



NEENAH PLAN COMMISSION

Tuesday, January 8, 2019

4:15 P.M.

HAUSER ROOM, City Administration Building

1. Approval of Minutes: **December 11, 2018**
2. Public Appearances (Ten minutes divided among those wishing to speak on topics pertinent to the Plan Commission)
3. Public Hearings: **None**
4. Action Items:
 - a. **Annexation - 905 Bayview Road - Town of Neenah (#211 - Ord. No. 2019-01)**
 - b. **Annexation - Loren's Auto Recycling - Town of Neenah (#212 - Ord. No. 2019-02)**
5. Discussion Items:
 - a. **City of Neenah/Town of Neenah Boundary Agreement (2003)**
6. Announcements and future agenda items:
 - a. **Next Meeting: January 29, 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, December 11, 2018
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	
Ald. Cari Lendrum	Rich Van Sistine, Integrity Construction	

Mayor Kaufert called the meeting to order at 4:17 p.m.

Minutes:

MSC Kunz/Andrews to approve the November 13, 2018 meeting minutes. All Aye. Motion passed.

Public Appearances: None.

Public Hearings:

1. Official Street Map Amendment – Southfield Court

No comments. Mayor Kaufert closed the public hearing.

Action Items:

Official Street Map Amendment – Southfield Court

The City's Official Street Map identifies a future planned east/west street between Bruce Street and S. Commercial Street. The Plan Commission reviewed and approved a preliminary plat for the 1st addition to Southfield Plat in the summer of 2018 which included a cul-de-sac road off of Bruce Street. Approval of the preliminary plat was conditioned to the amendment of the City's Official Street Map to remove the mapped street.

The width of the right-of-way would make it nearly impossible to get any lot depth on parcels south of the mapped road. Also, there are two properties along S. Commercial Street that would have to allow the extension of the road through their properties to S. Commercial Street. While cul-de-sacs are not ideal, in this situation, it is the only alternative that allows for the development of the vacant land.

MSC Andrews/Lang, Plan Commission recommends Council approve Ordinance 2018-19 amending the Official Street Map by removing a 60-foot street reservation within the 1st addition to Southfield Plat subdivision.

All Aye.

2. Annexation – Woodenshoe Road – Town of Vinland (#210 – Ord. No. 2018-18)

Rich Van Sistine (Integrity Construction, LLC), has submitted a petition for direct annexation to the City of Neenah for property located along Woodenshoe Road in the Town of Vinland. The annexation area is approximately 7.87 acres and includes a portion of the Woodenshoe Road right-of-way and a 7.5 acre parcel. The parcel is currently undeveloped and used for agriculture purposes. The intent of the annexation is to develop the property as a single-family residential subdivision with City water and sewer services. Upon annexation, the property will be zoned R-1, Single-Family Residence District.

The annexation request conforms to State standards for annexation as it relates to contiguity and homogeneity. The Wisconsin Department of Administration has reviewed the annexation petition and has found that it is within the public interest. The proposed use is consistent with the City's Comprehensive Plan.

Deputy Director Schmidt also indicated that this was the first annexation between the City of Neenah and Town of Vinland. The City requested a meeting with the administration of the Town of Vinland. The City made it clear that they plan no aggressive maneuvers to try to acquire Town land. Mayor Kaufert described that the meeting went well and that it seemed both parties left at ease.

Member Kunz questioned which school district this might tie to. The area is completely within the Neenah School District.

Ord. No. 2018-19

Ord. No. 2018-18

MSC Kaiser/Genett, Plan Commission recommends Council approve Annexation #210 (Ordinance #2018-18) and the property also receive an R-1, Single-Family Residence District zoning classification.

All Aye.

3. Conceptual Plat Map – Integrity Estates

Integrity Construction, LLC has submitted a conceptual plan for the land they will be annexing off of Woodenshoe Road (mentioned above). The subject parcel is 7.5 acres in size and is currently vacant, undeveloped land. A recent wetland delineation revealed a small wetland on the northeast portion of the site. A navigable stream is located on the southern portion of the property as well.

The conceptual plat includes 12 single-family residential parcels. In addition, a street would extend from Woodenshoe Road west and terminate along the west edge of the plat. At some point in the future, that road would be continued west.

The following issues will be resolved as part of the preliminary plat review:

- 1) Location of the stormwater facility.
- 2) Lot depth-to-width ratio cannot exceed 2:1. The parcels on the south end of the plan exceed the 2:1 ratio.
- 3) The shoreyard setback is 50 feet, not 75 feet.
- 4) Adequate temporary vehicle turnaround on the west end of proposed street.

As part this discussion, Member Kunz pointed out the discrepancy between lot sizes in the eastern part of the City as opposed to the western part of the City. Deputy Director Schmidt explained that staff works with developers to make sure that lots are sized in a way that makes them desirable yet also efficient for City purposes.

Member Genett also asked that the street name be carefully reviewed so it not be similar to any other street name in the City.

MSC Lang/Kaiser, Plan Commission approves the proposed conceptual plat map.

All Aye.

Street Discontinuance – Coral Court (Res. No. 2018-27)

Versatile Housing, LLC, is requesting a discontinuance of Coral Court, a publically dedicated right-of-way, but unimproved street north of Winneconne Avenue between Loraine Avenue and Reddin Avenue.

Coral Court was dedicated as a public right-of-way in 1969 as part of a 10 lot subdivision that never developed. The land is currently vacant and the street was never constructed. The current property owner is proposing to develop the land and consolidate the lots and right-of-way into a single parcel. In order to accommodate this request, the City must discontinue (vacant) the underlying Coral Court right-of-way. The discontinuance of Coral Court will not negatively impact the public. In fact, all properties that are adjacent to the Coral Court right-of-way are owned by the developer and none of the properties are developed.

MSC Lang/Kaiser, Plan Commission recommends the Common Council approve the proposal to discontinue Coral Court (Resolution 2018-27).

All aye.

5. Certified Survey Map – Lot Consolidation – Coral Court

The submitted CSM proposes to consolidate an existing platted subdivision which includes 10 undeveloped parcels and 3 additional parcels adjacent to the subdivision. The purpose of the CSM is to create one developable parcel for a new apartment development (Cobblestone Creek Apartments). Zoning of the new parcel will be M-2, Multi-Family Residence District and the proposed parcel meets the minimum parcel size for this zoning district. Through separate action, the Coral Court right-of-way, which was dedicated to the public, but never improved, will be discontinued (vacated). Finally, the proposed CSM will include a public easement parallel to the Slough for a future public trail. The width of the easement will be 20 feet and extend the full length of the parcel. Further details and location of the easement will be finalized prior to final approval of the CSM.

The City's Subdivision Ordinance allows for lot consolidations to be reviewed and approved by the Community Development Department. However, all public easement and dedications must be reviewed and approved by Common Council.

Res. No. 2018-27

CA

MSC Kaiser/Kunz, Plan Commission recommends the Common Council approve the CSM consolidating the existing lots into one lot and accept the public trail easement within the CSM for the property located along Winneconne Avenue.

All aye.

Excess Public Land – Western Avenue

WE Energies is constructing a new electric substation located at 181 N. Western Avenue. The reconstruction of the substation required the Company to purchase additional land east of their current facility from Eggers Industries and a small portion of City-owned land west of the facility. Common Council approved the sale of the City-owned property in late 2017.

Due to the location of overhead powerlines, WE Energies needed to bury wires west of their property on City-owned land. In order to avoid confusion in the future about ownership of the subject land, the City is proposing to transfer ownership to WE Energies.

Report

The City nor the Neenah Water Utility has any immediate or future need for the subject land. There are no plans to extend Western Avenue north and the land has no viable development opportunity. Land north of the subject property is owned by Eggers Industries while land west is owned by the City. The City of Neenah/Village of Fox Crossing municipal boundary is north and west of the subject land.

WE Energies has paid for the all of the project costs for this endeavor. The City will transfer the land to them for \$1.

MSC Kaiser/Kunz, Plan Commission declares the City-owned land west of 181 N. Western Avenue as excess public property and recommends the Common Council authorize the sale of the property.

All aye.

Announcements and future agenda items:

Deputy Director Schmidt indicated two future agenda items:

1. Annexation of land north of Lone Oak.
2. Annexation of a parcel on Bayview south of Sunshine Lane.

The next meeting is scheduled for January 8th, 2019.

Adjournment: The Commission adjourned its meeting at 5:00 P.M. MSC Lang/Genett. All Aye.

Respectfully Submitted,



Samantha Jefferson
Office Manager, Community Development



MEMORANDUM

DATE: January 2, 2019
TO: Mayor Kaufert, and Members of Plan Commission
FROM: Brad Schmidt, AICP, Deputy Director
RE: Annexation #211 (905 Bayview Road) – 0.85 Acres

Richard and Susan Larson (Richard O. and Susan Larson Revocable Trust), have 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 0.85 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 of the annexation is to develop the property as a single-family residential dwelling with City water and sewer services. Upon annexation, the property will be zoned R-1, Single-Family Residence District.

The subject property has two frontages, one along Bayview and the other partially along Sunshine Lane. Sunshine Lane was planned to continue south, but the officially mapped road was removed due to the challenges and economics of extending water and sewer mains through an area of high bedrock. Any development on the subject property will need to be consistent with the surrounding neighborhood to the north, specifically as it relates to the placement of a house. Access to the property can come from either Bayview and/or Sunshine. Utilities are located along Bayview Road and Sunshine Lane. The most logical connection to these utilities is from Sunshine Lane due to the fact the utilities are easier to access.

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 #211 (Ordinance #2019-01) and the property also receive an R-1, Single-Family Residence District zoning classification.



905 Bayview Annexation

1 inch = 95 feet





AN ORDINANCE: By the Neenah Plan Commission
Re: Annexing – 0.85 Acres of land along Bayview
Road – Richard O. & Susan K. Larson
Revocable Trust owned property to the City of
Neenah.

ORDINANCE NO. 2019-01

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 Northeast 1/4 of Section 34, Township 20 North, Range 17 East, City of Neenah, Winnebago County, Wisconsin, containing 37,029 Square Feet (0.8501 Acres) of land described as follows:

Commencing at the East 1/4 corner of Section 34; thence N00°33'21"W, 800.90 feet along the east line of the Northeast 1/4 of Section 34 to the Point of Beginning; thence S89°52'39"W, 322.00 feet; thence N00°33'21"W, 115.00 feet; thence N89°52'39"E, 322.00 feet to the east line of the Northeast 1/4 of Section 34; thence S00°33'21"E, 115.00 feet along said east line 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 14170. The annexation area is 0.85 acres in size and is wholly located in the Town of Neenah, Winnebago County. The parcel number of the land being annexed is 010042501 and the population of all people living on the transferred land is 0.

Section 3. That the limits of the Second 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: _____

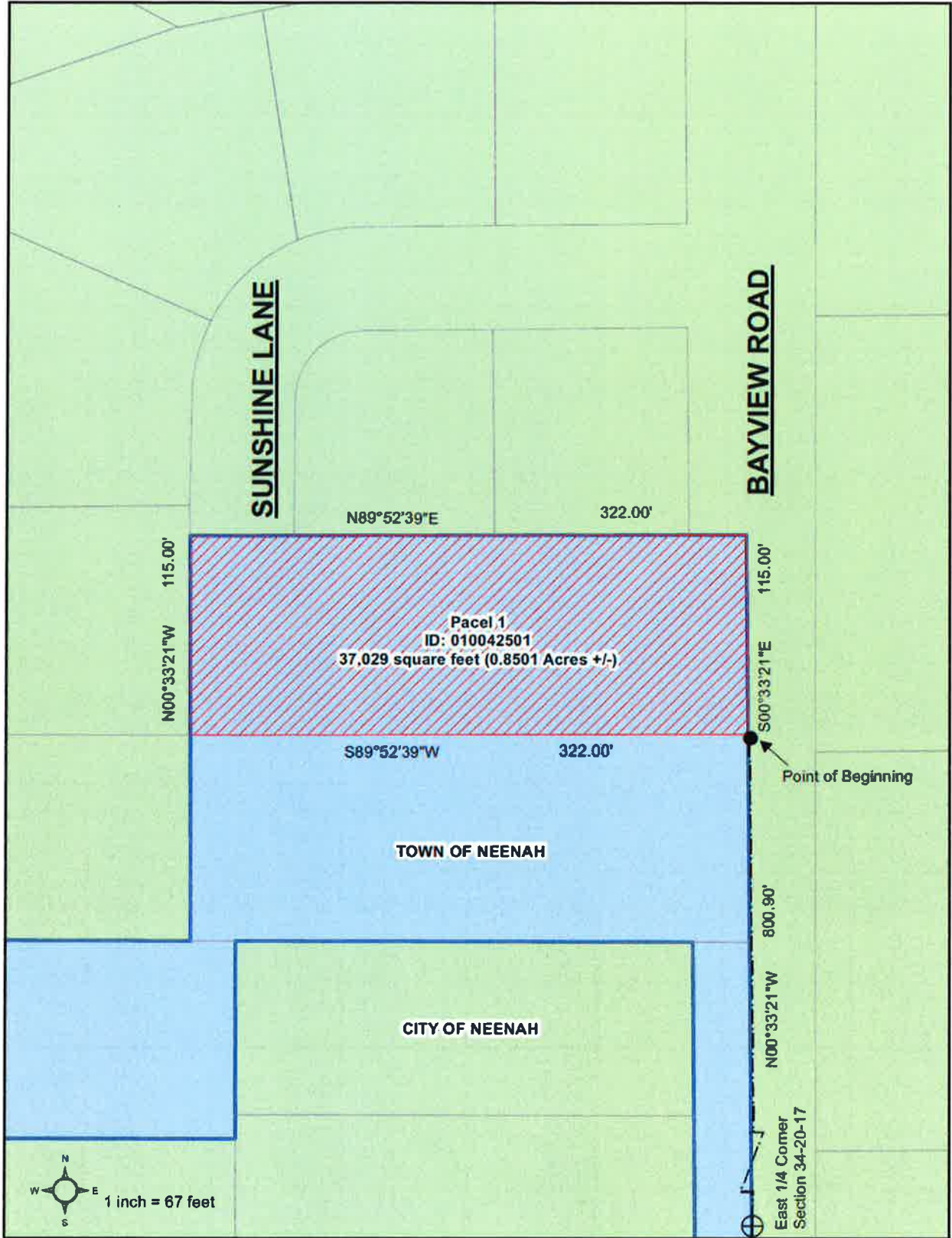
Approved:

Dean R. Kaufert, Mayor

Attest:

Patricia Sturn, City Clerk

Exhibit 1



RECEIVED
 DEC 19 2018
 CITY OF NEENAH

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 Northeast 1/4 of Section 34, Township 20 North, Range 17 East, City of Neenah, Winnebago County, Wisconsin, containing 37,029 Square Feet (0.8501 Acres) of land described as follows:

Commencing at the East 1/4 corner of Section 34; thence N00°33'21"W, 800.90 feet along the east line of the Northeast 1/4 of Section 34 to the Point of Beginning; thence S89°52'39"W, 322.00 feet; thence N00°33'21"W, 115.00 feet; thence N89°52'39"E, 322.00 feet to the east line of the Northeast 1/4 of Section 34; thence S00°33'21"E, 115.00 feet along said east line 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.

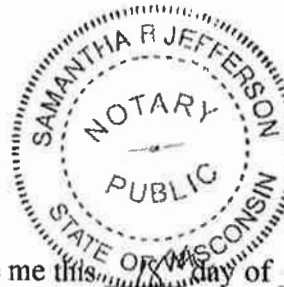
Signature of Petitioner	Date of Signing	Owner	Petition Address
-------------------------	-----------------	-------	------------------

Property Owner:

Richard O. & Susan K. Larson Revocable Trust Trustees:

<u>Richard O. Larson</u> NAME	<u>12-18-18</u>	RICHARD O. LARSON	166 Villa Drive Neenah WI 54956
<u>Susan K. Larson</u> NAME	<u>12-18-18</u>	SUE K. LARSON	166 Villa Drive Neenah WI 54956

STATE OF WISCONSIN)
)SS.
 COUNTY OF WINNEBAGO)



This instrument was signed and sealed before me this 18 day of December, 2018.

SUNSHINE LANE

BAYVIEW ROAD

N89°52'39"E

322.00'

N00°33'21"W 115.00'

Parcel 1
ID: 010042501
37,029 square feet (0.8501 Acres +/-)

115.00'
S00°33'21"E

S89°52'39"W

322.00'

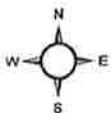
Point of Beginning

TOWN OF NEENAH

CITY OF NEENAH

800.90'

N00°33'21"W



1 inch = 67 feet

East 1/4 Corner
Section 34-20-7



MEMORANDUM

DATE: January 2, 2019
TO: Mayor Kaufert, and Members of Plan Commission
FROM: Brad Schmidt, AICP, Deputy Director
RE: Annexation #212 (Loren's Salvage Yard and surrounding right-of-way) – 29.94 Acres

Loren Rangeloff, owner of 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) and adjacent railroad and highway right-of-way. Mr. Rangeloff's parcel is currently developed and includes an auto salvage yard. The intent of the annexation is to clear the parcel and prepare it as a developable site within the City's Southpark Industrial Center. Upon annexation, the property will be zoned temporary I-1, Planned Business Center District.

The subject parcel fronts along Schultz Drive in the City's Southpark Industrial Center. The Community Development Authority (CDA) agreed to terms to purchase the property. Upon annexation, Mr. Rangeloff will be responsible for removing all vehicles from the site. Once free and clear of any incumbrancers, the City will market the site as a developable site. Possible uses could include manufacturing facilities, office space, or any other use permitted in the I-1 District. The remaining land will not be developed as it includes existing railroad right-of-way and highway right-of-way.

The City's Comprehensive Plan Future Land Use Map (2017) currently identifies the annexation area as Neenah's Industrial Corridor. The objectives of the District are to maintain good transportation and rail access, plan for and expand the industrial park, promote business and industrial expansion, and enhance the corridor through design standards. 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 #212 (Ordinance #2019-02) and the property also receive a temporary I-1, Planned Business Center District zoning classification.



1 inch = 667 feet

Loren's Salvage Yard Annexation



AN ORDINANCE: By the Neenah Plan Commission
Re: Annexing – 29.94 Acres of land along the east side of I-41 and between Bell Street and County Road G – Loren Rangeloff owned property to the City of Neenah.

ORDINANCE NO. 2019-02

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:

Located in Section Five (5) Township Nineteen (19) Range Seventeen (17) East, Town of Neenah, Winnebago County, Wisconsin, containing 1,304,186 Square Feet (29.94 Acres) of land described as follows:

Commencing at the East ¼ corner of said Section 5; thence South 88 degrees 45 minutes 42 seconds West, 33.00 feet along the south line of the fractional northeast ¼ of Section 5 to the west right of way line of Schultz Drive and the Point of Beginning; thence continuing South 88 degrees 45 minutes 42 seconds west, 579.52 feet along said south line to an easterly line of the Fox River Valley Railroad, 1408.76 Feet; thence South 20 degrees 09 minutes 51 seconds West, along the easterly line of the Fox Valley Railroad to the southwest corner of Lot 2, Certified Survey Map No. 6276; thence continuing South 20 degrees 09 minutes 51 seconds West, along the easterly line of the Fox Valley Railroad 1,467.56 feet, more or less, to the south right of way line of County Road G; thence South 88 degrees 19 minutes 21 seconds west along the south right of way line of County Road G a distance of 180.03 feet, more or less, to the east right of way of Interstate 41 (also being the west line of the Soo Line Railroad); thence North 20 degrees 09 minutes 51 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 3,775.82 feet, more or less; thence North 70 degrees 09 minutes 51 seconds West, along the right of way of Interstate 41 (also being the west line of the Soo Line Railroad) a distance of 33.00 feet, more or less; thence North 20 degrees 09 minutes 51 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, more or less; thence South 86 degrees 33 minutes 17 seconds west a distance of 85.30 feet, more or less; thence Northerly, on a line of 01 degree 40 minutes to the East a distance of 310.16 feet, more or less; thence North 33 degrees 53 minutes 34 seconds East a distance of 352.09 feet, more or

less; thence North 88 degrees 41 minutes 04 seconds East a distance of 83.00 feet, more or less, to the East line of Section Five (5) Township Nineteen (19) Range Seventeen (17) East, Town of Neenah, Winnebago County, Wisconsin; thence continuing South along the East line of Section Five (5) Township Nineteen (19) Range Seventeen (17) East, Town of Neenah, Winnebago County, Wisconsin a distance of 1,073.15 feet, more or less, to the north right of way of Enterprise Drive and the southwest corner of Lot 1, Certified Survey Map No. 1915; thence South 88 degrees 16 minutes 07 seconds West along the north right of way line of Enterprise Drive a distance of 33.00 feet; thence South 01 degree 59 minutes 20 seconds East along the west right of way line of Schultz Drive a distance of 906.82 feet to the Point of Beginning.

That said territory shall be zoned temporary I-1, Planned Business Center 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 14170. The annexation area is 29.94 acres in size and is wholly located in the Town of Neenah, Winnebago County. The parcel numbers of the land being annexed are 01000440201, 0100072, 010007301, 0100050, 0100065, 010004401, 0100071, 010007302, 0100064, 0100051, 0100045, and 010004402 and the population of all people living on the transferred land is 0.

Section 3. That the limits of the Second 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.

Approved:

Adopted: _____

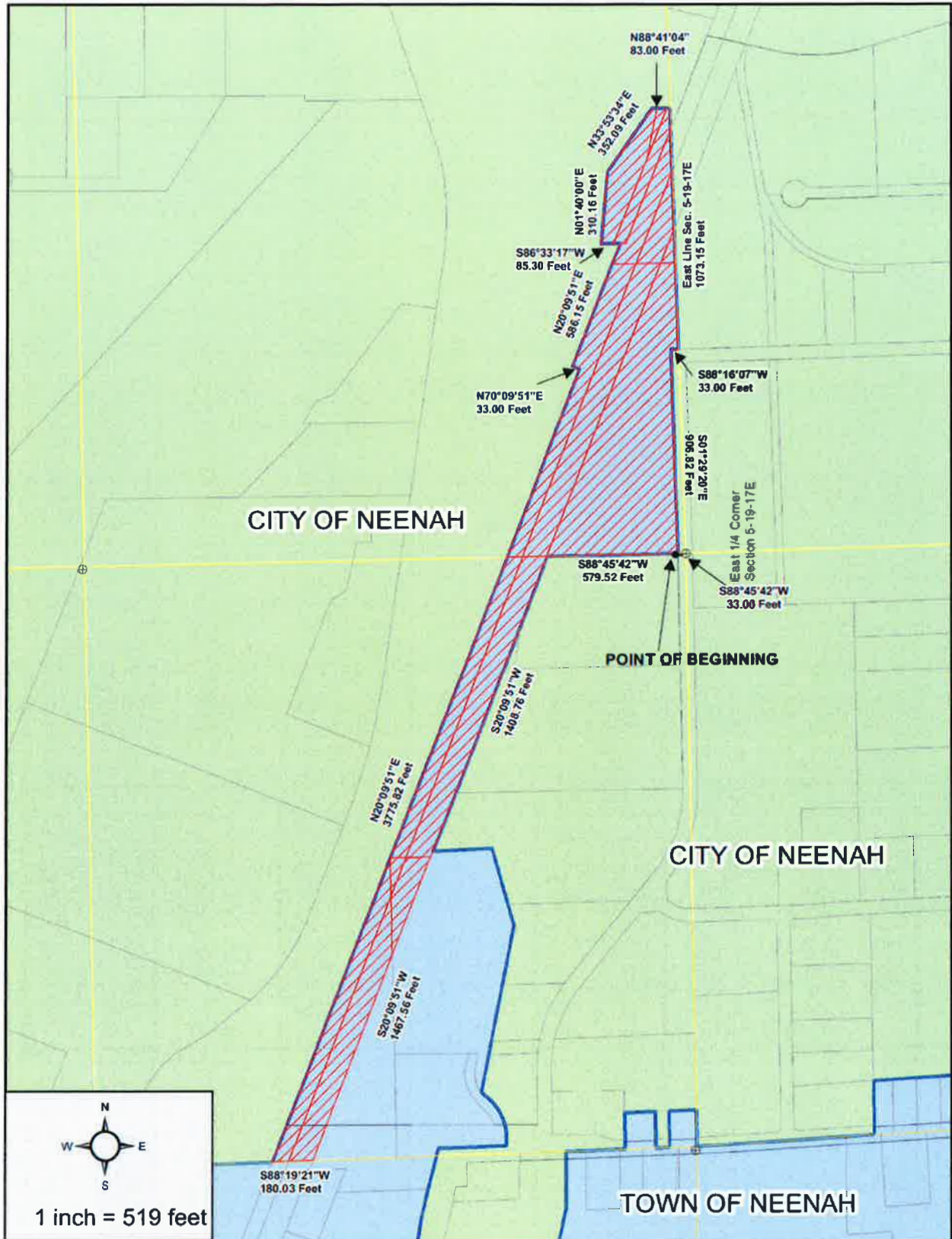
Dean R. Kaufert, Mayor

Published: _____

Attest:

Patricia Sturn, City Clerk

Exhibit 1



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.

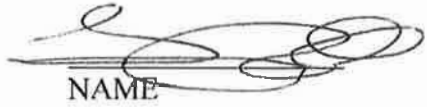
Located in Section Five (5) Township Nineteen (19) Range Seventeen (17) East, Town of Neenah, Winnebago County, Wisconsin, containing 1,304,186 Square Feet (29.94 Acres) of land described as follows:

Commencing at the East $\frac{1}{4}$ corner of said Section 5; thence South 88 degrees 45 minutes 42 seconds West, 33.00 feet along the south line of the fractional northeast $\frac{1}{4}$ of Section 5 to the west right of way line of Schultz Drive and the Point of Beginning; thence continuing South 88 degrees 45 minutes 42 seconds west, 579.52 feet along said south line to an easterly line of the Fox River Valley Railroad, 1408.76 Feet; thence South 20 degrees 09 minutes 51 seconds West, along the easterly line of the Fox Valley Railroad to the southwest corner of Lot 2, Certified Survey Map No. 6276; thence continuing South 20 degrees 09 minutes 51 seconds West, along the easterly line of the Fox Valley Railroad 1,467.56 feet, more or less, to the south right of way line of County Road G; thence South 88 degrees 19 minutes 21 seconds west along the south right of way line of County Road G a distance of 180.03 feet, more or less, to the east right of way of Interstate 41 (also being the west line of the Soo Line Railroad); thence North 20 degrees 09 minutes 51 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 3,775.82 feet, more or less; thence North 70 degrees 09 minutes 51 seconds West, along the right of way of Interstate 41 (also being the west line of the Soo Line Railroad) a distance of 33.00 feet, more or less; thence North 20 degrees 09 minutes 51 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, more or less; thence South 86 degrees 33 minutes 17 seconds west a distance of 85.30 feet, more or less; thence Northerly, on a line of 01 degree 40 minutes to the East a distance of 310.16 feet, more or less; thence North 33 degrees 53 minutes 34 seconds East a distance of 352.09 feet, more or less; thence North 88 degrees 41 minutes 04 seconds East a distance of 83.00 feet, more or less, to the East line of Section Five (5) Township Nineteen (19) Range Seventeen (17) East, Town of Neenah, Winnebago County, Wisconsin; thence continuing South along the East line of Section Five (5) Township Nineteen (19) Range Seventeen (17) East, Town of Neenah, Winnebago County, Wisconsin a distance of 1,073.15 feet, more or less, to the north right of way of Enterprise Drive and the southwest corner of Lot 1, Certified Survey Map No. 1915; thence South 88 degrees 16 minutes 07 seconds West along the north right of way line of Enterprise Drive a distance of 33.00 feet; thence South 01 degree 59 minutes 20 seconds East along the west right of way line of Schultz Drive a distance of 906.82 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


NAME

12/19/19

LOREN RANGELOFF

3000 OREGON STREET
OSHKOSH, WI 54902

