



Department of Finance  
211 Walnut St., P.O. Box 426, Neenah, WI 54957-0426  
Phone: 920-886-6140 Fax: 920-886-6150  
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## MEMORANDUM

**TO:** Mayor Kaufert, Finance and Personnel Chairman Erickson, Members of the Finance and Personnel Committee  
**FROM:** Michael K. Easker, Director of Finance *Mike*  
**DATE:** February 13, 2019  
**RE:** Annexation Impact Report (Amended) - Annexation #212 (Loren's Auto Recycling/2405 Schultz Drive-Town of Neenah) - 18.97 acres

In accordance with Section 26.29 (3) of the City of Neenah Municipal Code, the following information summarizes the anticipated impact of the above referenced annexation being proposed. All detailed impact reports are attached.

### A. PUBLIC IMPROVEMENT-ESTIMATED COSTS

1. City	\$0.00
2. Water Utility	0.00
<b>Total Estimated Costs</b>	<b>\$0.00</b>

### B. ESTIMATED REVENUES

#### Current

#### 1. City (Fees)

a). City and State review fees	\$0.00
b). Oversized sanitary sewer interceptor fee - 9.31 acres @ \$1,000/acre	9,310.00
c). Storm Sewer fee - 16.91 acres @ \$5,000/acre	84,550.00

#### 2. Water Utility

a). Rate Revenue Annually	0.00
<b>Total Current Fees</b>	<b>93,860.00</b>

#### Deferred Assessments

#### 1. City

a). Sanitary Sewer	\$0.00
b). Pavement	0.00
c). Trail	0.00
d). Engineering, inspection, contract administration	0.00

#### 2. Water Utility

a). Watermain	0.00
<b>Total Deferred Assessments</b>	<b>0.00</b>

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<b>Total Current/Deferred Estimated Revenues</b>	<b>\$93,860.00</b>
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### C. PERSONNEL, EQUIPMENT, BUILDINGS

No department reported the immediate need for any additional personnel, equipment or buildings as a result of the proposed annexation.

### D. RECOMMENDATIONS

The following departments that have expressed an opinion all recommend approval of the proposed annexation: Community Development, Public Works, Water, Police, Fire/Rescue Parks and Finance.

**Annexation Petition  
Loren's Auto Recycling, LLC  
City of Neenah**

1 inch = 290 feet



Annexation Area

City Boundary

CITY OF NEENAH

City of Neenah  
01000440201

CITY OF NEENAH

INTERSTATE 41

TOWN OF NEENAH

ENTERPRISE DR

SCHULTZ DR

S87°13'34"W  
33.26 Feet

S03°01'54"E  
906.82 Feet

East 1/4 Corner  
Section 5-19-17E

S87°43'09"W  
33.00 Feet

POINT OF BEGINNING

S87°43'09"W  
759.47 Feet

N20°08'37"E  
896.56 Feet

N69°51'42"W  
33.00 Feet

N20°08'38"E  
586.15 Feet

S88°44'26"W  
85.22 Feet

N04°00'49"E  
321.54 Feet

N33°35'24"E  
342.28 Feet

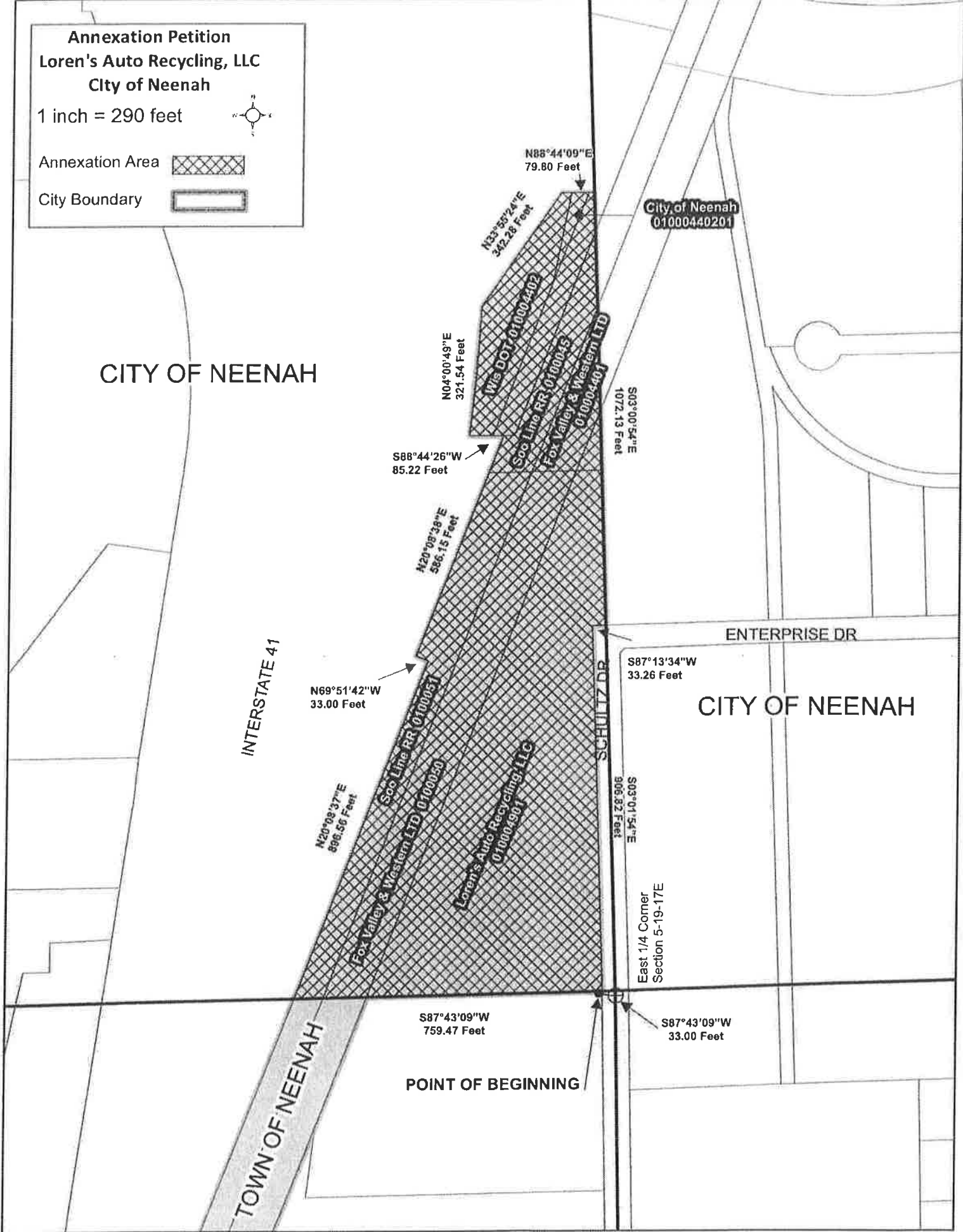
N88°44'09"E  
79.80 Feet

S03°00'54"E  
1072.13 Feet

Fox Valley & Western LTD 01000051  
Fox Valley & Western LTD 01000050

Loren's Auto Recycling, LLC  
010000901

Wis DOT 010004402  
Soo Line RR 01000045  
Fox Valley & Western LTD  
010004401





Department of Public Works  
 211 Walnut St. • P.O. Box 426 • Neenah WI 54957-0426  
 Phone 920-886-6241 • e-mail: gkaiser@ci.neenah.wi.us  
 GERRY KAISER, P.E.  
 DIRECTOR OF PUBLIC WORKS

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## M E M O R A N D U M

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**DATE:** February 6, 2019  
**TO:** Mayor Kaufert, Chairman Erickson, Members of the Finance and Personnel Committee  
**FROM:** Gerry Kaiser, Director of Public Works  
**RE:** Annexation Impact Memo – Loren’s Auto Recycling (2405 Schultz Drive)

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In response to Deputy City Clerk Goffard’s memo of February 6, 2019, relative to the above annexation, I submit the following in accordance with Section 26-29, City of Neenah Code of Ordinances.

- A. Additional Personnel: Although this annexation by itself will not require additional personnel, please be advised that the aggregate effect of several small annexations such as this one will eventually require additional personnel to maintain streets and infrastructure, collect garbage and recyclables, and continue to provide the current level of service.
- B. Additional Equipment: No additional equipment will be required.
- C. New Buildings: No new buildings would be required.
- D. Additional Public Improvements and Costs:.....\$0
  - 1. None.
- E. Miscellaneous Costs:.....\$0
  - 1. None.
- F. Estimated Revenues:.....\$93,860.00
  - 1. Fees
    - a. Oversized existing sanitary sewer interceptor fee at \$1,000/acre.                     \$ 9,310.00  
     Est. Actual size (Loren’s Auto parcel) = 9.31 acres
    - b. Storm sewer fee at \$5,000/acre.   \$ 84,550.00  
     Est. actual size (all area excepting I-41 R/W) = 16.91 acres
  - Note:** The above-listed fees are TID eligible costs.
  - 2. Deferred Assessments:.....\$ 0.00  
 All abutting improvements were installed though former Tax Increment District 6 so no deferred assessments are due.
- G. Recommendation: This annexation is recommended.



**DATE:** February 18, 2019  
**TO:** Mayor Kaufert, Finance Committee and Common Council  
**FROM:** Brad Schmidt, Deputy Director  
**RE:** Annexation #212 (Loren's Salvage Yard and adjoining railroad right-of-way – T. of Neenah) – 18.97 Acres

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In accordance with Section 26-29 of the Zoning Code, I am submitting the following comments relative to the proposed annexation.

- Revenues will be generated from development review fees, plan reviews and construction permits.
- The proposed annexation includes approximately 19 acres of along the east side of I-41 and between County Road G and Bell Street. The only developable parcel is Loren's Salvage Yard which is about 9 acres.
- The City's Community Development Authority (CDA) intends to purchase the Loren's Salvage Yard property. The site would then be cleared and marketed for development in the City's Southpark Industrial Center.
- Upon annexation, the Zoning Classification will be temporary I-1, Planned Business District.
- The proposed annexation will not have any significant impact on the Assessor's operation.
- The annexation area is located within the City's Growth Area as identified in the City of Neenah/Town of Neenah Boundary Agreement. Land within the City's Growth Area can be annexed into the City per the terms of the agreement.

#### **Recommendation**

**The Department of Community Development and Assessments recommends Ordinance #2019-04 be approved and the petition for annexation of 18.97 acres located along the east side of I-41 between Bell Street and County Road G in the Town of Neenah be accepted.**

# Neenah Police Department

## Interoffice Memorandum

**To:** Neenah City Council  
Mayor Dean Kaufert

**From:** Chief Aaron L. Olson

**Re:** Loren's Auto Recycling Annexation

**Date:** February 15, 2019

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The Neenah Police Department has received a copy of the petition for annexation of property 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, with a population of zero.

We review annexation requests based on the following criteria:

- Size of proposed annexation
- Anticipated use of property
- Accessibility to emergency vehicles
- 5-year history of law enforcement response to the property
- Impact on safe traffic movement

In this case, the property to be annexed is essentially unpopulated and has no significant history. The key factors for police are size, anticipated use, and traffic concerns.

**Size:** The size of this annexation does not present a police concern in its present use.

**Anticipated Use:** No law enforcement concerns.

**Five year history of law enforcement:** No law enforcement concerns.

**Traffic Concerns:** Given the size and location of this parcel, there is little concern for increased traffic problems and or accessibility to emergency vehicles.

**Recommendation:** The police department offers no objection to the proposed annexation.



## **Memorandum**

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**TO:** Mayor Kaufert  
City of Neenah Common Council  
City of Neenah Finance & Personnel Committee

**FROM:** Kevin Kloehn  
Fire Chief

**DATE:** February 7, 2019

**RE:** Impact on the Loren's Auto Recycling Annexation

This memo is reference to the proposed annexation for Loren's Auto Recycling annexation.

This particular annexation would have no immediate impact to the operations of Neenah-Menasha Fire Rescue. The property is within our normal response time and protection capabilities that currently exist with Neenah-Menasha Fire Rescue.

If you have any questions or concerns, please feel free to call me at 886-6203.

Thank you.



*Department of  
Parks & Recreation*

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**DATE:** 7 February 2019

**TO:** Members of the Finance and Personnel Committee  
Members of the Plans Commission

**FROM:** Michael T. Kading, Director of Parks & Recreation

**RE:** ANNEXATION IMPACT REPORT (Loren's Auto Recycling)

We have reviewed the annexation petition and have the following comments:

Service Radius - In general, all citizens should have access to a public park within ½ mile, uninterrupted by non-residential roads and other physical barriers. This area falls within the service radius of Southview Park.

Additional Personnel – None required.

Additional Equipment –None required.

Additional Improvements -- None required.

The annexation is recommended.

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*Creating Community Through People, Parks & Programs*

Department of Parks & Recreation  
PO Box 426  
Neenah, WI 54957-0426

phone: 920-886-6062  
fax: 920-886-6069  
email: emccoy@ci.neenah.wi.us



## Neenah Water Utility

211 Walnut St. PO Box 426 Neenah, WI 54957-0426

Office: (920) 886-6182 Cell: (920) 858-6300

Email: amach@ci.neenah.wi.us

Anthony L. Mach

Director of Neenah Water Utility

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## MEMORANDUM

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**DATE:** February 9, 2019  
**TO:** Mayor Kaufert, Chairman Erickson, and Members of the Finance and Personnel Committee  
**FROM:** Anthony L. Mach  
**RE:** Loren Rangeloff (Loren's Auto Recycling) Annexation

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In accordance with Section 26-29 (3) of the City of Neenah Municipal Code, the following information summarizes the anticipated impact upon the Water Utility of the proposed annexation of 18.97 Acres of property currently located in the Town of Neenah (Loren Rangeloff Annexation), Parcel No. 010004901, et al. Petition dated February 6, 2019.

1. No additional personnel will be required.
2. No additional equipment will be required.
3. No additional buildings will be required.
4. No additional water main will need to be installed to bring water into the annexed area. Water main is presently located on the southern and eastern border of the property. The owner will be responsible for all costs incurred for the installation of water service, including valves and related appurtenances. All services, valves, and related appurtenances will be installed to Neenah Water Utility specifications.
5. No miscellaneous costs are anticipated.
6. The total estimated capital cost is zero (\$0).
7. Future revenues are dependent upon the planned usage of the property.
8. We recommend approving this annexation.