



NEENAH PLAN COMMISSION - AMENDED

**Tuesday, January 29, 2019**

**4:15 P.M.**

**HAUSER ROOM, City Administration Building**

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1. Approval of Minutes: January 8, 2019
2. Public Appearances (Ten minutes divided among those wishing to speak on topics pertinent to the Plan Commission)
3. Public Hearings:
  - a. TID No. 9 Amendment 1 - Amended Boundaries and Project Plan
4. Action Items:
  - a. TID No. 9 Amendment 1 - Amended Boundaries and Project Plan
  - b. Annexation - Betty Brazil - Town of Neenah (#213 - Ord. No. 2019-03)
5. Discussion Items:
  - a. Zoning Code Updates
  - b. 2018 Planning/Zoning Overview
  - c. Comprehensive Plan 2040 - Implementation
6. Announcements and future agenda items:
  - a. Next Meeting: February 12, 2019

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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, January 8, 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	PRESENT	Ald. Christopher Kunz	PRESENT	Karen Genett	PRESENT
Gerry Andrews	PRESENT	Ald. Jane Lang	PRESENT		

**Also present:**

Brad Schmidt, Deputy Director of Community Development	Cassandra Kohls, Administrative Assistant Community Development	Jeff Welhouse - 1351 Hedgerow Dr.
Bernie & Paul Meyer – 116 Armstrong		

**Minutes:**

**MSC Kaiser/Lang to approve the December 11, 2018 meeting minutes. All Aye. Hancock-Cooke abstained. Motion passed.**

Mayor Kaufert called the meeting to order at 4:18 p.m.

**Public Appearances:** None

**Public Hearings:** None

**Action Items:**

**1. Annexation – 905 Bayview Road – Town of Neenah (#211 - Ord. No. 2019-01)**

The annexation overview was provided by Deputy Director Schmidt. Richard and Susan Larson Revocable Trust submitted a petition for direct annexation to the City of Neenah for property located along Bayview Road in the Town of Neenah. The annexation area is approximately .85 acres and includes a portion of the Bayview Road right-of-way. The parcel is currently undeveloped, but did include a single-family residence in the past. The intent is to develop the property as a single-family residential dwelling with City water and sewer services. The proposed use is consistent with the City's Comprehensive Plan. The site is located within the City of Neenah/Town of Neenah Boundary Agreement (2003) and identified as City Growth Area. Upon annexation, the property will be zoned R-1, Single Family Residence District.

The site has two access points; one along Bayview Road, and the other along Sunshine Lane. Water and sewer service will most likely serve this site from Sunshine Lane due to the depth of utilities along Bayview Road. Sunshine Lane was planned to continue south but the road was removed from the official map due to the challenges of extending services through that area. City of Neenah Public Works Department would like to see ample turnaround access at the end of Sunshine Lane for snow plows and garbage trucks.

Deputy Director Schmidt provided an overview of the annexation process for the Plan Commission. He explained that the landowner initiated the process by petitioning the City to have their land annexed into the City. The landowner would want to become a part of the City to receive City water and avoid incurring costs to maintain a private well.

Ald. Kunz expressed concerns about turnaround access for plowing. Deputy Director Schmidt stated he would work with Public Works staff to look at extending pavement in the right-of-way to allow ample truck movement. Ald. Kunz inquired about driveway access. Deputy Director Schmidt indicated he is uncertain of the location of the future residence on this site however the petitioner is aware of the challenges.

Member Hancock-Cooke asked if there was discussion to divide the site in the past. Deputy Director Schmidt confirmed that there was discussion to split the lot in half. He doesn't want another driveway off of Bayview Road.

Mayor Kaufert stated the zoning is R-1, Single-Family Residence District.

**MSC Hancock-Cooke/Genett, Plan Commission recommends Council approve Annexation (#211 – Ord. No. 2019-01) and the property also receive an R-1, Single-Family Residence zoning classification.**

**All Aye.**

**2. Annexation – Loren's Auto Recycling – Town of Neenah (#212 – Ord. No. 2019-02)**

Loren Rangeloff (Loren's Auto Recycling), has submitted a petition for direct annexation to the City of Neenah for property located along the east side of I-41 between Bell Street and County Road G in the Town of Neenah. The annexation area is approximately 29.94 acres and includes Mr. Rangeloff's parcel (9.3 acres) currently an auto salvage yard and adjacent railroad and highway right-of-way. The City is annexing this entire area to clean up the municipal boundaries. The City is annexing Loren's Auto Recycling to clean up the site to market for future industrial development. Upon annexation, the property will be zoned temporary, I-1 Planned Business Center District. The site will be cleared over the next 18 months. There is a possibility

Ord. No. 2019-01

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Ord. No. 2019-02

of environmental contamination on the site. The City plans to extend TIF 9 to encompass this site. TIF 9 will fund the project. Loren's Auto Recycling will be responsible for removal of the existing junk vehicles.

The subject land is located within the City Growth Area in the Neenah Boundary Agreement (2003) which allows the City to annex the property.

Mayor Kaufert pointed out the City owns the land to the South of the subject site. The City attempted to get Werner Electric to locate within the City. If this site had been clean, they could have built within the City. When this site gets clean and developable this will be a prime site with visibility and access to Highway I-41.

Ald. Kunz inquired about the impact of the rail road tracks located on this site. Director Kaiser indicated there will be a substantial increase in the ERUs for the rail road.

**MSC Lang/Kaiser, Plan Commission recommends Council approve Annexation (#212 – Ord. No. 2019-02) and the property also receive a temporary I-1, Planned Business Center District zoning classification.**

All Aye.

## Discussion Items:

Deputy Director Schmidt provided an overview of the City of Neenah/Town of Neenah Boundary Agreement (2003). He explained approximately 1,800 acres are within the City Growth Area. Roughly 3,500 acres are located in the Town Growth Area and must remain in the Town of Neenah. Approximately 400-500 acres have been annexed into the City of Neenah since 2003. Staff's goal is to insure orderly growth and development.

Mayor Kaufert explained all of the annexations are at the request of the petitioner. The City of Neenah listens to the people's requests.

Deputy Director Schmidt reiterated that the City of Neenah cannot forcibly annex land because of the Boundary Agreement with the Town of Neenah. The City of Neenah/Town of Neenah Boundary agreement is effective for 30 years and has 14 years remaining.

Director Kaiser explained the following areas are provided some services by the City of Neenah without the need to annex to the City immediately: Plummer Court, Courtney Court, Meadow Breeze Circle, Cheryl Ann Drive, and Meadow Lane.

Member Hancock-Cooke asked about the maximum available acreage remaining that could be annexed into the City. Deputy Director Brad Schmidt indicated approximately 700 acres has a potential for future development.

Ald. Kunz raised concern about the amount of buildable land remaining for future housing. Deputy Director explained of the 700 overall acres, 170 acres would be available for development when you take out land that is outside the City's sewer service area and other challenging properties.

Member Hancock-Cooke inquired about why the City would want to grow in size. Deputy Director Schmidt explained the City was incorporated in the 1870s. Up until 1950 the City didn't grow outside its borders. Growth is important. The City's Comprehensive Plan lays out how the growth should occur. Redevelopment is also important to grow in areas adjacent to the City. The City has planned and invested for growth. The City has upsized sewer pipes areas in the anticipation of future growth.

Mayor Kaufert explained taxpayers have paid to provide larger investments. The State uses net new construction to determine the allowable increase in spending. The amount the City receives to provide services is driven by new growth and redevelopment.

Deputy Director Schmidt indicated land prices increase when there is a lack of supply. Redevelopment is more costly than new construction.

Mayor Kaufert explained the East Central Wisconsin Regional Planning Commission (ECWRPC) works with all communities so local municipalities know where to lay pipes and can provide services that bring jobs to the region. The City of Neenah will plan for orderly growth. The City of Neenah is not interested in taking over Towns.

Deputy Director Schmidt indicated when a business is considering locating in a region they are looking to locate where services are available. The waste water treatment plant needs to know the plans for capacity. A City cannot extend sewer mains outside the defined service area.

Mayor Kaufert explained the City is 9-square miles. He is interested in boundary agreements, shared services, and smart growth to help taxpayers in both communities.

Deputy Director Schmidt stated relationships have improved since the Boundary Agreement.

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Jeff Welhouse (1351 Hedgeview Drive) stated Nature Trail Subdivision (200 acres) was annexed into the City from the Town of Neenah in 1996. The first lot was sold in 2002. He indicated this propelled the boundary agreement.

Mayor Kaufert indicated regional leaders should find ways to grow systematically and in ways that make sense.

**Announcements and future agenda items:**

Ald. Kunz indicated he decided not to run for re-election for the School Board. The School Board will assign someone else to represent them on Plan Commission.

Next Plan Commission meeting is scheduled for January 29, 2019.

Deputy Director Schmidt indicated two upcoming items:

1. Annexation of Cardinal Plant
2. Vacating Laudan Boulevard

**Adjournment: The Commission adjourned its meeting at 5:05 P.M. MSC Gennett/Kaizer. All Aye.**

Respectfully Submitted,




Cassandra Kohls  
Administrative Assistant, Community Development



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## MEMORANDUM

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**DATE:** January 28, 2019  
**TO:** Mayor Kaufert and Plan Commission Members  
**FROM:** Brad Schmidt, Deputy Director   
**RE:** TID #9 Amendment 1 – Amended Boundaries and Project Plan

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This amendment would alter the boundaries of TID #9 to allow for the inclusion of the parcels on the easterly edge of the District (see adjoining map). The amendment to TID #9 will continue to support the rehabilitation/conservation of the industrial area adjacent to Highway 41.

With the original creation of TID #9 in 2015, it was anticipated that the original district would include the proposed amendment area. However, due to the inability to complete an acquisition of a key property at that time, the inclusion of this area has been delayed. The City has now been able to complete the land acquisition and is requesting approval of the proposed amendment.

The attached Project Plan lists the proposed projects, project costs, and projected tax increment generated from future projects. In essence, this amendment will bring in the Loren's Auto Recycling property which is located in the Southpark Industrial Center. The City has an agreement to purchase the property. Once acquired the City will market the property for business/light industrial uses.

**Appropriate action at this time is to approve Plan Commission Resolution No. 2019-01, approving the amended Project Plan and amending Tax Increment District #9 boundaries, and recommend the Neenah Common Council approve the same.**

**CITY OF NEENAH TAX INCREMENT DISTRICT #9  
PROJECT PLAN AMENDMENT NO. 1**

**U.S. HIGHWAY 41 SOUTH INDUSTRIAL REDEVELOPMENT DISTRICT**



DATE ADOPTED BY COMMON COUNCIL:  
DATE ADOPTED BY JOINT REVIEW BOARD:  
EXPENDITURE DEADLINE:  
TID #9 EXPIRATION DATE:

## CITY OF NEENAH OFFICIALS AND STAFF

Dean Kaufert  
Cari Lendrum  
Danae Steele  
Kathie Boyette  
Marge Bates  
Tamara Erickson  
Christopher Kunz  
Todd Stevenson  
Lee Hillstrom  
Jane Lang

Jim Godlewski  
Patricia Sturn  
Mike Easker  
Chris Haese  
Brad Schmidt  
Samantha Jefferson

Mayor  
Aldersperson District 1  
Aldersperson District 1  
Aldersperson District 1  
Aldersperson District 2  
Aldersperson District 2  
Aldersperson District 2  
Aldersperson District 2  
Aldersperson District 3  
Aldersperson District 3  
Aldersperson District 3

City Attorney  
City Clerk  
Director of Finance  
Director of Community Development  
Deputy Director of Community Development  
Office Manager of Community Development

### PLANNING COMMISSION

Mayor Dean Kaufert  
Gerry Andrews  
Karen Genett  
Jang Lang  
Kate Hancock-Cook  
Gerry Kaiser  
Christopher Kunz  
Nick Piergrossi

Chair  
Member  
Member  
Aldersperson/Member  
Parks and Rec. Commission Rep. /Member  
Director of Public Works/Member  
School Board Rep. /Member  
Member

### JOINT REVIEW BOARD

Danae Steele  
Mark Harris  
Amy Van Straten  
Andrew Thorson  
Mike Faulks

City Representative  
Winnebago County  
Fox Valley Technical College  
Neenah Joint School District  
Public Member

**CITY OF NEENAH TAX INCREMENT DISTRICT #9**  
**PROJECT PLAN AMENDMENT NO. 1**  
*Effective January 1, 2019*

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APPORTIONED AMONG TAXING ENTITIES

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**CITY OF NEENAH TAX INCREMENT DISTRICT #9**  
**PROJECT PLAN AMENDMENT NO. 1**  
*Effective January 1, 2019*

**SUMMARY FINDINGS**

- District Name: City of Neenah Tax Increment District #9 (2019 Amendment)
- Location: U.S. Highway 41 South Industrial Redevelopment District.
- Purpose: Stimulate redevelopment, revitalization, and growth as a means to increase employment and ensure a vital and healthy tax base.
- Effective Date: The effective date of the amendment, for the capture of new taxable value within the expanded boundaries of Tax Increment District #9, is January 1, 2019.
- Proposed Costs: Total Project Costs are projected to be \$4.4 million over the life of the District. All costs are based on 2019 prices and are preliminary estimates that are based on best information available. The plan is not meant to be a budget nor an appropriation of funds for specific projects, but a framework within which to manage projects understanding the District can be in effect for a twenty-seven year period allowed by Wisconsin Statute. The City of Neenah reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2019 and the time of construction. The City retains the right to delete projects or change the scope and/or timing of projects implemented as the Common Council individually authorizes them, without amending the Plan.
- Project Financing: Capital financing of \$1.87 million, utilizing borrowing proceeds.
- Project Revenues: Tax Increment District #9, as amended, is projected to create \$12.5 million of tax base through its maximum life period (2041). It will generate an estimated \$6.6 million in tax increments during that same period.
- Economic Study: Based on project expenditures and revenue levels, all obligations of TID #9, as amended, will be paid in full during calendar year 2040, the 26th year of the District. Upon closure and dissolution of the District, all accrued and unencumbered increments will be promptly distributed among the local taxing entities (School District, County, Vocational District and City) and all future tax revenues will be directly distributed to them.

**CITY OF NEENAH TAX INCREMENT DISTRICT #9**  
**PROJECT PLAN AMENDMENT NO. 1**

*Effective January 1, 2019*

**INTRODUCTION**

Tax Incremental District Number 9 (the “District”) was created in 2015 by the City of Neenah under the authority provided by the Wisconsin Statute Section 66.1105 “Tax Incremental Law” to assist with the rehabilitation and conservation of the industrial corridor adjacent to U. S. Highway 41 from approximately Breezewood Lane/Bell Street on the north to County Highway G on the south. A map of the District boundaries, as amended, is provided in Figure 1. This area is characterized by industrial development that, due primarily to the age, is experiencing a high degree of functional obsolescence. The District, as amended, will consist of 80 acres of property currently zoned for industrial use and an additional 38 acres of highway and railroad right-of-way.

The District, as amended, is created as a “Rehabilitation and Conservation District” based upon the finding that at least 50%, by area of the real property within the District, is in need of rehabilitation and conservation within the meaning of Wisconsin Statute Section 66.1337(2m)(a) described below. The map exhibit in Figure 2 illustrates existing uses and conditions of the District, including identifying approximately 80 acres of the District in need of rehabilitation and conservation. The remaining 38 acres is contained within railroad and highway right-of-way.

Rehabilitation of Conservation work includes any of the following:

1. Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements.
2. Acquisition of real property and demolition, removal or rehabilitation of buildings and improvements on the property where necessary to eliminate unhealthful, unsanitary or unsafe conditions, lessen density, reduce traffic hazards, eliminate obsolete or other uses detrimental to the public welfare, to otherwise remove or prevent the spread of blight or deterioration, or to provide land for needed public facilities.
3. Installation, construction or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out the objectives of the urban renewal project.
4. The disposition, for uses in accordance with the objectives of the urban renewal project, of any property acquired in the area of the project. The disposition shall be in the manner prescribed in this section for the disposition of property in a redevelopment project area.

The U.S. Highway 41 corridor has had a significant impact on Neenah's industrial development, beginning in the early 1960's when industrial manufacturing facilities were first constructed by PH Glatfelter and Menasha Corporation. These facilities have provided a consistent manufacturing base for the community for over 50 years. Over this half century, the properties within the District have begun to face both economic and physical obsolescence that must be overcome for the continued success of the District. These properties must either be cleared of aging, underutilized structures, or significant renovation and building conversion must be undertaken to transform older buildings into a modern and efficient space. In either case, excessive development costs seriously limit the ability of the private sector to fully front-end the costs of revitalization and economic growth. Without some level of public participation, the redevelopment projects could not succeed.

Tax increment financing provides the means for the City of Neenah to support economic development by upgrading public infrastructure, removing blight, completing environmental remediation, property assemblage, and awarding grants to qualified private sector recipients. Wisconsin's Tax Increment law allows the City to use property tax revenues from new development in the District to recover the City's investment in the District. The Tax Increment District (TID), as amended, will provide a 22-year period in which the City can make public investment in support of private revitalization efforts. The law allows a 27-year maximum debt retirement period, during which time tax revenues generated by new development and other growth in the TID are applied by the City to pay the public investment made in the project. When all project and associated holding costs are paid off, the TID is dissolved and all subsequent tax revenues generated are distributed to all taxing entities.

Tax increment financing ensures that the public investment made in support of private economic development efforts is done in a financially feasible manner, and that the benefits of the investment are distributed fairly, first to the affected area, and ultimately to the community as a whole. It promotes and supports growth in the tax base which otherwise might not occur. The law also recognizes that since the City is the only taxing unit that assumes financial risk in a District, it is entitled within a prescribed time period to receive all new tax revenues of the TID as the source of paying off its public investment costs. All taxing entities subsequently receive future benefits from the expanded tax base that was generated as a result of the City's TID investment.

### **BOUNDARIES**

The boundaries of TID #9 will be modified to add territory to the District. The amended boundaries are illustrated in Figure 1.

### **NAME OF DISTRICT**

Upon amendment, the name of the TID shall remain City of Neenah, Tax Increment District #9 (TID #9).

### **CREATION DATE**

TID #9 was created effective January 1, 2015. The effective date of the amendment, for the capture of new taxable value within the expanded boundary area of TID #9, is January 1, 2019.

### **PROPOSED IMPROVEMENTS AND PROJECT COSTS**

Table 1 provides an annual listing of proposed improvements and project costs for TID #9 as amended. These are the projected activities that may be required in the District at this time. However, as development and rehabilitation of the District begins to occur, it may dictate additions or deletions from the following list. The City of Neenah reserves the right to such additions and deletions to the project list to the full extent allowed by law. Potential redevelopment sites and proposed uses are illustrated in Figure 3. A half mile buffer around TID #9, as amended, and in which project costs may be incurred is illustrated in Figure 4.

Project costs for amended TID #9 will encompass four areas:

1. Utility and Access Improvements -- Funds will provide upgraded public utilities and infrastructure to support redevelopment within the district.
2. Redevelopment Assistance -- Funds will be provided to assist with activities such as land packaging, site and building renovation, clearance, and site preparation at target sites where the private sector is committed to high value projects that will increase the tax base.
3. Planning/Project Support/Administration -- Administrative costs of managing district activities including promotion and Development, engineering, environmental and organizational cost.
4. Financing Cost – Interest, finance fees, bond discounts, redaction premiums, legal opinions, credit ratings, insurance and other expenses related to financing.

**Table 1  
Project Costs**

<b>Project/Activity</b>	<b>Total Cost</b>	<b>Estimated Timing</b>
Municipal Utility and Access Improvements within the ½ Mile Boundary	\$400,000	2015-2016
Redevelopment Assistance	\$1,158,639	2018-2024
Land Acquisition	\$1,000,000	2019-2020
Planning/Project Support – Administrative, Professional, Environmental, and Promotion Services Cost. Filing fees and fees charged by the State. Audit costs.	\$1,189,727	2015-2041
Financing Costs <ul style="list-style-type: none"> <li>• General Obligation Borrowing Interest Expense</li> </ul>	\$641,219	2015-2035
<b>TOTAL</b>	<b>\$4,389,858</b>	-

**NON-PROJECT COSTS**

There are no anticipated non-project costs within the expanded boundary of TID #9.

**RELOCATION**

Some potential redevelopment projects could require the acquisition of private properties, which might involve the displacement of families or businesses. All individuals, families, and business operations that might be displaced as a result of the City’s activities are entitled to assistance in conformance with the requirements set forth in Chapter 32, Wisconsin Statutes, and the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act, as applicable.

**MASTER PLAN, ZONING, BUILDING AND OTHER CODE CONSIDERATIONS**

TID #9, as amended, is consistent with the goals, objectives and strategies of the City of Neenah Comprehensive Plan. The Comprehensive Plan specifically identifies the need for maintaining a strong, diverse economic base that can provide steady employment with quality of jobs. In addition, the Comprehensive Plan states that the City should continually promote the community as a good location for business growth. The use of tax incremental financing is specifically identified in the Comprehensive Plan as a tool the City should use as a means to accomplish development and revitalization objectives throughout the City. City partnership and support, through the formation and modification of TID #9, will be required for successful and sustained local economic growth to occur -- much the same as the initiatives taken in the Downtown and Westside business corridors. Appropriate zoning designations and regulations are in place to manage revitalization in the corridor. No changes to zoning or building codes are anticipated.

## **ECONOMIC FEASIBILITY STUDY**

Total revenues generated from property tax increments are projected to offset total costs, within the maximum allowed 27-year life of the District. Consequently, the TID #9, as amended, is economically feasible. Projected tax base growth is presented in Appendix A, and a financing plan and feasibility analysis is presented in Appendix B.

The total projected costs of public improvements and activities over the life of the District (2015-2041) are \$4.39 million. The District is expected to create \$12.5 million of tax base through its maximum life period (2015-2041) and will generate an estimated \$6.6 million in tax increments during that same period.

Based on projected expenditure and revenue levels, all obligations of TID #9, as amended, will be paid in full during calendar year 2040, the 26th year of the District. Upon closure and dissolution of the District, all remaining unencumbered increments will be promptly distributed among all taxing entities (School District, County, Vocational District and City). Following closure and dissolution, the tax base created as a result of development in the District will directly benefit the taxing entities and all future tax revenues will be directly distributed to them.

Recognizing that all taxing entities involved in the District will accrue significant long-term benefits from the projected success of TID #9, the City realizes that each entity is also a continuing partner in its progress, in that they will forego tax benefits on new development in the District until it is dissolved. Appendix C shows the projected increments over the life of the District, apportioned among the four entities, based on the formula prescribed by the Wisconsin Department of Revenue.

The following economic assumptions have been applied when developing the amended Project Plan for TID #9:

- The base equalized value of TID #9, as amended, has been established at \$14.5 million, which was the equalized value of real estate and personal property within this area on January 1, 2018.
- The current equalized tax rate of \$23.30 is assumed to remain level throughout the life of the District. For purposes of the Economic Feasibility Study, the equalized tax rate of \$23.30 was utilized in all calculations.
- General Obligation (G.O.) Notes and Bonds represent annual capital borrowing for public investment in the District. Initial borrowing has been assumed to be 11 years in length with repayment of principal on a schedule to match with accruing tax increments.
- All interest rates have been projected at 4.00%, approximately the same level as current Aa/AA-rated G.O. Notes. Guidance for estimating future rates was provided by the City's financial advisor. No attempt has been made to anticipate cyclical rate changes in

future years. Principal and interest payments of future scheduled debt installments are being planned to match the estimated tax increments generated on an annual basis.

## **FINANCING**

The City of Neenah plans the use of G.O. Notes and Bonds or other permitted loan instruments in order to finance or refinance the costs of TID #9, as amended. City borrowing will be phased to coincide with need and refinancing schedule as necessary to properly manage the District's affairs.

Another option for financing is the use of developer-funded or "pay as you go" financing which minimizes the risk of non-performance of the TID to the City, while still assisting development that would not occur without assistance of a tax increment district. The type and method of financing each project in this District shall be made on a project by project basis to support the success of the District.

Repayment costs will be funded from tax increments generated by new tax base growth in the District.

## **ORDERLY DEVELOPMENT**

The expansion of the boundaries of TID #9 will further promote the City's goal of orderly, sustained redevelopment and revitalization in the U.S. Highway 41 South Industrial Redevelopment District. By supporting efforts to revitalize the District, the City will help to ensure a healthy tax base and economy for the entire community.

## **EXISTING USES AND CONDITIONS**

Figure 2 illustrates the existing land use patterns and conditions of real property within the expanded boundary of TID #9. Other uses and conditions identified in the previous Project Plan remain unchanged.

## **FINDINGS**

- Within the expanded boundary of TID #9, properties in need of rehabilitation or conservation work represent 100%, by area of all real property excluding right-of-way.
- The redevelopment and revitalization of property within the expanded boundary of TID #9 will significantly enhance the value of all property in the District. Supporting private investment at key sites will increase property values District-wide.
- It is estimated that as of January 1, 2018, using equalized values, the base value of expanded TID #9 plus the increment values of TID #5, TID #6, TID #7, TID #8, TID #10 and TID #11 totals \$227,222,600, which is 10.28% of the total of all taxable property in the City of Neenah as shown below. State law requires that those values not exceed 12%.

TID #5 Increment Value (est)	\$16,848,100	
TID #6 Increment Value (est)	\$28,276,900	
TID #7 Increment Value (est)	\$95,575,100	
TID #8 Increment Value (est)	\$59,430,500	
TID #9 Increment Value (est)	\$10,104,400	
TID #10 Increment Value (est)	\$14,254,700	
TID #11 Increment Value (est)	\$2,587,900	
TID #9 Expanded Boundary Area #1 Base Value (est)	\$145,000	
Total	\$227,222,600	
		÷
Total City Equalized Value (est)	\$2,209,662,100	=10.28%

- The project costs are consistent with the purpose of making feasible the revitalization of the U.S. Highway 41 South Industrial Redevelopment District. Without public financial participation, the redevelopment projects could not succeed.
- Based on projected expenditures and revenues all obligations of TID #9 as amended will be paid in full prior to dissolution of the District.



**CITY OF NEENAH TAX INCREMENT DISTRICT #9**  
**PROJECT PLAN AMENDMENT NO. 1**  
*Effective January 1, 2019*

**FIGURES**

**FIGURE 1 – BOUNDARY MAP**

**FIGURE 2 – CURRENT LAND USES**

**FIGURE 3 – PROPOSED LAND USES**

**FIGURE 4 – HALF MILE BUFFER**

**APPENDICES**

**APPENDIX A – SCHEDULE OF PROJECTED TAX BASE GROWTH**

**APPENDIX B – FINANCING & FEASIBILITY PLAN**

**APPENDIX C – SCHEDULE OF PROJECTED TAX INCREMENTS APPORTIONED AMONG  
TAXING ENTITIES**

**APPENDIX D – CITY ATTORNEY'S OPINION**

FIGURE 1: BOUNDARY MAP

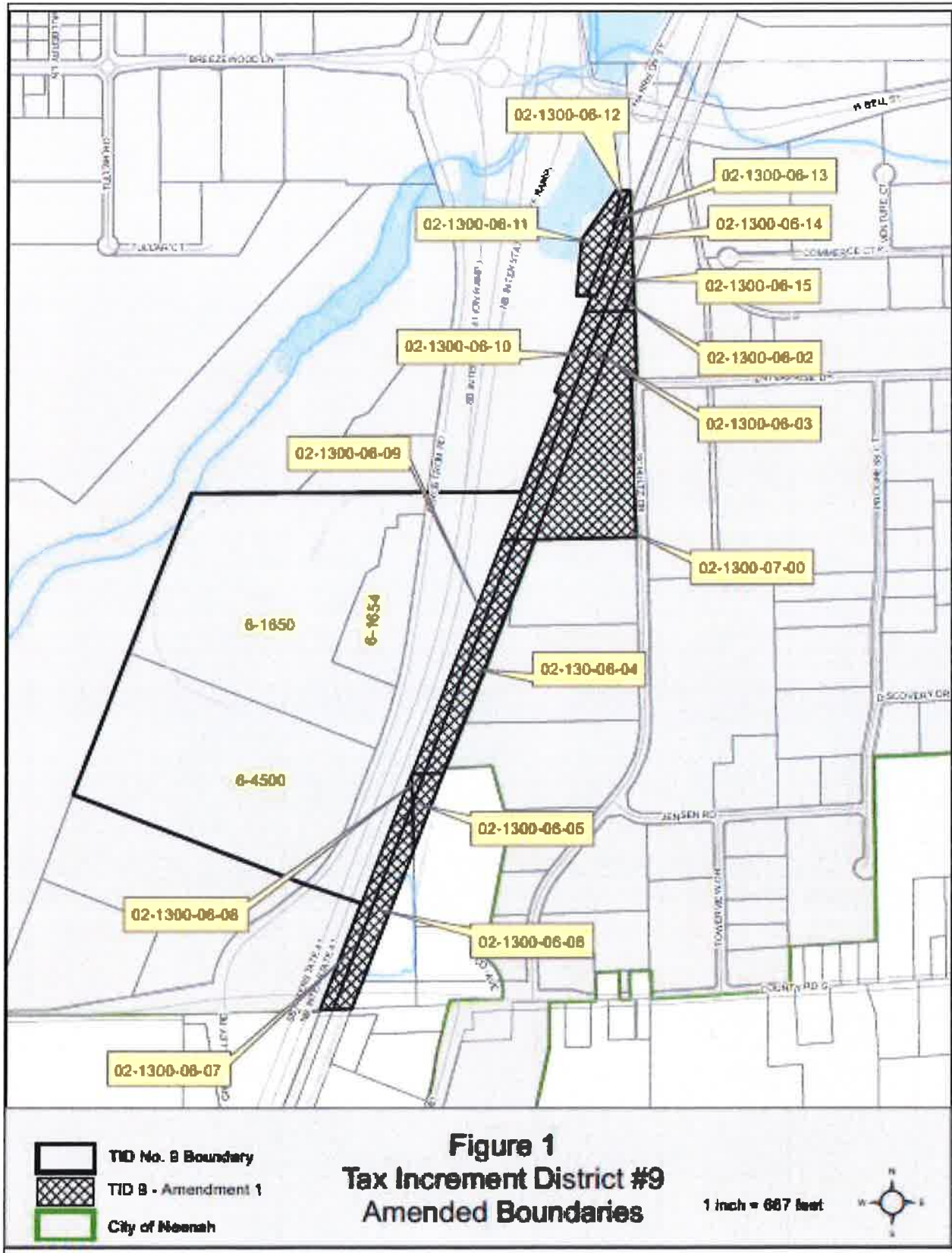


FIGURE 2: CURRENT LAND USES

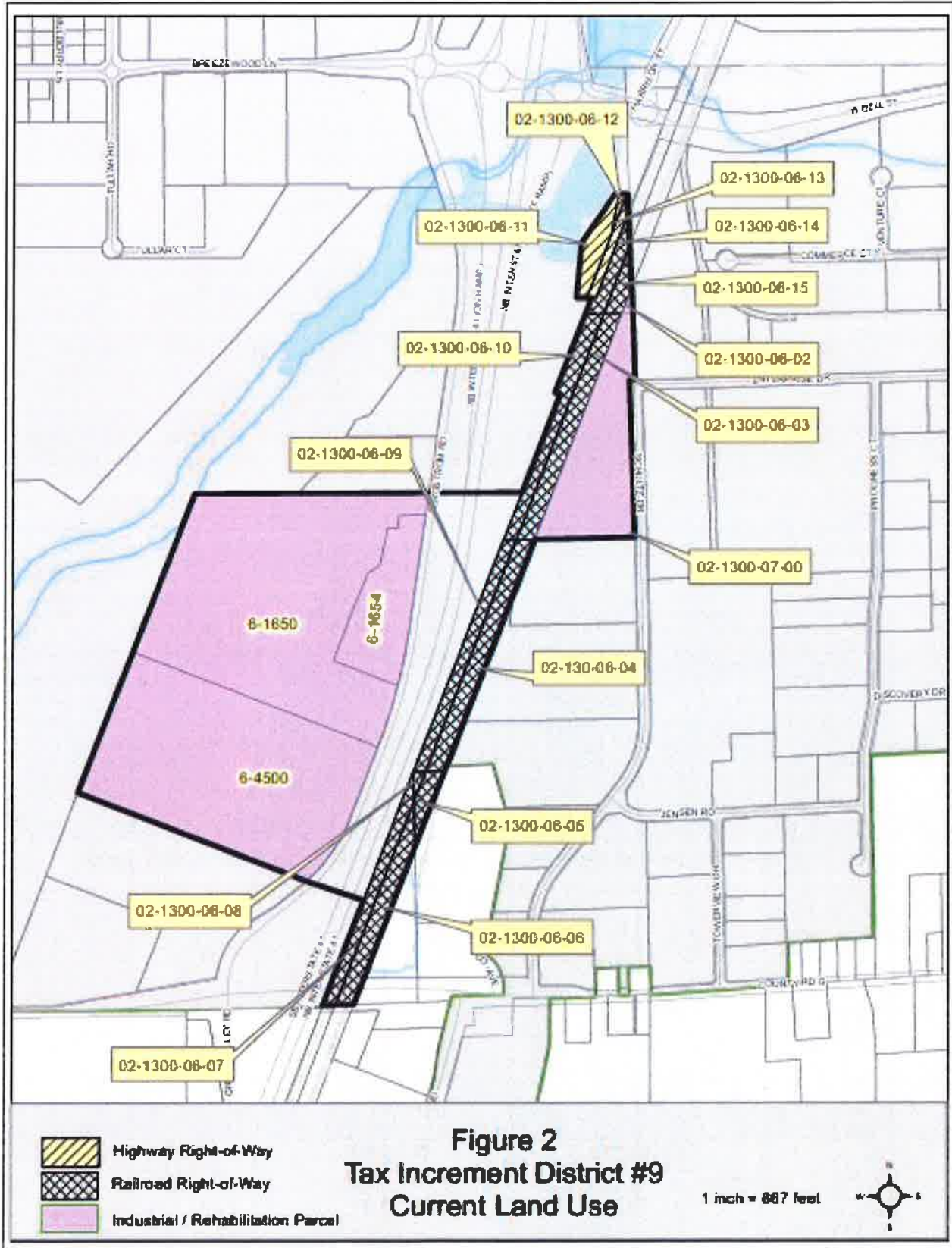




FIGURE 3: PROPOSED LAND USES

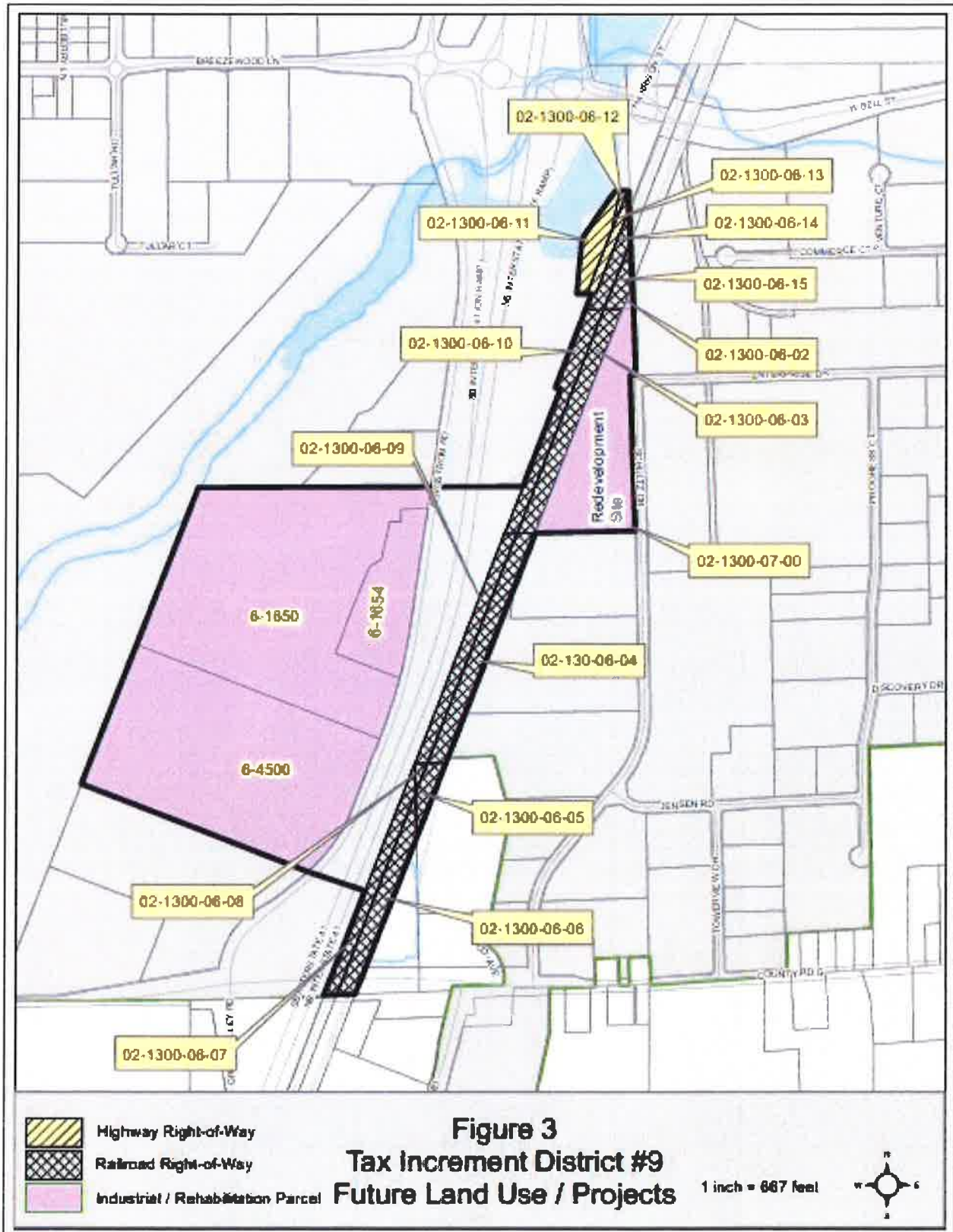
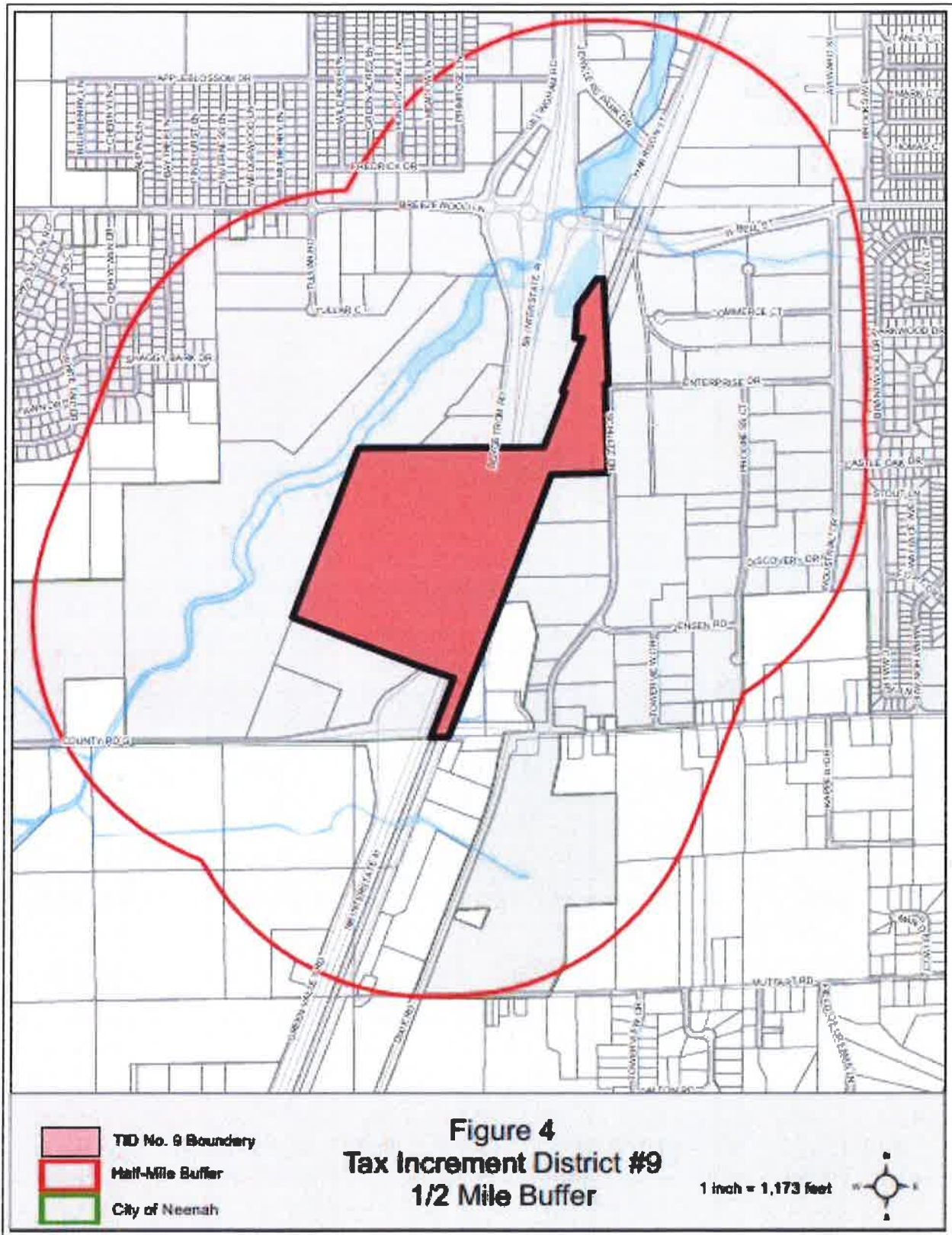


FIGURE 4: HALF MILE BUFFER









**APPENDIX B  
FINANCING & FEASIBILITY PLAN**

	Year	Date	Project Costs				Capital Borrowing				Project Revenues			Net Excess Revenue Over Costs	Cumulative Revenue Over Costs	
			Utility & Access Improvements	Planning & Project Support	Land Acquisition	Administration	Redevelopment Assistance/Incentives	G.O. Debt Service Principal	G.O. Debt Service Interest	Other	Total Plan Costs	Property Tax Increment Projected	Other			Total Plan Revenues
	1	2015	\$ 100,000	\$ 40,000		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	2	2016	\$ 300,000	\$ 40,000		\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	3	2017	\$ -	\$ 15,000		\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	4	2018	\$ -	\$ 15,000.00		\$ 30,000	\$ 169,821	\$ 25,000	\$ 12,718	\$ -	\$ 237,539	\$ 242,601	\$ -	\$ 242,601	\$ (194,758)	\$ (194,758)
	5	2019	\$ -	\$ 15,000.00	\$ 1,000,000.00	\$ 30,000	\$ 164,803	\$ 65,000	\$ 11,630	\$ -	\$ 271,433	\$ 235,433	\$ -	\$ 235,433	\$ (230,803)	\$ (425,562)
	6	2020	\$ -	\$ 15,000.00		\$ 30,000	\$ 164,803	\$ 65,000	\$ 17,664	\$ -	\$ 277,467	\$ 235,433	\$ -	\$ 235,433	\$ (236,837)	\$ (662,399)
	7	2021	\$ -	\$ 15,000.00		\$ 30,000	\$ 164,803	\$ 70,000	\$ 83,524	\$ -	\$ 348,327	\$ 235,433	\$ -	\$ 235,433	\$ (307,697)	\$ (970,096)
	8	2022	\$ -	\$ 15,000.00		\$ 30,000	\$ 164,803	\$ 75,000	\$ 62,168	\$ -	\$ 331,971	\$ 235,433	\$ -	\$ 235,433	\$ (291,341)	\$ (1,261,437)
	9	2023	\$ -	\$ 15,000.00		\$ 30,000	\$ 164,803	\$ 70,000	\$ 60,568	\$ -	\$ 325,371	\$ 235,433	\$ -	\$ 235,433	\$ (284,741)	\$ (1,546,178)
	10	2024	\$ -	\$ 15,000.00		\$ 30,000	\$ 164,803	\$ 75,000	\$ 58,931	\$ -	\$ 328,734	\$ 235,433	\$ -	\$ 235,433	\$ (288,104)	\$ (1,834,283)
	11	2025	\$ -	\$ 15,000.00		\$ 30,000	\$ -	\$ 80,000	\$ 57,143	\$ -	\$ 167,143	\$ 293,683	\$ -	\$ 293,683	\$ 96,540	\$ (1,737,743)
	12	2026	\$ -	\$ 15,000.00		\$ 30,000	\$ -	\$ 145,000	\$ 53,631	\$ -	\$ 228,631	\$ 293,683	\$ -	\$ 293,683	\$ 35,052	\$ (1,702,691)
	13	2027	\$ -	\$ 15,000.00		\$ 30,000	\$ -	\$ 90,000	\$ 49,018	\$ -	\$ 169,018	\$ 293,683	\$ -	\$ 293,683	\$ 94,665	\$ (1,608,026)
	14	2028	\$ -	\$ 15,000.00		\$ 30,000	\$ -	\$ 215,000	\$ 42,947	\$ -	\$ 287,947	\$ 293,683	\$ -	\$ 293,683	\$ (24,264)	\$ (1,632,290)
Max Expenditure Date	15	2029	\$ -	\$ 15,000.00		\$ 30,000	\$ -	\$ 210,000	\$ 34,863	\$ -	\$ 274,863	\$ 293,683	\$ -	\$ 293,683	\$ (11,180)	\$ (1,643,470)
	16	2030	\$ -	\$ 15,000.00		\$ 30,000	\$ -	\$ 105,000	\$ 28,463	\$ -	\$ 163,463	\$ 293,683	\$ -	\$ 293,683	\$ 100,220	\$ (1,543,250)
	17	2031	\$ -	\$ 15,000.00		\$ 30,000	\$ -	\$ 105,000	\$ 23,738	\$ -	\$ 158,738	\$ 293,683	\$ -	\$ 293,683	\$ 104,945	\$ (1,438,305)
	18	2032	\$ -	\$ 15,000.00		\$ 30,000	\$ -	\$ 110,000	\$ 18,900	\$ -	\$ 158,900	\$ 293,683	\$ -	\$ 293,683	\$ 104,783	\$ (1,333,522)
	19	2033	\$ -	\$ 15,000.00		\$ 30,000	\$ -	\$ 115,000	\$ 13,838	\$ -	\$ 158,838	\$ 293,683	\$ -	\$ 293,683	\$ 104,845	\$ (1,228,677)
	20	2034	\$ -	\$ 15,000.00		\$ 30,000	\$ -	\$ 120,000	\$ 8,550	\$ -	\$ 158,550	\$ 293,683	\$ -	\$ 293,683	\$ 105,133	\$ (1,123,544)
	21	2035	\$ -	\$ 15,000.00		\$ 30,000	\$ -	\$ 130,000	\$ 2,925	\$ -	\$ 162,925	\$ 293,683	\$ -	\$ 293,683	\$ 100,758	\$ (1,022,786)
	22	2036	\$ -	\$ 15,000.00		\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 293,683	\$ -	\$ 293,683	\$ 233,683	\$ (789,103)
	23	2037	\$ -	\$ -		\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 293,683	\$ -	\$ 293,683	\$ 233,683	\$ (555,420)
Estimated Closure Date	24	2038	\$ -	\$ -		\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 293,683	\$ -	\$ 293,683	\$ 233,683	\$ (321,737)
	25	2039	\$ -	\$ -		\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 293,683	\$ -	\$ 293,683	\$ 233,683	\$ (88,054)
	26	2040	\$ -	\$ -		\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 293,683	\$ -	\$ 293,683	\$ 233,683	\$ 145,629
Max Closure Date	27	2041	\$ -	\$ -		\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 293,683	\$ -	\$ 293,683	\$ 233,683	\$ 379,312
	TOTALS		\$ 400,000	\$ 380,000.00	\$ 1,000,000.00	\$ 780,000	\$ 1,158,639	\$ 1,870,000	\$ 641,219	\$ -	\$ 4,389,858	\$ 6,647,810	\$ -	\$ 6,647,810	\$ 379,312	



APPENDIX C  
SCHEDULE OF PROJECTED TAX INCREMENTS  
APPORTIONED AMONG TAXING ENTITIES

			*ESTIMATED APPORTIONMENT AMONG TAXING ENTITES*				
			Neenah School District	City of Neenah	Winnebago County	Fox Valley Technical College	State of Wisconsin
Year	Collection Year	Projected Tax Increment	35.00%	37.60%	22.80%	4.60%	0.00%
1	2018	\$ 242,601	\$ 84,910.35	\$ 91,217.98	\$ 55,313.03	11,160	\$ -
2	2019	\$ 235,433	\$ 82,401.55	\$ 88,522.81	\$ 53,678.72	10,830	\$ -
3	2020	\$ 235,433	\$ 82,401.55	\$ 88,522.81	\$ 53,678.72	10,830	\$ -
4	2021	\$ 235,433	\$ 82,401.55	\$ 88,522.81	\$ 54,720.00	10,830	\$ -
5	2022	\$ 235,433	\$ 82,401.55	\$ 88,522.81	\$ 54,720.00	10,830	\$ -
6	2023	\$ 235,433	\$ 82,401.55	\$ 88,522.81	\$ 54,720.00	10,830	\$ -
7	2024	\$ 235,433	\$ 82,401.55	\$ 88,522.81	\$ 54,720.00	10,830	\$ -
8	2025	\$ 293,683	\$ 102,789.05	\$ 110,424.81	\$ 54,720.00	13,509	\$ -
9	2026	\$ 293,683	\$ 102,789.05	\$ 110,424.81	\$ 54,720.00	13,509	\$ -
10	2027	\$ 293,683	\$ 102,789.05	\$ 110,424.81	\$ 54,720.00	13,509	\$ -
11	2028	\$ 293,683	\$ 102,789.05	\$ 110,424.81	\$ 54,720.00	13,509	\$ -
12	2029	\$ 293,683	\$ 102,789.05	\$ 110,424.81	\$ 54,720.00	13,509	\$ -
13	2030	\$ 293,683	\$ 102,789.05	\$ 110,424.81	\$ 54,720.00	13,509	\$ -
14	2031	\$ 293,683	\$ 102,789.05	\$ 110,424.81	\$ 54,720.00	13,509	\$ -
15	2032	\$ 293,683	\$ 102,789.05	\$ 110,424.81	\$ 54,720.00	13,509	\$ -
16	2033	\$ 293,683	\$ 102,789.05	\$ 110,424.81	\$ 54,720.00	13,509	\$ -
17	2034	\$ 293,683	\$ 102,789.05	\$ 110,424.81	\$ 54,720.00	13,509	\$ -
18	2035	\$ 293,683	\$ 102,789.05	\$ 110,424.81	\$ 54,720.00	13,509	\$ -
19	2036	\$ 293,683	\$ 102,789.05	\$ 110,424.81	\$ 54,720.00	13,509	\$ -
20	2037	\$ 293,683	\$ 102,789.05	\$ 110,424.81	\$ 54,720.00	13,509	\$ -
21	2038	\$ 293,683	\$ 102,789.05	\$ 110,424.81	\$ 54,720.00	13,509	\$ -
22	2039	\$ 293,683	\$ 102,789.05	\$ 110,424.81	\$ 54,720.00	13,509	\$ -
23	2040	\$ 293,683	\$ 102,789.05	\$ 110,424.81	\$ 54,720.00	13,509	\$ -
24	2041	\$ 293,683	\$ 102,789.05	\$ 110,424.81	\$ 54,720.00	13,509	\$ -
<b>TOTALS</b>		<b>\$ 6,647,810.00</b>	<b>\$ 2,326,733.50</b>	<b>\$ 2,499,576.56</b>	<b>\$ 1,311,790.48</b>	<b>\$ 305,799.26</b>	<b>\$ -</b>



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## MEMORANDUM

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**DATE:** January 25, 2019  
**TO:** Mayor Kaufert, and Members of Plan Commission  
**FROM:** Brad Schmidt, AICP, Deputy Director *BS*  
**RE:** Annexation #213 (Lone Oak Drive/Paint Brush Drive) – 14.516 Acres

---

Betty Brazil submitted a petition for direct annexation to the City of Neenah for property located north of the 2<sup>nd</sup> Addition to Nature Trails Subdivision and west of the Eaglecrest Estates Subdivision in the Town of Neenah. The annexation area is approximately 14.52 acres. The parcel is currently undeveloped. The intent of the annexation is to develop the property as a single-family residential subdivision with City water and sewer services. A conceptual plan of the proposed subdivision was reviewed and approved by Plan Commission in late 2018. Upon annexation, the property will be zoned R-1, Single-Family Residence District.

The subject property is currently undeveloped, but is adjacent to City water and sanitary mains south and east of the property. Land east and south of the property is located in the City and contains single-family detached and attached uses. The land north and west contains some single-family residences and vacant farmland. The property is relatively flat and contains an intermittent stream which bisects the property on the west side.

The City's Comprehensive Plan Future Land Use Map (2017) currently identifies the annexation area as Residential Neighborhood Investment Area. The objectives of the District are to protect and strengthen existing neighborhoods within the City and encourage the orderly replacement of non-conforming uses in established neighborhoods. The proposed use is consistent with the City's Comprehensive Plan.

The subject land is located within the Town of Neenah and is subject to the City of Neenah/Town of Neenah Boundary Agreement (2003). The land is identified as City Growth Area, which allows the City to annex the property.

The annexation request was also sent to the Town of Neenah's Clerk, Neenah Joint School District, and the Wisconsin Department of Administration per State Statutes. The Plan Commission's role in reviewing annexation requests is to determine whether the proposed annexation is consistent with established City Plans. In addition to Plan Commission review, the City's Finance and Personnel Committee reviews the financial impacts an annexation might have on City services. The Wisconsin Department of Administration also reviews the annexation for consistency with State Statutes.

### Recommendation

**Appropriate action at this time is for Plan Commission to recommend Council approve Annexation #213 (Ordinance #2019-03) and the property also receive an R-1, Single-Family Residence District zoning classification.**





- City of Neenah
- Brazil Annexation

# Brazil Annexation

1 inch = 258 feet



PETITION FOR DIRECT ANNEXATION  
PURSUANT TO SECTION 66.0217(2), WISCONSIN STATUTES  
WHERE ALL PROPERTY IS OWNED BY THE CITY OF NEENAH

We, the undersigned, constituting all of the owners of the real property in which no electors reside in the following territory of the Town of Neenah, Winnebago County, Wisconsin, lying contiguous to the City of Neenah petition the Honorable Mayor and Common Council of the City of Neenah to annex the territory described below and shown on the attached scaled maps to the City of Neenah, Winnebago County, Wisconsin.

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 (14.5160 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°38'26"E, 1526.18 feet to the point of beginning; thence continuing along said East line, S00°38'26"E, 642.45 feet to the North line of 2nd Addition to Natures 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°26'24"W, 321.71 feet; thence N88°54'14"E, 650.35 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.

The current population of such territory is 0.

We the undersigned, elect that this annexation shall take effect to the full extent consistent with outstanding priorities of other annexations, incorporations, or consolidations proceedings, if any.

Signature of Petitioner	Date of Signing	Owner	Petition Address
<u>Betty A Brazil</u> NAME	<u>12-26-18</u>	Betty Brazil	E8116 State Rd 96 Fremont, WI 54940

STATE OF WISCONSIN    )  
  )SS.  
COUNTY OF WINNEBAGO)

This instrument was signed and sealed before me this 26 day of Dec, 2018.



Mary J. Relien  
Notary Public

Winnebago County, Wisconsin

My Commission Expires: 6-26-21

# Annexation Exhibit

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

North 1/4 Corner  
Section 06, T19N, R17E  
Railroad Spike Found

East line of Lot 3 CSM 5044. The location  
of this line matched section break down  
for a fractional section.



Bearings are referenced to the East line of the  
Fractional Northeast 1/4, Section 06, T19N, R17E,  
assumed to bear S00°38'26"E, base on the  
Winnebago County Coordinate System.

Unplatted Lands

Unplatted Lands

N 00°25'25" W  
321.01'

N 88°54'14" E 650.35'

Lot 1 CSM 6541  
N 88°51'18" E 657.70'

S00°38'26"E  
1526.18'

Lot 4

East line of the Fractional Northwest 1/4  
S00°38'26"E 2832.00'  
(S01°04'02"E 2832.20')

Lot 3

Lot 2

Lot 1

Paintbrush Road

Eaglecrest Estates

**AREA**  
632,318 SF  
14.5160 ac

N 00°26'24" W 321.71'

West line of the Southeast 1/4  
of the Fraction Northwest 1/4  
as evidenced by Monuments,  
surveys and existing fence lines

South line of the Southeast 1/4 of the  
Fraction Northwest 1/4 as evidenced by  
Monuments, surveys and existing fence lines

Unplatted Lands

South line of the Southeast 1/4 of the  
Fraction Northwest 1/4 matched section  
break down for a fractional section.

Town of Neenah

City of Neenah

S 88°52'07" W 1310.40'

Outlot 7

Lot 188

Lot 187

2nd Addition to Nature Trail

Hedgerow  
Condominium  
No 186

Hedgerow  
Condominium  
No 185

Hedgerow  
Condominium  
No 184

Hedgerow  
Condominium  
No 183

Lot 182

Lone Oak Drive

Lot 159

(N01°04'02"E)  
S00°38'26"E

663.37'  
(663.28')

Lot 80

Lot 79

Lot 81

Lot 82

Eaglecrest Estates

City of Neenah

S 00°38'26"

642.45'

S88°53'23"W 2626.60'

West 1/4 Corner  
Section 06, T19N, R17E  
Aluminum Monument Found

Center of Section  
Section 06, T19N, R17E  
Aluminum Monument Found

**Davel Engineering & Environmental, Inc.**  
Civil Engineers and Land Surveyors  
1811 Racine Street  
Menasha, Wisconsin  
Ph. 920-991-1866, Fax 920-630-9595

File: 4851Annex.dwg  
Date: 11/26/2018  
Drafted By: jim  
Sheet: Exhibit

## Annexation Description

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 (14.5160 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°38'26"E, 1526.18 feet to the point of beginning; thence continuing along said East line, S00°38'26"E, 642.45 feet to the North line of 2nd Addition to Natures 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°26'24"W, 321.71 feet; thence N88°54'14"E, 650.35 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.



**Davel Engineering &  
Environmental, Inc.**

*Civil Engineers and  
Land Surveyors*

1811 Racine Street  
Menasha, Wisconsin  
Ph. 920-991-1866, Fax 920-830-9595

File: 4851Annex.dwg  
Date: 11/28/2018  
Drafted By: jim  
Sheet: Legal





AN ORDINANCE: By the Neenah Plan Commission  
Re: Annexing – 14.516 Acres of land north of the  
2<sup>nd</sup> Addition to Nature Trails Subdivision and  
west of the Eaglecrest Estates Subdivision –  
Betty Brazil owned property to the City of  
Neenah.

ORDINANCE NO. 2019-03

Introduced: \_\_\_\_\_

Committee/Commission Action:  
\_\_\_\_\_

## AN ORDINANCE

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

**Section 1.** Pursuant to Section 66.0217(2), Wis. Stats., the following described territory contiguous to the City of Neenah and presently in the Town of Neenah, be and the same hereby is, annexed to the City of Neenah, and the corporate limits of said City are hereby extended so as to include the following described property and shown on the attached Exhibit 1:

Part of the Southeast 1/4 of the Fractional Northwest 1/4 of Section 06, Township 19 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin, containing 632,318 Square Feet (14.5160 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°38'26"E, 1526.18 feet to the point of beginning; thence continuing along said East line, S00°38'26"E, 642.45 feet to the North line of 2nd Addition to Nature 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°26'24"W, 321.71 feet; thence N88°54'14"E, 650.35 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.

That said territory shall be zoned R-1, Single-Family Residence District.

**Section 2.** The petition for annexation is conducted under unanimous approval (Wisconsin State Statute Sec. 66.0217(2)). The Wisconsin Department of Administration issued this annexation petition Municipal Boundary Review number 14183. The annexation area is 14.516 acres in size and

is wholly located in the Town of Neenah, Winnebago County. The parcel number of the land being annexed is 0100085 and the population of all people living on the transferred land is 0.

**Section 3.** That the limits of the Third Aldermanic District in the City of Neenah are hereby extended in such manner as to include said territory.

**Section 4. 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 5. 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



# Annexation Exhibit

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

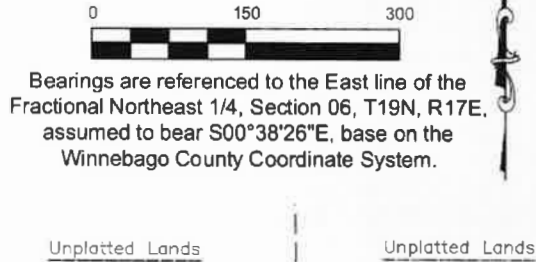
North 1/4 Corner  
Section 06, T19N, R17E  
Railroad Spike Found

Exhibit 1

East line of Lot 3 CSM 5044. The location of this line matched section break down for a fractional section.

West line of the Southeast 1/4 of the Fraction Northwest 1/4 as evidenced by Monuments, surveys and existing fence lines

South line of the Southeast 1/4 of the Fraction Northwest 1/4 matched section break down for a fractional section.



Unplatted Lands

Unplatted Lands

N 00°26'24" W 321.71' E

N 88°54'14" E 650.35'

N 00°25'25" W 321.01'

Lot 1 CSM 6541  
N 88°51'18" E 657.70'

East line of the Fractional Northwest 1/4

S 00°38'26" E 1526.18'

S 00°38'26" E 2832.00'  
(S 01°04'02" E 2832.20')

642.45'

City of Neenah S 00°38'26" E

663.37' (663.28')

**AREA**  
632,318 SF  
14.5160 ac

South line of the Southeast 1/4 of the Fraction Northwest 1/4 as evidenced by Monuments, surveys and existing fence lines

Town of Neenah

City of Neenah

S 88°52'07" W 1310.40'

Unplatted Lands

Outlot 7

Lot 188

Lot 187

Hedgerow Condominium No 186

Hedgerow Condominium No 185

Hedgerow Condominium No 184

Hedgerow Condominium No 183

Lot 182

Lone Oak Drive

Lot 159

N 01°04'02" E

S 00°38'26" E

Lot 80

Lot 79

Lot 1

Lot 2

Lot 3

Lot 4

Lot 1

Lot 2

Lot 3

Lot 4

**Davel Engineering & Environmental, Inc.**  
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File: 4851Annex.dwg  
Date: 11/26/2018  
Drafted By: Jim  
Sheet: Exhibit

West 1/4 Corner  
Section 06, T19N, R17E  
Aluminum Monument Found

Center of Section  
Section 06, T19N, R17E  
Aluminum Monument Found