES HAVING AUTHORITY TO OVERTAKE
DEPARTMENT OF ADMINISTRATION
WINNEBAGO COUNTY PLANNING & ZONING

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

Curve Table					Tangent Bearing	
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	TANGENT IN / TANGENT OUT
C1	275.22'	60.00'	282°48'09"	N40°51'46"E	90.00'	N07°43'40"W
C2	34.07'	60.00'	32°32'01"	N74°16'48"W	33.61'	
C3	51.02'	60.00'	48°43'09"	N33°39'13"W	49.50'	
C4	104.49'	60.00'	99°48'50"	N40°35'47"E	91.78'	
C5	85.65'	60.00'	81°47'09"	S48°37'14"E	78.56'	
C6	28.91'	20.00'	82°48'09"	N49°08'14"W	26.46'	N07°43'40"W

BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NORTHEAST 1/4 SECTION 4, T19N, R17E, CITY OF NEEHAH, WINNEBAGO COUNTY, WISCONSIN, WHICH BEARS N007°47'47"E FOR WINNEBAGO COUNTY COORDINATE SYSTEM.



THIS INSTRUMENT DRAFTED BY MARY J. KUBA

CERTIFICATE OF CITY TREASURER

I, Michael K. Esker being the duly elected qualified and acting City Treasurer of the City of Neenah do hereby certify that the records in my office show no unpaid taxes or special assessments as of _____ affecting the lands included in First Addition to Southfield.

Date _____ City Treasurer — Michael Esker

COUNTY TREASURER'S CERTIFICATE:

I, Mary E. Krueger being the duly elected qualified and acting County 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 special assessments as of _____ affecting the lands included in First Addition to Southfield.

Date _____ County Treasurer
Mary E. Krueger

CITY OF NEEHAH APPROVAL:

Resolved that "First Addition to Southfield" in the City of Neenah, Wrasse Realty, as Owner is hereby approved by the Common Council.

Date _____ Approved _____ Mayor — Dean R. Kauftel

Date _____ Signed _____ Mayor — Dean R. Kauftel

I certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of Neenah.

Date _____ City Clerk
Patty A. Sturm

STATE OF WISCONSIN)
WINNEBAGO COUNTY)

I, Patty A. Sturm, being the duly elected, qualified and acting Clerk of the City of Neenah, do hereby certify that the common council of the City of Neenah, authorizing me to issue a certificate of approval of the First Plot of First Addition to Southfield upon satisfaction of certain conditions, Wrasse Realty and I do hereby certify that all conditions were satisfied and the approval was granted and effective on this _____ day of _____ 20____

Patty A. Sturm, Clerk Dated _____

OWNER'S CERTIFICATE

Timothy W. & Barbara W. Wrasse, as Owner(s), I/we hereby certify that I/we caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on First Addition to Southfield. We also certify that this plat is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection.

Approving Authority _____ Agencies having Authority to Object
City of Neenah Wisconsin Department of Administration
Winnebago County Planning & Zoning

Dated this _____ day of _____ 2019

Timothy W. Wrasse Date _____ Witness _____ Date _____

Barbara W. Wrasse Date _____ Witness _____ Date _____

State of _____)
County) (see _____)

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

Notary Public _____

My commission expires _____ County, _____



LOCATION MAP
SECTION 4, TOWNSHIP 19 NORTH, RANGE 17 EAST,
CITY OF NEEHAH, WINNEBAGO COUNTY, WISCONSIN

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by Wrasse Realty Grantor, to

WE-ENERGES, a Wisconsin corporation, Grantee,

AT&T Wisconsin, a Wisconsin corporation Grantee, and

Spectrum TV, Grantee

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 plot designated as "Utility Easement" and the property designated on the plot 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 they may be reasonably required incidental to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantee agrees 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 Grantee 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 Grantee's facilities or in, upon or over the property within the lines marked "Utility Easement" without the prior written consent of Grantee. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of Grantee. This Utility Easement Provision does not prevent or prohibit others from utilizing or crossing the Utility Easement as the Utility easement(s) are non-exclusive.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

NO UTILITY TRANSFORMERS OR PEDESTALS ARE TO BE SET WITHIN 2 FEET OF A LOT CORNER MONUMENT.

NO CONDUCTORS ARE TO BE BURIED WITHIN 1 FOOT OF A LOT CORNER MONUMENT.

CITY OF NEEHAH

1) MAINTENANCE OF ALL DRAINAGEWAYS AND ASSOCIATED STRUCTURES WITHIN THE SUBDIVISION ARE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS OF THE SUBDIVISION, UNLESS OTHERWISE NOTED ON THE DRAINAGE PLAN WHICH HAS BEEN PREPARED FOR THIS SUBDIVISION AND WHICH HAS BEEN APPROVED BY AND IS ON FILE WITH THE CITY OF NEEHAH.

2) UPON FAILURE OF THE PROPERTY OWNERS TO PERFORM MAINTENANCE OF THE DRAINAGEWAYS AND ASSOCIATED STRUCTURES, THE CITY RESERVES THE RIGHT TO PERFORM MAINTENANCE AND/OR REPAIRS. THE PAYMENT OF SAID MAINTENANCE AND/OR REPAIRS SHALL BE EQUALLY CHARGED AMONG THE PROPERTY OWNERS OF THIS SUBDIVISION.

3) UPON FINAL GRABBING, THE DEVELOPER AND/OR OWNER SHALL COMPLY WITH THE SURFACE WATER DRAINAGE PLAN AS APPROVED BY THE CITY OF NEEHAH.

LEGEND

- - 1 1/4" x 30" ROUND STEEL REBAR WEIGHING 4.30 LBS./LINEAL FT. SET
- ✕ - 1 1/4" ROUND STEEL REBAR FOUND
- ✎ - 3/4" ROUND STEEL REBAR FOUND
- - 1" PIPE FOUND
- ⊙ - CERTIFIED LAND CORNER WINNEBAGO COUNTY
- () - RECORDED BEARING AND/OR DISTANCE
- S.F. - SQUARE FEET
- UTILITY EASEMENT (IF UNLESS NOTED)

SHEET 1 OF 1
JOB #0902-A-16-00956.00
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