



City of Neenah
COMMON COUNCIL AMENDED AGENDA
Wednesday, October 18, 2023 at 7:00pm
Neenah City Hall – 211 Walnut Street
Council Chambers

- I. Roll Call and Pledge of Allegiance
- II. Proclamations
 - A. October 2023 National Arts and Humanities Month
 - B. October 2023 Community Planning Month
- III. Introduction and Confirmation of Mayor's Appointment(s)
 - A. Appoint Eileen McCoy, Peter Casper, and John Rather to the Neenah Harbor Committee for a three-year term ending October 2026. **(UC)**
 - B. Appoint Angela Larsen as the YMCA Representative to the Neenah Arts Council for the remainder of Maeghan Johnson's term expiring April 2026.
 - C. Swearing in
- IV. Approval of Council Proceedings
 - A. Approval of the Council Minutes and Proceedings of October 4, 2023 regular session.
 - B. Approve the Committee of the Whole Minutes of October 4, 2023.
 - C. **(UC)**
- V. Public Hearings
 - A. Consider Ordinance 2023-15, Amending the Official Street Map by removing the 66-foot-wide street reservations between County Road II and Larsen Road in the Town of Clayton.
 - B. Consider Ordinance No. 2023-16 Rezoning property located along Henry Street and Tyler Street to I-2, General Industrial District.
 - C. Consider Resolution No. 2023-27 Amending Project Plan and Amending Tax Increment District #9 boundaries.
- VI. Plan Commission report pertaining to the Public Hearings and Regular Meeting
 - A. Plan Commission meeting of October 10, 2023: (Ald. Steiner) (Minutes can be found on the City web site)
 1. Commission recommends Council approve Ordinance 2023-15, Amending the Official Street Map by removing the 66-foot-wide street reservations between County Road II and Larsen Road in the Town of Clayton. **(RollCall-Pro)**

2. Commission recommends Council approve Ordinance No. 2023-16 Rezoning property located along Henry Street and Tyler Street to I-2, General Industrial District. **(RollCall-Pro)**
3. Commission recommends Council approve Resolution No. 2023-27 Amending Project Plan and amending Tax Increment District #9 boundaries. **(RollCall-Pro)**
4. Commission recommends Council approve Resolution 2023-24, the relocation order to amend the plat for the 2025 S. Commercial Street reconstruction project between Stanley Street and Tyler Street. **(Action on this item is taken under Public Services and Safety Committee report)**

VII. Public Forum

- A. Speakers should give their name and residential address (not mailing address) and are allowed five minutes to speak on any topic.

VIII. Mayor/Council consideration of public forum issues

IX. Consent Agenda

- A. None.

X. Reports of standing committees

- A. Regular Public Services and Safety Committee meeting of October 10, 2023: (Chairperson Lendrum/Vice Chairperson Hillstrom) (Minutes can be found on the City web site)
 1. Committee recommends Council approve Resolution 2023-24, the relocation order to amend the plat for the 2025 S. Commercial Street reconstruction project between Stanley Street and Tyler Street. **(RollCall-Pro)**
 2. Committee recommends Council approve Resolution 2023-26, authorizing the application for Wisconsin Department of Natural Resources Surface Water Grants. **(RollCall-Pro)**
 3. Committee recommends Council approve the purchase of new Motorola radios with programming from Baycom Inc., in an amount not exceed \$140,000.00 with funding appropriated from the approved 2023 Capital Improvements Plan. **(RollCall-Pro)**
 4. Committee recommends Council approve the transfer of Original "Class B" Combination Alcohol Beverage Retail License Application and Plan of Operation for Generation Paulson, Inc., d/b/a Layla's Place, 218 W Wisconsin Avenue, Christopher Paulson, contingent upon the city receives a signed transfer application from owner/agent Christopher Paulson and the application fee is paid. **(RollCall-Pro)**

- B. Regular Finance and Personnel Committee meeting of October 9, 2023: (Chairperson Erickson/Vice Chairperson Skyrms) (Minutes can be found on the City web site)
1. *Committee recommends Council approve the Second Addition to The Homes at Freedom Meadows Subdivision Development Agreement. (Action on this item is taken under Board of Public Works)*
 2. Committee recommends Council approve proposal 3 from 3M Employee Benefits Insurance as the health plan for FY24 plan year resulting in an expected increase for 9.68% over prior year. **(RollCall-Pro)**
- XI. Reports of special committees and liaisons and various special projects committees
- A. Board of Public Works meeting of October 10, 2023: (Vice Chairperson Hillstrom) (Minutes can be found on the City web site)
1. Information Only Items:
 - a) The Board approved Pay Request No.5, Contract 1-23, Sanitary Sewer, Water Main and Street Construction, Burr Avenue, Chestnut Street, Dieckehoff Street, and Laudan Boulevard, to Don E. Parker Excavating, Inc., in the amount of \$248,233.80.
 - b) The Board approved Pay Request No.1, Contract 7-23, Sanitary & Storm Sewer, Water Main and Street Construction, High Street and River Street, to Carl Bowers & Sons Construction Co., Inc., in the amount of \$264,764.05.
 - c) The Board approved Pay Request No.1, Contract 10-23, Parking Lot Resurfacing, 2" Asphalt Mat Overlay in Freedom Acres and Homes at Freedom Meadows, and Library Bumpout, to Northeast Asphalt Inc., in the amount of \$302,401.15.
 - d) The Board approved Pay Request No. 2, Contract 11-23, Street Construction, Brookwood Drive, Fairwood Drive, and Hunt Avenue, to Northeast Asphalt in the amount of \$169,009.84.
 - e) The Board approved Pay Request 2 for Contract 1-23W Cecil Street Water Tower Repainting to Fedewa, Inc., in the amount of \$211,625.00.
 - f) The Board approved Change Order No. 1 Contract 1-23W for the W. Cecil Street Water Tower Repainting, Fedewa, Inc., Hastings, MI, for additional inspection costs, in the amount of (-\$5,625.00).
 - g) The Board approved Pay Request No. 6, Arrowhead Park Phase 2B Pier from Lunda Construction Co. in the amount of \$29,450 for work completed through September 30, 2023, utilizing approved budgeted 2021 CIP Carry Forward Funds.
 2. Council Action Items:
 - a) The Board recommends Council approve the Second Addition to The Homes at Freedom Meadows Subdivision Development Agreement. **(RollCall-Pro)**

- B. Reports on neighborhood groups.
 - 1. Business Improvement District Board (BID Board) – Alderperson Skyrms
 - C. Library Board
 - 1. Report from the Library Board – Alderperson Erickson
 - D. Neenah Arts Council
 - 1. Report from the Neenah Arts Council – Alderperson Erickson
 - E. Landmarks Commission
 - 1. Report from the Landmarks Commission – Alderperson Weber
 - F. Community Development Authority
 - 1. Report from the CDA – Director Haese
- XII. Presentation of petitions
- A. Any other petition received by the City Clerk’s Office after distribution of the agenda.
- XIII. Council Directives
- XIV. Unfinished Business
- XV. New Business
- A. Arrowhead Park Development Status Report. (Ald. Hillstrom)
 - B. Any announcements/questions that may legally come before the Council.
- XVI. Adjournment

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Neenah will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance, or reasonable accommodation in participating in this meeting or event due to a disability as defined under the ADA, please call the Clerk’s Office (920) 886-6110 **or e-mail** clerk@neenahwi.gov at least 48 hours prior to the scheduled meeting or event to request an accommodation.



PROCLAMATION

National Arts and Humanities Month – October 2023

WHEREAS, the nation's 120,000 nonprofit arts organizations, the National Endowment for the Arts, the National Endowment for the Humanities, the nation's 4,500 local arts agencies in communities across the country, and the arts and humanities councils of the 50 states and the six U.S. jurisdictions and districts have regularly issued official proclamations on an annual basis designating October as National Arts and Humanities Month, and

WHEREAS, cities and states-through their local and state arts agencies, which represent thousands of cultural organizations-have celebrated the value and importance of culture in the lives of Americans and the health of thriving communities during National Arts and Humanities Month for nearly 30 years, and

WHEREAS, the humanities help diverse communities across the United States explore their history and culture with the support and partnership of the National Endowment for the Humanities, the 50 state and six jurisdiction and district humanities councils, and local educational and cultural institutions, and

WHEREAS, the arts and humanities embody so of much of the accumulated wisdom, intellect, and imagination of humankind, and

WHEREAS, the arts and humanities enhance and enrich the lives of everyone in America, and play a unique role in the lives of our families, our communities, and our country, and

WHEREAS, despite significant losses due to the coronavirus pandemic, the creative industries remain among the most vital sectors of the American economy - providing new opportunities for developing cities, creating jobs and economic activity within their own industry and across sectors, and making communities attractive to business development, and

WHEREAS, the nation's arts and culture sector-nonprofit, commercial, education-is an \$877 billion industry that supports 4.6 million jobs representing 4.2% of the nation's economy, a larger share of GDP than powerhouse sectors such as agriculture, transportation, and utilities (2020); and boasts a \$33 billion international trade surplus (2019), and

WHEREAS, the nonprofit arts industry alone generates \$27.5 billion in government revenue and \$166.3 billion in economic activity (2015) annually by organizations and audiences-including spending by attendees to arts events of \$31.47 per person, per event, beyond the cost of admission on items such as meals, parking, and lodging, making the arts a vital income source for local businesses.

NOW, THEREFORE, BE IT RESOLVED, that I, Jane B. Lang, Mayor of the City of Neenah do hereby proclaim October as National Arts and Humanities Month in [name of community/state] and call upon our community members to celebrate and promote the arts and culture in our nation, and to specifically encourage greater participation by said community members in taking action for the arts and humanities in their towns and cities.



Signed and sealed this 20th day of September 2023.


Jane B. Lang, Mayor

Neenah, Wisconsin

PROCLAMATION Community Planning Month

WHEREAS, change is constant and affects all cities, towns, suburbs, counties, boroughs, townships, rural areas, and other places; and

WHEREAS, community planning and plans can help manage this change in a way that provides better choices for how people work and live; and

WHEREAS, community planning provides an opportunity for all residents to be meaningfully involved in making choices that determine the future of their community; and

WHEREAS, the full benefits of planning requires public officials and citizens who understand, support, and demand excellence in planning and plan implementation; and

WHEREAS, the month of October is designated as National Community Planning Month throughout the United States of America and its territories; and

WHEREAS, American Planning Association endorses National Community Planning Month as an opportunity to highlight how planning is essential to recovery and how planners can lead communities to equitable, resilient and long-lasting recovery; and

WHEREAS, the celebration of National Community Planning Month gives us the opportunity to publicly recognize the participation and dedication of the members of planning commissions and other citizen planners who have contributed their time and expertise to the improvement of the City of Neenah; and

WHEREAS, we recognize the many valuable contributions made by professional community and regional planners of the City of Neenah and extend our heartfelt thanks for the continued commitment to public service by these professionals;

NOW, THEREFORE, BE IT RESOLVED that the month of October 2023 is hereby designated as Community Planning Month in the City of Neenah in conjunction with the celebration of National Community Planning Month.

Signed and sealed this 2nd day of October 2023.



Jane B. Lang, Mayor

Neenah, Wisconsin



Common Council Minutes
Wednesday, October 4, 2023, at 7:00 PM

The Common Council of the City of Neenah, Winnebago County, Wisconsin, met in regular session at 7:00 PM, October 4, 2023, in the Council Chambers of Neenah City Hall.

Mayor Lang is the chair.

Present: Alderpersons Boyette, Erickson, Hillstrom, Lendrum, Stevenson, Weber, and Council President Borchardt. Aldermen Steiner and S kyrms were excused. Staff present Director of Finance Rasmussen, Director of Community Development & Assessment Haese, Director of Public Works Kaiser, City Attorney Rashid, and City Clerk Nagel.

Mayor Lang called the meeting to order at 7:00 p.m.

- I. The Mayor/Alderpersons recorded their attendance on the RollCall-Pro System as the Clerk called the roll. Alderperson Weber led the Pledge of Allegiance.
- II. Introduction and Confirmation of Mayor's Appointment(s)
 - A. Appoint Emily Runnerstrom and Bryan Butelefski to the Neenah Arts Council for a three-year term ending April 2026. **(UC)**
There being no objections, the Mayor's appointments were ordered approved as presented by unanimous consent.
- III. Approval of Council Proceedings
 - A. Approval of the Council Minutes and Proceedings of September 20, 2023 regular session.
There being no objections, the Council Minutes and Proceedings of September 20, 2023 were ordered approved as written by unanimous consent.
- IV. Public Hearings
 - A. Consider Ordinance No. 2023-12 Amending Section 26-661 (11) of the Code of Ordinances relating to Tourist Housing.
Mayor Lang opened the public hearing at 7:02PM. After three calls for comments, there were no appearances. Mayor Lang closed the public hearing at 7:03PM.
 - B. Consider Ordinance No. 2023-13, repealing and recreating Chapter 24 of the Code of Ordinances relating to sign regulations.
Mayor Lang opened the public hearing at 7:03PM.

Tamara Hasz, 301 E. Wisconsin Avenue – Ms. Hasz attended the Plan Commission Meeting regarding this repeal and recreation. Ms. Hasz find this subject a “colossal waste of time” to address this ordinance at this time and in this way since staff mentioned that the sign code was set to be reviewed in a couple of years. This is being done under the guise of complying with state statute, but it is really in response to the lawsuit. Ms. Hasz did not know there was a “time limit on free speech in Neenah” which is what this amendment is, and the previous sign code was about as well.

After additional calls for comments, there were no additional appearances. Mayor Lang closed the public hearing at 7:05PM.

- V. Plan Commission report pertaining to the Public Hearings
- A. Plan Commission meeting of September 26, 2023: (Ald. Steiner) (Minutes can be found on the City web site)
- A. Commission recommends Council approve Ordinance No. 2023-12 amending Section 26-661 (11) of the Code of Ordinances relating to Tourist Housing. **(RollCall-Pro)**
MSC Stevenson/Borchardt to approve Ordinance No. 2023-12 amending Tourist Housing as recommended by the Plan Commission, all voting aye.

No discussion.

- B. Commission recommends Council approve Ordinance No. 2023-13, repealing and recreating Chapter 24 of the Code of Ordinances relating to sign regulations. **(RollCall-Pro)**
MSC Borchardt/Lendrum to approve Ordinance No. 2023-13 repealing and recreating Chapter 24 relating to sign regulations. Motion carried in a roll call vote, 6 ayes, 0 nays, 1 abstention by Alderman Stevenson.

Discussion: Alderman Boyette was recognized to discuss the reason for the change and does this put this in good standing with the lawsuit regarding yard signs.

Director Haese explained that the sign amendment is in response to the 2015 Supreme Court Case, the Reed case, which requires signs be content natural. This means that the sign code enforcement would have to be done by the type of sign and how the sign is constructed, not by what the sign says. The amendment removes all language relating to content of the sign and uses objective language such as type of sign (election, real estate, electronic), construction materials of the sign, size, time of year, those type of tangible elements.

City Attorney Rashid explained that this amendment takes care of issues that municipalities all over the state have been dealing with since the 2015 Supreme Court ruling in the Reed v. Gilbert case. The Reed case put many municipalities into flux as to whether or not they could enforce their sign code. In 2022, Austin v Reagan National, the Supreme Court decision corrected some language in Reed, but many municipalities, including Neenah, did not know what they could or could not enforce. Then the most recent lawsuit filed against the city earlier this year brought the enforcement of the sign code to light and is the reason for a closer look at the ordinance. The replacement language has been limited to time, place, and manner restrictions of signs verses content.

Alderman Stevenson questioned what operationally will change given the amended ordinance. Is the sign code going to be enforced after it is amended. City Attorney Rashid explained that not a whole lot will change. There are resource limitations regarding staff, time, and money, which makes the process complaint driven. When a complaint is received, the complaint will be investigated, the new sign code will be applied, and the appropriate action will be taken under the new sign code accordingly. Discussion ensued regarding election signs.

Alderman Stevenson asked how the lawsuit signs in question enforcement would be if the ordinance amendment is approved. Attorney Rashid could not answer that question because of on-going litigation. It is not in the best interest of the city for staff, or policy makers, to comment on what may, or may not, be the ruling in the current sign litigation.

Alderman Borchardt asked for clarification as to the time a portable yard sign was able to up. Director Haese replied that once a complaint is received on a portable yard sign, documentation is done for the first thirty days. Once the 30 days has passed, a letter is sent to the owner for removal. There are many signs that go up and come down by the owners doing well within the 30-day allowable timeframe. Conceivably, a sign that receives no complaints could be up for longer than the allowable timeframe as well.

Alderman Boyette was under the understanding that we are not enforcing the sign ordinance because of the pending lawsuit. When does the new ordinance take effect and is it going to be enforced. City Attorney Rashid likened it to speeding; speeding takes place on all the time but not everyone is stopped or cited. Same with signs; there are probably sign code violations all over the city at any given time, which the city does not take action until notified. Once or until the city is notified, the process is to investigate the complaint to determine if the complaint is legitimate and take appropriate action according to the ordinance.

Alderman Boyette felt like her question was not answered. The question was is the sign code going to be enforced once it is approved. City Attorney Rashid explained litigation has not concluded on the sign code in which a federal judge has told us that the sign code could not be enforced until there is a ruling, that is why there should not be any talk between this ordinance fix and the pending lawsuit. The answer remains, there is no decision yet in the pending lawsuit so the old sign ordinance will not be enforced. Whether or not the new ordinance is enforced depends on the circumstances surrounding the complaint.

Director Haese advised that there are parts of the current ordinance have been continued to be enforced such as sign permits, safety hazard, electrical code issues, etc. The language that has been changed is relative to content

natural. Therefore, to say that none on sign code is not enforced currently is incorrect.

Attorney Rashid answered Alderman Boyette's question by indicating that the new sign code will be enforced as best we can with the new ordinance. If there is a complaint, it will be investigated, and enforcement will take place on the new ordinance as best as it can.

VI. Public Forum

- A. Speakers should give their name and residential address (not mailing address) and are allowed five minutes to speak on any topic.
Tamara Hasz, 301 E. Wisconsin Avenue – Ms. Hasz spoke to the Council a few months ago about the effects of how the council members and staff talk to one another have on others. Ms. Hasz is super disappointed tonight and was disappointed at the last meeting which is why she is back tonight. Ms. Hasz thinks it is rude that staff talks down to council members. Ms. Hasz feels it is also rude and inappropriate for staff side bar conversations to occur during council meetings and suggested an alternative seating arrangement.

VII. Mayor/Council consideration of public forum issues

- A. None.

VIII. Consent Agenda

- A. Commission recommends Council approve Final Plat for the Second Addition to the Homes at Freedom Meadows Subdivision. **(PC)**
There being no objections, the Mayor's appointments were ordered approved as presented by unanimous consent.

IX. Reports of standing committees

- A. Regular Public Services and Safety Committee meeting of September 26, 2023: (Chairperson Lendrum/Vice Chairperson Hillstrom) (Minutes can be found on the City web site)
- A. Committee recommends Council approve Southpark Industrial Center Expansion Traffic Impact Analysis project to Traffic Analysis & Design, Inc. for \$11,608 utilizing funds from the Southpark Industrial Center Tax Increment District No. 9. **(RollCall-Pro)**
MSC Lendrum/Weber to approve as recommended by the Committee, all voting aye.
- B. Regular Finance and Personnel Committee meeting of September 25, 2023: (Chairperson Erickson/Vice Chairperson Skyrms) (Minutes can be found on the City web site)
- A. Committee recommends Council approve Ordinance 2023-14 Annexation No. 230, annexing 28.6 acres of land located on the northwest corner of CTH G and Honor Street from the Town of Vinland to the City of Neenah.
Action on this item is taken under Plan Commission Report

- C. NMFR Joint Finance & Personnel Committee meeting of September 26, 2023: (Council President Borchardt) (Minutes can be found on the City web site)
 - A. Committee recommends Council approve Resolution 2023-25 Authorizing a Signatory Municipality to Exceed the Levy Limit for Neenah Menasha Fire Rescue for 2024. **(RollCall-Pro)**
MSC Borchardt/Stevenson to approve as recommended by the Committee, all voting aye.

- X. Reports of special committees and liaisons and various special projects committees
 - A. Regular Plan Commission meeting of September 26, 2023: (Council Rep Steiner) (Minutes can be found on the City web site)
 - 1. Commission recommends Council approve Ordinance No. 2023-14, Annexation No. 230, annexing 28.6 acres of land located on the northwest corner of CTH G and Honor Street from the Town of Vinland to the City of Neenah and the property receive an R-1, Single-Family Residence District zoning classification. **(RollCall-Pro)**
MSC Borchardt/Stevenson to approve as recommended by the Commission, all voting aye.

 - 2. Commission recommends Council approve the Preliminary Plat for the First Addition to the Freedom Acres subdivision subject to the conditions on the preliminary plat review letter. **(RollCall-Pro)**
MSC Borchardt/Hillstrom to approve as recommended by the Commission, all voting aye.

 - B. Community Development Authority
 - 1. Report from the CDA – Director Haese
 - a. No report.

 - C. Sustainable Neenah Committee
 - 1. Report from the Sustainable Neenah Committee – Alderperson Lendrum
 - a. Reporting from the September 27, 2023
 - b. The Committee was joined to by two students, Nora and Ava, from Saint Mary's Catholic High School Earth Club. Members learned lot from the students regarding how their club operates and what actives are being done at the school.
 - c. Rain Barrel Project update was given. There are currently three barrels available. The project was very successful, and it will be continued in the spring.

 - D. Bergstrom Mahler Museum
 - 1. Report from the Bergstrom Mahler Museum – Alderperson Borchardt
 - a. Reporting from the September 27, 2023 meeting.
 - b. Reaccreditation Celebration. Bergstrom Mahler Museum is one of twenty-one museums in the State of Wisconsin to be accredited through the American Alliance of Museums which is the highest recognition afforded to the nations museums and signifies excellence in the field. Bergstrom Mahler was awarded accreditation in 1974. To celebrate the museum will host the following activities:
 - (1) Art activity day is October 7, Spiderweb Suncatchers

- (2) Conversations with the Curator, October 12, a celebration of giving.
 - (3) If these Walls Could Talk, October 15 at 2:00 pm, a behind the scenes tour of the home turned museum.
 - (4) Science Festival Week – glass blowing on October 17
 - (5) Why do Birds Sing? October 19th
 - (6) Membership Meeting October 25th
- E. Parks & Recreation Commission
1. Report from the Park Commission – Alderperson Weber
 - a. Reporting from the September 28, 2023 meeting
 - b. Time was spent in review and discussion around the Kimberly Point/Doty Island Shoreline conceptual design by Edgewater Resources. Discussion only, no action.
 - c. Director Kading reviewed the application for the DNR Surface Water Grant which was accepted.
 - d. Concept plan for Carpenter Reserve is expected at the October 19th meeting.
- XI. Presentation of petitions
- A. Any other petition received by the City Clerk's Office after distribution of the agenda.
 1. None received.
- XII. Council Directives
- A. Council Directive No. 2023-03: **Motion by Alderman Boyette, seconded by Alderman Stevenson to amend the pet licensing ordinance to allow for service animal exemptions by adopting the American Disability Act's definition of service animals. (RollCall-Pro)**
Motion carried in roll call vote 6-1 with Lendrum dissenting.
- Alderman Boyette displayed a few pictures and videos regarding the different uses of service animals. These pictures and videos are the reasons why she feels the city needs to change the ordinance by utilizing the ADA's definition of a service animal. By doing so, Alderman Boyette feels the city would be held harmless for any potential lawsuits regarding the ordinance.
- There was clarification given that Alderman Boyette's request, in which she clarified that she is requesting that the three types of service animals listed in the current ordinance (blind, deaf, and mobility) be removed and replaced with the ADA's definition of service animal which is more inclusive to animals who are used to treat a variety of medical issues. The service animals would still need to be registered and licensed through the city for public health and safety reasons. The only proposed change would be the definition of a service animal in the ordinance.
- There was discussion on the city ordinance mirroring state statute. Alderman Boyette believes that the city ordinance does not mirror the state statute. She handed out a copy of an e-mail received from Ryan Retza, Chief of Staff for State Senator Rachael Cabral-Guevara Office on §109.

Attorney Rashid explained a city ordinance cannot more restrictive than state law; state law is the threshold of city ordinances. If the request is understood correctly, Alderman Boyette would like to expand Section 3-14 Dog and Cat License to have more than just the blind, deaf, and mobility assisting service animals exempt from having to pay for a license. The issue is about licensing and whether a tax is paid for the license. Section 3-14 was taken from, and intended to be, a mirror of §174.05, which requires all canines be licensed and a tax paid for that license. Statute 174.05 allows for specific exemption from payment of licensing requirement for service animals who assist the blind, the deaf, or those who have mobility issues, which the city ordinance currently mirrors. The ADA also states that service animals shall be compliant with local ordinances like the city's. What Attorney Rashid discovered while researching the directive is that Section 3-14(d)(3) makes service animal exempt for all licensing requirements which is not compliant with the state. Past practice through the Finance Department has been that service animals still have to be licensed, but fees for service animals are waived. The application has a checkbox for service animals, that if checked, allows for the exemption of the fee. Staff is allowed to ask what type of service the animal provides to determine if it fits the ordinance definition of a service animal. However, the ADA does not allow the city to keep a registry of who's dog does what in terms of service animals. The understanding of the motion is that Alderman Boyette is asking to expand the list of service animal at the local level, however, the state has not been done that, and therefore the city cannot do that. The city is bound by state law unless, or until, state law changes. The only change needed to the pet licensing ordinance is to require that all service animals are licensed but exempt from paying a fee.

Alderman Boyette disagreed, stating according to her research, the city ordinance can be equal or greater than the state law, that's according to §109, handed out, as interrupted by Ryan Retza, Chief of Staff for State Senator Rachael Cabral-Guevara Office. Discussion ensued §109 which states that the state can be more restrictive than the federal law but is silent regarding municipalities being more restrictive than the state. Essentially, municipalities are an entity of the state government, therefore, they are bound by state law. Ordinances can mirror or be less restrictive than state law but cannot be more. The city cannot be more restrictive than §174.05 unless or until the state changes the definition of service animals because the ordinance mirrors statute.

There was discussion regarding the procedure of the council directive. The item on the table is to create a council directive on the issues that Alderman Boyette has shared. Alderman Stevenson is supportive of the council directive because the issue is whether or not to create a tool in which Alderman Boyette can monitor state activity regarding the definition of service animals and for staff to do some housekeeping on the current ordinance. In the meantime, Alderman Boyette can lobby the state representatives to make some statute changes. Alderman Stevenson supports the creating of the directive as well as the proposed ordinance change.

Point of clarification. Should the council directive be approved, it would go to committee of jurisdiction for further debate and to correct the current ordinance. The committee of jurisdiction was discussed. It is unclear if the committee of jurisdiction would be Public Services and Safety or Finance and Personnel since the licensing is done at the direction of the Finance Director. That determination will be made by staff at a later date.

XIII. Unfinished Business

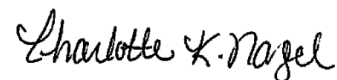
XIV. New Business

- A. Arrowhead Park Development Status Report. (Ald. Hillstrom)
The Technical Team will be presented with the new Master Plan tomorrow morning, October 5th. The Arrowhead Taskforce Team will be presented to on October 16th. We are excited to see results.
- B. Any announcements/questions that may legally come before the Council.
1. Reminder of the League of Wisconsin Municipalities Conference October 18th-20th.
 2. Neenah High School Homecoming this Friday, October 6th. The parade route has altered due to construction with the football game afterwards at the new high school.
 3. The Mayor's Annual Run/Walk to support Children's Hospital of Wisconsin and local families in need will take place Saturday, October 7th at the Loop the Lake entrance.
 4. Neenah Joint School District Hall of Fame event this Saturday, October 7th at the new high school.

XV. Adjournment

Motion by Stevenson/Steiner to adjourn, all voting aye. Meeting adjourned at 8:08 PM.

Respectfully submitted,



Charlotte Nagel, City Clerk

Common Council Proceedings
Wednesday, October 4, 2023, at 7:00 PM

The Common Council of the City of Neenah, Winnebago County, Wisconsin, met in regular session at 7:00 PM, October 4, 2023, in the Council Chambers of Neenah City Hall.

Mayor Lang is the chair.

Present: Alderpersons Boyette, Erickson, Hillstrom, Lendrum, Stevenson, Weber, and Council President Borchardt. Aldermen Steiner and S kyrms were excused. Staff present Director of Finance Rasmussen, Director of Community Development & Assessment Haese, Director of Public Works Kaiser, City Attorney Rashid, and City Clerk Nagel.

Mayor Lang called the meeting to order at 7:00 p.m.

- I. The Mayor/Alderpersons recorded their attendance on the RollCall-Pro System as the Clerk called the roll. Alderperson Weber led the Pledge of Allegiance.
- II. Introduction and Confirmation of Mayor's Appointment(s)
 - A. Appoint Emily Runnerstrom and Bryan Butelefski to the Neenah Arts Council for a three-year term ending April 2026. **(UC)**
There being no objections, the Mayor's appointments were ordered approved as presented by unanimous consent.
- III. Approval of Council Proceedings
 - A. Approval of the Council Minutes and Proceedings of September 20, 2023 regular session.
There being no objections, the Council Minutes and Proceedings of September 20, 2023 were ordered approved as written by unanimous consent.
- IV. Plan Commission report pertaining to the Public Hearings
 - A. Plan Commission meeting of September 26, 2023: (Ald. Steiner) (Minutes can be found on the City web site)
 - A. Commission recommends Council approve Ordinance No. 2023-12 amending Section 26-661 (11) of the Code of Ordinances relating to Tourist Housing. **(RollCall-Pro)**
MSC Stevenson/Borchardt to approve Ordinance No. 2023-12 amending Tourist Housing as recommended by the Plan Commission, all voting aye.
 - B. Commission recommends Council approve Ordinance No. 2023-13, repealing and recreating Chapter 24 of the Code of Ordinances relating to sign regulations. **(RollCall-Pro)**
MSC Borchardt/Lendrum to approve Ordinance No. 2023-13 repealing and recreating Chapter 24 relating to sign regulations. Motion carried in a roll call vote, 6 ayes, 0 nays, 1 abstention by Alderman Stevenson.
- V. Consent Agenda
 - A. Commission recommends Council approve Final Plat for the Second Addition to the Homes at Freedom Meadows Subdivision. **(PC)**

There being no objections, the Mayor's appointments were ordered approved as presented by unanimous consent.

- VI. Reports of standing committees
- A. Regular Public Services and Safety Committee meeting of September 26, 2023: (Chairperson Lendrum/Vice Chairperson Hillstrom) (Minutes can be found on the City web site)
- A. Committee recommends Council approve Southpark Industrial Center Expansion Traffic Impact Analysis project to Traffic Analysis & Design, Inc. for \$11,608 utilizing funds from the Southpark Industrial Center Tax Increment District No. 9. **(RollCall-Pro)**
MSC Lendrum/Weber to approve as recommended by the Committee, all voting aye.
- B. Regular Finance and Personnel Committee meeting of September 25, 2023: (Chairperson Erickson/Vice Chairperson Skyrms) (Minutes can be found on the City web site)
- A. Committee recommends Council approve Ordinance 2023-14 Annexation No. 230, annexing 28.6 acres of land located on the northwest corner of CTH G and Honor Street from the Town of Vinland to the City of Neenah.
Action on this item is taken under Plan Commission Report
- C. NMFR Joint Finance & Personnel Committee meeting of September 26, 2023: (Council President Borchardt) (Minutes can be found on the City web site)
- A. Committee recommends Council approve Resolution 2023-25 Authorizing a Signatory Municipality to Exceed the Levy Limit for Neenah Menasha Fire Rescue for 2024. **(RollCall-Pro)**
MSC Borchardt/Stevenson to approve as recommended by the Committee, all voting aye.
- VII. Reports of special committees and liaisons and various special projects committees
- A. Regular Plan Commission meeting of September 26, 2023: (Council Rep Steiner) (Minutes can be found on the City web site)
1. Commission recommends Council approve Ordinance No. 2023-14, Annexation No. 230, annexing 28.6 acres of land located on the northwest corner of CTH G and Honor Street from the Town of Vinland to the City of Neenah and the property receive an R-1, Single-Family Residence District zoning classification. **(RollCall-Pro)**
MSC Borchardt/Stevenson to approve as recommended by the Commission, all voting aye.
2. Commission recommends Council approve the Preliminary Plat for the First Addition to the Freedom Acres subdivision subject to the conditions on the preliminary plat review letter. **(RollCall-Pro)**
MSC Borchardt/Hillstrom to approve as recommended by the Commission, all voting aye.

VIII. Council Directives

- A. Council Directive No. 2023-03: **Motion by Alderman Boyette, seconded by Alderman Stevenson to amend the pet licensing ordinance to allow for service animal exemptions by adopting the American Disability Act's definition of service animals. (RollCall-Pro)**
Motion carried in roll call vote 6-1 with Lendrum dissenting.

XV. Adjournment

- Motion by Stevenson/Steiner to adjourn, all voting aye. Meeting adjourned at 8:08 PM.**

Respectfully submitted,



Charlotte Nagel, City Clerk

Committee of the Whole Minutes
Wednesday, October 4, 2023 at 6:00 p.m.
Council Chambers
City Hall, 211 Walnut Street

Purpose: Culture Initiative Presentation

Present: Mayor Lang, Alderpersons Boyette, Erickson, Hillstrom, Lendrum, Weber, Stevenson, and Council President Borchardt. Excused were Aldermen Steiner and Skyrms.

Also Present: City Attorney Rashid, Finance Director Rasmussen, City Clerk Nagel, and Culture Team members Parks & Recreation Supervisor Schott and Finance Office Assistant Raddatz.

Council President Borchardt called the meeting to order at 6:04PM.

As part of the citywide Culture Initiative, the Culture Team presented staff feedback on the first value, Pursue Growth. The team provided insight as to team first mentality, communication, training, and time-management. Also discussed were Council handling of citizen complaints and support of staff. No formal action took place at this meeting.

Adjournment

By unanimous consent the meeting was adjourned at 6:52PM.

Respectfully submitted,



Charlotte K. Nagel, WCMC

MINUTES OF THE NEENAH PLAN COMMISSION
Tuesday, October 10 2023
4:15 p.m.

Present:

Mayor Jane Lang, Chairperson	PRESENT	Alderman Dan Steiner, Vice Chairperson	ABSENT	Gerry Kaiser, Director of Public Works	PRESENT
Kate Hancock-Cooke	ABSENT	Karen Genett	ABSENT	Betsy Ellenberger	PRESENT
Gerry Andrews	PRESENT	Sarah Moore-Nokes	PRESENT		

Also Present:

Brad Schmidt, Deputy Director of Community Development	Kayla Kubat, Administrative Assistant of Community Development	David Rashid, City Attorney
Chris Haese, Director of Community Development	James Merten, Traffic Engineer of Public Works	Bob Johnston- Sandbox, LLC, 2495 Schultz Dr

Minutes: MSC Ellenberger/Moore-Nokes, the Plan Commission, to approve the September 26, 2023 meeting minutes. All voting aye. Motion passed.

Public Appearances: Chairperson Mayor Lang opened public appearances to topics not related to the agenda.

No one in attendance spoke. Chairperson Mayor Lang closed public appearances.

Public Hearings:

- a. Official Street Map Amendment – CTH II -- Town of Clayton

No one in attendance spoke. Chairperson Mayor Lang closed this public hearing.

- b. Rezoning – Tyler Street parcels – Galloway Company

No one in attendance spoke. Chairperson Mayor Lang closed this public hearing.

- c. TID No. 9 Amendment 3 – Project Plan and Amended District Boundaries

Bob Johnston- 2495 Schultz Dr- would like more information on what is happening after receiving the neighborhood letter in the mail.

Deputy Director Schmidt discussed this area is currently in a TIF district and the amendment is to include the properties on Schultz Dr. This would allow the City to capture any new tax increment that is generated through new construction or an increase in property value in this area, so those funds can be utilized in that district. The utilization could be improving intersections or improving streets. He let the property owner know this does not affect him at all.

Bob Johnston asked when he bought the property in 2000, there were discussions about eliminating the road in this area that leads to the Animal Shelter and he is questioning if this is still in the works. He is hopeful of this happening as it would allow him access on the backside of

his property. Director Haese stated he is hoping the elimination of this road will happen in the future. Also, with the animal shelter moving, this may be a good time to have this conversation again regarding this road. In addition, with the new TID happening, more funds will be available for these projects.

No one else in attendance spoke. Chairperson Mayor Lang closed this public hearing.

Action Items:

a. **Official Street Map Amendment – CTH II – Town of Clayton (Ord. No. 2023-15)**

ORDINANCE NO.
2023-15

Deputy Director Schmidt went over the City's Official Street Map identifies street reservations in the area between County Road II and Larsen Road in the Town of Clayton. The request of this amendment was from a developer who is looking to develop the property in the Town of Clayton. The reservations include both north-south and east-west reservations which are 66 feet wide. Due to challenges with a stream which bisects the plat, the street layout within the plat is slightly modified. The proposed plat contains a north-south street connecting County Road II and an east-west road which allows for further extensions. The City's extraterritorial authority requires the review of land divisions outside of City limits.

Member Andrews asked what the density of this proposed development will be. Deputy Director Schmidt stated there is a planned multi-family development and it may be a bit dense for the Town of Clayton but the water and sewer is available. This development would also be close to the new high school.

Director Kaiser asked with the east-west connection from Highway 76 to Clayton, we're okay if that connection is made at an offset at a number of points? Deputy Director Schmidt said we have been looking at our street extension map, which was created in 1992. This area is different due to being in our extraterritorial jurisdiction, but it overlaps with the Village of Fox Crossing, who has stated they will not be exercising their extraterritorial rights. While this area may not be as important to the City, it is important to look at the regional connections to this area.

Director Haese added Winnebago County wouldn't allow access off II due to an existing driveway and their spacing requirements. This would be the reason the streets are being moved to the East from where it was mapped.

MSC Ellenberger/Moore-Nokes, the Plan Commission, recommend Common Council approve Ordinance 2023-15, amending the Official Street Map by removing the 66-foot-wide street reservations between County Road II and Larsen Road in the Town of Clayton. All voting aye. Motion passed.

b. **Rezoning – Tyler Street parcels – Galloway Company (Ord. No. 2023-16)**

ORDINANCE NO.
2023-16

Deputy Director Schmidt went over the rezoning of the properties along Tyler and Henry St. Galloway Company submitted a CSM to create this bigger lot. Now they are bringing in the rest of the land bought on Tyler St. This rezoning needs to be consistent with the comprehensive plan and future land use map. We are taking precautions with Galloway Company to understand how

their development and their traffic and truck movement impacts the surrounding residential properties. With those items in mind, there will be landscape buffers, restricting access points onto Henry St.

MSC Ellenberger/Kaiser, the Plan Commission, recommend Common Council approve Ordinance No. 2023-16 rezoning property located along Henry Street and Tyler Street to I-2, General Industrial District. All voting aye. Motion passed.

c. **TID No. 9 Amendment 3 – Project Plan and Amended District Boundaries (PC Resolution No. 2023-01)**

Deputy Director Schmidt went over the amending of TID district No. 9, which originally started with Menasha Corp on the West side of Highway 41. This amendment is to look at a proposed development on one of the properties on Schultz Dr. Currently, this property is City-owned and we're working with Edgewater Door to purchase this site it and they will develop it. This property is currently in the Industrial Park and this project would all be industrial, keeping consistent with the comprehensive plan.

Director Haese stated there was about an additional \$150,000 in infrastructure dollars to help potentially with the intersection improvements at Highway G and Schultz Dr. However, those dollars could potentially help with the issue brought up earlier with the road off Highway G to the Animal Shelter.

Director Kaiser stated since this is the third amendment to this district, there is opportunity for one more amendment. Would another district need to be created if there were opportunities after a fourth amendment. Director Haese explained there were discussions about creating a new district, however, TIF districts have a timeframe to them. The idea of amending TID No. 9 to handle this area and then any future development in the surrounding area would allow for the creation of a new district to maximize the new districts timeframe.

MSC Ellenberger/Andrews, the Plan Commission, approve Plan Commission Resolution No. 2023-01 amending Project Plan and amending Tax Increment District #9 boundaries, and recommend the Neenah Common Council approve Resolution 2023-27. All voting aye. Motion passed.

d. **Amended Relocation Order for S. Commercial Street Construction (Resolution No. 2023-24)**

Traffic Engineer Merten went over the amended relocation order for the S. Commercial Street Corridor. The consultant for this project stated there were some adjustments that needed to be made as well as corrections. He showed the revised proposed plat with these updates. Most come in terms of Temporary Limited Easements, which would provide access to the project via private property and once the project was completed, these easements would be eliminated. This resolution would give the ability to start talking to property owners about these acquisitions.

Member Moore-Nokes asked if any of this is out of the ordinary. Director Kaiser stated none of this is out of the ordinary.

RESOLUTION
NO. 2023-27

RESOLUTION NO.
2023-24

Plan Commission Minutes

October 10, 2023

Page 4

MSC Kaiser/Moore-Nokes the Plan Commission, recommend Common Council approve Resolution 2023-24, the relocation order to amend the plat for the 2025 S. Commercial Street reconstruction project between Stanley Street and Tyler Street. All voting aye. Motion passed.

Announcements and Future Agenda Items: Next meeting is scheduled for October 24, 2023.

Continue reviewing the Comprehensive Plan

Adjournment: The Commission adjourned its meeting at 4:40 p.m. MSC Ellenberger/Kaiser. All voting Aye. Motion passed.

Respectfully Submitted,

A handwritten signature in black ink that reads "Kayla Kubat". The signature is written in a cursive, flowing style.

Kayla Kubat

Administrative Assistant, Department of Community Development



M E M O R A N D U M

DATE: October 10, 2023
TO: Mayor Lang and Plan Commission Members
FROM: Brad Schmidt, AICP, Deputy Director
RE: Official Map Amendment – County Road II – Town of Clayton

The City's Official Street Map identifies street reservations in the area between County Road II and Larsen Road in the Town of Clayton. The reservations include both north-south and east-west reservations which are 66 feet wide. The City's Official Street Map is a planning document which identifies future street extensions and street right-of-way.

The Town is proposing a new residential subdivision in this area. Due to challenges with a stream which bisects the plat, the street layout within the plat is slightly modified. The proposed plat contains a north-south street connecting County Road II and an east-west road which allows for further extensions. The City's extraterritorial authority requires the review of land divisions outside of City limits.

Recommendation

Appropriate Action at this time is to recommend Council approve Ordinance 2023-15, amending the Official Street Map by removing the 66-foot wide street reservations between County Road II and Larsen Road in the Town of Clayton.

EXHIBIT "A"

NORTH 1/4 CORNER
SECTION 24,
T.20N., R.16E.

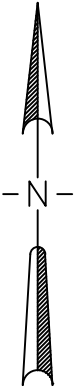
COUNTY ROAD II

OFFICIAL STREET MAP AMENDMENT

BEING PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4; PART OF THE NORTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4; PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4; AND PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4; ALL IN SECTION 24, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

OFFICIALLY MAPPED
STREETS TO BE
REMOVED

302,494 S.F.
6.944 ACRES



400 200 0 400

SCALE - FEET

McMAHON

ENGINEERS ARCHITECTS

McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

N89°22'19"E
33.00'

N89°19'45"E
33.00'

UNPLATTED LANDS

OWNER: LUKE & PATRICIA ST PIERRE
PARCEL NO. 006062002

LOT 2 CSM NO.1863

OWNER: LUKE & PATRICIA ST PIERRE
PARCEL NO. 006062002

2602.10'

2565.10'

WEST LINE OF THE NE1/4

FUTURE SCHOLAR RIDGE ESTATES

OWNER: CLAYTON DEVELOPMENT GROUP LLC
PARCEL NO. 0060617

UNPLATTED LANDS

OWNER: SANDRA ECKSTEIN
& TERRI GRUEZTMACHER
PARCEL NO. 0060615

UNPLATTED LANDS

OWNER: IHDE FAMILY IRREVOCABLE TRUST
PARCEL NO. 0060624

N00°11'52"W

S00°11'52"E

FUTURE SCHOLAR RIDGE ESTATES

OWNER: CLAYTON DEVELOPMENT GROUP LLC
PARCEL NO. 0060618

UNPLATTED LANDS

OWNER: SANDRA ECKSTEIN
& TERRI GRUEZTMACHER
PARCEL NO. 0060619

CENTER OF
SECTION 24,
T.20N., R.16E.

S00°11'52"E

S00°15'17"E
33.00'

N89°23'36"E

1306.38'

S89°23'36"W

1296.66'

S00°12'30"E
33.00'

FUTURE SCHOLAR RIDGE ESTATES

OWNER: CLAYTON DEVELOPMENT GROUP LLC
PARCEL NO. 0060632

UNPLATTED LANDS

LOT 1 CSM NO.3536
OWNER: SANDRA ECKSTEIN
& TERRI GRUEZTMACHER
PARCEL NO. 0060630

LOT 2 CSM NO.4230

OWNER: LEISURE BOATING #4 LLC
PARCEL NO. 0060625

N14°59'14"W
677.30'

S14°59'14"E
647.49'

68.15'
S89°27'07"W

SOUTH LINE OF THE NORTH 1/2 OF THE NW1/4-SE1/4

UNPLATTED LANDS

OWNER: KUEHN FARMS, INC.
PARCEL NO. 0060633

PARCEL
NO. 0060631

EXHIBIT "A"

OFFICIAL STREET MAP AMENDMENT

BEING PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4; PART OF THE NORTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4; PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4; AND PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4; ALL IN SECTION 24, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

LEGAL DESCRIPTION OF OFFICIALLY MAPPED STREETS TO BE REMOVED:

Part of Lot 2 of Certified Survey Map No. 4230, located in the Northeast 1/4 of the Southwest 1/4; Part of Lot 2 of Certified Survey Map No. 1863, located in the Northeast 1/4 of the Northwest 1/4; and unplatted lands being part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4; part of the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4; and part of the Northwest 1/4 of the Southeast 1/4; all in Section 24, Township 20 North, Range 16 East, Town of Clayton, Winnebago county, Wisconsin containing 302,494 square feet (6.944 acres) of land more or less being more particularly described as follows:

Commencing at the North 1/4 Corner of said Section 24; Thence S00°11'52"E, 50.00 feet along the West line of the Northeast 1/4 of said Section 24 to its intersection with the North line of the Officially Mapped Street to be removed and the Point of Beginning; Thence N89°19'45"E, 33.00 feet along said North line to the East line of said Officially Mapped Street; Thence S00°11'52"E, 2565.10 feet along said East line to the North line of said Officially Mapped Street; Thence N89°23'36"E, 1306.38 feet along said North line to the East line of the Southwest 1/4 of the Northeast 1/4 of said Section 24; Thence S00°15'17"E, 33.00 feet along said East line to the North line of the Northwest 1/4 of the Southeast 1/4 of said Section 24; Thence S00°12'30"E, 33.00 feet along the East line of said Northwest 1/4 of the Southeast 1/4 to the South line of the Officially Mapped Street to be removed; Thence S89°23'36"W, 1296.66 feet along said South line to the East line of said Officially Mapped Street; Thence S14°59'14"E, 647.49 feet along said East line to the South line of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section; Thence S89°27'07"W, 68.15 feet along said South line to the West line of the Officially Mapped Street to be removed; Thence N14°59'14"W, 677.30 feet along said West line; Thence N00°11'52"W, 2602.10 feet continuing along said West line to the North line of said Officially Mapped Street; Thence N89°22'19"E, 33.00 feet along said North line to the Point of Beginning.



McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025
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PRELIMINARY PLAT
SCHOLAR RIDGE ESTATES
 ALL OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN

DEVELOPER:
 CLAYTON DEVELOPMENT GROUP, LLC
 2025 AMERICAN DRIVE, SUITE A
 NEENAH, WISCONSIN 54956
 (920) 426-9491

SURVEYOR:
 WELTZ & WELTZ
 1445 McMAHON DRIVE
 NEENAH, WISCONSIN 54956
 (920) 751-4200

DESIGNER:
 WELTZ & WELTZ
 1445 McMAHON DRIVE
 NEENAH, WISCONSIN 54956
 (920) 751-4200

REVISIONS:

NO.	DATE	DESCRIPTION
1	7-20-23	REVISIONS PER (PH/CL) COMMENTS

DEVELOPER'S REPRESENTATIVE:
 CLAYTON DEVELOPMENT GROUP, LLC
 2025 AMERICAN DRIVE, SUITE A
 NEENAH, WISCONSIN 54956
 (920) 426-9491

REVISIONS:

NO.	DATE	DESCRIPTION
1	7-20-23	REVISIONS PER (PH/CL) COMMENTS

DEVELOPER'S REPRESENTATIVE:
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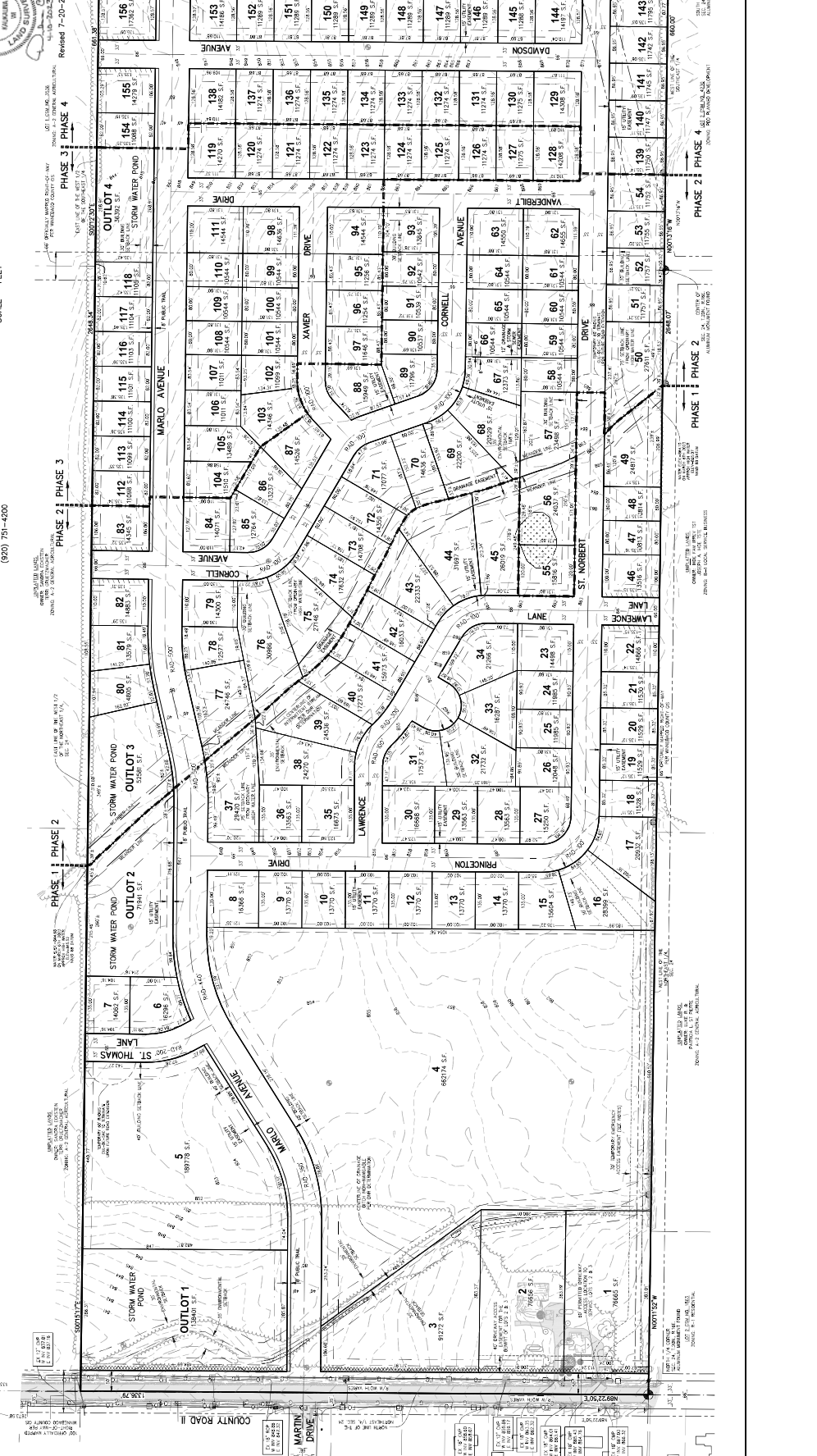
REVISIONS:

NO.	DATE	DESCRIPTION
1	7-20-23	REVISIONS PER (PH/CL) COMMENTS

DEVELOPER'S REPRESENTATIVE:
 CLAYTON DEVELOPMENT GROUP, LLC
 2025 AMERICAN DRIVE, SUITE A
 NEENAH, WISCONSIN 54956
 (920) 426-9491

REVISIONS:

NO.	DATE	DESCRIPTION
1	7-20-23	REVISIONS PER (PH/CL) COMMENTS



LEGEND

- 3/4" IRON REBAR FOUND
- RECORDED BEARING AND/OR DISTANCE
- SQUARE FEET
- CERTIFIED LAND CORNER
- EXISTING STORM DRAINAGE
- EXISTING UTILITY WALL
- EXISTING BOX
- EXISTING POST
- EXISTING SIGN
- UTILITY POLE
- UTILITY POLE W/ GUY WIRE
- SECTION LINE
- TEMPORARY DRIVEWAY RESTRICTION (LOTS 22, 37, 46, 82, 83, 155 & 156)
- RESTRICTED ACCESS (LOTS 1, 2, 3 & OUTLOT 1) (UNLESS OTHERWISE NOTED)
- EXISTING ASPHALT PAVEMENT
- EXISTING GRAVEL
- EXISTING CONCRETE PAVEMENT
- WETLANDS AS Delineated BY DAVID ENGINEERING & ENVIRONMENTAL, INC.
- IRRAWIS STUCK UNITED CO. 25, 2022
- SOIL BORING LOCATION
- EXISTING BUILDING
- EXISTING CONTOURS
- EXISTING CULVERT WITH END SECTIONS
- TREE OR BRUSH LINE
- SOIL BORING LOCATION

PROJECT LOCATION

LOCATION MAP

SCALE - FEET

0 60 120

PHASE 1 PHASE 2 PHASE 3 PHASE 4

REVISED 7-20-2023

WISCONSIN LAND SURVEYORS

WELTZ & WELTZ

PRELIMINARY PLAT
SCHOLAR RIDGE ESTATES
 ALL OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTH 1/2 OF THE NORTHWEST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 16 EAST, THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN

- NOTES:**
- THE SUBJECT PROPERTY IS CURRENTLY ZONED: A-2, GENERAL AGRICULTURAL.
 - PROPOSED ZONING FOR THIS DEVELOPMENT:
 - (3 LOTS & 1 OUTLOT) LOTS 1 THRU 3 & OUTLOT 1 - LOCAL SERVICE BUSINESS (B-1) DISTRICT OR COMMUNITY BUSINESS (B-2) DISTRICT
 - (2 LOTS) LOTS 4 & 5 - MULTIFAMILY RESIDENTIAL (R-4) DISTRICT
 - (10 LOTS & 1 OUTLOT) LOTS 6 THRU 17, LOTS 27 THRU 30, LOTS 35 THRU 37 AND OUTLOT 2 - TWO-FAMILY RESIDENTIAL (R-3) DISTRICT
 - (12 LOTS & 2 OUTLOTS) LOTS 18 THRU 26, LOTS 28 THRU 34, LOTS 36 THRU 38 AND OUTLOTS 3 & 4 - SUBURBAN RESIDENTIAL (R-2) DISTRICT
 - TOTAL DEVELOPMENT = 156 LOTS & 4 OUTLOTS
 - FRONTYARD BUILDING SETBACKS TO BE 30 FEET FOR SUBURBAN & TWO-FAMILY RESIDENTIAL LOTS AND 40 FEET FOR MULTIFAMILY RESIDENTIAL LOTS
 - TOTAL AREA OF THIS DEVELOPMENT = 101,667 ACRES
 - NET SUBDIVIDED AREA = 81,485 ACRES
 - DEDICATED STREET AREA = 20,176 ACRES
 - LINEAL FEET OF STREETS = 14,197 LIN. FEET.
 - MINIMUM LOT REQUIREMENTS PER ZONING ORDINANCES (SEE M203.02):
 - (B-1) BUSINESS DISTRICT/(R-2) COMMUNITY BUSINESS DISTRICT
 - MINIMUM LOT WIDTH = 85 FEET
 - MINIMUM ROAD FRONTAGE = 75 FEET
 - MINIMUM LOT SIZE = 15,000 S.F.
 - (R-4) MULTIFAMILY RESIDENTIAL DISTRICT
 - MINIMUM LOT WIDTH = 85 FEET
 - MINIMUM ROAD FRONTAGE = 75 FEET
 - MINIMUM LOT SIZE = 15,000 S.F.
 - (R-3) TWO-FAMILY RESIDENTIAL DISTRICT
 - MINIMUM LOT WIDTH (TWO FAMILY UNITS) = 10,000 S.F.
 - MINIMUM ROAD FRONTAGE = 33 FEET
 - MINIMUM LOT SIZE = 15,000 S.F.
 - (R-2) SUBURBAN RESIDENTIAL DISTRICT
 - MINIMUM LOT WIDTH = 85 FEET
 - MINIMUM ROAD FRONTAGE = 33 FEET
 - MINIMUM LOT SIZE = 15,000 S.F.
 - MINIMUM LOT SIZE WITH DEVELOPMENT = 10,537 S.F. (LOT 124)
 - MINIMUM LOT WIDTH WITH DEVELOPMENT = 80 FEET
 - MINIMUM ROAD FRONTAGE WITH DEVELOPMENT = 35.27 FEET (LOTS 32 & 33)
 - AVERAGE LOT SIZE (R-2) SUBURBAN RESIDENTIAL DISTRICT = 13,769 S.F.
 - AVERAGE LOT SIZE (R-3) TWO-FAMILY RESIDENTIAL DISTRICT = 16,473 S.F.
 - ALL EASEMENTS TO BE SHOWN ON THE FINAL PLAT.
 - SEE UTILITY PLANS FOR EXISTING AND PROPOSED UTILITIES.
 - ALL LOTS TO BE SERVED BY PUBLIC SEWER AND WATER.
 - OUTLOTS TO BE OWNED AND MAINTAINED BY THE TOWN OF CLAYTON.
 - PRIVATE RESTRICTIONS/COVENANTS TO BE FILED WITH THE FINAL PLAT.
 - A JURISDICTION DETERMINATION/AFFIDAVIT WETLAND EMPLOYMENT SUBJECT IS TO BE FILED WITH THE WISCONSIN DNR'S OFFICE TO ALLOW THE FILING OF WETLAND AREAS SHOWN ON LOTS 45, 58 & 59 (WETLAND AREA IS LESS THAN 10,000 S.F.)
 - ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IV, SECTION 11, OF THE STATE CONSTITUTION.
 - OUTLOTS 1 AND 2 ARE TO BE OWNED AND MAINTAINED BY THE TOWN OF CLAYTON.
 - LOTS 22 & 46 (LAWRENCE LANE), LOT 37 (MARLO AVENUE), LOTS 82 & 83 (CORNELL AVENUE) AND LOTS 155 & 156 (DAVIDSON AVENUE) CONTAIN A DRIVEWAY ABUTMENT AS MAPPED. THIS RESTRICTION SHALL TERMINATE UPON FUTURE EXTENSION OF LAWRENCE LANE, MARLO AVENUE, CORNELL AVENUE & DAVIDSON AVENUE.
 - THE LOCATION OF THE APPROXIMATE ORDINARY HIGH WATER MARK SHALL BE THE POINT ON THE BANK OF THE NAVIGABLE STREAM UP TO WHICH THE PRESENCE OF WATER IS SO CONTIGUOUS AS TO LEAVE A DISCRETE MARK OF EVIDENT DESTRUCTION OF TERRESTRIAL VEGETATION, OR OTHER RECOGNIZED CHARACTERISTICS.
 - 30' TEMPORARY EMERGENCY ACCESS EASEMENT AS SHOWN TO BE USED FOR EMERGENCY PURPOSES ONLY. THIS EASEMENT SHALL TERMINATE UPON THE DEDICATION OF SECONDARY PUBLIC ACCESS BEING PROVIDED TO SERVICE THIS DEVELOPMENT.
 - ALL GRADING AND FINAL GRASSES FOR THE CONSTRUCTION OF ANY PUBLIC OR PRIVATE IMPROVEMENT SHALL CONFORM TO THE DRAINAGE PLAN AS APPROVED BY WINNEBAGO COUNTY AND THE TOWN OF CLAYTON.
 - ANY GRADING SHALL BE DONE IN ACCORDANCE WITH THE DRAINAGE PLAN. ANY GRADING SHALL BE DONE IN ACCORDANCE WITH THE DRAINAGE PLAN AS APPROVED BY WINNEBAGO COUNTY AND THE TOWN OF CLAYTON. ANY GRADING SHALL BE DONE IN ACCORDANCE WITH THE DRAINAGE PLAN AS APPROVED BY WINNEBAGO COUNTY AND THE TOWN OF CLAYTON. ANY GRADING SHALL BE DONE IN ACCORDANCE WITH THE DRAINAGE PLAN AS APPROVED BY WINNEBAGO COUNTY AND THE TOWN OF CLAYTON.
 - ALL GRADING AND FINAL GRASSES FOR THE CONSTRUCTION OF ANY PUBLIC OR PRIVATE IMPROVEMENT SHALL CONFORM TO THE DRAINAGE PLAN AS APPROVED BY WINNEBAGO COUNTY AND THE TOWN OF CLAYTON.
 - A SUBSIDIZED PERMIT FROM WINNEBAGO COUNTY ZONING ADMINISTRATORS OFFICE IS REQUIRED FOR LOTS 6 THRU 8, 11, 34, 36THRU 61, 68 THRU 81, 86 THRU 89 & OUTLOTS 2 & 3 PRIOR TO CONSTRUCTION, FILL OR GRADING ACTIVITIES WITHIN 200' OF THE ORDINARY HIGH WATER MARK OF A NAVIGABLE STREAM.
 - LAND DEDICATION REQUIREMENTS (PARK, PLAYGROUND & RECREATION OPEN SPACE)
 - SINGLE FAMILY ZONING - 6% LAND DEDICATION REQUIREMENT
 - TOTAL SINGLE FAMILY LOT AREA = 2,533,380 S.F. (88,158 ACRES)
 - LAND DEDICATION REQUIREMENT = 2,533,380 X .06 = 152,002.8 S.F. (3.49 ACRES)
 - TWO FAMILY ZONING - 8% LAND DEDICATION REQUIREMENT
 - TOTAL TWO FAMILY LOT AREA = 505,765 S.F. (11.61 ACRES)
 - LAND DEDICATION REQUIREMENT = 505,765 X .08 = 40,461.2 S.F. (0.93 ACRES)
 - MULTIPLE FAMILY ZONING - 12% LAND DEDICATION REQUIREMENT
 - TOTAL MULTIPLE FAMILY LOT AREA = 925,049 S.F. (21.24 ACRES)
 - LAND DEDICATION REQUIREMENT = 925,049 X .12 = 111,005.88 (2.55 ACRES)
 - TOTAL LAND DEDICATION REQUIREMENT = 303,469.88 (6.97 ACRES)
 - TRAIL = 26,674 S.F. (0.61 ACRES)
 - OUTLOT 1 = 136,401 S.F. (3.17 ACRES)
 - OUTLOT 2 = 11,400 S.F. (0.26 ACRES)
 - OUTLOT 3 = 22,581 S.F. (1.21 ACRES)
 - OUTLOT 4 = 36,392 S.F. (0.84 ACRES)

PROPERTY RESERVATION: All of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of the Northwest 1/4 and the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 24, Township 20 North, Range 16 East, Town of Clayton, Winnebago County, Wisconsin containing 4,428,349 square feet (101,667 acres) of land more or less described as follows:
 Beginning at the North 1/4 corner of said Section 24; Thence N89°22'50"E, 1,336.79 feet along the North line of the Northwest 1/4 of said Section 24 to the East line of the West 1/2 of said Northeast 1/4; Thence S89°27'07"W, 1,336.26 feet along the East line of the Northwest 1/4 of the Southeast 1/4 of the Southeast corner thereof; Thence S89°27'07"W, 1,336.26 feet along the South line of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Southeast corner thereof; Thence N00°13'10"W, 500.00 feet along the West line of said Northeast 1/4 of the Southeast 1/4 of the Southeast corner thereof; Thence N69°11'52"W, 2,946.07 feet along the West line of said Northeast 1/4 to the Point of Beginning.





AN ORDINANCE: By the Neenah Plan Commission
Re: Official Street Map Amendment removing a
officially mapped streets south of County Road
II in the Town of Clayton.

ORDINANCE NO. 2023-15
Introduced: _____
Committee/Commission Action: _____

AN ORDINANCE

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

Section 1. That the Official Street Map, as established by Section 26-30 of the Neenah Municipal Code, is hereby amended as follows:

The following section of an "Officially Mapped Road" is to be removed: Part of Lot 2 of Certified Survey Map No. 4230, located in the Northeast 1/4 of the Southwest 1/4; Part of Lot 2 of Certified Survey Map No. 1863, located in the Northeast 1/4 of the Northwest 1/4; and unplatted lands being part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4; part of the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4; and part of the Northwest 1/4 of the Southeast 1/4; all in Section 24, Township 20 North, Range 16 East, Town of Clayton, Winnebago county, Wisconsin containing 302,494 square feet (6.944 acres) of land more or less being more particularly described as follows:

Commencing at the North 1/4 Corner of said Section 24; Thence S00°11'52"E, 50.00 feet along the West line of the Northeast 1/4 of said Section 24 to its intersection with the North line of the Officially Mapped Street to be removed and the Point of Beginning; Thence N89°19'45"E, 33.00 feet along said North line to the East line of said Officially Mapped Street; Thence S00°11'52"E, 2565.10 feet along said East line to the North line of said Officially Mapped Street; Thence N89°23'36"E, 1306.38 feet along said North line to the East line of the Southwest 1/4 of the Northeast 1/4 of said Section 24; Thence S00°15'17"E, 33.00 feet along said East line to the North line of the Northwest 1/4 of the Southeast 1/4 of said Section 24; Thence S00°12'30"E, 33.00 feet along the East line of said Northwest 1/4 of the Southeast 1/4 to the South line of the Officially Mapped Street to be removed; Thence S89°23'36"W, 1296.66 feet along said South line to the East line of said Officially Mapped Street; Thence S14°59'14"E, 647.49 feet along said East line to the South line of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section; Thence S89°27'07"W, 68.15 feet along said South line to the West line of the Officially Mapped Street to be removed; Thence N14°59'14"W, 677.30 feet along said West line; Thence N00°11'52"W, 2602.10 feet continuing along said West line to the North line of said Officially Mapped Street; Thence N89°22'19"E, 33.00 feet along said North line to the Point of Beginning.

Parcel Numbers: 00606200202, 006062002, 0060624, 0060625, 0060632, 0060618, and 0060617.

Section 2. 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: _____

Approved:

Published: _____

Jane B. Lang, Mayor

Attest:

Charlotte Nagel, City Clerk

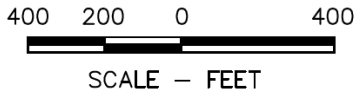
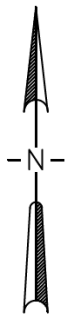
EXHIBIT A

EXHIBIT "A"

OFFICIAL STREET MAP AMENDMENT

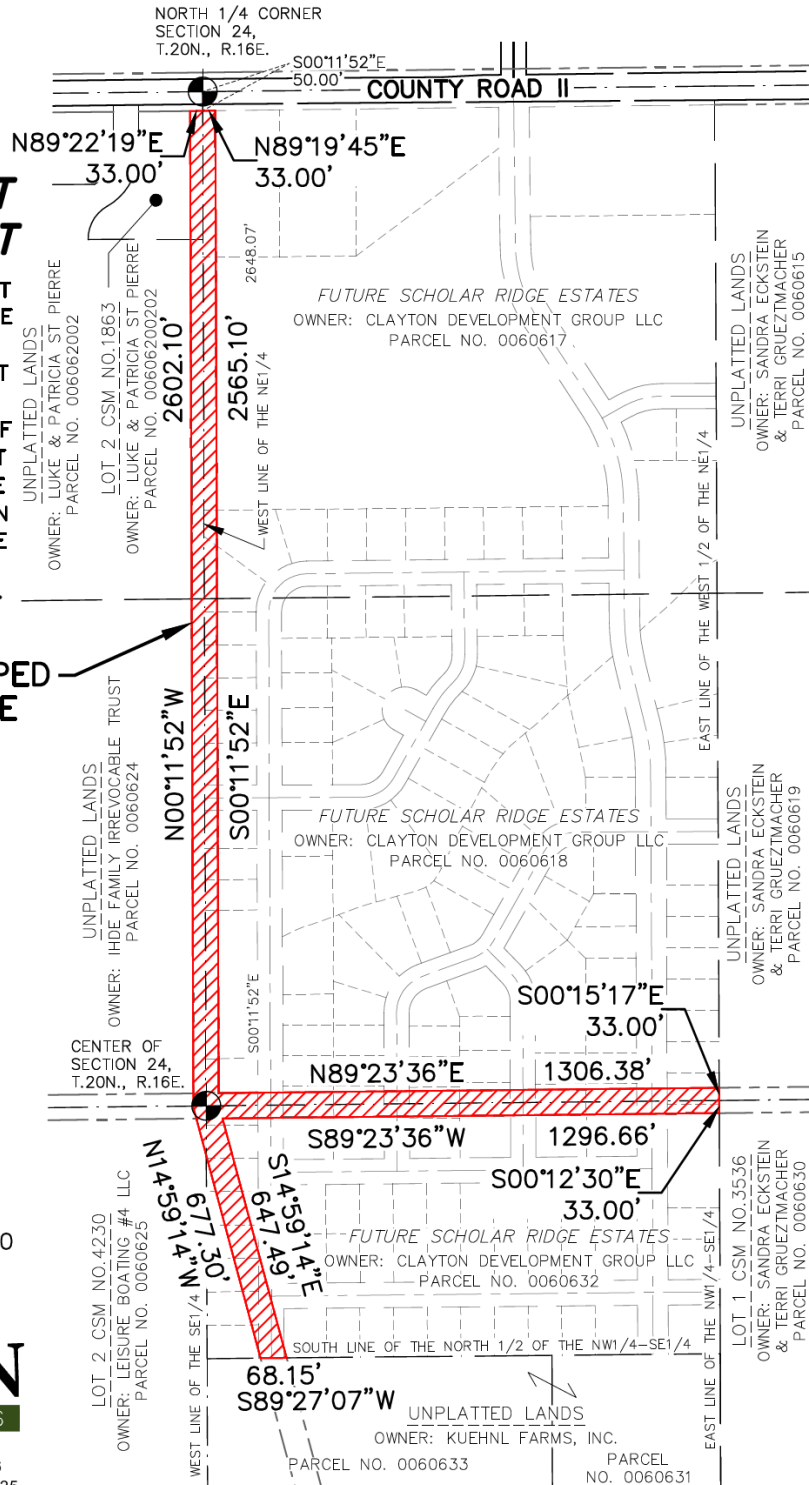
BEING PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4; PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4; PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4; AND PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; ALL IN SECTION 24, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

OFFICIALLY MAPPED STREETS TO BE REMOVED
302,494 S.F.
6.944 ACRES



McMAHON
ENGINEERS ARCHITECTS

McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM





M E M O R A N D U M

DATE: October 10, 2023
TO: Mayor Lang and Plan Commission
FROM: Brad Schmidt, AICP, Deputy Director
RE: Rezoning Multiple Parcels to I-2 District –Henry St and Tyler St (**Ord. No 2023-16**)

Request

Galloway Company (601 S. Commercial Street) has submitted a request to rezone multiple parcels from the R-2, Two-Family Residence to the I-2, General Industrial District along Henry Street and Tyler Street.

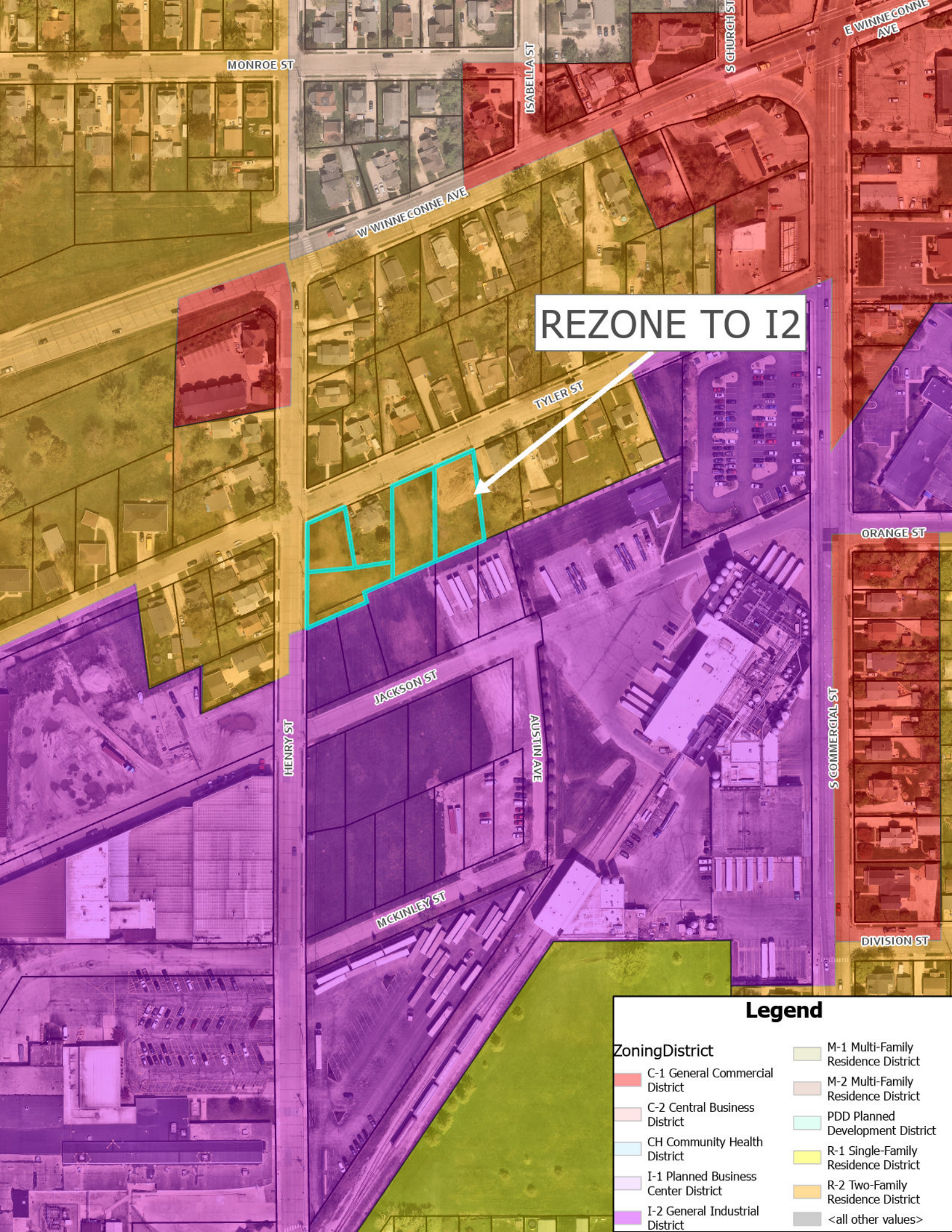
Background

The subject parcels are located along Henry Street and Tyler Street. All four of the parcels are owned by Galloway Company and don't include any structures.. The purpose of this request is to consolidate all of the remaining Galloway-owned parcels into the 601 S. Commercial Street parcel which is zoned I-2 District. The City's Zoning Code prohibits multiple zoning districts on one parcel. The rezoning and lot consolidation will help facilitate Galloway Company's future expansion projects and help improve site efficiency and on-site traffic/truck circulation.

As with all rezoning requests, the proposed zoning classification must be consistent with the City's Comprehensive Plan 2040 and future land use designation. In this case, the future land use map identifies this area as the Neenah Industrial Corridor and a small portion as Regional Commercial. The Industrial Corridor category is intended to promote business and industrial expansion. The I-2 zoning district is consistent with the Comprehensive Plan's future land use map.

Recommendation

An appropriate action at this time is for the Plan Commission to recommend Common Council approve Ordinance No. 2023-16 rezoning property located along Henry Street and Tyler Street to the I-2, General Industrial District.



MONROE ST

ISABELLA ST

S CHURCH ST

E WINNECONNE AVE

W WINNECONNE AVE

REZONE TO I2

TYLER ST

ORANGE ST

HENRY ST

JACKSON ST

AUSTIN AVE

S COMMERCIAL ST

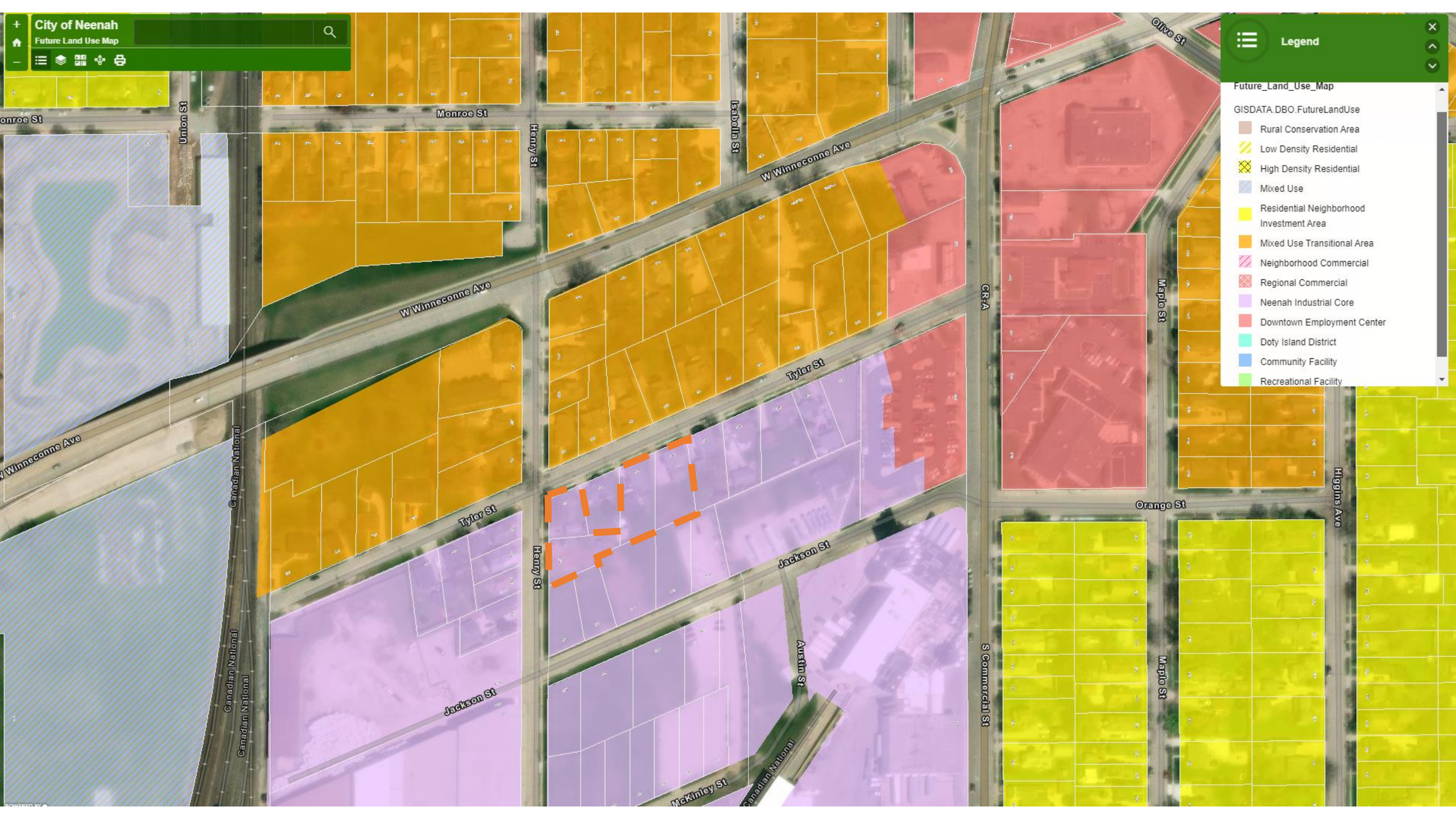
MCKINLEY ST

DIVISION ST

Legend

Zoning District

- C-1 General Commercial District
- C-2 Central Business District
- CH Community Health District
- I-1 Planned Business Center District
- I-2 General Industrial District
- M-1 Multi-Family Residence District
- M-2 Multi-Family Residence District
- PDD Planned Development District
- R-1 Single-Family Residence District
- R-2 Two-Family Residence District
- <all other values>



- Future_Land_Use_Map
- Rural Conservation Area
 - Low Density Residential
 - High Density Residential
 - Mixed Use
 - Residential Neighborhood Investment Area
 - Mixed Use Transitional Area
 - Neighborhood Commercial
 - Regional Commercial
 - Neenah Industrial Core
 - Downtown Employment Center
 - Doty Island District
 - Community Facility
 - Recreational Facility



AN ORDINANCE: By the Neenah Plan Commission
Re: Rezoning land located along Henry Street and
Tyler Street from the R-2, Two-Family
Residence District to the I-2, General Industrial
District.

ORDINANCE NO. 2023-16
Introduced: _____
Committee/Commission Action: _____

AN ORDINANCE

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

Section 1. Section 26-123 of the Neenah Municipal Code pertaining to zoning districts, and the map therein described, is hereby amended by rezoning approximately 0.75 Acres of land located along Henry Street and Tyler Street from the R-2, Two-Family Residence District to the I-2, General Industrial District. The properties are more particularly described as follows:

Lands described in Warranty Deed recorded in the Winnebago County Register of Deeds Office as Document No. 1873016 as Parcel 3:

Parcel I:
That part of Lot Twelve (12) of Block Five (5) in Sherry's Second Addition to Sherrytown, in the Second Ward, City of Neenah, Winnebago County, Wisconsin, described as follows: Commencing on the East line of Henry Street (Formerly Waverly Place) at the most Southerly corner of said lot, thence North along the East line of Henry Street, 69.35 feet, thence East to a point on the East line of said lot 46 1/2 feet North of the Southeast corner of said lot thence South along the East line of said Lot 46 1/2 feet to the Southeast corner of said lot, thence Southwesterly along the Southerly line of said lot to the place of beginning.

Parcel II:
That part of Lot Thirteen (13), Block Five (5), Sherry's Second Addition to Sherrytown, Second Ward, City of Neenah, Winnebago County, Wisconsin, described as follows: Beginning at a point on the North line of said Lot that is 45 feet Northeast of the Northwest corner of said Lot 13, thence Northeasterly along the North line of said Lot, 50 feet, thence South 16°59' East 15.2 feet, thence Southwesterly parallel to the North line of said Lot 45.6 feet, thence North 12°18' West 15.5 feet to the place of beginning.

Parcel III:
That part of Lot Thirteen (13), Block Five (5), Sherry's Second Addition to Sherrytown, Second Ward, City of Neenah, Winnebago County, Wisconsin, described as follows: Beginning at the Northwest corner of Lot 13, thence Northeasterly along the North line of said Lot, 45 feet; thence South 12°18' East 15.5 feet, thence Southwesterly parallel to the North line of said Lot, 47.3 feet to the East line of Henry Street, thence North along the East line of Henry Street 16.6 feet to the place of beginning.

Parcel IV:

All that part of Lot Eleven (11), Block Five (5), in Sherry's Second Addition to Sherrytown, Second Ward, City of Neenah, Winnebago County, Wisconsin, described as follows: Beginning at the Southwest corner of said Lot 11, thence North along the West line of Lot 11, 46.58 feet; thence Northeasterly to a point on the East line of Lot 11 that is 28 feet North of the Southeast corner of Lot 11; thence South along the East line of Lot 11, 28 feet to the Southeast corner of said Lot 11; thence Southwesterly along the South line of Lot 11 to the Southwest corner of said Lot 11, the place of beginning.
Parcel Number 80200530000

Lands described in Quit Claim Deed recorded in the Winnebago County Register of Deeds Office as Document No. 1878336:

Parcel I

Lot 12 of Block 5 in Sherry's Second Addition to Sherrytown, in the Second Ward, City of Neenah, Winnebago County, Wisconsin, excepting therefrom the 2 following described tracts of land:
Commencing at the most Southerly corner of said Lot; thence North, along the West line of said Lot, 69.35 feet; thence East, to a point on the East line of said Lot that is 46.5 feet North of the Southeast corner thereof; thence South, along the East line of said Lot, 46.5 feet, to the Southeast corner thereof; thence Southwesterly, along the Southerly line of said Lot, to the place of beginning.

AND

Commencing at the Northeast corner of said Lot; thence South, along the East line of said Lot, 47.62 feet; thence Northwesterly, 46.84 feet, to a point on the North line of said Lot that is 8 feet Southwesterly of the place of beginning; thence Northwesterly, along the Northerly line of said Lot, 8 feet, to the place of beginning.

Parcel II

That part of Lot 11 of Block 5 in Sherry's Second Addition to Sherrytown, in the Second Ward, City of Neenah, Winnebago County, Wisconsin, described as follows: Commencing at a point on the West line of said Lot that is 46.58 feet North of the Southwesterly (Most Southerly) corner thereof; thence N80°12'E, 8 feet; thence Northwesterly, 48.98 feet, to a point on the West line of said Lot that is 51.68 feet North of the place of beginning; thence South, along the West line of said Lot, 51.68 feet; to the place of beginning.

Parcel Number 80200520000

Lands described in Warranty Deed recorded in the Winnebago County Register of Deeds Office as Document No. 1892356:

A part of Lots Eight (8) and Nine (9) of Block Five (5) in Sherry's Second Addition to Sherrytown, in the Second Ward, City of Neenah, Winnebago County, Wisconsin, more particularly described as follows: Commencing at the Northwest corner of that parcel of land described in deed recorded as Document No. 846637; thence Southwesterly along the North boundary of said Lots 8 and 9 parallel with Tyler Street a distance of 11 feet to the point of beginning; thence continuing Southwesterly along the North boundary of said Lot 9, parallel with Tyler Street, to the Northwest corner of said Lot 9; thence South to the Southwest corner of said Lot 9; thence continuing Northeasterly along the South boundary of said Lots 8 and 9 a distance of 11 feet; thence Northwesterly to the point of beginning.

Parcel Number 80200490000

Lands described in Warranty Deed recorded in the Winnebago County Register of Deeds Office as Document No. 1871528:

Lot Ten (10), Block Five (5) in Sherry's Second Addition to Sherrytown, in the Second Ward of the City of Neenah, Winnebago County, Wisconsin.

Parcel Number 80200500000

Parcel IDs: 80200530000, 80200520000, 80200500000, and 80200490000

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

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

Adopted: _____

Published: _____

Approved:

Jane Lang, Mayor

Attest:

Charlotte Nagel, City Clerk



M E M O R A N D U M

DATE: October 10, 2023
TO: Mayor Lang and Plan Commission Members
FROM: Brad Schmidt, Deputy Director
RE: TID #9 Amendment 3 – Amended Boundaries and Project Plan

This amendment would alter the boundaries of TID #9 to allow for the inclusion of the parcels on the southerly 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.

The amendment to the District is to provide the opportunity for the development of City-owned parcels along Schultz Drive and promote expansion and reinvestment in existing industrial properties along Schultz Drive.

This amendment would represent the third. State law allows a maximum of four boundary amendments to the District. TID #9 was created in 2016 and has supported the construction of Menasha Corporation's headquarters, the purchase of the former Loren's Salvage Yard, and various public projects like the extension of the Bergstrom Road pedestrian trail.

The attached Project Plan lists the proposed projects, project costs, and projected tax increment generated from future projects.

Appropriate action at this time is to approve Plan Commission Resolution No. 2023-01, approving the amended Project Plan and amending Tax Increment District #9 boundaries, and recommend the Neenah Common Council approve the same.

October 10, 2023

NEENAH PLAN COMMISSION RESOLUTION NO. 2023-01

RESOLUTION ADOPTING THE AMENDED PROJECT PLAN AND DESIGNATING AMENDED BOUNDARIES FOR TID #9 – AMENDMENT No. 3

WHEREAS, the City of Neenah has received petitions requesting amendment of TID #9; and

WHEREAS, the Neenah Plan Commission has held a public hearing, pursuant to Section 66.1109, Wisconsin Statutes for the purpose of providing interested persons the opportunity to comment on the Initial Project Plan and proposed boundaries for TID #9; and

WHEREAS, TID #9 with created a stable stream of revenue from a broad base of benefactors aimed at achieving common objectives for the benefit of property and business owners.

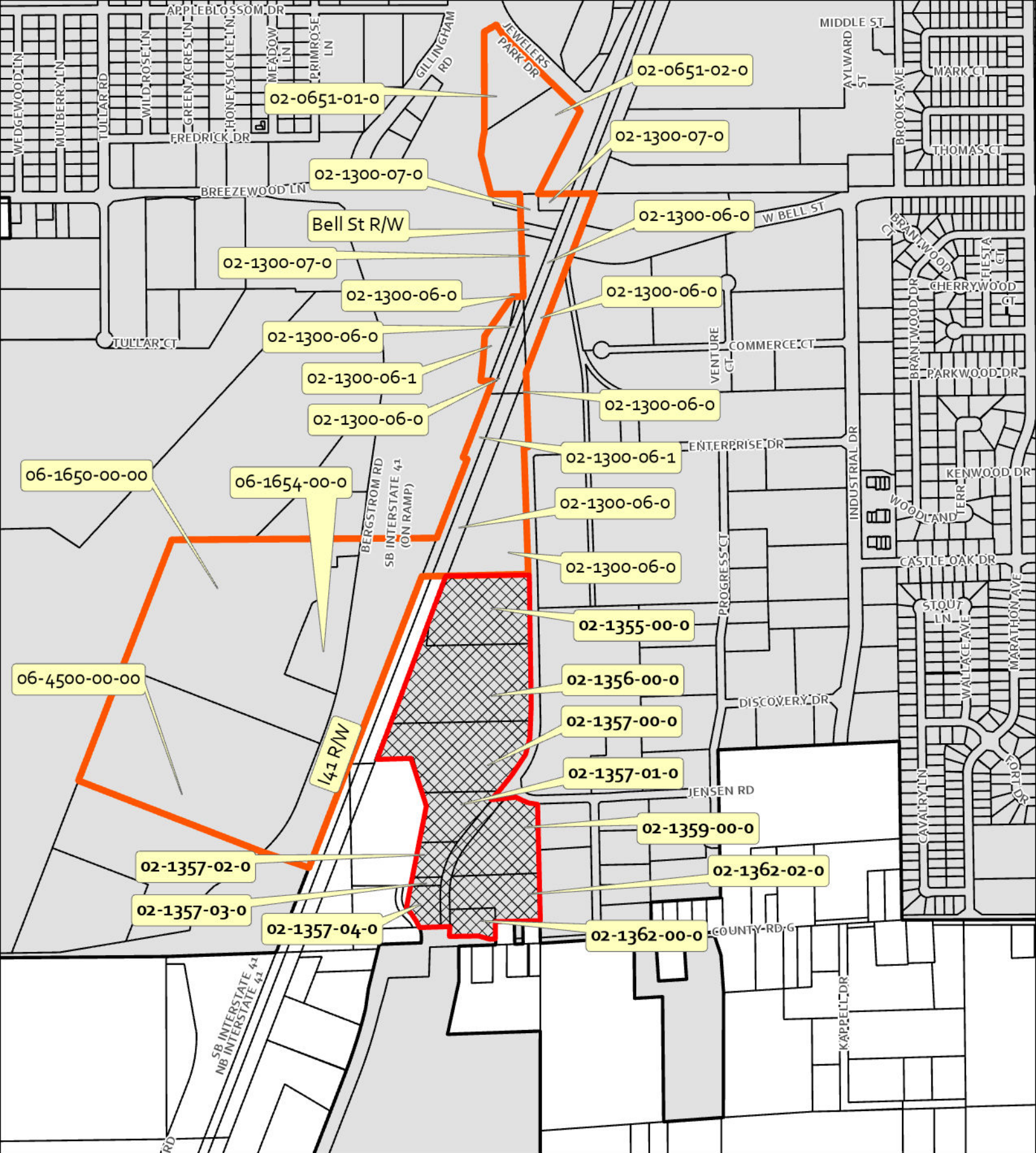
NOW, THEREFORE, BE IT RESOLVED, by the Neenah Plan Commission that pursuant to the provisions of Section 66.1109, Wisconsin Statutes, the Initial Project Plan is hereby adopted, and the boundaries of TID #9 are amended as described and depicted in the attached Exhibit A, which is incorporated and made a part of this Resolution.

Mayor, Plan Commission Chairman

Community Development Director
Plan Commission Secretary

Passed:

Approved:



-  Current Boundary
-  Amendment Area
-  City Boundary

FIGURE 1
TID No. 9 - Amendment 3
Boundary Map



**CITY OF NEENAH TAX INCREMENT DISTRICT #9
PROJECT PLAN AMENDMENT NO. 3**

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

Jane Lang	Mayor
Cari Lendrum	Aldersperson District 1
John Skyrms	Aldersperson District 1
Kathie Boyette	Aldersperson District 1
Dan Steiner	Aldersperson District 2
Tamara Erickson	Aldersperson District 2
Brian Borchardt	Aldersperson District 2
Todd Stevenson	Aldersperson District 3
Scott Weber	Aldersperson District 3
Lee Hillstrom	Aldersperson District 3
David C. Rashid	City Attorney
Charlotte Nagel	City Clerk
Vicki Rasmussen	Director of Finance
Chris Haese	Director of Community Development
Brad Schmidt	Deputy Director of Community Development
Samantha Jefferson	Community Development Specialist

PLANNING COMMISSION

Mayor Jane Lang	Chair
Gerry Andrews	Member
Karen Genett	Member
Dan Steiner	Aldersperson/Member
Kate Hancock-Cook	Parks and Rec. Commission Rep. /Member
Gerry Kaiser	Director of Public Works/Member
Sara Moore-Nokes	School Board Rep. /Member
Betsy Ellenberger	Member

JOINT REVIEW BOARD

John Skyrms	City Representative
Jon Dommel	Winnebago County
Amy Van Straten	Fox Valley Technical College
Jon Joch	Neenah Joint School District
Mike Faulks	Public Member

CITY OF NEENAH TAX INCREMENT DISTRICT #9
PROJECT PLAN AMENDMENT NO. 3
Effective January 1, 2024

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CITY OF NEENAH TAX INCREMENT DISTRICT #9
PROJECT PLAN AMENDMENT NO. 3
Effective January 1, 2024

SUMMARY FINDINGS

- District Name: City of Neenah Tax Increment District #9 (2024 Amendment No. 3)
- 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, 2024.
- Proposed Costs: Total Project Costs are projected to be \$4.152 million over the life of the District. All costs are based on 2023 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 2023 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 \$2.019 million, utilizing borrowing proceeds.
- Project Revenues: Tax Increment District #9, as amended, is projected to create \$14.5 million of tax base through its maximum life period (2041). It will generate an estimated \$6.3 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. 3

Effective January 1, 2024

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 consists of 135 acres of property currently zoned for industrial use and an additional 36 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 139 acres of the District in need of rehabilitation and conservation. The remaining 36 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, trails, 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 17-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, 2024.

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

Project/Activity	Total Cost	Estimated Timing
Municipal Utility and Access Improvements within the ½ Mile Boundary	\$729,000	2015-2030
Redevelopment Assistance	\$1,100,000	2018-2034
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.	\$1,100,000	2015-2041
Financing Costs <ul style="list-style-type: none"> • General Obligation Borrowing Interest Expense 	\$222,588	2015-2040
TOTAL	\$4,151,588	-

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 \$4.152 million. The District is expected to create \$14.5 million of tax base through its maximum life period (2015-2041) and will generate an estimated \$6.3 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 \$19.169 million, which was the equalized value of real estate and personal property within this area on January 1, 2023.
- The current equalized tax rate of \$20.00 is assumed to remain level throughout the life of the District. For purposes of the Economic Feasibility Study, the equalized tax rate of \$20.00 was utilized in all calculations beginning in year 2023.
- General Obligation (G.O.) Notes and Bonds represent annual capital borrowing for public investment in the District. Initial borrowing has been assumed to be 15 years in length with repayment of principal on a schedule to match with accruing tax increments.
- All interest rates have been projected at 3.5%, 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, 2023, using equalized values, the base value of expanded TID #9 plus the increment values of TID #7, TID #8, TID #9, TID #10, TID #11 and TID #12 totals \$263,346,000, which is 8.47% 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 #7 Increment Value (est)	\$124,869,300	
TID #8 Increment Value (est)	\$85,362,900	
TID #9 Increment Value (est)	\$9,971,300	
TID #10 Increment Value (est)	\$16,857,100	
TID #11 Increment Value (est)	\$16,982,300	
TID #12 Incremental Value (est)	\$609,800	
TID #9 Expanded Boundary Area Base Value (est)	\$8,693,300	
Total	\$263,346,000	
		÷
Total City Equalized Value (est)	\$3,107,857,600	=8.47%

- 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. 3
Effective January 1, 2024

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 2: CURRENT LAND USES

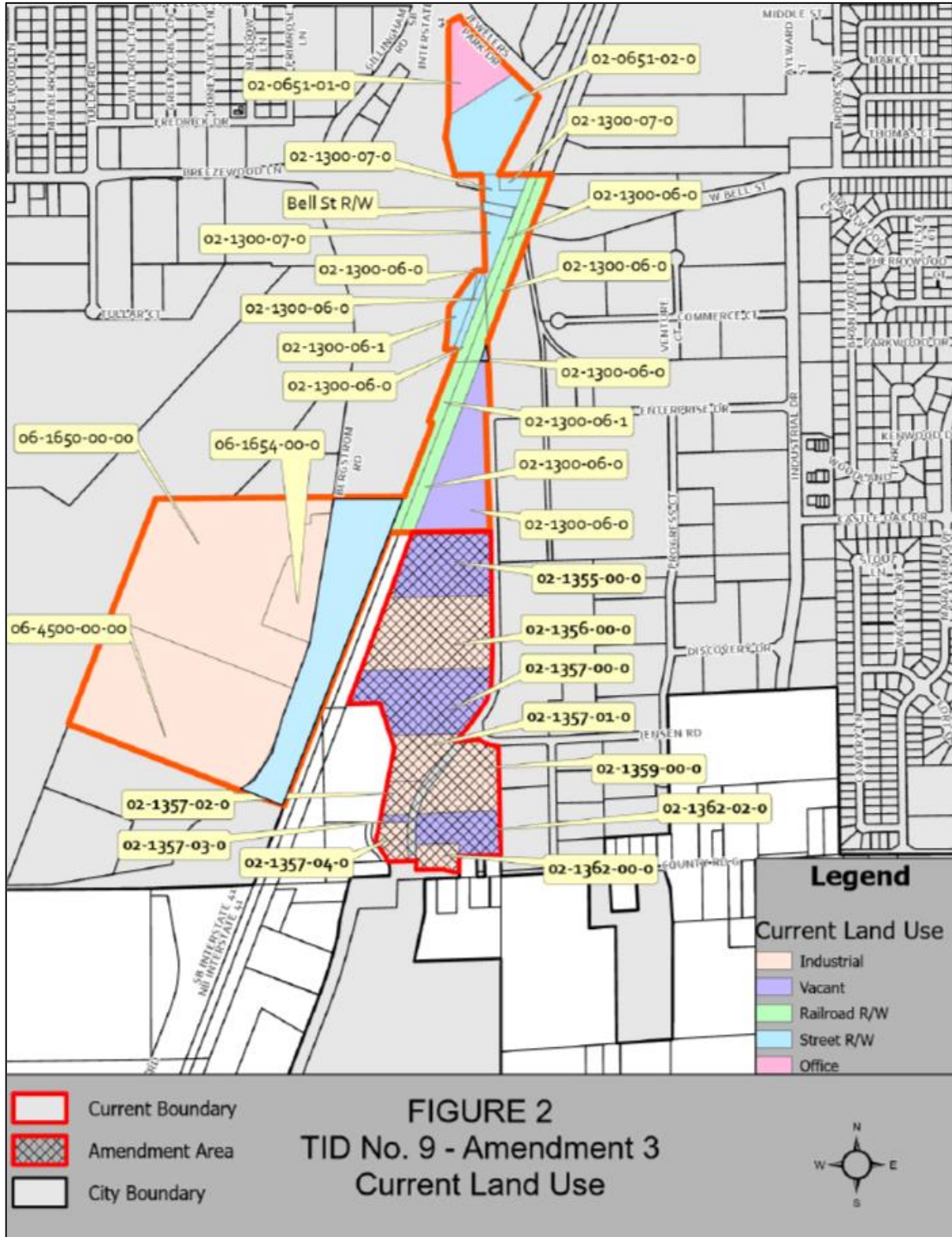


FIGURE 3: PROPOSED LAND USES

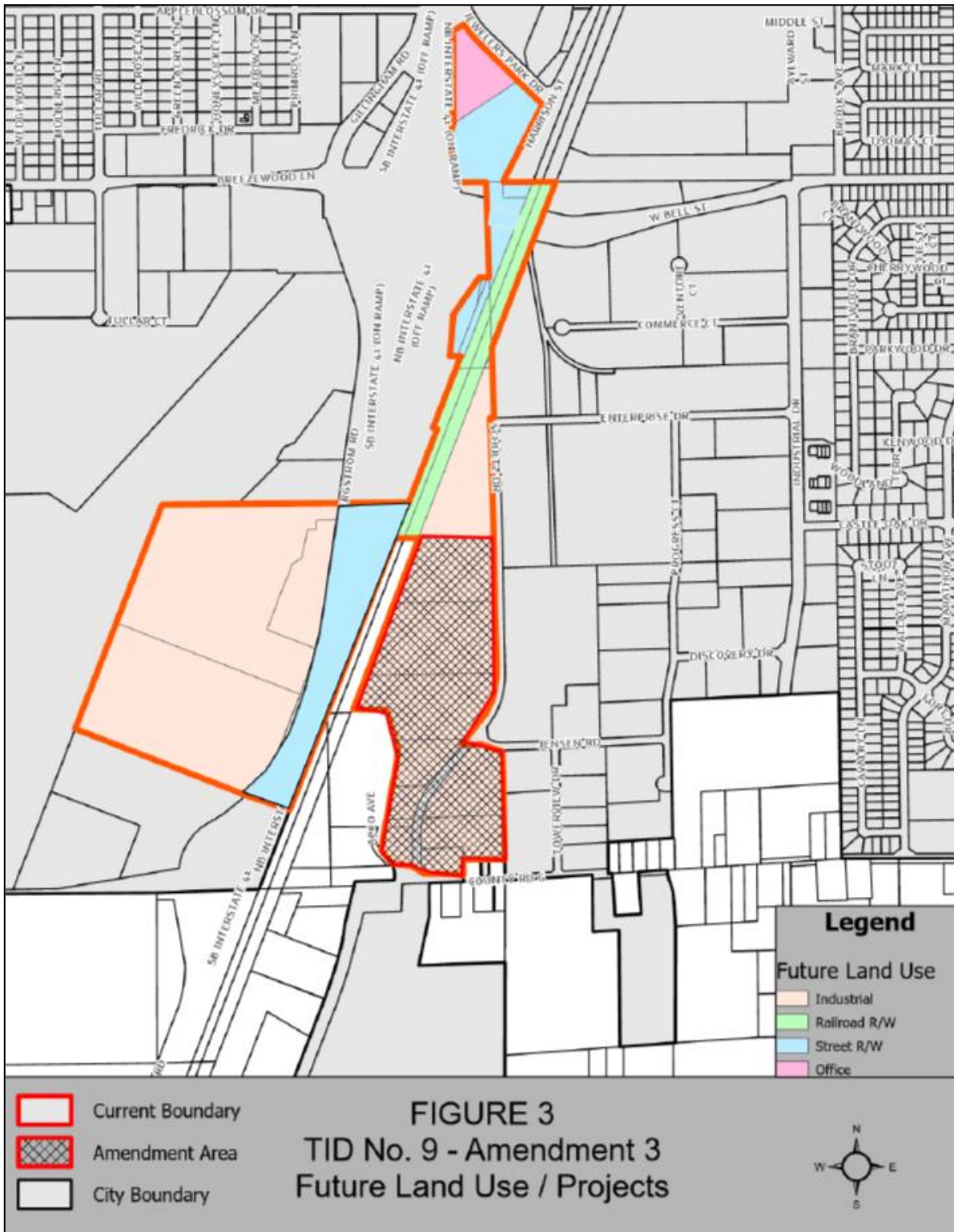
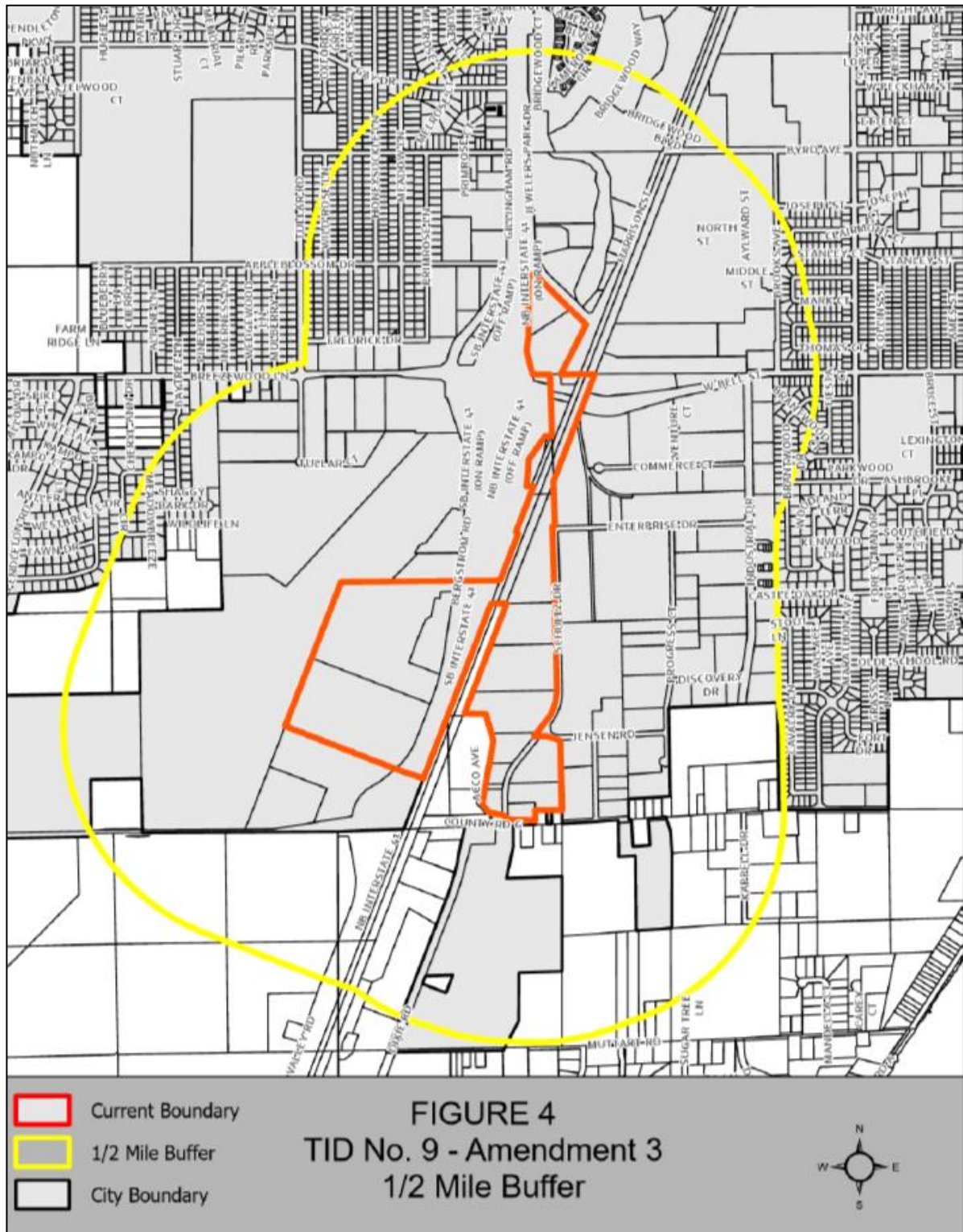


FIGURE 4: HALF MILE BUFFER



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		\$ 30,000	\$ -	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ (60,000)	\$ -	
	2	2016	\$ 300,000	\$ 40,000		\$ 30,000	\$ -	\$ 3,374	\$ -	\$ 33,374	\$ -	\$ -	\$ -	\$ (63,374)	\$ -	
	3	2017	\$ -	\$ 15,000		\$ 30,000	\$ -	\$ 13,552	\$ -	\$ 43,552	\$ -	\$ -	\$ -	\$ (73,552)	\$ -	
	4	2018	\$ -	\$ 15,000		\$ 30,000	\$ 100,000	\$ 25,000	\$ 11,975	\$ -	\$ 166,975	\$ 240,000	\$ -	\$ 240,000	\$ (56,975)	\$ (56,975)
	5	2019	\$ 179,000	\$ 15,000	\$1,000,000.00	\$ 30,000	\$ 100,000	\$ 65,000	\$ 11,630	\$ -	\$ 206,630	\$ 233,000	\$ -	\$ 233,000	\$ (103,630)	\$ (160,605)
	6	2020	\$ -	\$ 15,000		\$ 30,000	\$ 100,000	\$ 65,000	\$ 16,505	\$ -	\$ 211,505	\$ 233,000	\$ -	\$ 233,000	\$ (108,505)	\$ (269,110)
	7	2021	\$ -	\$ 15,000		\$ 30,000	\$ 100,000	\$ 244,000	\$ 25,682	\$ -	\$ 399,682	\$ 233,000	\$ -	\$ 233,000	\$ (296,682)	\$ (565,792)
	8	2022	\$ -	\$ 15,000		\$ 30,000	\$ 100,000	\$ 254,000	\$ 23,054	\$ -	\$ 407,054	\$ 233,000	\$ -	\$ 233,000	\$ (304,054)	\$ (869,846)
	9	2023	\$ -	\$ 15,000		\$ 30,000	\$ 100,000	\$ 251,000	\$ 20,053	\$ -	\$ 401,053	\$ 200,000	\$ -	\$ 200,000	\$ (331,053)	\$ (1,200,899)
	10	2024	\$ -	\$ 15,000		\$ 30,000	\$ 100,000	\$ 258,000	\$ 18,006	\$ -	\$ 406,006	\$ 200,000	\$ -	\$ 200,000	\$ (336,006)	\$ (1,536,905)
	11	2025	\$ -	\$ 15,000		\$ 30,000	\$ 40,000	\$ 265,000	\$ 14,205	\$ -	\$ 349,205	\$ 250,000	\$ -	\$ 250,000	\$ (169,205)	\$ (1,706,110)
	12	2026	\$ -	\$ 15,000		\$ 30,000	\$ 40,000	\$ 122,000	\$ 10,293	\$ -	\$ 202,293	\$ 250,000	\$ -	\$ 250,000	\$ (22,293)	\$ (1,728,403)
	13	2027	\$ -	\$ 15,000		\$ 30,000	\$ 40,000	\$ -	\$ 8,750	\$ -	\$ 78,750	\$ 250,000	\$ -	\$ 250,000	\$ 101,250	\$ (1,627,153)
	14	2028	\$ -	\$ 15,000		\$ 30,000	\$ 40,000	\$ 120,000	\$ 7,234	\$ -	\$ 197,234	\$ 250,000	\$ -	\$ 250,000	\$ (17,234)	\$ (1,644,387)
Max Expenditure Date	15	2029	\$ -	\$ 15,000		\$ 30,000	\$ 40,000	\$ 110,000	\$ 4,070	\$ -	\$ 184,070	\$ 250,000	\$ -	\$ 250,000	\$ (4,070)	\$ (1,648,457)
	16	2030	\$ 150,000.00	\$ 15,000		\$ 30,000	\$ 40,000	\$ 32,753	\$ 7,207	\$ -	\$ 109,959	\$ 290,000	\$ -	\$ 290,000	\$ 110,041	\$ (1,538,416)
	17	2031	\$ -	\$ -		\$ 30,000	\$ 40,000	\$ 33,206	\$ 6,393	\$ -	\$ 109,599	\$ 290,000	\$ -	\$ 290,000	\$ 110,401	\$ (1,428,016)
	18	2032	\$ -	\$ -		\$ 30,000	\$ 40,000	\$ 28,676	\$ 5,673	\$ -	\$ 104,349	\$ 290,000	\$ -	\$ 290,000	\$ 115,651	\$ (1,312,365)
	19	2033	\$ -	\$ -		\$ 30,000	\$ 40,000	\$ 49,162	\$ 4,337	\$ -	\$ 123,499	\$ 290,000	\$ -	\$ 290,000	\$ 96,501	\$ (1,215,865)
	20	2034	\$ -	\$ -		\$ 30,000	\$ 40,000	\$ 14,666	\$ 3,133	\$ -	\$ 87,799	\$ 290,000	\$ -	\$ 290,000	\$ 132,201	\$ (1,083,664)
	21	2035	\$ -	\$ -		\$ 30,000	\$ -	\$ 15,188	\$ 2,612	\$ -	\$ 47,799	\$ 290,000	\$ -	\$ 290,000	\$ 212,201	\$ (871,464)
	22	2036	\$ -	\$ -		\$ 30,000	\$ -	\$ 15,728	\$ 2,071	\$ -	\$ 47,799	\$ 290,000	\$ -	\$ 290,000	\$ 212,201	\$ (659,263)
	23	2037	\$ -	\$ -		\$ 30,000	\$ -	\$ 16,287	\$ 1,512	\$ -	\$ 47,799	\$ 290,000	\$ -	\$ 290,000	\$ 212,201	\$ (447,063)
	24	2038	\$ -	\$ -		\$ 30,000	\$ -	\$ 16,867	\$ 933	\$ -	\$ 47,799	\$ 290,000	\$ -	\$ 290,000	\$ 212,201	\$ (234,862)
Estimated Closure	25	2039	\$ -	\$ -		\$ 30,000	\$ -	\$ 17,467	\$ 333	\$ -	\$ 47,799	\$ 290,000	\$ -	\$ 290,000	\$ 212,201	\$ (22,662)
	26	2040	\$ -	\$ -		\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 290,000	\$ -	\$ 290,000	\$ 230,000	\$ 207,338
Max Closure Date	27	2041	\$ -	\$ -		\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 290,000	\$ -	\$ 290,000	\$ 230,000	\$ 437,338
		TOTALS	\$ 729,000	\$ 290,000.00	\$ 1,000,000.00	\$ 810,000	\$ 1,100,000	\$ 2,019,000	\$ 222,588	\$ -	\$ 4,151,588	\$ 6,302,000	\$ -	\$ 6,302,000	\$ 437,338	

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%	39.00%	21.00%	4.00%	0.00%
1	2018	\$ 240,000	\$ 84,000.00	\$ 93,600.00	\$ 50,400.00	9,600	\$ -
2	2019	\$ 233,000	\$ 81,550.00	\$ 90,870.00	\$ 48,930.00	9,320	\$ -
3	2020	\$ 233,000	\$ 81,550.00	\$ 90,870.00	\$ 48,930.00	9,320	\$ -
4	2021	\$ 233,000	\$ 81,550.00	\$ 90,870.00	\$ 54,720.00	9,320	\$ -
5	2022	\$ 233,000	\$ 81,550.00	\$ 90,870.00	\$ 54,720.00	9,320	\$ -
6	2023	\$ 200,000	\$ 70,000.00	\$ 78,000.00	\$ 54,720.00	8,000	\$ -
7	2024	\$ 200,000	\$ 70,000.00	\$ 78,000.00	\$ 54,720.00	8,000	\$ -
8	2025	\$ 250,000	\$ 87,500.00	\$ 97,500.00	\$ 54,720.00	10,000	\$ -
9	2026	\$ 250,000	\$ 87,500.00	\$ 97,500.00	\$ 54,720.00	10,000	\$ -
10	2027	\$ 250,000	\$ 87,500.00	\$ 97,500.00	\$ 54,720.00	10,000	\$ -
11	2028	\$ 250,000	\$ 87,500.00	\$ 97,500.00	\$ 54,720.00	10,000	\$ -
12	2029	\$ 250,000	\$ 87,500.00	\$ 97,500.00	\$ 54,720.00	10,000	\$ -
13	2030	\$ 290,000	\$ 101,500.00	\$ 113,100.00	\$ 54,720.00	11,600	\$ -
14	2031	\$ 290,000	\$ 101,500.00	\$ 113,100.00	\$ 54,720.00	11,600	\$ -
15	2032	\$ 290,000	\$ 101,500.00	\$ 113,100.00	\$ 54,720.00	11,600	\$ -
16	2033	\$ 290,000	\$ 101,500.00	\$ 113,100.00	\$ 54,720.00	11,600	\$ -
17	2034	\$ 290,000	\$ 101,500.00	\$ 113,100.00	\$ 54,720.00	11,600	\$ -
18	2035	\$ 290,000	\$ 101,500.00	\$ 113,100.00	\$ 54,720.00	11,600	\$ -
19	2036	\$ 290,000	\$ 101,500.00	\$ 113,100.00	\$ 54,720.00	11,600	\$ -
20	2037	\$ 290,000	\$ 101,500.00	\$ 113,100.00	\$ 54,720.00	11,600	\$ -
21	2038	\$ 290,000	\$ 101,500.00	\$ 113,100.00	\$ 54,720.00	11,600	\$ -
22	2039	\$ 290,000	\$ 101,500.00	\$ 113,100.00	\$ 54,720.00	11,600	\$ -
23	2040	\$ 290,000	\$ 101,500.00	\$ 113,100.00	\$ 54,720.00	11,600	\$ -
24	2041	\$ 290,000	\$ 101,500.00	\$ 113,100.00	\$ 54,720.00	11,600	\$ -
TOTALS		\$ 6,302,000.00	\$ 2,205,700.00	\$ 2,457,780.00	\$ 1,297,380.00	\$ 252,080.00	\$ -

APPENDIX D
CITY ATTORNEY'S OPINION



Dept. of Legal & Administrative Services
Office of the City Attorney
211 Walnut St. • P.O. Box 426 • Neenah WI 54957-0426
Phone 920-886-6106 • Fax: 920-886-6109 • e-mail: drashid@neenahwi.gov
DAVID C. RASHID
City Attorney

September 28, 2023

Mr. Chris Haese
Director of Community Development & Assessment
211 Walnut Street
Neenah, WI 54956

RE: City of Neenah Tax Increment District #9, Third Amendment

Dear Mr. Haese:

You have asked me for a legal opinion as to the legal sufficiency and statutory compliance of the Project Plan for the City of Neenah Tax Increment Finance District #9 ("Project Plan"). I have reviewed the Project Plan for said district as well as the appendices attached thereto in relation to their compliance with the provisions of Sections 66.1105 generally and Wis. Stats §66.1105(4)(f) specifically. It is my opinion that the TID #9 Project Plan is in compliance with all of the provisions of Sections 66.1105(2)(g) and 66.1105(4)(f), Wis. Stats. This opinion is being offered in accordance with the requirements of Section 66.1105(4)(f), Wis. Stats.

If you have any questions concerning this matter, please contact me at your convenience.

Cordially,

David C. Rashid
City Attorney

DRCbdd



RESOLUTION NO. 2023-27

A RESOLUTION ADOPTING THE AMENDED PROJECT PLAN AND DESIGNATING AMENDED BOUNDARIES FOR TID #9

WHEREAS, the Neenah Plan Commission has prepared a Project Plan for the Amendment of City of Neenah Tax Increment District No. 9, has held a public hearing and has designated district boundaries, all pursuant to Section 66.1105, Wis. Stats., and

WHEREAS, the Neenah Plan Commission has submitted recommended district boundaries and a project plan to the Common Council of the City of Neenah, and

WHEREAS, City of Neenah Tax Increment District No. 9 was proposed for the purpose of stimulating redevelopment, revitalization and growth as a means to increase employment and ensure a vital and healthy tax base, and

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Neenah that pursuant to the provisions of Section 66.1105, Wis. Stats., the Tax Increment District No. 9, City of Neenah, is hereby amended, with the boundaries of said district to be described and depicted on the Attached Exhibit A, which is incorporated and made part of this Resolution. The official date of the amendment of the district is January 1, 2024.

BE IT FURTHER RESOLVED that the Common Council of the City of Neenah finds that:

1. Not less than 50%, by area, of the real property within the district is in need or rehabilitation or conservation work, as defined in Sec. 66.1337 (2m) (a), Wis. Stats.
2. The area of the district is hereby declared a rehabilitation or conservation area within the meaning of Sections 66.1337 (2m) (a), Wis. Stats.
3. The improvement of the area is likely to enhance significantly the value of substantially all of the other real property in the district.
4. The project costs directly serve to rehabilitate or conserve the area.
5. The equalized value of taxable property in the district plus the value increment of all other existing districts does not exceed 12% of the total value of equalized taxable property within the City.
6. Less than 25% of the area in the district has been vacant for a period of 7 years or more.

7. The project plan is economically feasible and is in conformity with the City of Neenah Vision 2040 Comprehensive Plan.

Recommended by: City Plan Commission

CITY OF NEENAH, WISCONSIN

Moved: _____

Jane B. Lang, Mayor

Passed: _____

Charlotte Nagel, City Clerk

EXHIBIT A

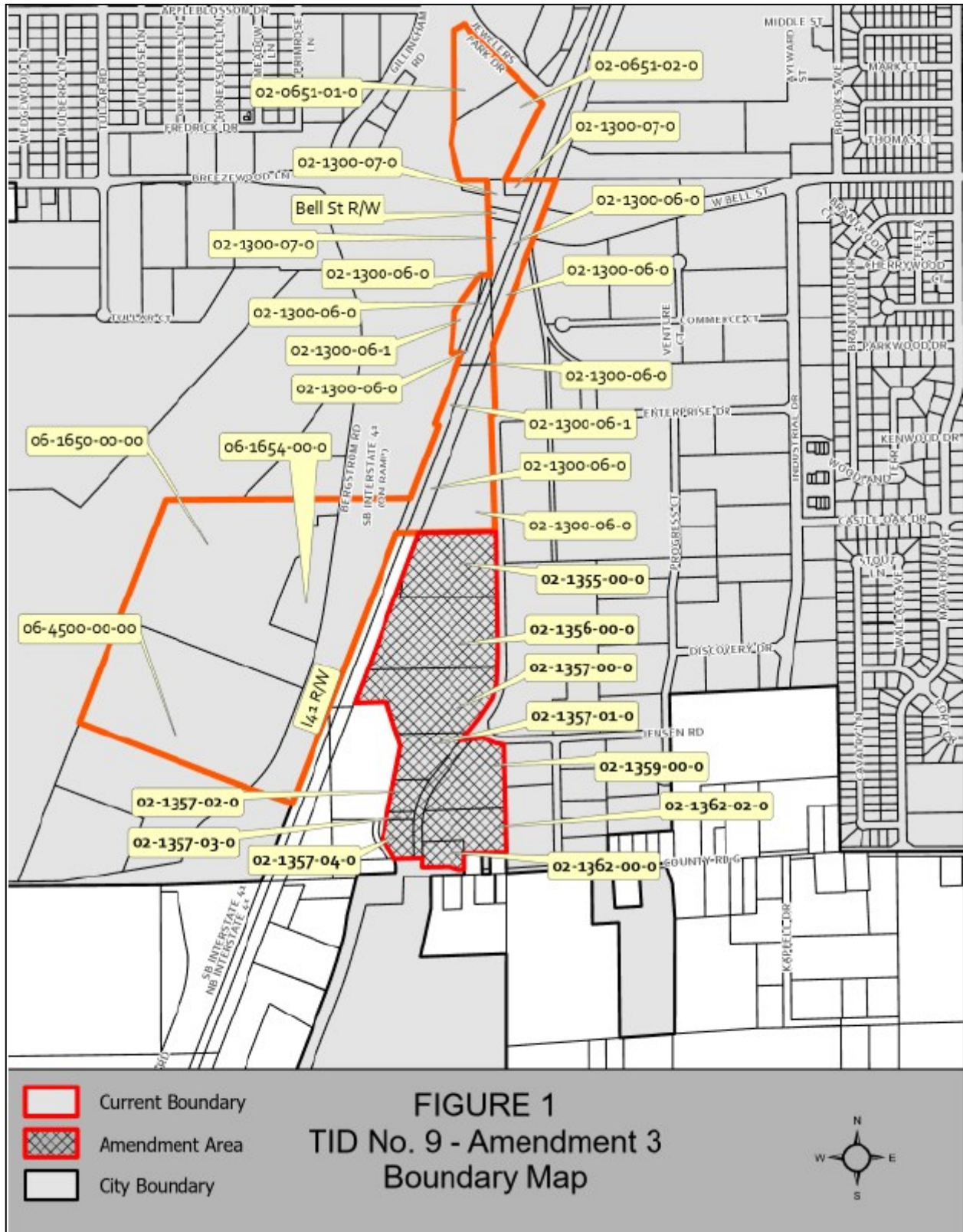
CITY OF NEENAH TAX INCREMENT DISTRICT NO. 9 AMENDED BOUNDARY DESCRIPTION

Part of Section Five (5), Township Nineteen (19) North, Range Seventeen (17) East, City of Neenah, Winnebago County, Wisconsin, Part of Section Thirty-Three (33), Township Twenty (20) South, Range Seventeen (17) East, City of Neenah, Winnebago County, Wisconsin, and Part of Section Five (4), Township Nineteen (19) North, Range Seventeen (17) East, City of Neenah, Winnebago County, Wisconsin described as follows:

Commencing at the East 1/4 corner of said Section 5; thence South 87 degrees 43 minutes 09 seconds West, 33.00 feet along the south line of the fractional northeast 1/4 of Section 5 to the west right-of-way line of Schultz Drive and the **Point of Beginning**; thence continuing South 87 degrees 43 minutes 09 seconds West, 759.47 feet more or less, to the east right-of-way line of Interstate 41 (also being the west line of the Soo Line Railroad); thence South 20 degrees 08 minutes 37 seconds West, 2,228.39 feet more or less, along the easterly right-of-way line of Interstate 41 (also being the west line of the Soo Line Railroad); thence North 69 degrees 50 minutes 34 seconds West, 1,757.08 feet more or less; thence North 20 degrees 08 minutes 26 seconds East, 870 feet; thence North 21 degrees 37 minutes 12 seconds East, 972.59 feet; thence North 89 degrees 50 minutes 16 seconds East, 1,889.21 feet more or less to the east right-of-way line of Interstate 41 (also being the west line of the Soo Line Railroad); thence North 20 degrees 08 minutes 37 seconds East along the easterly right-of-way line of Interstate 41 (also being the west line of the Soo Line Railroad) a distance of 603.66 feet; thence North 69 degrees 51 minutes 42 seconds West along the east right-of-way line of Interstate 41 (also being the west line of the Soo Line Railroad) a distance of 33.00 feet; thence North 20 degrees 08 minutes 38 seconds East, continuing along the easterly right-of-way line of Interstate 41 (also being the west line of the Soo Line Railroad) a distance of 586.15 feet; thence South 88 degrees 44 minutes 26 seconds West along the easterly right-of-way line of Interstate 41 a distance of 85.22 feet; thence 321.64 feet along a 01 degree 40 minute curve to the west having a radius of 3907.22 feet and chord which bears North 04 degrees 00 minutes 49 seconds East, 321.54 feet; thence North 33 degrees 55 minutes 24 seconds East along the easterly right-of-way line of Interstate 41 a distance of 342.28 feet; thence North 88 degrees 44 minutes 09 seconds East a distance of 79.80 feet, more or less, to the east line of Section Five (5), Township Nineteen (19) North, Range Seventeen (17) East, City of Neenah, Winnebago County, Wisconsin; thence north along Section Five (5) North, Range Seventeen (17) East, City of Neenah, Winnebago County, Wisconsin 732.19 feet; thence west along the north line of Section Five (5), Township Nineteen (19) North, Range Seventeen (17) East, City of Neenah, Winnebago County, Wisconsin 205.88 feet more or less; thence 1170.12 feet north, more or less, along the east right-of-way line of Interstate 41; thence 100 feet east along the north property line of Parcel Number 06-0651-01-00 to the west right-of-way line of Jewelers Park Drive; thence 854.12 feet more or less southeast along the west right-of-way line of Jewelers Park Drive; thence 664.59 feet more or less south along the west right-of-way line of Harrison Street (also being the east property line of Parcel Number 06-0651-02-00) to the south line of Section Thirty-Three (33), Township Twenty (20) South, Range

Seventeen (17) East, City of Neenah, Winnebago County, Wisconsin; thence east 404.37 feet more or less along the south line of Section Thirty-Three (33), Township Twenty (20) South, Range Seventeen (17) East, City of Neenah, Winnebago County, Wisconsin; thence south 1366.82 feet more or less along the east right-of-way line of the Soo Line Railroad; thence South 03 degrees 00 minutes 54 seconds East along the east line of said Section Five (5), 532.75 feet, to the north right-of-way of Enterprise Drive; thence South 87 degrees 13 minutes 34 seconds West along the north right-of-way line of Enterprise Drive a distance of 33.26 feet to the west right-of-way line of Schultz Drive; thence South along the west right-of-way line of Schultz Drive a distance of 2,476.96 feet, more or less to the northeast corner of Lot 2 of CSM # 4354; thence South 37 degrees 57 minutes 57 seconds West, 70.00 feet more or less; thence North 82 degrees 57 minutes 8 seconds East, 175.39 feet to the south side of the Jensen Road right-of-way; thence 230.00 feet along the south side of the Jensen Road right-of-way to the northeast corner of Lot 3 of CSM 3708; thence South 2 degrees 11 minutes 12 seconds East, 1,224.17 feet to the southeast corner of Lot 2 of CSM 3708; thence South 86 degrees 56 minutes 22 seconds West, 318.00 feet; thence South 2 degrees 11 minutes 12 seconds East, 160.80 feet; thence South 86 degrees 56 minutes 22 seconds, West, 16.88 feet; thence North 3 degrees 3 minutes 28 seconds West, 33.00 feet; thence North 75 degrees 37 minutes 2 seconds, West, 112.15 feet; thence South 89 degrees 9 minutes 3 seconds West, 199.18 feet; thence South 89 degrees 24 minutes 22 seconds West, 28.34 feet; thence North 37 degrees 39 minutes 10 seconds West, 83.68 feet; thence South 86 degrees 56 minutes 22 seconds West, 140.49; thence North 36 degrees 25 minutes 50 seconds West 126.18 feet; thence North 46 degrees 13 minutes 59 seconds West, 27.81 feet; thence North 9 degrees 59 minutes 49 seconds East, 751.87 feet; thence North 16 feet 53 minutes 12 seconds West, 354.86 feet; thence South 86 degrees 04 minute 52 seconds West, 262.15 feet; thence North 20 degrees 09 minutes 51 seconds East, 1,408.78 feet to the northwest corner of Lot 1 of CSM 3708; thence North 87 degrees 43 minute 05 seconds East, 612.52 feet more or less to the East $\frac{1}{4}$ corner of Section 5 and the **Point of Beginning**.

EXHIBIT A





M E M O R A N D U M

DATE: October 3, 2023
TO: Mayor Lang, Members of the Common Council, & Members of the Plan Commission
FROM: James Merten, Traffic Engineer
RE: Amended Relocation Order for S. Commercial Street Construction

S. Commercial Street between Stanley Street and Tyler Street is scheduled for construction in 2025. Resolution 2023-18 was approved by the Neenah Common Council on August 2, 2023 authorizing the relocation order for the project.

Westwood Professional Services, the consultant providing design and real estate services for the project, has since recommended the following modifications to the plat approved as part of Resolution 2023-18:

- Parcel 2 (Neenah Plaza): Existing and proposed signal infrastructure is outside the right-of-way on the east side of the Commercial/Alcott intersection. Proposed change is to modify the right-of-way to include the proposed signal infrastructure.
- Parcel 42 (Rob's Repair): Pedestrian curb is required behind the sidewalk at the curb ramp on Professional Plaza and was not included in the plat. Proposed change is to modify the right-of-way to include the proposed pedestrian curb.
- Parcel 46 (My Place): A small section of the proposed curb ramp is outside the proposed right-of-way. Proposed change is to modify the right-of-way to include the entire curb ramp area.
- Parcel 76 (BP): The existing sidewalk along Cecil Street is encroaching on the BP property and the sidewalk is proposed to be installed in the same location. Proposed change is to modify the right-of-way to include the sidewalk encroachment.
- There are also 38 parcels whose temporary limited easement (TLE) has minor boundary adjustments due to modeling refinements.

Attached are the proposed resolution, relocation order, and the revised right of way plat to incorporate the proposed modifications.

Staff recommend the Common Council approve Resolution 2023-24, the relocation order to amend the plat for the 2025 S. Commercial Street reconstruction project between Stanley Street and Tyler Street.



RESOLUTION NO. 2023-24

A RESOLUTION OF THE CITY OF NEENAH APPROVING AND AUTHORIZING THE EXECUTION OF A RELOCATION ORDER FOR THE RECONSTRUCTION OF S. COMMERCIAL STREET (STANLEY STREET TO TYLER STREET).

WHEREAS, the Neenah Common Council approved Resolution 2023-18, which issued a Resolution Order to acquire certain adjoining lands in order to properly reconstruct S. Commercial Street (Stanley Street to Tyler Street); and

WHEREAS, the City has identified additional changes to the S. Commercial Street Right of Way necessary to properly reconstruct S. Commercial Street (Stanley Street to Tyler Street); and

WHEREAS, such acquisition will be accomplished pursuant to authority granted under sections 32.05 and 62.22 of the Wisconsin Statutes.

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF NEENAH, WISCONSIN, that the Relocation Order for Project ID 4993-01-01, attached hereto as Exhibit A, is hereby approved and the proper City officials are authorized and directed to execute the Order for acquisition of the properties shown.

Recommended by:

CITY OF NEENAH, WISCONSIN

Moved: _____

Jane Lang, Mayor

Passed: _____

Charlotte Nagel, City Clerk

RELOCATION ORDER

LPA1708 07/2022 (Replaces LPA3006)

Project 4993-01-01 COMMERCIAL STREET	Road name Commercial Street City of Neenah Winnebago County, Wisconsin	Highway Commercial Street	County Winnebago
Right of way plat date 9-25-2023	Plat sheet number(s) 4.13, 4.14, 4.15, 4.16, 4.17, 4.18, 4.19, 4.20, 4.21, 4.22, 4.23, 4.24	Previously approved Relocation Order date 8-1-2023	

Description of termini of project: Beginning at a point that is 1273.76 feet North of and 0.60 feet East of the Southwest Corner of Section 34, T20N, R17E, City of Neenah, Winnebago County, Wisconsin; thence Northerly to the End of the Relocation Order. Said End being 1279.49 feet South of and 6.69 feet East of the Northeast Quarter Corner of Section 28, T20N, R17E, City of Neenah, Winnebago County, Wisconsin as shown on the plat of right-of-way, or a copy thereof marked.

Total net length of centerline is approximately 8,021.03' feet (1.52 miles)

Outagamie County Coordinate System, NAD 83 (2012):

Beginning Coordinates:

Y: 525122.505

X: 812232.127

End Coordinates:

Y: 533143.121

X: 812186.394

To properly establish, lay out, widen, enlarge, extend, construct, reconstruct, improve, or maintain a portion of the highway designated above, it is necessary to relocate or change and acquire certain lands or interests in lands as shown on the right of way plat for the above project.

To effect this change, pursuant to authority granted under Sections 62.22 and 62.23(10), Wisconsin Statutes, City of Neenah orders that:

1. The said road is laid out and established to the lines and widths as shown on the plat.
2. The required lands or interests in lands as shown on the plat shall be acquired by: City of Neenah
3. This order supersedes and amends any previous order issued by the: City of Neenah

Name and Title

Date

CONVENTIONAL SYMBOLS

SECTION LINE		SECTION CORNER SYMBOL		R/W MONUMENT (TO BE SET)	
QUARTER LINE		SECTION CORNER MONUMENT		NON-MONUMENTED R/W POINT	
SIXTEENTH LINE		SECTION CORNER MONUMENT		FOUND IRON PIN (1-INCH UNLESS NOTED)	
NEW REFERENCE LINE		GEODETIC SURVEY MONUMENT		OFF-PREMISE SIGN	
NEW R/W LINE		RIGHT OF WAY IRON FOUND		COMPENSABLE	
EXISTING R/W OR HE LINE		SIGN		NON-COMPENSABLE	
PROPERTY LINE		OFF-PREMISE SIGN			
LOT, TIE & OTHER MINOR LINES					
SLOPE INTERCEPT					
CORPORATE LIMITS		ELECTRIC POLE			
UNDERGROUND FACILITY (COMMUNICATIONS, ELECTRIC, ETC)		TELEPHONE POLE			
NEW R/W (FEE OR HE) (HATCHING VARIES BY OWNER)		PEDESTAL (LABEL TYPE) (TV, TEL, ELEC, ETC.)			
TEMPORARY LIMITED EASEMENT AREA		ACCESS RESTRICTED BY ACQUISITION			
EASEMENT AREA (PERMANENT LIMITED OR RESTRICTED DEVELOPMENT)		NO ACCESS (BY STATUTORY AUTHORITY)			
TRANSMISSION STRUCTURES		ACCESS RESTRICTED (BY PREVIOUS PROJECT OR CONTROL)			
BUILDING TO BE REMOVED		NO ACCESS (NEW HIGHWAY)			
BRIDGE		PARCEL NUMBER (25)		UTILITY NUMBER (40)	
CULVERT		PARALLEL OFFSETS			

CONVENTIONAL ABBREVIATIONS

ACCESS RIGHTS	AR	PAGE	P
ACRES	AC	POINT OF TANGENCY	PT
AHEAD	AH	PERMANENT LIMITED EASEMENT	PLE
ALUMINUM	ALUM		
AND OTHERS	ET AL	POINT OF BEGINNING	POB
BACK	BK	POINT OF CURVATURE	PC
BLOCK	BLK	POINT OF COMPOUND CURVE	PCC
CENTERLINE	C/L	POINT OF INTERSECTION	PI
CERTIFIED SURVEY MAP	CSM	PROPERTY LINE	P/L
CONCRETE	CONC	RECORDED AS (100')	(100')
COUNTY	CO	REEL / IMAGE	R/I
COUNTY TRUNK HIGHWAY	CTH	REFERENCE LINE	R/L
DISTANCE	DIST	REMAINING	REM
CORNER	COR	RESTRICTIVE DEVELOPMENT	RDE
DOCUMENT NUMBER	DOC	EASEMENT	
EASEMENT	EASE	RIGHT	RT
EXISTING	EX	RIGHT OF WAY	R/W
GAS VALVE	GV	SECTION	SEC
GRID NORTH	GN	SEPTIC VENT	SEPV
HIGHWAY EASEMENT	HE	SQUARE FEET	SF
IDENTIFICATION	ID	STATE TRUNK HIGHWAY	STH
LAND CONTRACT	LC	STATION	STA
LEFT	LT	TELEPHONE PEDESTAL	TP
MONUMENT	MON	TEMPORARY LIMITED EASEMENT	TLE
NATIONAL GEODETIC SURVEY	NGS		
NUMBER	NO	TRANSPORTATION PROJECT PLAT	TPP
OUTLOT	OL	UNITED STATES HIGHWAY	USH
		VOLUME	V

CONVENTIONAL UTILITY SYMBOLS

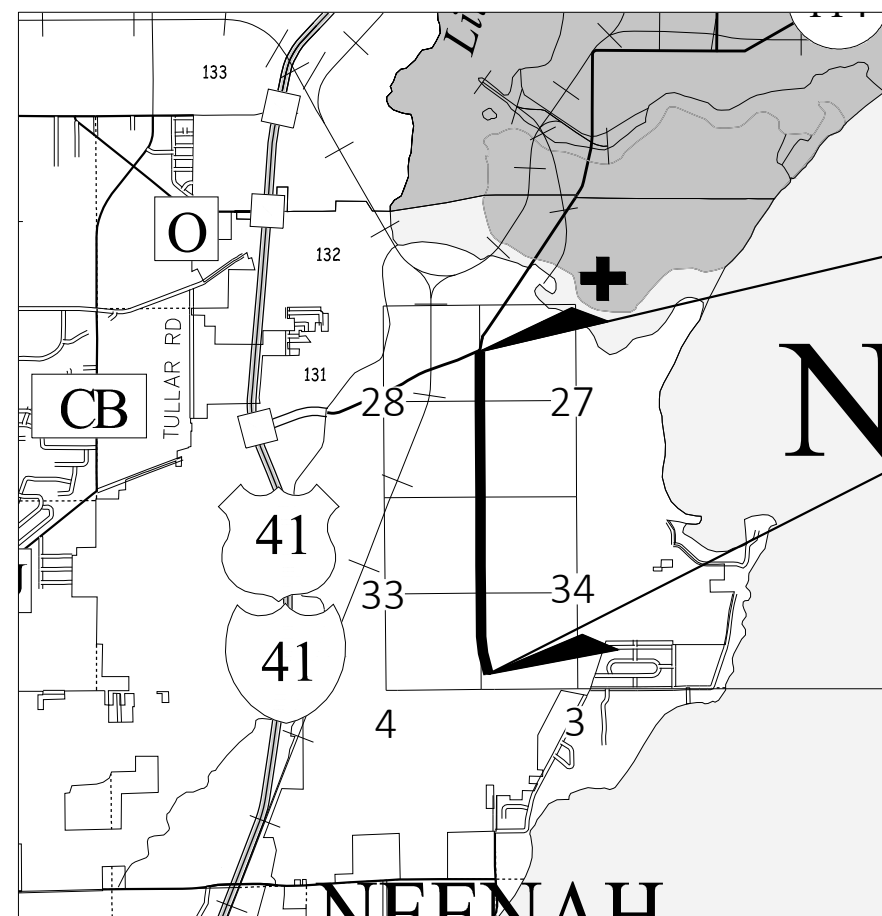
WATER	
GAS	
TELEPHONE	
OVERHEAD TRANSMISSION LINES	
ELECTRIC	
CABLE TELEVISION	
FIBER OPTIC	
SANITARY SEWER	
STORM SEWER	
ELECTRIC TOWER	

= R/W POINT
 = TLE POINT

CURVE DATA ABBREVIATIONS

LONG CHORD	LCH
LONG CHORD BEARING	LCB
RADIUS	R
DEGREE OF CURVE	D
CENTRAL ANGLE	Δ/DELTA
LENGTH OF CURVE	L
TANGENT	T
DIRECTION AHEAD	DA
DIRECTION BACK	DB

R/W PROJECT NUMBER 4993-01-01	SHEET NUMBER 4.01	TOTAL SHEETS 24
CONSTRUCTION PROJECT NUMBER 4993-01-01		
PLAT OF RIGHT OF WAY REQUIRED FOR COMMERCIAL STREET STANLEY ST. - WINNECONNE AVE.		
COMMERCIAL STREET, CITY OF NEENAH		WINNEBAGO COUNTY



END RELOCATION ORDER
 STATION 93+96.03
 1279.49 FEET SOUTH OF AND 6.69 FEET EAST
 OF THE NORTHEAST CORNER OF SEC. 28,
 T20N, R17E, TOWN OF NEENAH, WINNEBAGO
 COUNTY, WISCONSIN.
 Y: 533143.121
 X: 812186.394

BEGIN RELOCATION ORDER
 STATION 13+75.00
 1273.76 FEET NORTH OF AND 0.60
 FEET EAST OF THE SOUTHWEST
 CORNER OF SEC. 34, T20N, R17E,
 TOWN OF NEENAH, WINNEBAGO
 COUNTY, WISCONSIN
 Y: 525122.505
 X: 812232.127



Terry L. Van Hout

8-1-2023
 REVISED 9-25-2023

NOTES:

POSITIONS SHOWN ON THIS PLAT ARE WISCONSIN COORDINATE REFERENCE SYSTEM COORDINATES (WISCRS), WINNEBAGO COUNTY, NAD83 (2012) IN US SURVEY FEET. VALUES SHOWN ARE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.

ALL NEW RIGHT-OF-WAY MONUMENTS WILL BE TYPE 2 (TYPICALLY 3/4" X 24" IRON REBARS), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

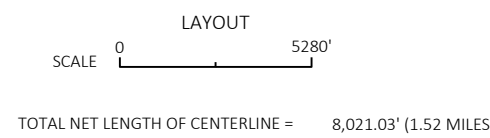
DIMENSIONING FOR THE NEW RIGHT-OF-WAY IS MEASURED ALONG AND PERPENDICULAR TO THE NEW REFERENCE LINES.

RIGHT-OF-WAY BOUNDARIES ARE DEFINED WITH COURSES OF THE PERIMETER OF THE HIGHWAY LANDS REFERENCED TO THE U.S. PUBLIC LAND SURVEY SYSTEM OR OTHER "SURVEYS" OF PUBLIC RECORD.

FOR THE CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT CITY OF NEENAH.

PARCEL AND UTILITY IDENTIFICATION NUMBERS MAY NOT POINT TO ALL AREAS OF ACQUISITION, AS NOTED ON THE DETAIL PAGES.

INFORMATION FOR THE BASIS OF EXISTING HIGHWAY RIGHT-OF-WAY POINTS OF REFERENCE AND ACCESS CONTROL ARE LISTED ON THE DETAIL PAGES.



REVISION DATE 9-25-2023	CITY OF NEENAH
	APPROVED FOR THE COUNTY
	DATE: _____ (Signature)

SCHEDULE OF LANDS AND INTERESTS REQUIRED

AREAS SHOWN IN THE TOTAL ACRES COLUMN MAY BE APPROXIMATE AND ARE DERIVED FROM TAX ROLE OR OTHER AVAILABLE SOURCES AND MAY NOT INCLUDE LANDS OF THE OWNER WHICH ARE NOT CONTIGUOUS TO THE AREA TO BE ACQUIRED. OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE CITY.

PARCEL NUMBER	SHEET NUMBER(S)	OWNER(S)	INTEREST REQUIRED	R/W AREA REQUIRED - SF			TLE SF
				NEW	EXISTING	TOTAL	REQUIRED
1	4.13	SOUTHGATE APARTMENTS LLC A/K/A SOUTHGATE APARTMENTS, LLC	TLE	0	0	0	1483
2	4.13, 4.14	NEENAH PLAZA CONDOMINIUMS (NEENAH PLAZA CONDOMINIUM OWNERS ASSOCIATION)	FEE, TLE	421	0	421	2131
3	4.13	GRISHABER MAIN STREET PARTNERSHIP	TLE	0	0	0	1027
4	4.13, 4.14	CAPITAL CREDIT UNION	TLE	0	0	0	1559
6	4.14	PIONEER DEVELOPMENT, INC.	TLE	0	0	0	1107
7	4.14	THE YOUNK FAMILY, LLC	TLE	0	0	0	3458
8	4.14	CHARLOTTE'S CAR WASH LLC	FEE, TLE	64	0	64	1913
9	4.14, 4.15	D-JON PROPERTIES, LLC	TLE	0	0	0	1022
10	4.14	PIONEER DEVELOPMENT, INC.	FEE, TLE	130	0	130	1088
11	4.14	O'BRIEN INVESTMENT PROPERTIES LLC	TLE	0	0	0	1347
12	4.14	FLOREK HENDERSON DENTAL LLC A/K/A FLOREK HENDERSON DENTAL, LLC & R&L PROPERTIES, LLC	FEE, TLE	112	0	112	1321
13	4.13, 4.14	EXCEL PROPERTIES, LLC	TLE	0	0	0	2367
14	4.13	VICKI A. WEINAWG (PURCHASER) & MICHAEL L. JOHNSON (VENDOR)	TLE	0	0	0	627
16	4.13	DANIEL C. STRONG	TLE	0	0	0	1528
17	4.13	WESNER HOLDINGS, INC.	TLE	0	0	0	1099
18	4.15	DAVID L. GERARDEN & SARAH L. GERARDEN	TLE	0	0	0	1395
19	4.15	LIND REAL ESTATE, LLC (PURCHASER) & MYKEL, LLC (VENDOR)	TLE	0	0	0	1137
20	4.13	1504 SOUTH, LLC	TLE	0	0	0	469
21	4.15	CITY OF NEENAH	TLE	0	0	0	1010
22	4.15, 4.16	KRIST OIL CO., INC A/K/A KRIST OIL CO., INC. A MICHIGAN CORPORATION	TLE	0	0	0	1823
23	4.16	PSAM, LLC.	TLE	0	0	0	525
24	4.16	SCRIBNER PROPERTIES, LLC	TLE	0	0	0	912
25	4.16	CITY OF NEENAH	TLE	0	0	0	1495
26	4.16	AUTOZONE, INC.	TLE	0	0	0	1270
27	4.16	JOHN A. NENNIG	FEE, TLE	0	2256	2256	430
28	4.16	E&B PROPERTIES, LLC	FEE, TLE	0	2275	2275	627
29	4.16	KRISTINA M. & DAVID A. SCHMIDT (PURCHASERS), & JUDITH A. ZARETZKE TRUST (VENDOR)	FEE, TLE	0	2036	2036	419
31	4.16	BERO REAL ESTATE LLC	FEE, TLE	0	4338	4338	1281
32	4.16	JPACK REAL ESTATE LLC	FEE, TLE	7	0	7	975
34	4.16	L.A. RENTALS AND REAL ESTATE, LLC.	TLE	0	0	0	423

REVISION DATE 9-25-2023	DATE 8-1-2023	SCALE, FEET 0 25 50	HWY: COMMERCIAL STREET	R/W PROJECT NUMBER 4993-01-01	PLAT SHEET 4.02
GRID FACTOR	COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER 4993-01-01	PS&E SHEET	E	

SCHEDULE OF LANDS AND INTERESTS REQUIRED

AREAS SHOWN IN THE TOTAL ACRES COLUMN MAY BE APPROXIMATE AND ARE DERIVED FROM TAX ROLE OR OTHER AVAILABLE SOURCES AND MAY NOT INCLUDE LANDS OF THE OWNER WHICH ARE NOT CONTIGUOUS TO THE AREA TO BE ACQUIRED. OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE CITY.

PARCEL NUMBER	SHEET NUMBER(S)	OWNER(S)	INTEREST REQUIRED	R/W AREA REQUIRED - SF			TLE SF
				NEW	EXISTING	TOTAL	REQUIRED
36	4.15, 4.16	KRISTIN ZAGRODNIK & SHAWN ZAGRODNIK	FEE, TLE	0	2740	2740	651
37	4.15	CEDAR BAR & GRILL, LLP	FEE, TLE	0	5530	5530	732
38	4.15	KACE, LLC.	FEE, TLE	0	4909	4909	765
39	4.15	COMMERCIAL BREAK, LLC	TLE	0	0	0	503
41	4.15	LESLIE LOHFF	TLE	0	0	0	1226
42	4.17	ROB'S REPAIR, LLC	FEE, TLE	13	0	13	393
43	4.17	ELLIOT KRUEGER	TLE	0	0	0	570
44	4.17	WAITE PROPERTY MANAGEMENT LLC	TLE	0	0	0	836
46	4.17	MY PLACE T N S, LLC (PURCHASER) & KUBINSKI INVESTMENTS, LLC (VENDOR)	FEE, TLE	3	0	3	600
47	4.17	A S GILL, INC.	FEE, TLE	14	0	14	2509
48	4.18	D & M PROPERITES I, LLC	FEE, TLE	9	0	9	1836
49	4.18	CRANKY PAT'S PROPERTIES, LLC	FEE, TLE	74	6657	6730	2138
51	4.18	VDH AUTOMOTIVE, LLC	FEE, TLE	78	0	78	1381
52	4.18	1016 S COMMERCIAL, LLC	TLE	0	0	0	1675
53	4.17, 4.18	PRSHEO, LLC	FEE, TLE	78	0	78	1274
54	4.17	PETER G. MORTON REVOCABLE LIVING TRUST	FEE, TLE	0	5944	5944	1614
56	4.17	K AND E LIMITED PARTNERSHIP	FEE, TLE	0	3255	3255	2010
57	4.16, 4.17	DAVID TATE	FEE, TLE	0	2156	2156	437
76	4.19	KALEKA ENTERPRISES, LLC	FEE, TLE	107	0	107	1214
77	4.19	MEND ENTERPRISES LLC	FEE, TLE	9	0	9	477
78	4.19	BRITNEY DUNN	FEE, TLE	6	0	6	532
79	4.19	JOHN JOSEPH THIEL	TLE	0	0	0	388
81	4.19	TYLER A. HOFFIUS & KARA A. HOFFIUS	TLE	0	0	0	364
82	4.19	MARLENE ROHE A/K/A MARLENE M. ROHE	TLE	0	0	0	501
83	4.19, 4.20	CLARITY CARE, INC.	TLE	0	0	0	778
84	4.20	KWIK INVESTMENTS INC.	TLE	0	0	0	398
85	4.20	OUR SAVIOR'S LUTHERAN CHURCH OF NEENAH	TLE	0	0	0	1694
86	4.20	STEPHEN H. GUNDERSON	TLE	0	0	0	542
87	4.20	OUR SAVIOR'S LUTHERAN CHURCH OF NEENAH	TLE	0	0	0	721

REVISION DATE
9-25-2023

DATE 8-1-2023

SCALE, FEET
0 25 50

HWY: COMMERCIAL STREET
COUNTY: WINNEBAGO

R/W PROJECT NUMBER 4993-01-01
CONSTRUCTION PROJECT NUMBER 4993-01-01

PLAT SHEET 4.03
PS&E SHEET

SCHEDULE OF LANDS AND INTERESTS REQUIRED

AREAS SHOWN IN THE TOTAL ACRES COLUMN MAY BE APPROXIMATE AND ARE DERIVED FROM TAX ROLE OR OTHER AVAILABLE SOURCES AND MAY NOT INCLUDE LANDS OF THE OWNER WHICH ARE NOT CONTIGUOUS TO THE AREA TO BE ACQUIRED. OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE CITY.

PARCEL NUMBER	SHEET NUMBER(S)	OWNER(S)	INTEREST REQUIRED	R/W AREA REQUIRED - SF			TLE SF REQUIRED
				NEW	EXISTING	TOTAL	
89	4.20	KENNETH R. BERNHARDT & DEBRA L. BERNHARDT	FEE, TLE	54	0	54	425
91	4.20	ORPHAN ANIMAL RESCUE AND SANCTUARY, INC.	TLE	0	0	0	630
92	4.20	LAWRENCE MICHAEL DANIELS	TLE	0	0	0	297
93	4.20	PATRICK G. MCGILLIGAN & SANDRA J. MCGILLIGAN	TLE	0	0	0	309
94	4.20	TITAN OF NEENAH LLC	TLE	0	0	0	396
96	4.20	JOSEPH J. HEIL JR. & KATHERINE M. HEIL	TLE	0	0	0	396
97	4.20	TERESA SORIANO	TLE	0	0	0	396
98	4.20	MARJORIE L. RIETVELD	TLE	0	0	0	391
99	4.19, 4.20	PHILLIP J. ABENDSCHEIN & JOAN S. ABENDSCHEIN	TLE	0	0	0	1120
101	4.19	PAMELA S. DEGROOT & SHANE K. DEGROOT	TLE	0	0	0	900
102	4.19	GREG KETTNER & KELSEY KETTNER	TLE	0	0	0	338
103	4.19	ROSEGOLD, LLC	TLE	0	0	0	104
104	4.19	RANDY GRAHAM & SHELLY L. GRAHAM (PURCHASER), & 884 NEENAH LLC (VENDOR)	TLE	0	0	0	1642
105	4.19	CITY OF NEENAH	TLE	0	0	0	350
106	4.19	EARLE PROPERTIES, LLC	FEE, TLE	23	0	23	1239
107	4.20, 4.21	MICHAEL A. HENNE	TLE	0	0	0	370
108	4.21	WILLIAM M. BUKSYK	TLE	0	0	0	333
109	4.21	GARY C. BURR	TLE	0	0	0	384
110	4.21	CITY OF NEENAH	FEE, TLE	6	0	6	128
111	4.21	ADAM CHOUINARD	TLE	0	0	0	315
112	4.21	TERRY P. SCHRAMM & CHERYL D. SCHRAMM	TLE	0	0	0	376
113	4.21	KEEN CAPITAL MANAGEMENT, LLC	FEE, TLE	2	0	2	565
114	4.21	BRADLEY J. FAHRENKRUG & KIMBERLY M. FAHRENKRUG	TLE	0	0	0	250
116	4.21	MAXIMUM ENTERPRISES, LLC	TLE	0	0	0	265
117	4.21	DANIEL B. ZELINSKI & ALEX D. ZELINSKI	TLE	0	0	0	349
118	4.21, 4.22	BENJAMIN BRAVICK	TLE	0	0	0	398
119	4.22	MARK B. MARMES	TLE	0	0	0	379
121	4.22	BRANDON HAY	TLE	0	0	0	350
122	4.22	STUYVENBERG PROPERTIES, LLC	TLE	0	0	0	387

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REVISION DATE 9-25-2023	DATE 8-1-2023	SCALE, FEET 0 25 50	HWY: COMMERCIAL STREET	R/W PROJECT NUMBER 4993-01-01	PLAT SHEET 4.04
GRID FACTOR	COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER 4993-01-01	PS&E SHEET	E	

SCHEDULE OF LANDS AND INTERESTS REQUIRED

AREAS SHOWN IN THE TOTAL ACRES COLUMN MAY BE APPROXIMATE AND ARE DERIVED FROM TAX ROLE OR OTHER AVAILABLE SOURCES AND MAY NOT INCLUDE LANDS OF THE OWNER WHICH ARE NOT CONTIGUOUS TO THE AREA TO BE ACQUIRED. OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE CITY.

PARCEL NUMBER	SHEET NUMBER(S)	OWNER(S)	INTEREST REQUIRED	R/W AREA REQUIRED - SF			TLE SF
				NEW	EXISTING	TOTAL	REQUIRED
123	4.22	BRANDON P. BOETTCHER & DANA G. BOETTCHER	TLE	0	0	0	404
124	4.22	DAREN GABRIELSON	TLE	0	0	0	294
126	4.22	JENNIFER L. STEWART	TLE	0	0	0	294
127	4.22	SCOTT G. WOULF	TLE	0	0	0	403
128	4.22	KARA L. OLMSTEAD	TLE	0	0	0	454
129	4.22, 4.23, 4.24	THE GALLOWAY COMPANY	FEE, TLE	81	0	81	7910
131	4.22	WINCH ENTERPRISES LLC	FEE, TLE	5	0	5	644
132	4.22	TAMMY STEWART	TLE	0	0	0	426
133	4.22	THOMAS M. RUNNOE & KALENA DANIEL MONTGOMERY	TLE	0	0	0	396
134	4.22	LAURIE A. LORNSON & DONALD R. LORNSON	TLE	0	0	0	481
135	4.22	WINCH ENTERPRISES LLC	TLE	0	0	0	525
136	4.22	SAM NESLLER & JENNIFER NESSLER	TLE	0	0	0	558
138	4.22	DONNA MAE DE WEERT	TLE	0	0	0	614
139	4.22	CODY M. GASSERT-DEBOER & LARISSA A. KEELEY	TLE	0	0	0	780
141	4.22	GARY W. SHAW, SR. & GRETCHEN SHAW	TLE	0	0	0	557
142	4.21, 4.22	TIMOTHY R. HALL & CHARLOTTE M. HALL	TLE	0	0	0	381
143	4.21	DONALD EBELT & VICKY EBELT	TLE	0	0	0	287
144	4.21	TONY L. PROUSE	TLE	0	0	0	466
146	4.21	JAMES T. ROGERS & GLORIA J. ROGERS	TLE	0	0	0	403
147	4.21	LYNDELL M. MILLER	TLE	0	0	0	306
148	4.21	RONALD W. FLEGAL	TLE	0	0	0	925
151	4.21	JOSHUA MEULEMANS	TLE	0	0	0	445
152	4.21	ARLENE GEBHART & ANGELA GEBHART	TLE	0	0	0	434
153	4.21	NORMAN A. BOUCK	TLE	0	0	0	385
154	4.21	JASON T. VAN LINN & INDIA D. TROYER	TLE	0	0	0	353
156	4.20, 4.21	SHANNON A. GLASGOW & KAROLINE GLASGOW	TLE	0	0	0	532
157	4.24	GB MINIMART LLC	TLE	0	0	0	1375

REVISION DATE
9-25-2023

DATE 8-1-2023

SCALE, FEET
0 25 50

HWY: COMMERCIAL STREET
COUNTY: WINNEBAGO

R/W PROJECT NUMBER 4993-01-01
CONSTRUCTION PROJECT NUMBER 4993-01-01

PLAT SHEET 4.05
PS&E SHEET E

SCHEDULE OF LANDS AND INTERESTS REQUIRED

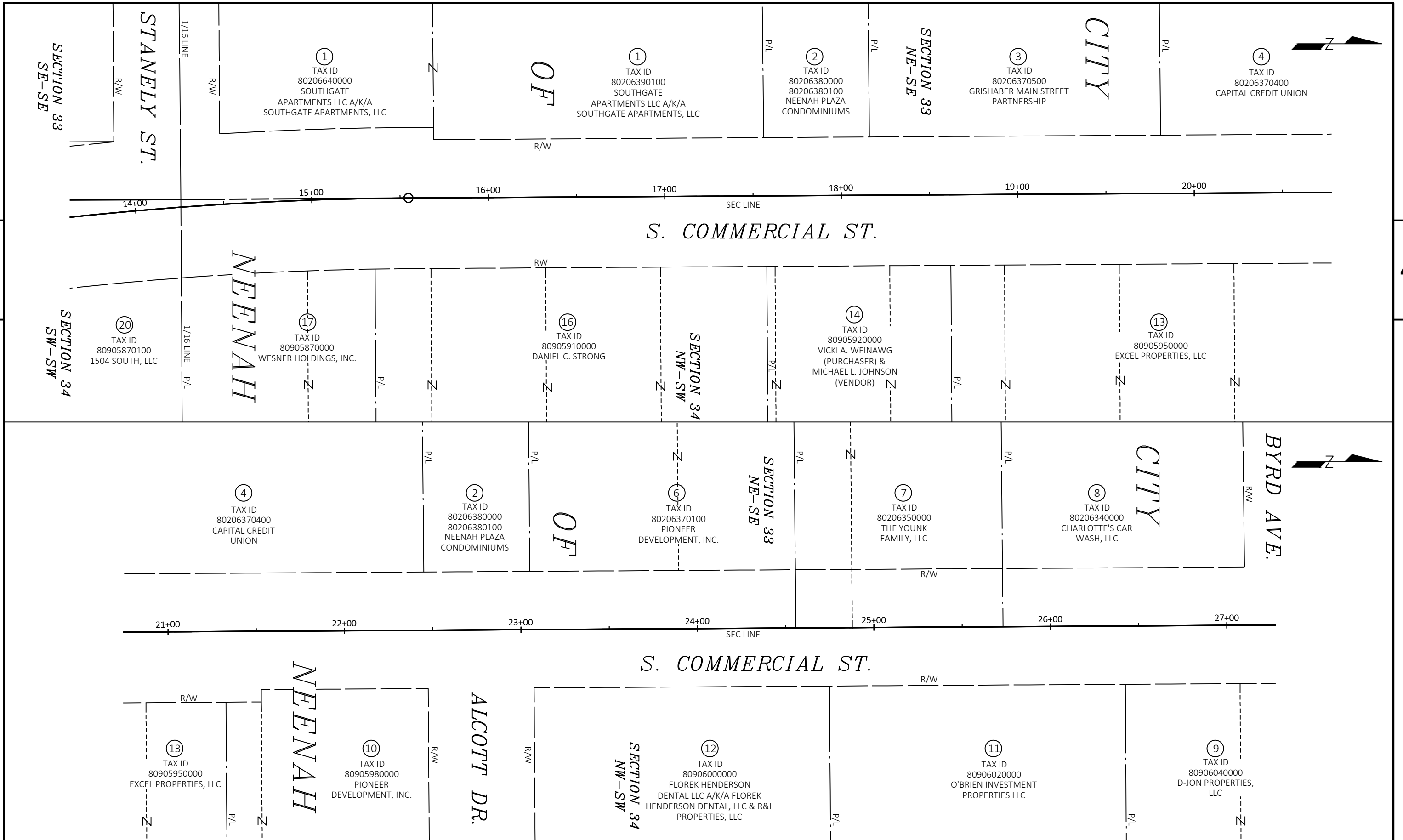
AREAS SHOWN IN THE TOTAL ACRES COLUMN MAY BE APPROXIMATE AND ARE DERIVED FROM TAX ROLE OR OTHER AVAILABLE SOURCES AND MAY NOT INCLUDE LANDS OF THE OWNER WHICH ARE NOT CONTIGUOUS TO THE AREA TO BE ACQUIRED. OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE CITY.

PARCEL NUMBER	SHEET NUMBER(S)	OWNER(S)	INTEREST REQUIRED	R/W AREA REQUIRED - SF			TLE SF REQUIRED
				NEW	EXISTING	TOTAL	
158	4.24	BRIGHT STAR PROPERTIES LLC	TLE	0	0	0	643
159	4.24	WINNEBAGO COMMUNITY CREDIT UNION	TLE	0	0	0	1264
161	4.24	BRIAN BERT & LOURDES BERT	TLE	0	0	0	608
162	4.23, 4.24	COMMERCIAL STREET PROPERTY, LLC	FEE, TLE	6	0	6	1607
163	4.23	KELLY M. POLSIN	TLE	0	0	0	358
164	4.23	MEHO, LLC	TLE	0	0	0	230
165	4.23	AKEY PROPERTY MANAGEMENT LLC	TLE	0	0	0	409
166	4.23	EPL INVESTMENTS, LLC	TLE	0	0	0	240
167	4.23	LAURYN SCHMUDLACH	TLE	0	0	0	442
168	4.23	ANDREW BOEHM	TLE	0	0	0	359
169	4.23	WILLIAM P. MOORE & BARBARA R. MOORE	TLE	0	0	0	316
171	4.23	KEVIN C. MESKO & RHONDA J. MESKO	TLE	0	0	0	702
172	4.23	TONI MUELLER	TLE	0	0	0	619
173	4.22, 4.23	MARIA H. VEESER	TLE	0	0	0	597
501	4.13, 4.14	CITY OF NEENAH	RELEASE OF RIGHTS				
502	4.13, 4.14, 4.15, 4.16, 4.18, 4.19, 4.21, 4.22, 4.23	WE ENERGIES	RELEASE OF RIGHTS				
503	4.13, 4.14, 4.15, 4.16, 4.17, 4.19, 4.20, 4.21, 4.22, 4.23, 4.24	AT&T	RELEASE OF RIGHTS				
505	4.22, 4.23	SPRINT	RELEASE OF RIGHTS				

REVISION DATE 9-25-2023	DATE 8-1-2023	SCALE, FEET 	HWY: COMMERCIAL STREET	R/W PROJECT NUMBER 4993-01-01	PLAT SHEET 4.06
GRID FACTOR	COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER 4993-01-01	PS&E SHEET	E	

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REVISION DATE	_____	_____	_____	_____
NC	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

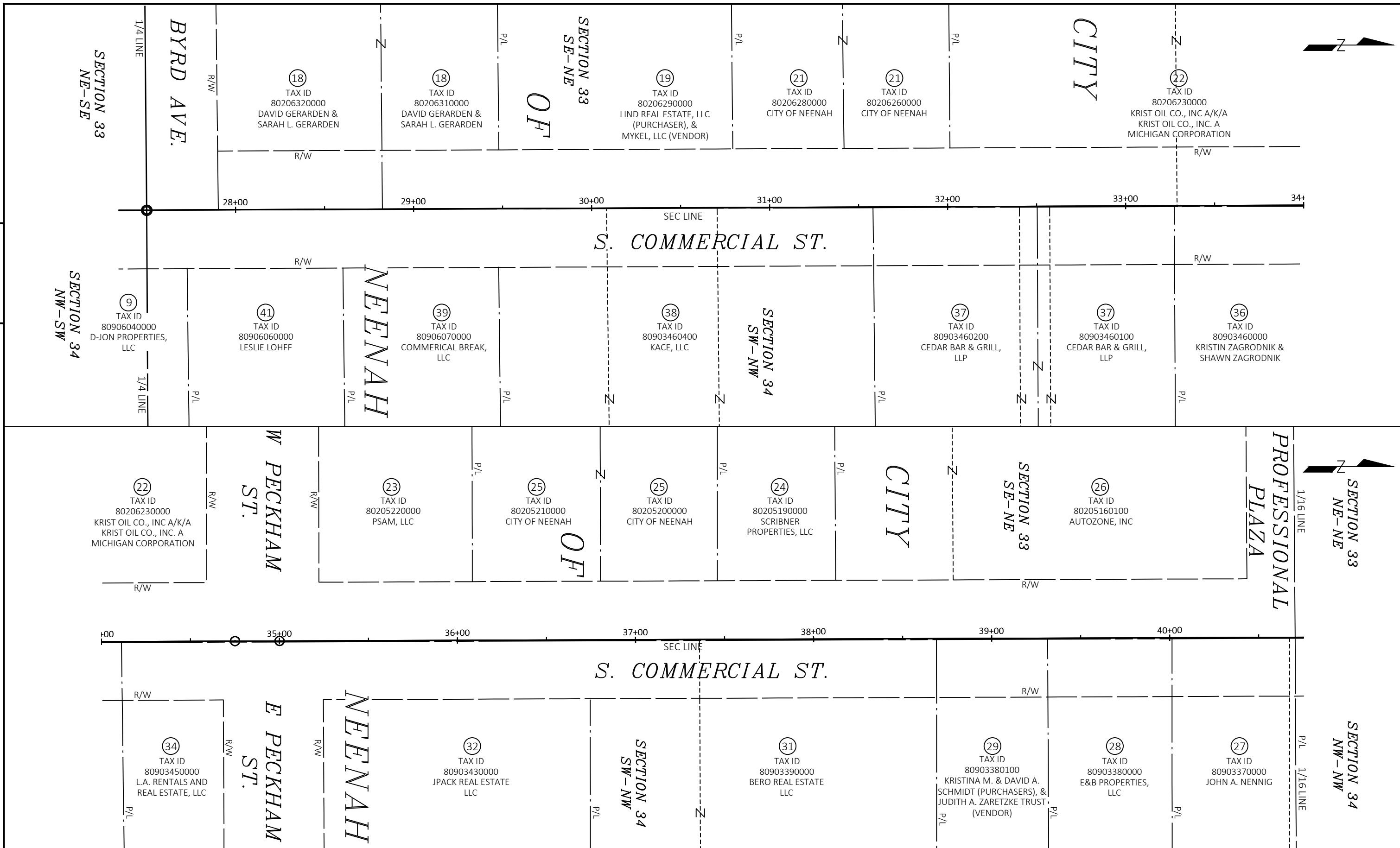
DATE	8-1-2023
GRID FACTOR	_____



HWY:	COMMERCIAL STREET
COUNTY:	WINNEBAGO

R/W PROJECT NUMBER	4993-01-01
CONSTRUCTION PROJECT NUMBER	4993-01-01

PLAT SHEET	4.07
PS&E SHEET	_____

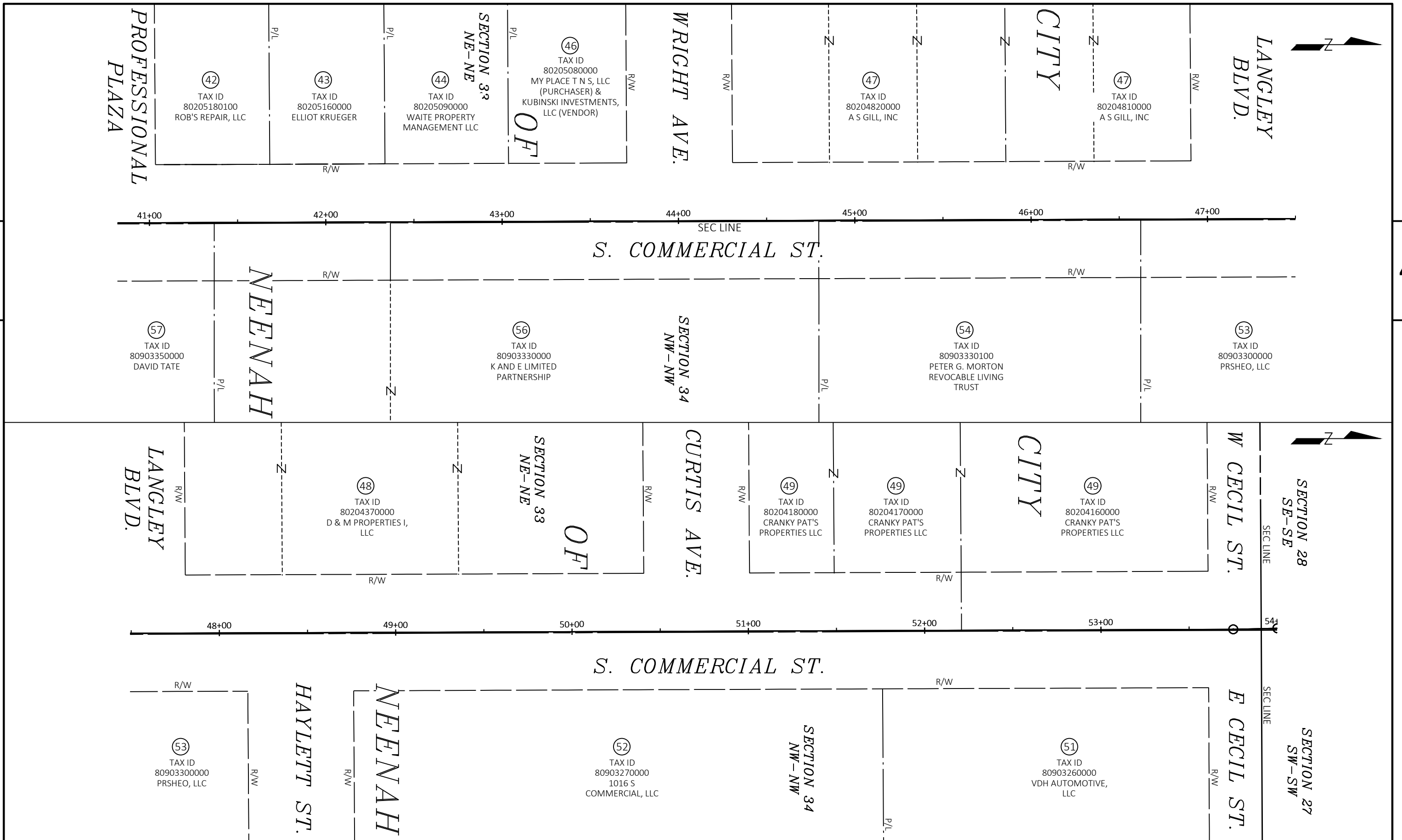


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REVISION DATE	DATE	SCALE, FEET	HWY: COMMERCIAL STREET	R/W PROJECT NUMBER	4993-01-01	PLAT SHEET	4.08
NC	8-1-2023	0 25 50	COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER	4993-01-01	PS&E SHEET	
	GRID FACTOR						

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REVISION DATE	_____	_____	_____	_____
NC	_____	_____	_____	_____
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_____	_____	_____	_____	_____

DATE	8-1-2023
GRID FACTOR	_____

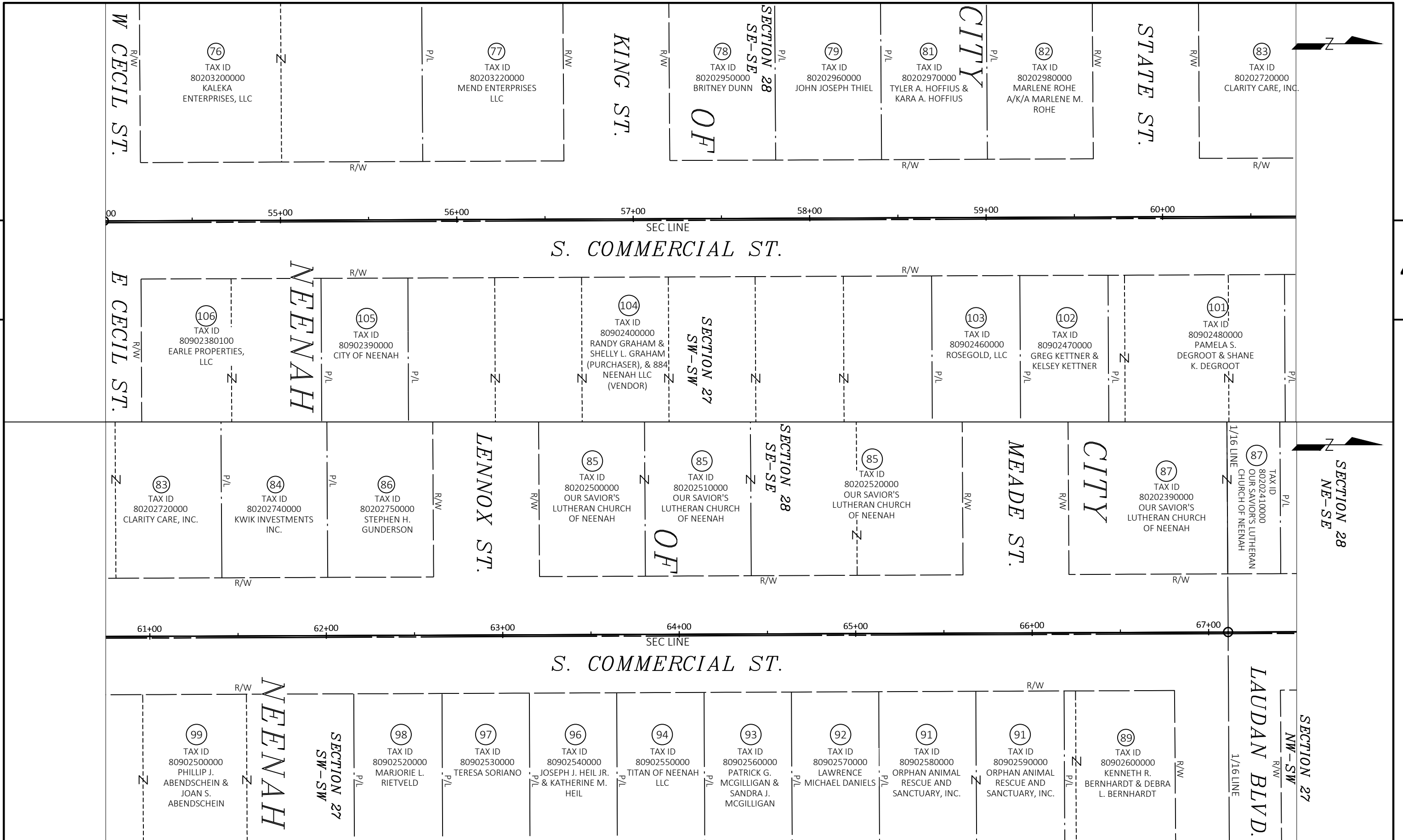


HWY:	COMMERCIAL STREET
COUNTY:	WINNEBAGO

R/W PROJECT NUMBER	4993-01-01
CONSTRUCTION PROJECT NUMBER	4993-01-01

PLAT SHEET	4.09
PS&E SHEET	_____

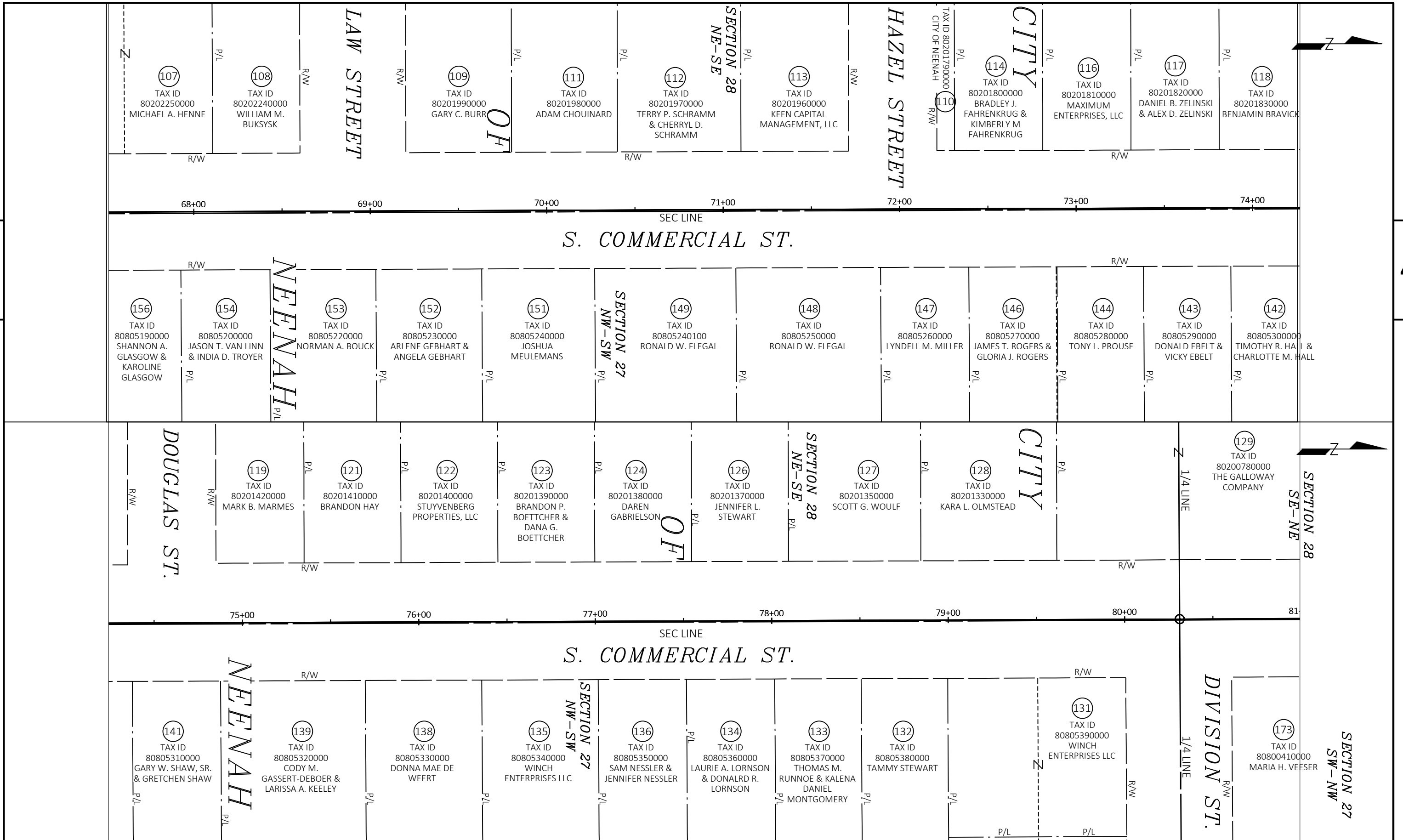
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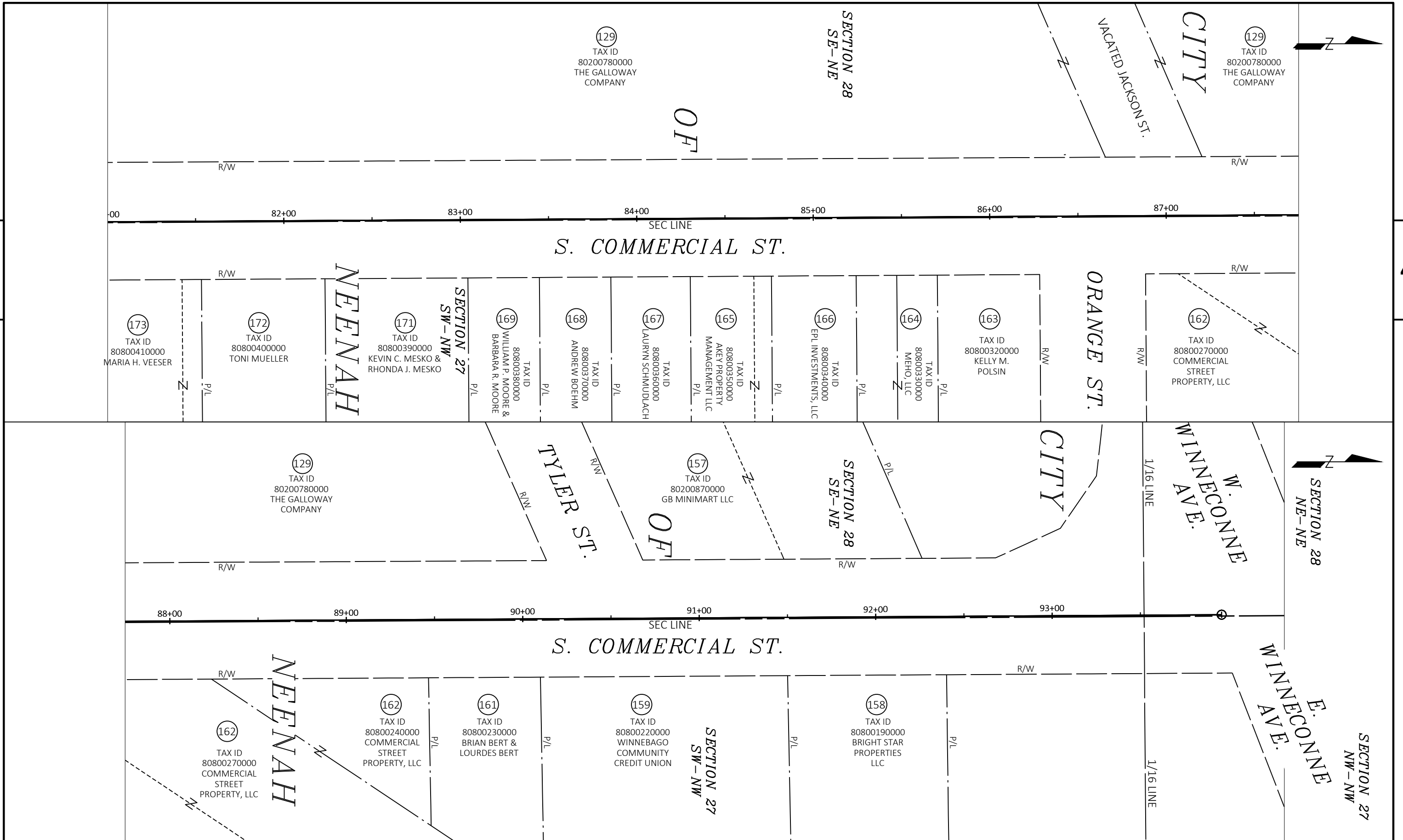
REVISION DATE NC	DATE 8-1-2023	SCALE, FEET 0 25 50	HWY: COMMERCIAL STREET	R/W PROJECT NUMBER 4993-01-01	PLAT SHEET 4. 10
	GRID FACTOR		COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER 4993-01-01	PS&E SHEET



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REVISION DATE NC	DATE 8-1-2023	SCALE, FEET 0 25 50	HWY: COMMERCIAL STREET	R/W PROJECT NUMBER 4993-01-01	PLAT SHEET 4. 11
	GRID FACTOR		COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER 4993-01-01	PS&E SHEET



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REVISION DATE	_____	_____	_____	_____
9-25-2023	_____	_____	_____	_____
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DATE	8-1-2023
GRID FACTOR	_____

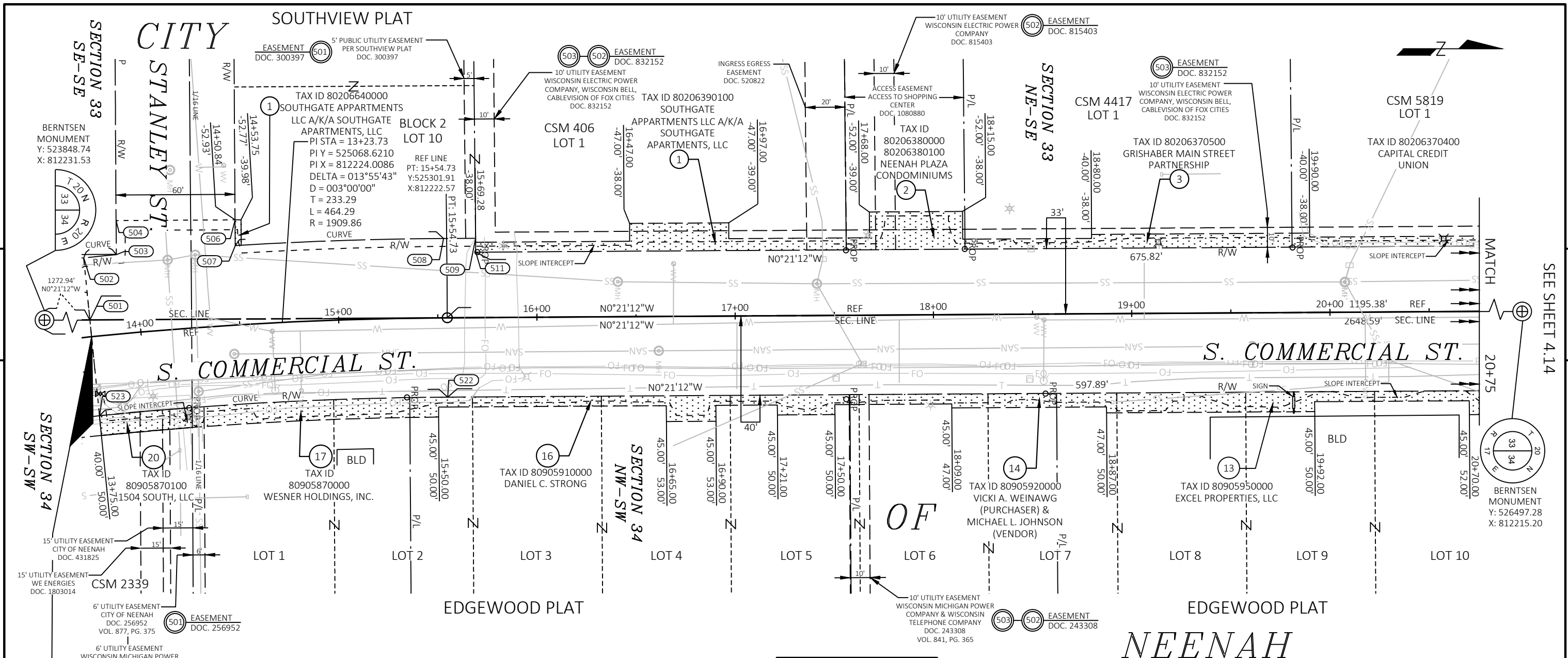


HWY:	COMMERCIAL STREET
COUNTY:	WINNEBAGO

R/W PROJECT NUMBER	4993-01-01
CONSTRUCTION PROJECT NUMBER	4993-01-01

PLAT SHEET	4. 12
PS&E SHEET	_____

E



TYPE	STA	OFFSET
1" IRON PIPE WITH CAP	14+21.38	40.16' RT
MONUMENT UNDER SIDEWALK	15+33.69	39.91' RT
3/4" IRON REBAR	15+70.13	32.93' LT
1" IRON PIPE	17+55.75	42.34' RT
1" IRON PIPE	17+56.05	32.76' LT
1" IRON PIPE WITH CAP	18+15.97	33.00' LT
1" IRON PIPE	18+56.23	40.11' RT
IRON PIPE UNDER SIDEWALK	19+81.31	32.72' LT

Line #	Length	Direction
501-502	31.51	S84° 15' 18"W
503-504	17.17	S89° 38' 51"W
504-506	60.00	N00° 21' 09"W
506-507	12.98	N89° 38' 48"E
508-509	16.18	N00° 21' 12"W
509-511	7.00	N89° 25' 48"E
501-523	48.49	N84° 15' 18"E

POINT	Y	X
501	525121.66	812223.68
502	525118.50	812192.33
503	525134.99	812190.74
504	525134.89	812173.57
506	525194.89	812173.20
507	525194.97	812186.18
508	525300.03	812182.58
509	525316.21	812182.48
511	525316.28	812189.48
522	525302.15	812262.57
523	525126.51	812271.93

Curve	Length	Radius	Delta	CHORD LENGTH	CHORD BEARING
502-503	16.57	1949.86	000°29'13"	16.57	N05° 30' 05"W
507-508	105.14	1873.98	003°12'53"	105.13	N01° 57' 38"W
523-522	175.96	1869.86	005°23'30"	175.89	N03° 02' 57"W

BEGIN RELOCATION ORDER
STATION 13+75.00
 1273.76 FEET NORTH OF AND 0.60 FEET EAST OF THE SOUTHWEST CORNER OF SEC. 34, T20N, R17E, TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN
 Y: 525122.505
 X: 812232.127

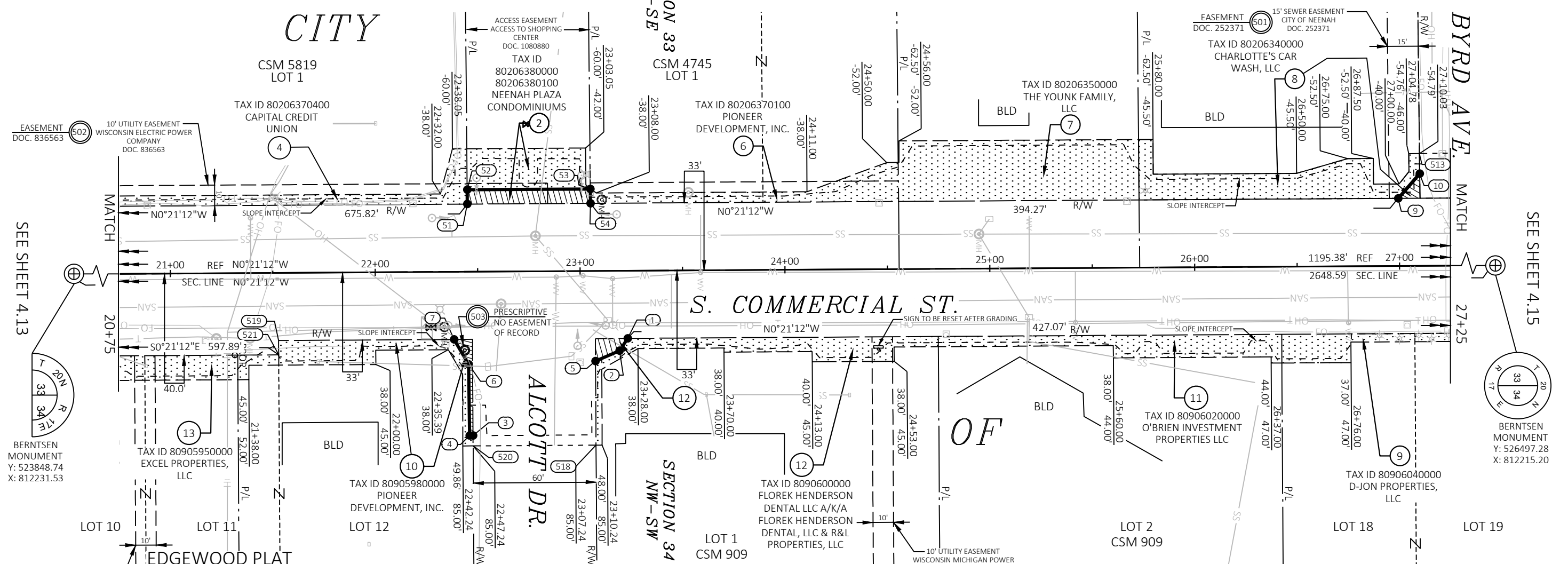
EXISTING RIGHT-OF-WAY OF COMMERCIAL STREET IS BASED ON SUBDIVISION PLATS AND CSM'S ON FILE AT WINNEBAGO COUNTY
 TITLE NOTE: ALL TEMPORARY LIMITED EASEMENTS ON THIS RIGHT-OF-WAY PLAT ARE FOR SLOPING AND CONSTRUCTION PURPOSES

REVISION DATE 9-25-2023	DATE 8-1-2023	SCALE, FEET 0 25 50	HWY: COMMERCIAL STREET	R/W PROJECT NUMBER 4993-01-01	PLAT SHEET 4.13
	GRID FACTOR		COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER 4993-01-01	PS&E SHEET



4

4



SEE SHEET 4.13

SEE SHEET 4.15

BERNTSEN MONUMENT
Y: 523848.74
X: 812231.53

BERNTSEN MONUMENT
Y: 526497.28
X: 812215.20

POINT	Y	X
1	526070.37	812250.83
2	526066.41	812256.86
3	525994.90	812298.30
5	526054.68	812261.93
6	525992.76	812263.49
7	525985.66	812251.36
9	526446.46	812182.51
10	526456.97	812170.45
51	525992.09	812185.31
52	525992.03	812178.32
53	526052.13	812177.94
54	526052.20	812184.94
513	526456.86	812160.66

Line #	Length	Direction
51 - 52	7.00	S89° 28' 40"W
52 - 53	60.10	N00° 21' 13"W
53 - 54	7.00	N89° 27' 11"E

Line #	Length	Direction
9-10	16.00	N48° 55' 10"W
10-513	9.80	S89° 20' 43"W
513-514	39.93	N00° 39' 17"W
521-519	7.00	S89° 38' 49"W
519-7	85.67	N00° 21' 12"W
7-6	14.06	N59° 38' 48"E
6-4	34.82	N89° 18' 00"E
4-3	1.72	N00° 21' 11"W
3-520	5.00	N89° 38' 49"E
520-518	60.00	N00° 21' 11"W
518-5	41.00	S89° 38' 49"W
5-2	12.78	N23° 22' 08"W
2-1	7.21	N56° 40' 23"W

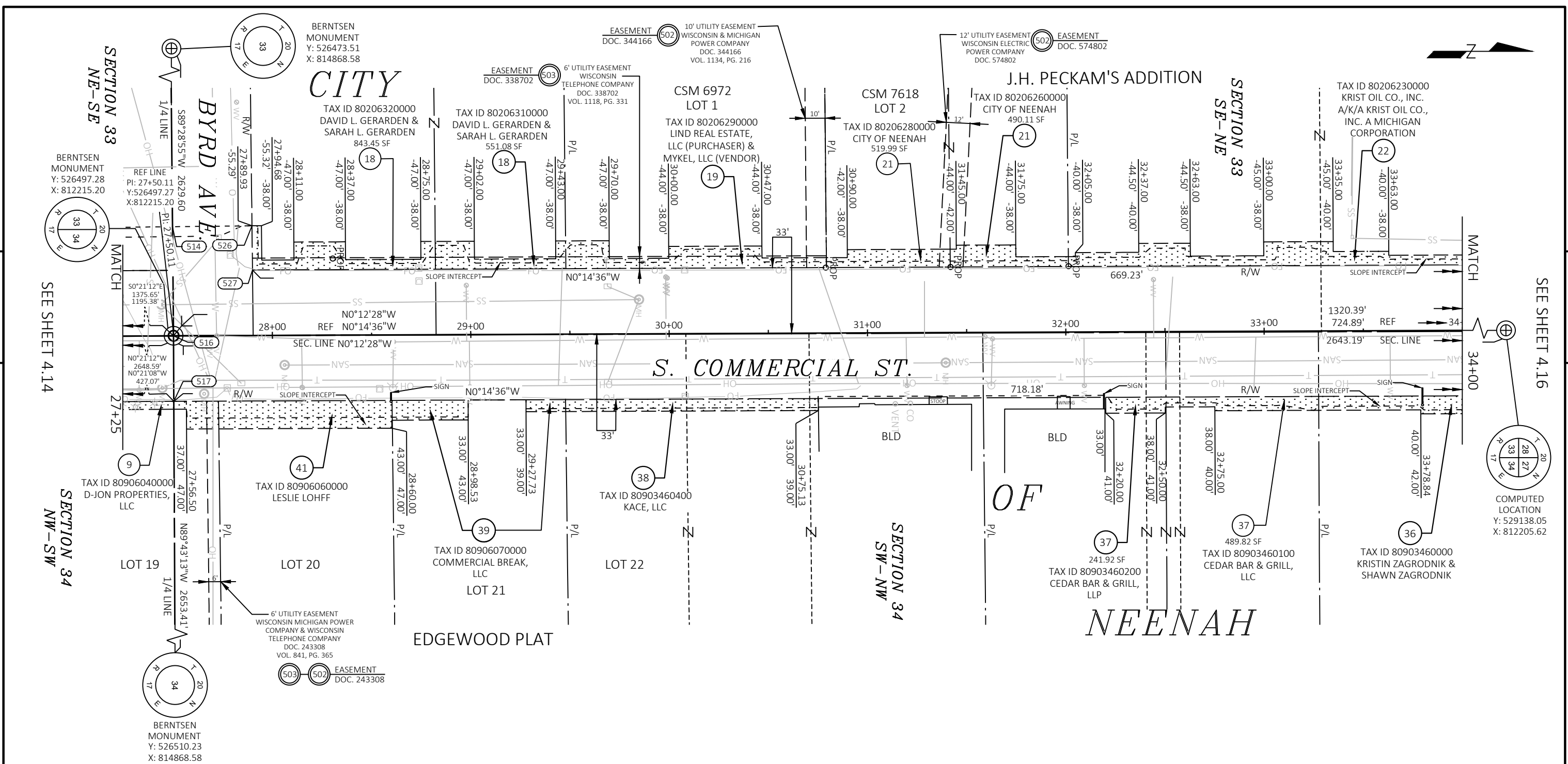
POINT	Y	X
518	526054.93	812302.93
519	525899.99	812251.88
520	525994.93	812303.30
521	525900.03	812258.88

TYPE	STA	OFFSET
3/4" IRON REBAR	21+31.17	40.00' RT

EXISTING RIGHT-OF-WAY OF COMMERCIAL STREET IS BASED ON SUBDIVISION PLATS AND CSM'S ON FILE AT WINNEBAGO COUNTY

NOTE: ALL TEMPORARY LIMITED EASEMENTS ON THIS RIGHT-OF-WAY PLAT ARE FOR SLOPING AND CONSTRUCTION PURPOSES

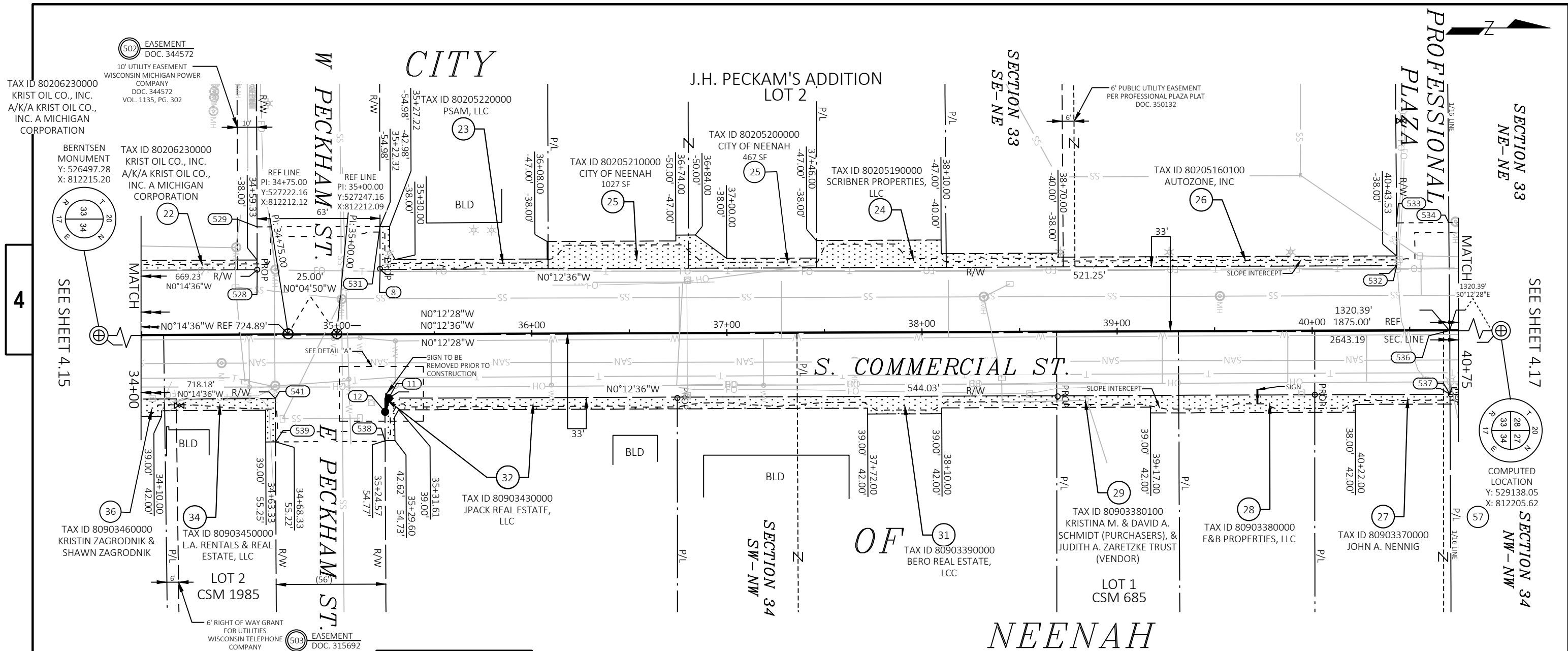
REVISION DATE 9-25-2023	DATE 8-1-2023	SCALE, FEET 0 25 50	HWY: COMMERCIAL STREET	R/W PROJECT NUMBER 4993-01-01	PLAT SHEET 4.14
	GRID FACTOR		COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER 4993-01-01	PS&E SHEET



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REVISION DATE	DATE	SCALE, FEET	HWY:	R/W PROJECT NUMBER	PLAT SHEET
9-25-2023	8-1-2023	0 25 50	COMMERCIAL STREET	4993-01-01	4.15
	GRID FACTOR		COUNTY:	CONSTRUCTION PROJECT NUMBER	PS&E SHEET
			WINNEBAGO	4993-01-01	

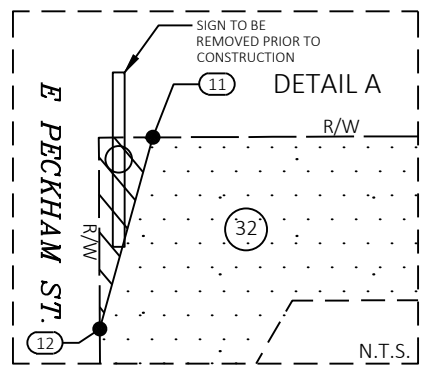


Line #	Length	Direction
528-529	21.97	S89° 49' 29"W
529-531	63.01	N00° 10' 31"W
531-8	21.98	N89° 51' 42"E
532-533	21.91	S89° 36' 32"W
533-534	26.81	N00° 23' 28"W
534-536	55.41	N89° 33' 20"E
541-539	22.22	N89° 43' 38"E
539-538	56.20	N00° 16' 21"W
538-12	15.09	S89° 43' 39"W
12-11	7.29	N74° 29' 58"W
537-536	32.59	S89° 43' 26"W

FEE POINT TABLE		
POINT	Y	X
8	527269.33	812179.00
11	527273.80	812244.99
12	527271.85	812252.01
528	527206.33	812179.19
529	527206.26	812157.21
531	527269.28	812157.02
532	527790.57	812177.09

FEE POINT TABLE		
POINT	Y	X
533	527790.42	812155.19
534	527817.24	812155.01
536	527817.66	812210.41
537	527817.82	812243.00
538	527271.92	812267.10
539	527215.72	812267.37
541	527215.62	812245.15

FOUND MONUMENT TABLE		
TYPE	STA	OFFSET
1" IRON PIPE	34+59.32	33.00' LT
3/4" IRON REBAR	35+22.30	33.26' LT
3/4" IRON REBAR	36+74.45	33.51' RT
3/4" IRON REBAR	38+69.41	33.37' RT
1" IRON PIPE	40+01.24	33.00' RT
1" IRON PIPE	40+70.99	33.00' RT



EXISTING RIGHT-OF-WAY OF COMMERCIAL STREET IS BASED ON SUBDIVISION PLATS AND CSM'S ON FILE AT WINNEBAGO COUNTY

NOTE: ALL TEMPORARY LIMITED EASEMENTS ON THIS RIGHT-OF-WAY PLAT ARE FOR SLOPING AND CONSTRUCTION PURPOSES

REVISION DATE 9-25-2023	DATE 8-1-2023	SCALE, FEET 0 25 50	HWY: COMMERCIAL STREET	R/W PROJECT NUMBER 4993-01-01	PLAT SHEET 4.16
	GRID FACTOR		COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER 4993-01-01	PS&E SHEET

CITY PROFESSIONAL PLAZA

PROFESSIONAL PLAZA LOT 2
6' UTILITY EASEMENT PER PROFESSIONAL PLAZA PLAT DOC. 350132

(503) EASEMENT DOC. 340648
6' RIGHT OF WAY GRANT WISCONSIN TELEPHONE COMPANY DOC. 340648 VOL. 1123, PG. 635

J.H. PECKAM'S ADDITION
TAX ID 80205160000 ELLIOT KRUEGER

(503) EASEMENT DOC. 339141
15' RIGHT OF WAY GRANT WISCONSIN TELEPHONE COMPANY DOC. 339141 VOL. 1119, PG. 476

BLOCK 7 LOT 13
TAX ID 80205090000 WAITE PROPERTY MANAGEMENT, LLC

REPLAT OF AIRPORT HEIGHTS
TAX ID 80205080000 MY PLACE T N S, LLC (PURCHASER) & KUBINSKI INVESTMENTS, LLC (VENDOR)

SECTION 33 NE-NE WRIGHT AVE.

REPLAT OF AIRPORT HEIGHTS

BLOCK 6 LOT 18 BLD
TAX ID 80204820000 A S GILL, INC.

BLOCK 6 LOT 15 BLD
TAX ID 80204810000 A S GILL, INC.

BLOCK 6 LOT 14 BLD
TAX ID 80903330000 PRSHEO, LLC

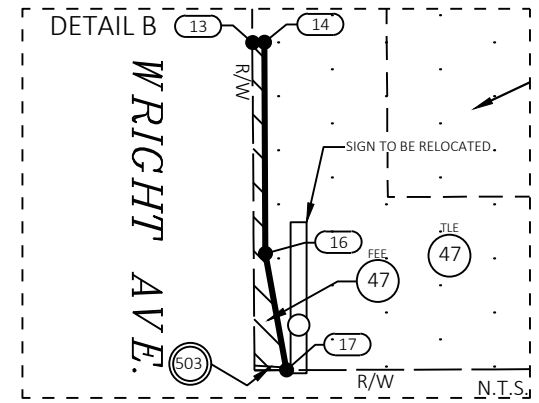
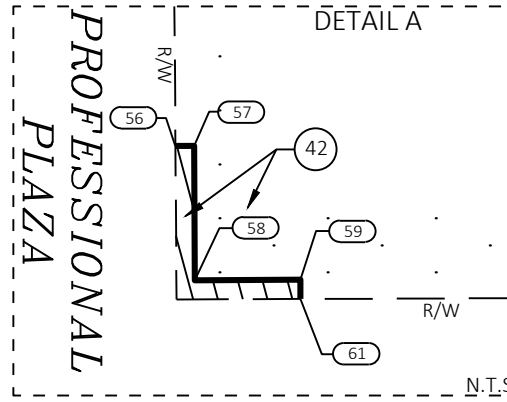
LANGLEY BLVD.

S. COMMERCIAL ST.

OF

SECTION 34 NW-NW

NEENAH



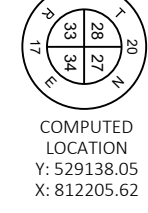
FOUND MONUMENT TABLE		
TYPE	STA	OFFSET
2" IRON PIPE	41+03.41	32.89' LT
1" IRON PIPE	41+36.66	33.15' RT
1" IRON PIPE	42+44.40	33.57' LT
RAILROAD SPIKE	43+02.29	32.93' LT
1" IRON PIPE	44+31.32	33.00' LT
3/4" IRON REBAR	44+79.53	33.35' RT
1" IRON PIPE	45+87.74	33.89' LT
3/4" IRON REBAR	46+62.06	33.21' RT

FEE POINT TABLE		
POINT	Y	X
13	528177.72	812158.61
14	528178.35	812158.60
16	528178.39	812169.59
17	528179.50	812175.67
56	527850.52	812168.87
57	527851.50	812168.87
58	527851.53	812175.87
59	527857.03	812175.85
61	527857.03	812176.85
62	528113.28	812175.91
63	528117.83	812174.40
544	527850.42	812154.78
548	528117.69	812153.98
549	528177.69	812153.59
551	528437.83	812174.72
552	528437.69	812152.86

Line Table		
Line #	Length	Direction
534-544	33.19	N00° 23' 28"W
544-56	14.10	N89° 36' 32"E
56-57	0.98	N00° 12' 36"W
57-58	7.00	N89° 47' 24"E
58-59	5.50	N00° 12' 36"W
59-61	1.00	N89° 47' 24"E
62-63	4.79	N18° 26' 39"W
63-548	20.42	S89° 37' 42"W
548-549	60.00	N00° 22' 18"W
549-13	5.01	N89° 37' 42"E
13-14	0.63	N00° 22' 18"W
14-16	10.99	S89° 47' 32"W
16-17	6.18	N79° 40' 52"E
551-552	21.87	S89° 37' 42"W
552-553	90.00	N00° 22' 18"W

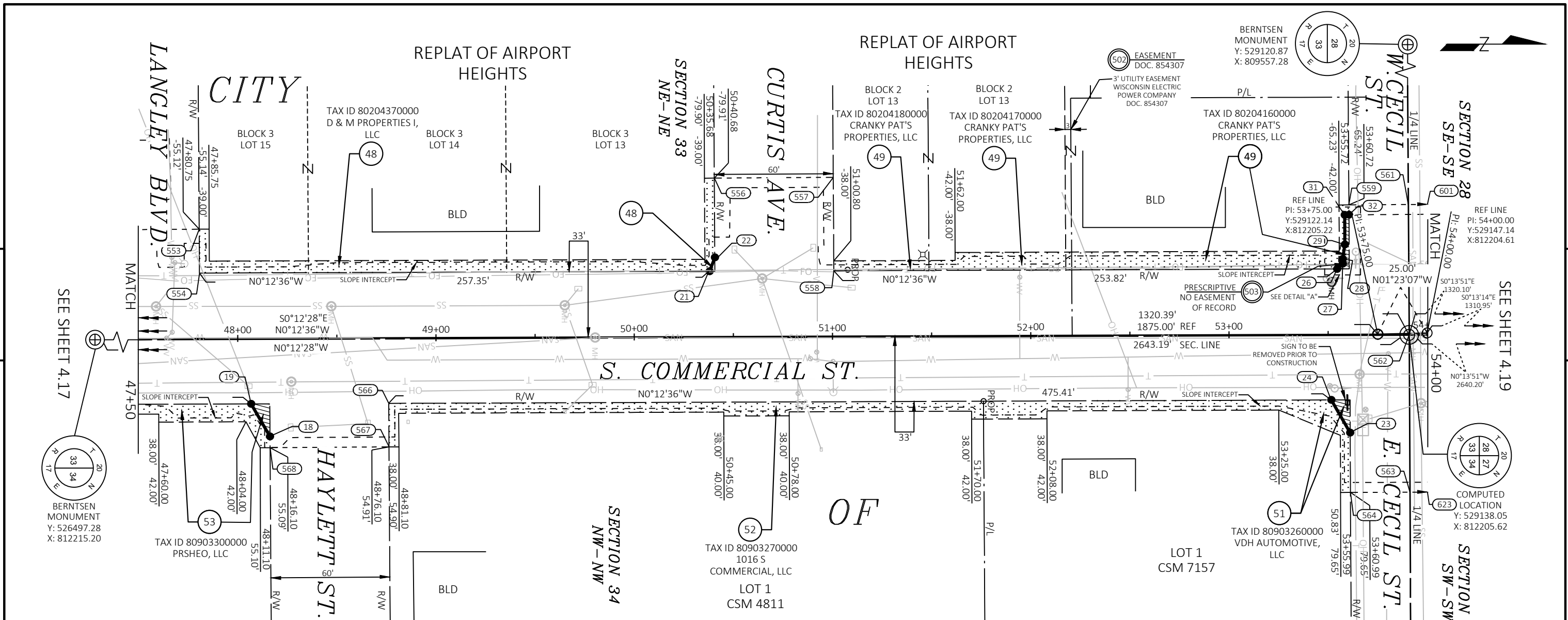
SEE SHEET 4.16

SEE SHEET 4.18



EXISTING RIGHT-OF-WAY OF COMMERCIAL STREET IS BASED ON SUBDIVISION PLATS AND CSM'S ON FILE AT WINNEBAGO COUNTY
FILE NOTE: ALL TEMPORARY LIMITED EASEMENTS ON THIS RIGHT-OF-WAY PLAT ARE FOR SLOPING AND CONSTRUCTION PURPOSES

REVISION DATE 9-25-2023	DATE 8-1-2023	SCALE, FEET 0 25 50	HWY: COMMERCIAL STREET	R/W PROJECT NUMBER 4993-01-01	PLAT SHEET 4.17
GRID FACTOR			COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER 4993-01-01	PS&E SHEET



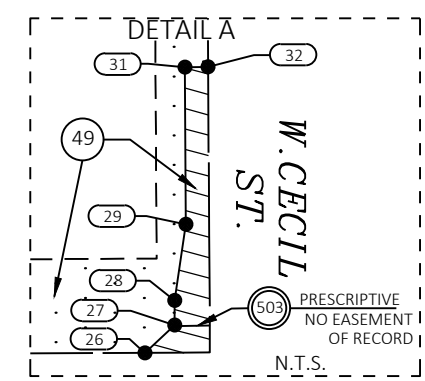
FEE POINT TABLE		
POINT	Y	X
18	528563.41	812256.69
19	528553.86	812240.30
21	528785.19	812173.45
22	528787.79	812166.52
23	529108.28	812254.76
24	529098.70	812238.30
26	529101.65	812172.29
27	529104.48	812169.63
28	529104.47	812167.28
29	529105.55	812160.02
31	529105.45	812145.04
32	529107.66	812145.03
553	528527.69	812152.27

FEE POINT TABLE		
POINT	Y	X
554	528527.83	812174.39
556	528787.53	812126.53
557	528847.53	812126.14
558	528847.83	812173.22
559	529107.62	812140.03
561	529137.62	812139.83
562	529138.05	812205.62
563	529138.43	812284.77
564	529108.43	812284.91
566	528623.30	812240.04
567	528623.44	812261.96
568	528563.44	812262.35

Line Table		
Line #	Length	Direction
552-553	90.00	N00° 22' 18"W
553-554	22.12	N89° 37' 42"E
21-22	7.41	N69° 25' 25"W
22-556	39.99	S89° 37' 42"W
556-557	60.00	N00° 22' 18"W
557-558	47.08	N89° 37' 42"E
26-27	3.88	N43° 11' 05"W
27-28	2.35	S89° 37' 42"W
28-29	7.34	N81° 30' 55"W
29-31	14.98	S89° 37' 42"W
31-32	2.20	N00° 22' 18"W

Line Table		
Line #	Length	Direction
32-559	5.00	S89° 37' 42"W
559-561	30.00	N00° 22' 18"W
561-562	65.79	N89° 37' 42"E
19-18	18.97	N59° 47' 24"E
18-568	5.66	N89° 37' 24"E
568-567	60.00	N00° 22' 36"W
567-566	21.91	S89° 37' 24"W
24-23	19.04	N59° 47' 24"E
23-564	30.16	N89° 43' 39"E
564-563	30.00	N00° 16' 21"W
563-562	79.15	S89° 43' 39"W

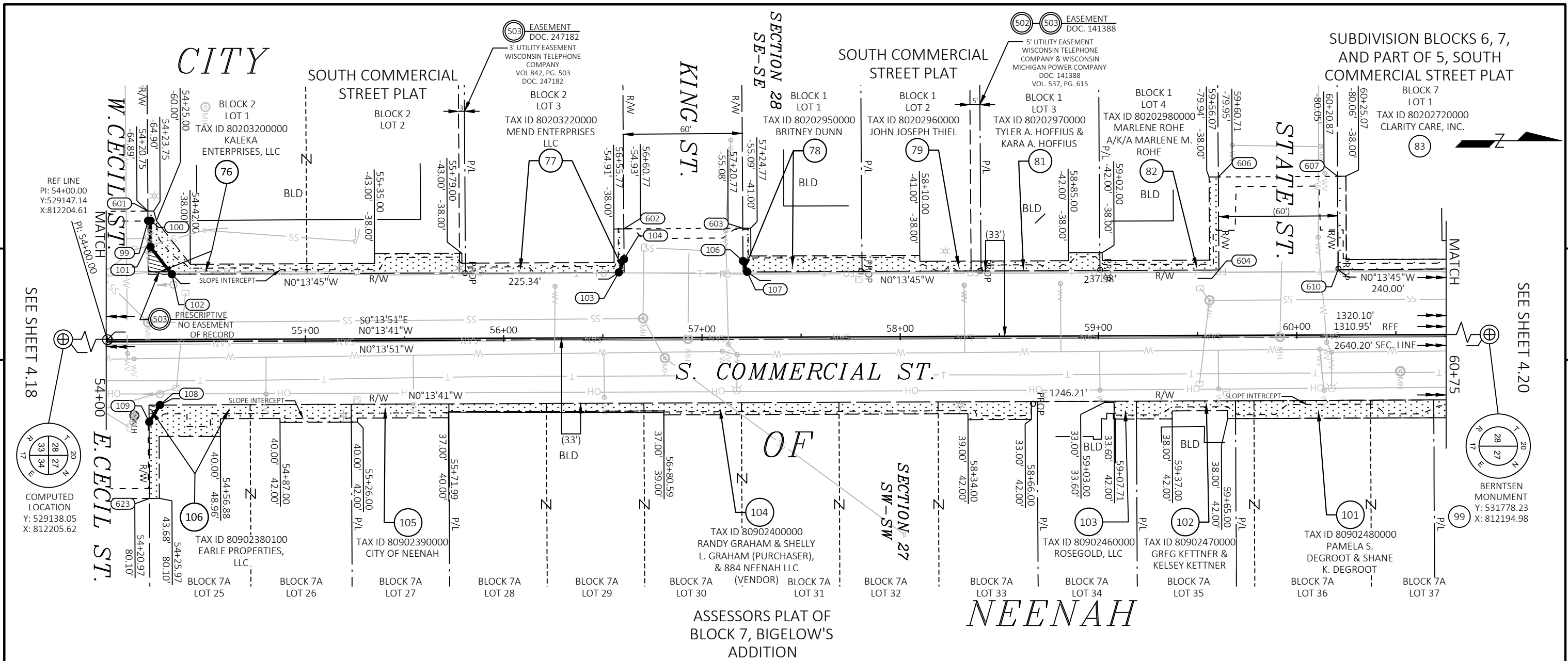
FOUND MONUMENT TABLE		
TYPE	STA	OFFSET
1" IRON PIPE (LAYING ON SIDE)	51+07.74	33.47' LT
1" IRON PIPE	51+76.02	33.00' RT



EXISTING RIGHT-OF-WAY OF COMMERCIAL STREET IS BASED ON SUBDIVISION PLATS AND CSM'S ON FILE AT WINNEBAGO COUNTY

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REVISION DATE 9-25-2023	DATE 8-1-2023	SCALE, FEET 0 25 50	HWY: COMMERCIAL STREET	R/W PROJECT NUMBER 4993-01-01	PLAT SHEET 4.18
GRID FACTOR			COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER 4993-01-01	PS&E SHEET E



ASSESSORS PLAT OF
BLOCK 7, BIGELOW'S
ADDITION

NEENAH

Line #	Length	Direction
561-601	30.00	N00° 22' 18"W
601-99	4.89	N89° 37' 42"E
99-100	1.24	N00° 22' 18"W
100-101	13.22	N89° 46' 19"E
101-102	17.48	N51° 56' 23"E
103-104	7.17	N67° 42' 07"W
104-602	15.32	S89° 37' 42"W
602-603	60.00	N00° 22' 18"W

Line #	Length	Direction
603-106	16.64	N89° 37' 42"E
106-107	5.83	N69° 19' 17"E
604-606	46.96	S89° 37' 42"W
606-607	60.16	N00° 19' 37"W
607-610	47.06	N89° 40' 23"E
563-623	30.00	N00° 16' 21"W
623-109	38.57	S89° 43' 39"W
109-108	10.14	N57° 28' 43"W

POINT	Y	X
99	529167.65	812144.53
100	529168.90	812144.52
101	529168.95	812157.74
102	529179.73	812171.50
103	529405.06	812170.60
104	529407.79	812163.97
106	529467.79	812164.89
107	529469.85	812170.34

POINT	Y	X
108	529173.70	812237.51
109	529168.24	812246.06
601	529167.62	812139.64
602	529407.69	812148.65
603	529467.68	812148.26
604	529707.83	812169.39
606	529707.52	812122.43
623	529168.43	812284.63

FOUND MONUMENT TABLE		
TYPE	STA	OFFSET
3/4" IRON REBAR	55+80.48	33.00' LT
MONUMENT UNDER SIDEWALK	57+80.35	33.00' LT
1" IRON PIPE	58+40.37	33.10' LT
2" IRON PIPE	58+66.81	34.16' RT
3/4" IRON REBAR	59+00.91	33.29' LT
1" IRON PIPE	60+21.10	33.40' LT

EXISTING RIGHT-OF-WAY OF COMMERCIAL STREET IS BASED ON SUBDIVISION PLATS AND CSM'S ON FILE AT WINNEBAGO COUNTY

FILE NOTE: ALL TEMPORARY LIMITED EASEMENTS ON THIS RIGHT-OF-WAY PLAT ARE FOR SLOPING AND CONSTRUCTION PURPOSES

REVISION DATE 9-25-2023	DATE 8-1-2023	SCALE, FEET 0 25 50	HWY: COMMERCIAL STREET	R/W PROJECT NUMBER 4993-01-01	PLAT SHEET 4.19
GRID FACTOR	COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER 4993-01-01	PS&E SHEET	E	

SUBDIVISION BLOCKS 6, 7,
AND PART OF 5, SOUTH
COMMERCIAL STREET PLAT

SUBDIVISION BLOCKS 6, 7,
AND PART OF 5, SOUTH
COMMERCIAL STREET PLAT

SUBDIVISION BLOCKS 6, 7,
AND PART OF 5, SOUTH
COMMERCIAL STREET PLAT

CITY

LENNONX ST.

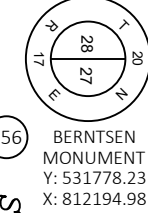
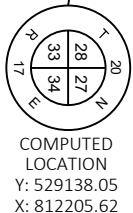
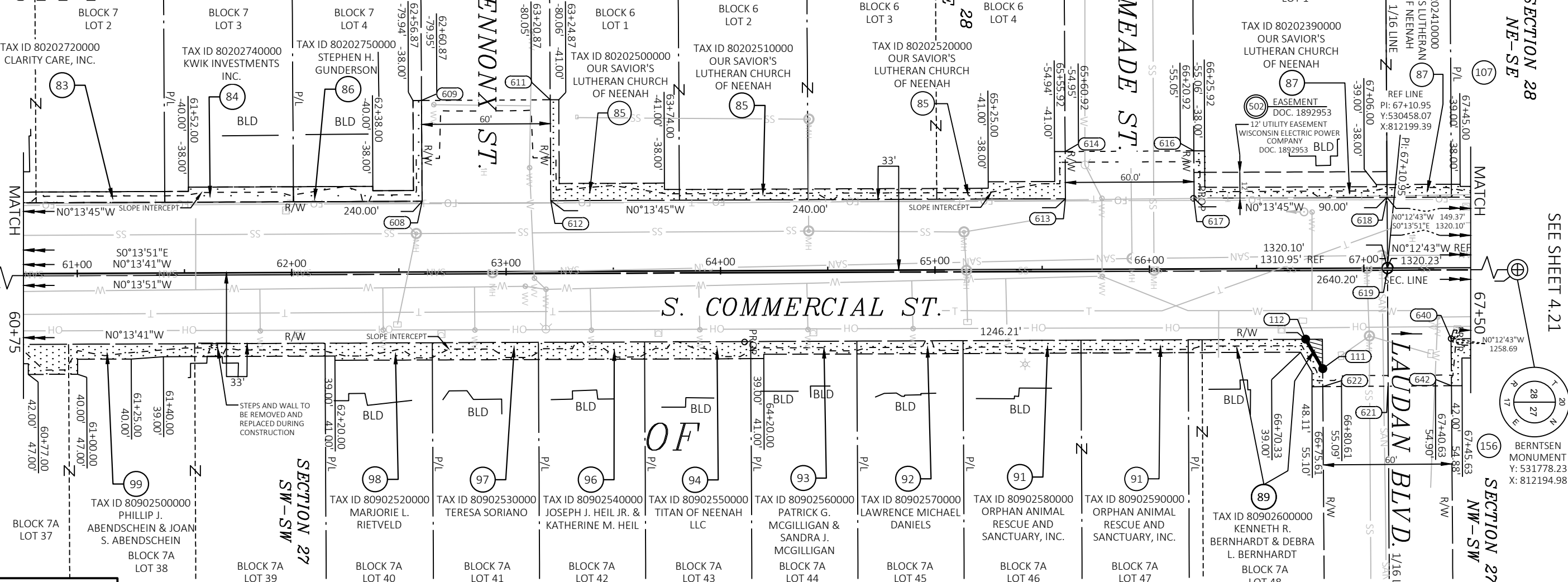
MEADE ST.

LAUDAN BLVD.

S. COMMERCIAL ST.

NEENAH

ASSESSORS PLAT OF
BLOCK 7, BIGELOW'S
ADDITION



Line #	Length	Direction
608-609	46.96	S89° 40' 23"W
609-611	60.00	N00° 19' 37"W
611-612	47.06	N89° 40' 23"E
613-614	21.95	S89° 40' 23"W
614-616	60.00	N00° 19' 37"W
616-617	22.05	N89° 40' 23"E
618-619	33.91	N89° 40' 23"E
112-111	15.90	N59° 46' 19"E
111-622	8.32	N89° 35' 50"E
622-621	30.50	N00° 24' 10"W
621-619	54.09	S89° 40' 10"W
621-642	29.50	N00° 24' 10"W
642-640	21.90	S89° 35' 50"W

FEE POINT TABLE		
POINT	Y	X
111	530427.90	812246.28
112	530419.89	812232.55
607	529767.68	812122.09
608	530007.95	812168.19
609	530007.68	812121.24
610	529767.95	812169.15
611	530067.68	812120.90
612	530067.95	812167.95
613	530307.95	812166.99

FEE POINT TABLE		
POINT	Y	X
614	530307.82	812145.04
616	530367.82	812144.70
617	530367.95	812166.75
618	530457.95	812166.39
619	530458.14	812200.30
621	530458.45	812254.39
622	530427.95	812254.60
640	530487.80	812232.28
642	530487.95	812254.18

FOUND MONUMENT TABLE		
TYPE	STA	OFFSET
1" IRON ROD	64+11.06	33.26' RT
MONUMENT UNDER SIDEWALK	66+20.59	32.87' LT
1" IRON ROD	67+40.55	33.00' RT

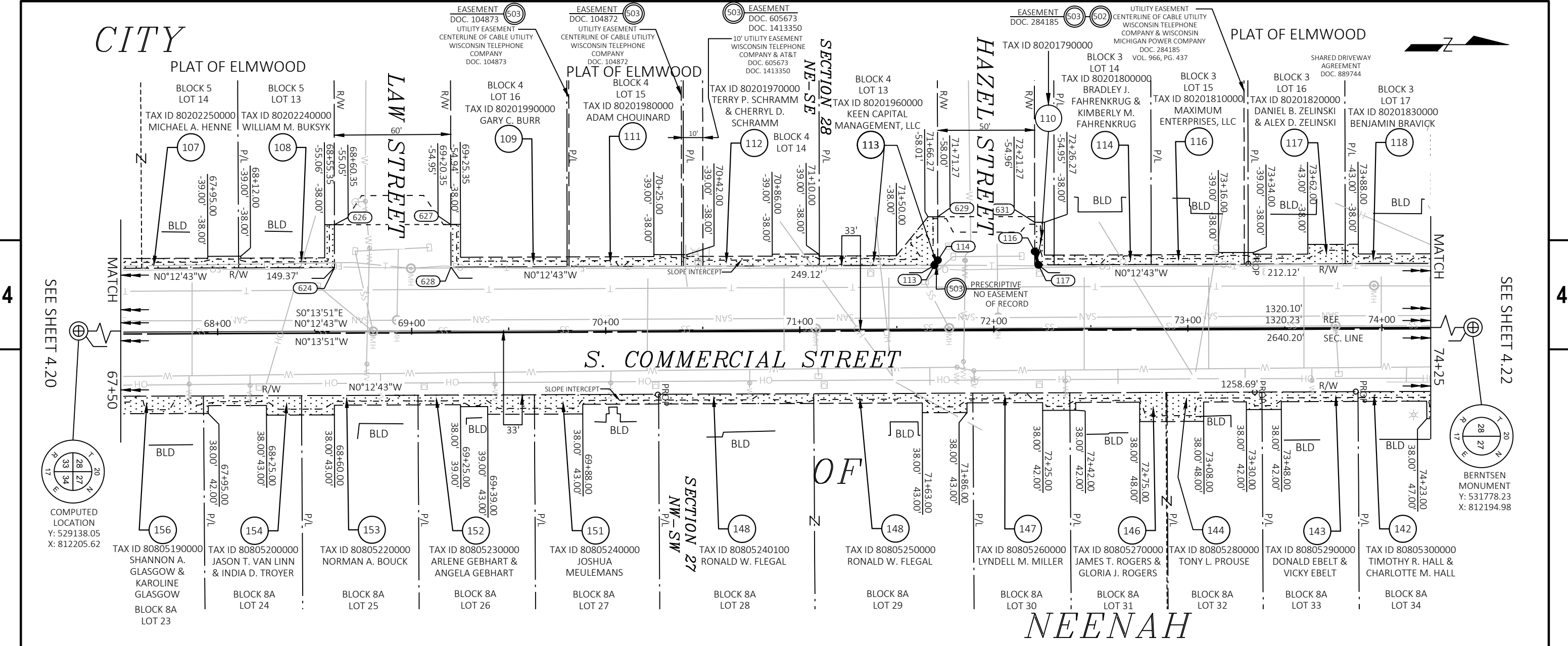
EXISTING RIGHT-OF-WAY OF COMMERCIAL STREET IS BASED ON SUBDIVISION PLATS AND CSM'S ON FILE AT WINNEBAGO COUNTY
 TITLE NOTE: ALL TEMPORARY LIMITED EASEMENTS ON THIS RIGHT-OF-WAY PLAT ARE FOR SLOPING AND CONSTRUCTION PURPOSES

REVISION DATE 9-25-2023	DATE 8-1-2023	SCALE, FEET 0 25 50	HWY: COMMERCIAL STREET	R/W PROJECT NUMBER 4993-01-01	PLAT SHEET 4.20
	GRID FACTOR		COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER 4993-01-01	PS&E SHEET

CITY

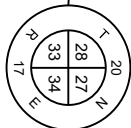
PLAT OF ELMWOOD

PLAT OF ELMWOOD

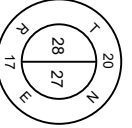


SEE SHEET 4.20

SEE SHEET 4.22



COMPUTED LOCATION
Y: 529138.05
X: 812205.62



BERNTSEN MONUMENT
Y: 531778.23
X: 812194.98

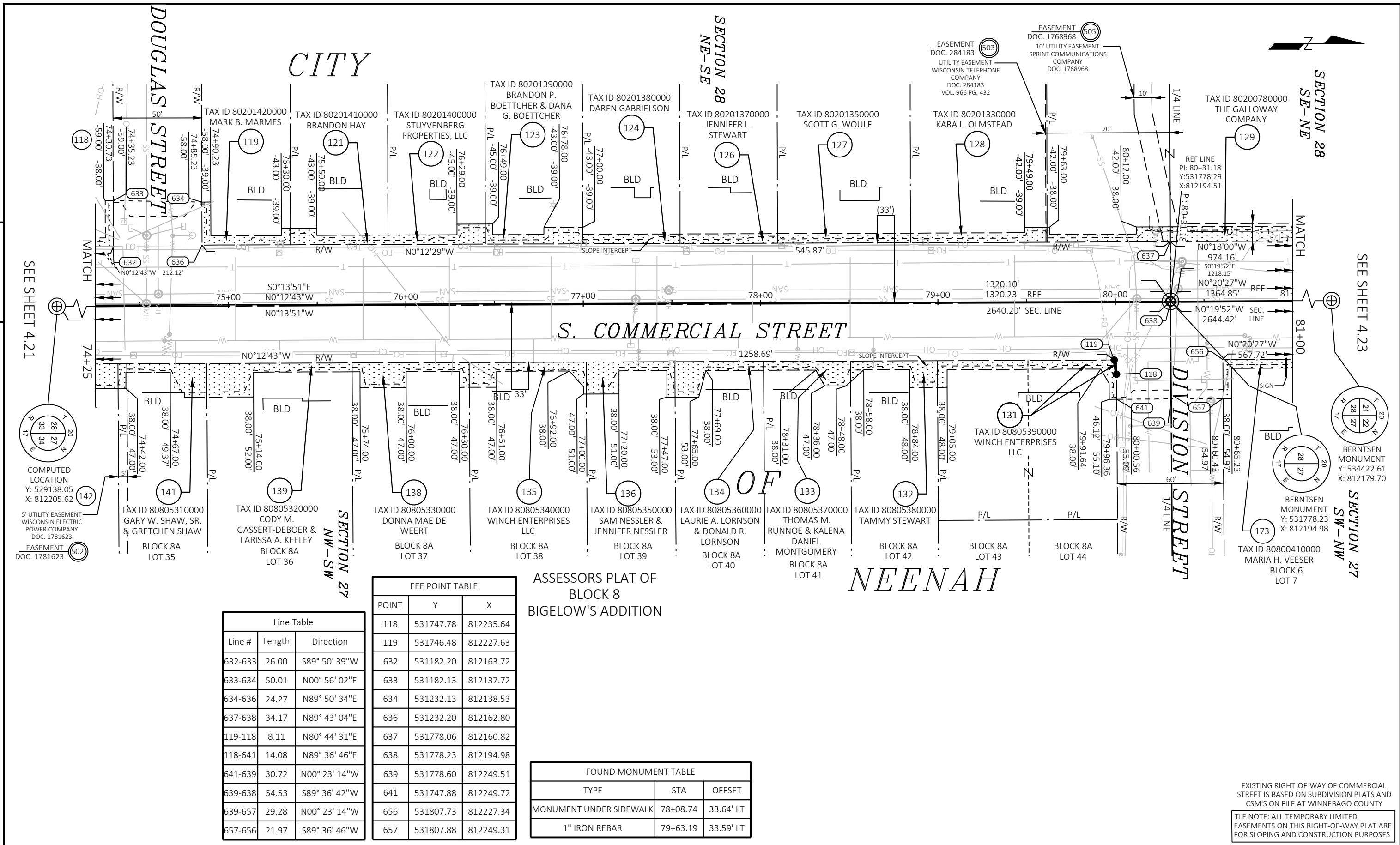
Line #	Length	Direction
624-626	22.05	S89° 53' 11"W
626-627	60.00	N00° 06' 49"W
627-628	21.95	N89° 53' 11"E
113-114	3.15	N55° 22' 35"W
114-629	22.41	S89° 53' 11"W
629-631	50.00	N00° 06' 49"W
631-116	18.03	N89° 53' 11"E
116-117	7.13	N74° 47' 17"E

POINT	Y	X
113	530916.43	812164.70
114	530918.22	812162.11
116	530968.22	812157.62
117	530970.09	812164.50
624	530607.32	812165.84
626	530607.27	812143.79
627	530667.27	812143.67
628	530667.32	812165.62
629	530918.18	812139.70
631	530968.18	812139.60

TYPE	STA	OFFSET
1" IRON PIPE (BENT)	70+26.73	33.25' RT
MONUMENT UNDER SIDEWALK	73+31.20	33.00' LT
3/4" IRON REBAR	73+34.28	32.90' RT
1" IRON PIPE	73+86.43	33.00' RT

EXISTING RIGHT-OF-WAY OF COMMERCIAL STREET IS BASED ON SUBDIVISION PLATS AND CSM'S ON FILE AT WINNEBAGO COUNTY
TLE NOTE: ALL TEMPORARY LIMITED EASEMENTS ON THIS RIGHT-OF-WAY PLAT ARE FOR SLOPING AND CONSTRUCTION PURPOSES

REVISION DATE	DATE	SCALE, FEET	HWY: COMMERCIAL STREET	R/W PROJECT NUMBER	4993-01-01	PLAT SHEET	4.21
9-25-2023	8-1-2023	0 25 50	COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER	4993-01-01	PS&E SHEET	E
	GRID FACTOR						



CITY

SECTION 28
NE-SE

SECTION 28
SE-NE

SECTION 27
NW-SW

SECTION 27
SW-NW

ASSESSORS PLAT OF
BLOCK 8
BIGELOW'S ADDITION

NEENAH

Line Table		
Line #	Length	Direction
632-633	26.00	S89° 50' 39"W
633-634	50.01	N00° 56' 02"E
634-636	24.27	N89° 50' 34"E
637-638	34.17	N89° 43' 04"E
119-118	8.11	N80° 44' 31"E
118-641	14.08	N89° 36' 46"E
641-639	30.72	N00° 23' 14"W
639-638	54.53	S89° 36' 42"W
639-657	29.28	N00° 23' 14"W
657-656	21.97	S89° 36' 46"W

FEE POINT TABLE		
POINT	Y	X
118	531747.78	812235.64
119	531746.48	812227.63
632	531182.20	812163.72
633	531182.13	812137.72
634	531232.13	812138.53
636	531232.20	812162.80
637	531778.06	812160.82
638	531778.23	812194.98
639	531778.60	812249.51
641	531747.88	812249.72
656	531807.73	812227.34
657	531807.88	812249.31

FOUND MONUMENT TABLE		
TYPE	STA	OFFSET
MONUMENT UNDER SIDEWALK	78+08.74	33.64' LT
1" IRON REBAR	79+63.19	33.59' LT

EXISTING RIGHT-OF-WAY OF COMMERCIAL STREET IS BASED ON SUBDIVISION PLATS AND CSM'S ON FILE AT WINNEBAGO COUNTY

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REVISION DATE 9-25-2023	DATE 8-1-2023	SCALE, FEET 0 25 50	HWY: COMMERCIAL STREET	R/W PROJECT NUMBER 4993-01-01	PLAT SHEET 4.22
	GRID FACTOR		COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER 4993-01-01	PS&E SHEET



CITY

SECTION 28
SE-NE

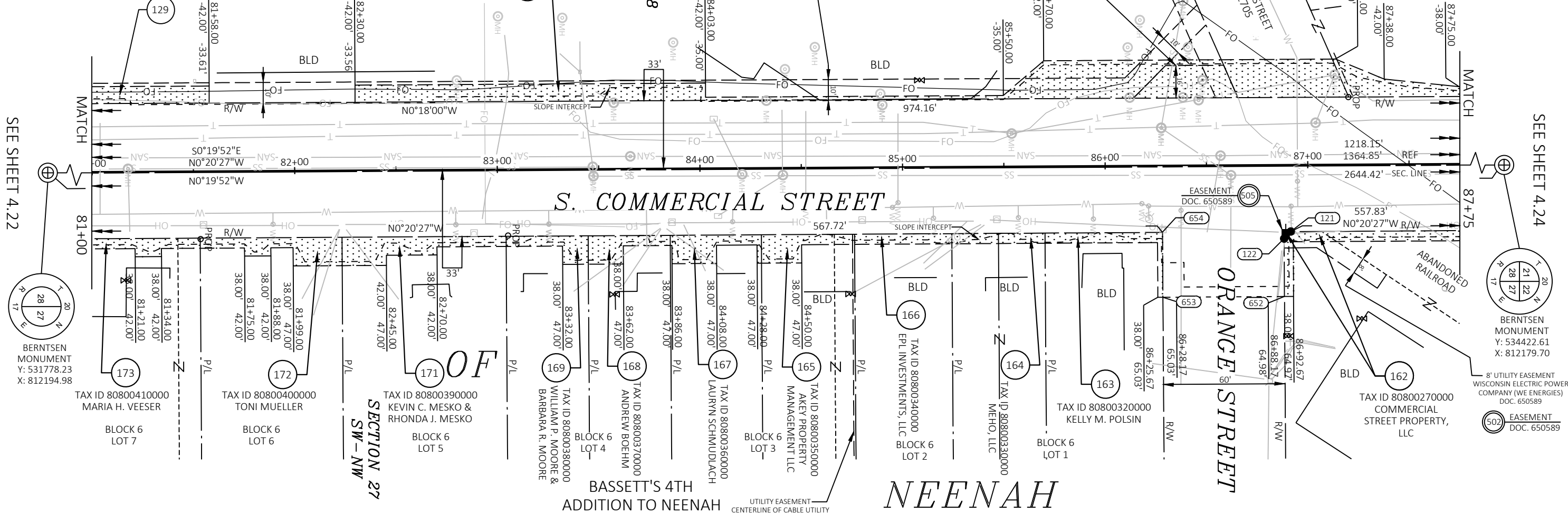
TAX ID 80200780000
THE GALLOWAY
COMPANY

505 EASEMENT
DOC. 1768968
10' UTILITY EASEMENT
SPRINT COMMUNICATIONS
COMPANY
DOC. 1768968

503 EASEMENT
DOC. 1828050
16' UTILITY EASEMENT
AT&T CORPORATION
DOC. 1828050

509 EASEMENT
DOC. 1217498
10' UTILITY EASEMENT
AT&T CORPORATION
DOC. 1217498

12' DISTRIBUTION EASEMENT
WISCONSIN ELECTRIC POWER
COMPANY (WE ENERGIES)
DOC. 1687839



SEE SHEET 4.22

SEE SHEET 4.24

BERNTSEN
MONUMENT
Y: 531778.23
X: 812194.98

BERNTSEN
MONUMENT
Y: 534422.61
X: 812179.70

TAX ID 80800410000
MARIA H. VEESER
BLOCK 6
LOT 7

TAX ID 80800400000
TONI MUELLER
BLOCK 6
LOT 6

TAX ID 80800390000
KEVIN C. MESKO &
RHONDA J. MESKO
BLOCK 6
LOT 5

TAX ID 80800380000
WILLIAM P. MOORE &
BARBARA R. MOORE
BLOCK 6
LOT 4

TAX ID 80800370000
ANDREW BOEHM
BLOCK 6
LOT 3

TAX ID 80800360000
LAURYN SCHWUDLACH
BLOCK 6
LOT 2

TAX ID 80800350000
AKEY PROPERTY
MANAGEMENT LLC
BLOCK 6
LOT 1

TAX ID 80800340000
EPL INVESTMENTS, LLC
BLOCK 6
LOT 1

TAX ID 80800330000
MEHO, LLC
BLOCK 6
LOT 1

TAX ID 80800320000
KELLY M. POLSIN
BLOCK 6
LOT 1

TAX ID 80800270000
COMMERCIAL
STREET PROPERTY,
LLC
BLOCK 6
LOT 1

BASSETT'S 4TH
ADDITION TO NEENAH

NEENAH

UTILITY EASEMENT
CENTERLINE OF CABLE UTILITY
WISCONSIN TELEPHONE COMPANY
DOC. 158454
VOL. 571, PG. 222

503 EASEMENT
DOC. 158454

FEE POINT TABLE		
POINT	Y	X
121	532438.73	812223.58
122	532435.46	812227.09
652	532435.66	812255.58
653	532375.66	812255.99
654	532375.44	812223.96

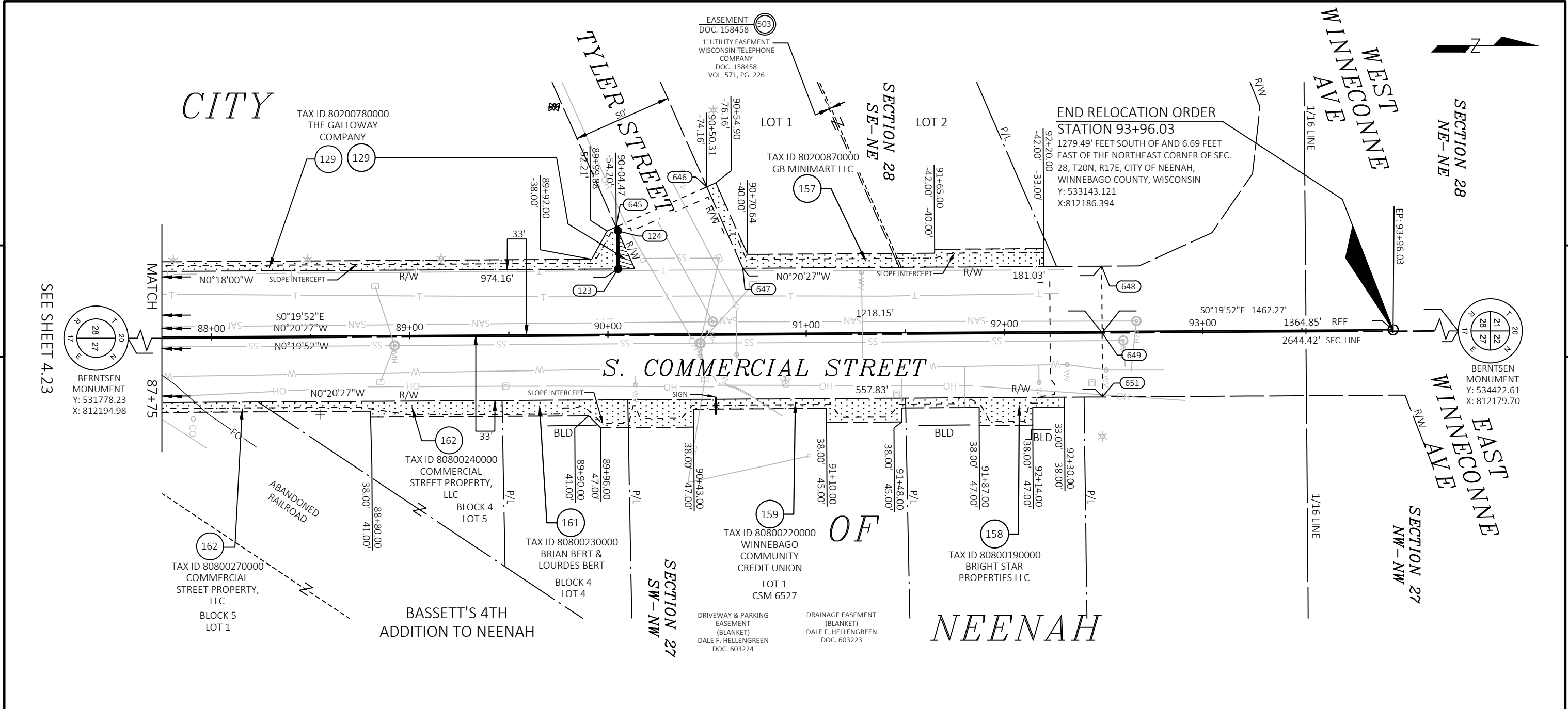
Line Table		
Line #	Length	Direction
654-653	32.03	N89° 36' 42"E
653-652	60.00	N00° 23' 18"W
652-122	28.49	S89° 36' 42"W
122-121	4.79	N46° 59' 43"W

FOUND MONUMENT TABLE		
TYPE	STA	OFFSET
3/4" IRON REBAR (BENT)	81+53.35	33.54' RT
3/4" IRON REBAR (BENT)	83+05.12	32.72' RT
CHISELED MARK IN SIDEWALK	87+20.20	33.19' LT

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REVISION DATE 9-25-2023	DATE 8-1-2023	SCALE, FEET 0 25 50	HWY: COMMERCIAL STREET	R/W PROJECT NUMBER 4993-01-01	PLAT SHEET 4.23
GRID FACTOR	COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER 4993-01-01	PS&E SHEET	E	



FEE POINT TABLE		
POINT	Y	X
123	532752.21	812155.71
124	532752.10	812136.47
645	532751.24	812134.52
646	532796.97	812114.29
647	532815.13	812155.34
648	532996.16	812154.27
649	532996.36	812187.94
651	532996.55	812220.27

Line Table		
Line #	Length	Direction
123-124	19.25	S89° 41' 59"W
124-645	2.13	S66° 07' 59"W
645-646	50.00	N23° 52' 01"W
646-647	44.89	N66° 07' 59"E
648-649	33.67	N89° 39' 33"E
651-649	32.33	S89° 39' 33"W

FOUND MONUMENT TABLE		
TYPE	STA	OFFSET
CHISELED MARK IN SIDEWALK	90+13.78	32.92' LT
CHISELED MARK IN SIDEWALK	90+68.54	32.30' LT
1" IRON PIPE	91+49.50	33.16' RT
MAG NAIL	91+93.92	32.71' RT
3/4" IRON REBAR	92+26.95	33.62' LT
3/4" IRON REBAR	92+40.54	33.10' RT

EXISTING RIGHT-OF-WAY OF COMMERCIAL STREET IS BASED ON SUBDIVISION PLATS AND CSM'S ON FILE AT WINNEBAGO COUNTY

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REVISION DATE 9-25-2023	DATE 8-1-2023	SCALE, FEET 0 25 50	HWY: COMMERCIAL STREET	R/W PROJECT NUMBER 4993-01-01	PLAT SHEET 4.24
GRID FACTOR			COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER 4993-01-01	PS&E SHEET

CITY OF NEENAH
PUBLIC SERVICES AND SAFETY COMMITTEE MEETING MINUTES
Tuesday, October 10, 2023, 6:30 PM

Present: Alderpersons Borchardt, Hillstrom, Lendrum, Stevenson, and Weber

Excused:

Also Present: Mayor Lang, Public Works Director Kaiser, Parks & Recreation Director Kading, Assistant Police Chief Bernice, Police Captain Van Sambeek, City Clerk Nagel, Traffic Engineer Merten, and Public Works Office Manager Mroczkowski

Public Appearances:

NONE

Approval of Minutes of the Meeting of September 26, 2023

Motion/Second/Carried by Hillstrom/Borchardt to approve the minutes of the Meeting of September 26, 2023. All voting aye.

Amended Relocation Order for S. Commercial Street Construction

Director Kaiser stated that minor street design changes resulted in changes being made to the right-of-way plat that was approved by the Common Council on August 2, 2023. He stated that the changes have resulted in several additional fee takings and adjustments to temporary easements which requires the need to process an amended relocation order to acquire all the necessary interests.

Aldersperson Stevenson asked for clarification regarding which side of the right-of-way the traffic signals at the intersection of Commercial and Alcott will be placed. Director Kaiser stated that the traffic signals will be in the west side right-of-way.

Aldersperson Hillstrom asked for an update on driveway access discussions with the property owners on S. Commercial Street. Director Kaiser stated that Deputy Director Schmidt and Traffic Engineer Merten have been in working with property owners and have laid out the all the possible temporary easements for real estate acquisition. He stated that not all may be needed but staff wanted to mark them to avoid having to do it at a later date and hold up the project.

Following Discussion: Motion/Second/Carried by Borchardt/Stevenson to recommend Council approve Resolution 2023-24, the relocation order to amend the plat for the 2025 S. Commercial Street reconstruction project between Stanley Street and Tyler Street. All voting aye.

Report

Resolution 2023-26: Authorizing the Application for Wisconsin Department of Natural Resources Surface Water Grants

Director Kading stated that staff is seeking approval of the WI DNR Surface Water Grant. He stated that the grant will be used to develop an aquatic plant management improvement plan. He stated that by having this management improvement plan in place, the city will be able to apply to the WI DNR for permission to manage the aquatic invasive species and weed species at Arrowhead Park and Herb & Dolly Smith Park.

Report

Following Discussion: Motion/Second/Carried by Stevenson/Weber to recommend Council approve Resolution 2023-26, authorizing the application for Wisconsin Department of Natural Resources Surface Water Grants. All voting aye.

Police Department Replacement of Mobile Radios

Captain Van Sambeek stated that the current squad car radios were purchased in 2013 and have a duty cycle of 7 to 10 years. He stated that staff received a quote from Baycom Inc. for replacement of 27 radios in the amount of \$138,462.67.

Report

Following Discussion: Motion/Second/Carried by Borchardt/Hillstrom to recommend Council approve the purchase of new Motorola radios with programming from Baycom Inc., in an amount not exceed \$140,000.00. All voting aye.

Licenses

Review and make recommendation on the transfer of Original "Class B" Combination Alcohol Beverage Retail License Application and Plan of Operation for Generation Paulson, Inc., d/b/a Layla's Place, 218 W Wisconsin Avenue, Christopher Paulson, agent

City Clerk Nagel stated that the Liquor License Review Committee met earlier today and recommended approving the transfer of the liquor license with two contingencies. She stated that the first is a signed transfer order form from the new agent of the liquor license and the second is the application fee payment. Clerk Nagel stated that all background checks have been complete and passed and there are no outstanding fees owed to the city.

Following Discussion: Motion/Second/Carried by Borchardt/Weber to recommend Council approve the transfer of Original “Class B” Combination Alcohol Beverage Retail License Application and Plan of Operation for Generation Paulson, Inc., d/b/a Layla’s Place, 218 W Wisconsin Avenue, Christopher Paulson, with the amendment that the city receives a signed transfer application from Christopher Paulson, agent and the application fee is paid. All voting aye.

Public Works General Construction and Department Activity Report

1) Contract 7-21 (Harrison Pond): Storm and sanitary sewer work is complete, and the pond is functioning. Stonework on the water feature is complete. The meter socket for the electric service is scheduled to arrive the second week of October. Pumps for the water feature have been ordered but have not yet arrived. A crew is scheduled to mobilize the week of October 16 to perform punchlist items – Winneconne/Harrison seatwall, retaining wall staining, overseeding along Harrison Street and trail grading. Trees that have not survived will be replaced in spring 2024.

Aldersperson Hillstrom asked what is going to be done with the extra stone. Director Kaiser stated that some will be used at the Monroe/Union corner and the south end of the pond.

- 2) Contract 1-23 (Chestnut, Burr, Dieckhoff, Laudan Utility and Street Construction): Utility work, curb/gutter installation and landscaping are complete. Street grading and manhole adjustments will start the week of October 9.
- 3) Contract 2-23 (Charles, Hughes, Memorial, Patrick, Brantwood Dr/Ct Utility and Street): Work is complete. Final quantities are being prepared.
- 4) Contract 3-23 (Concrete Pavement/Sidewalk Repair): The contractor has started work. He is scheduled to re-mobilize the week of October 16 to complete the downtown target area and the N. Park Avenue sidewalk.
- 5) Contract 4-23 (Asphalt Repairs): The contract was awarded to MCC, Inc. A work schedule has not been set.
- 6) Contract 5-23 (New Subdivision Street Construction – Arthur Plat, Cardinal Plat, Integrity Acres, Liberty Heights): Work is complete. Final quantities are being prepared.

Director Kaiser stated that we had done a change order on the project for the Oakridge Road paving which is set to be done next week. He stated that final quantities for the subdivision work are being worked on, but the project final quantities will not be available until after Oakridge Road is complete.

- 7) Contract 6-23 (Columbian Av Utility and Street Construction): Work is complete. Final quantities are being prepared.
 - a) Beaulieu Road sanitary sewer – Work is complete.

- 8) Contract 7-23 (High, River Utility and Street Construction): Utility work is complete. Road work is scheduled to start the week of October 16.
- 9) Contract 8-23 (Tullar Garage Office Area Roof Replacement): This contract was awarded to JT Rams, LLC. Work is scheduled to start the second week of October. Director Kaiser stated that Facility Manager Benson is meeting with the contractor Thursday to go over the scope of the project and work will begin on October 16.
- 10) Contract 9-23 (Epoxy Pavement Marking): The contractor has several punchlist items to complete.
- 11) Contract 10-23 (Marketplace Lot City Hall Lot Library Bumpouts Temporary 2-inch Streets): Work is complete. Final quantities are being prepared.
- 12) Contract 11-23 (Hunt, Fairwood, Brookwood Street Construction): Work is complete. Final quantities are being prepared.
- 13) City Hall Elevator: Work on the elevator upgrade is scheduled to start on October 23.
- 14) Neenah Creek Bridge: The east abutment was poured the week of 10/02. Piling for the west abutment was driven that same week. The west abutment will be formed the week of 10/09.

Alderson Hillstrom stated that the temporary traffic signal is not working properly. Director Kaiser stated that he is aware of it and will be reaching out to the contractor to adjust the red signal cycle length.
- 15) Cecil Street Garage: The water service to the building had a leak that was repaired by the Neenah Water Utility. We are getting a price to relay that 4-inch service line.
- 16) Homes at Freedom Meadows, 2nd Addition: The developer's contractor is scheduled to start utility work on October 16.
- 17) 2024 Projects: Staff has started collecting survey data for the prospective projects included in the department's 2024 budget request.
- 18) Leaf Collection: Leaf collection starts on October 9. Four collection rounds are scheduled, with the last run through Area 4 scheduled to start on November 13. Depending on weather and crew availability, an unscheduled pass may be made after that.

Director Kaiser stated that staff has received requests for hardship cases from residents who physically have difficulty bringing their carts to the curb for pick up. He stated that this conversation did come up when the automated program was implemented. Director Kaiser stated that at that time staff held off on creating a hardship policy to see if it would become an issue. He stated that Office Manager Mroczkowski is collecting program information from the City of Appleton and the City of Oshkosh. He stated that staff will review the information and bring back to a future meeting if needed.

Announcements/Future Agenda Items

Aldersperson Hillstrom stated that Aldersperson Erickson's son has painted the bathroom doors and elevator doors at Shattuck Park, and they look nice.

Adjournment: Motion/Second/Carried Hillstrom/Borchardt to adjourn at 7:00 PM.
All voting aye.

Respectfully submitted,



Lisa Mroczkowski
Public Works Office Manager



**CITY OF NEENAH
Resolution No. 2023-26
Resolution Authorizing the Application for
Wisconsin Department of Natural Resources
Surface Water Grants**

WHEREAS, the City of Neenah (the “Municipality“) is interested in obtaining cost share grants from the Wisconsin Department Natural Resources (DNR) for the purpose of completing Phase 1 Little Lake Buttes des Morts Aquatic Plant Management Planning; and

WHEREAS, the Municipality has budgeted \$25,000 in the 2024 Capital Improvement Plan Budget as a cost share; and

WHEREAS, the Municipality attests to the validity and veracity of the statements and representations contained in the application; and

WHEREAS, an Agreement / Contract is required to carry out the project; and

NOW, THEREFORE, the Municipality will meet the financial obligations necessary to fully and satisfactory complete the project and hereby authorizes and empowers the following officials and employees to submit the following documents to the DNR for financial assistance that maybe available:

Sign and submit application:	Director of Parks and Recreation
Enter into Agreement /Contract with the DNR:	Mayor
Submit Required Reports:	Director of Parks and Recreation
Submit Reimbursement Requests:	Director of Parks and Recreation

Jane B. Lang
Mayor

Moved: _____

Passed: _____

Published: _____

Attest:

Charlotte K Nagel
Clerk



NEENAH POLICE DEPARTMENT



Chief Aaron L. Olson

Memo

To: Cari Lendrum, Public Services and Safety Committee Chair, Mayor Jane Lang

From: Captain Thomas Van Sambeek

CC: Chief Aaron Olson

Date: 10/5/2023

Re: Replacement of Mobile Radios

The Police Department would like to formally request authorization to purchase twenty-seven (27) Motorola APX series radios. The funds will be appropriated from the approved 2023 Capital Improvements Plan, with a budget of \$140,000.00.

The radios we are requesting to be replaced are in department vehicles and also within the police department. The radios have been in use since 2013 and have a duty cycle of 7-10 years.

We have not experienced any issues with the Motorola radios, but we tried another brand of radio prior to this request. Feedback was that the Motorola radio was preferred. Continuing to use Motorola radios will also save on installation as all connections will be the same and can be done inhouse. Pricing for the Motorola radio is state contract price and further bids would yield the same quotes.

Request:

Authorize the Neenah Police Department to purchase new Motorola radios with programing at a cost not to exceed \$140,000.00

Original Alcohol Beverage
License Application

FOR CLERKS ONLY	
Municipality	City of Neenah
License Period	10/1/23 - 6/30/24

License(s) Requested

- Class "A" Beer \$ _____ "Class A" Liquor \$ _____
 Class "B" Beer \$ _____ "Class B" Liquor \$ _____
 "Class C" Wine \$ _____ "Class A" Liquor (Cider Only) \$ _____
 Reserve "Class B" Liquor \$ _____ "Class B" (Wine Only) Winery \$ _____

License Fees	\$
Publication Fee	\$
Background Check	\$
Total Fees	\$

Part A: Premises/Business Information		
1. Legal Business Name (registered entity name or individual's name if sole proprietorship) Generatio Paulson Inc		
2. Trade Name or DBA Laylor Place		
3. Premises Address 218 W. Wisconsin Ave Neenah, WI 54956		
4. County Winnebago	5. Municipality City of Neenah	6. Aldermanic District 1
7. Mailing Address (if different from premises address) same		
8. FEIN [REDACTED]	9. Wisconsin Seller's Permit Number [REDACTED]	
10. Premises Phone 920-725-9472	11. Premises Email pauls_42@yahoo.com	
12. Entity Type (check one) <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Partnership <input type="checkbox"/> Limited Liability Company <input type="checkbox"/> Corporation <input type="checkbox"/> Nonprofit Organization		
13. Premises Description - Describe the building or buildings where alcohol beverages are to be sold and stored. Describe all rooms including living quarters, if used, for the sales, service, consumption, and/or storage of alcohol beverages and records. Alcohol beverages may be sold and stored ONLY on the premises described in this application. Attach additional sheets if necessary. main bar, bathrooms, dry storage, customa seating area, officn. potentially an outdoor secure/fenced in area.		

Part B: Questions
1. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit a copy of Responsible Beverage Server Training Course Certificate. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
2. Does the applicant business or its partners, officers, directors, managing members, or agent hold a direct or indirect interest in any alcohol beverage wholesaler or producer (e.g., brewer, brewpub, winery, distillery)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please explain using the space below. Attach additional sheets if necessary.

Part C: For Corporate/LLC Applicants Only

1. State of Registration Wisconsin		2. Date of Registration	
3. Is the applicant business owned by another corporation or LLC? If yes, please provide the name and FEIN of the parent company below, include parent company members in Part D, and attach Form AT-103 for all of the parent company's principal members, managers, officers, or directors <input type="checkbox"/> Yes <input type="checkbox"/> No			
Name of Parent Company Generation Paulson		FEIN of Parent Company [REDACTED]	
4. Does the parent company or any of its officers, directors, managing members, or agent hold any direct or indirect interest in any other alcohol beverage wholesaler or producer (e.g., brewer, brewpub, winery, distillery)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please explain using the space below. Attach additional sheets if necessary.			
5. Agent's Last Name Paulson		Agent's First Name Chris	Phone [REDACTED]

Part D: Individual Information

A Supplemental Questionnaire, Form AT-103, must be completed and attached to this application for each person involved in the applicant business and any parent company as indicated in Part C. Persons in the applicant business include: sole proprietor, all officers, directors, and agent of a corporation or nonprofit organization, all partners of a partnership, and all managing members and agent of a limited liability company.

List the full name, title, and phone number for each person below. Attach additional sheets if necessary.

Last Name	First Name	Title	Phone
Paulson	Chris	owner/agent/member	[REDACTED]

Part E: Attestation

Who must sign this application?
 sole proprietor one general partner of a partnership one corporate officer one managing member of an LLC

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate this business according to the law, including but not limited to, purchasing alcohol beverages from state authorized wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Signature [Signature]		Date 9/22/23	
Name (Last, First, M.I.) Paulson, Chris D.			
Title owner	Email paulson42@yahoo.com		Phone [REDACTED]

Part F: For Clerk Use Only

Date application was filed with clerk 9/22/23	Date reported to governing body	Date provisional license issued (if applicable)
Date license granted	License number	Date license issued
Signature of Clerk/Deputy Clerk		

Schedule for Appointment of Agent by Corporation / Nonprofit Organization or Limited Liability Company

Submit to municipal clerk.

All corporations/organizations or limited liability companies applying for a license to sell fermented malt beverages and/or intoxicating liquor must appoint an agent. The following questions must be answered by the agent. The appointment must be signed by an officer of the corporation/organization or one member/manager of a limited liability company and the recommendation made by the proper local official.

To the governing body of: Town Village City of Neenah County of Winnebago

The undersigned duly authorized officer/member/manager of Generation Paulson
(Registered Name of Corporation / Organization or Limited Liability Company)

a corporation/organization or limited liability company making application for an alcohol beverage license for a premises known as Laylor Place
(Trade Name)

located at 218 W. Wisconsin Ave Neenah WI 54956

appoints Chris Paulson
(Name of Appointed Agent)
W5793 Royal Tron Drive Menasha WI 54952
(Home Address of Appointed Agent)

to act for the corporation/organization/limited liability company with full authority and control of the premises and of all business relative to alcohol beverages conducted therein. Is applicant agent presently acting in that capacity or requesting approval for any corporation/organization/limited liability company having or applying for a beer and/or liquor license for any other location in Wisconsin?

Yes No If so, indicate the corporate name(s)/limited liability company(ies) and municipality(ies).

Is applicant agent subject to completion of the responsible beverage server training course? Yes No

How long immediately prior to making this application has the applicant agent resided continuously in Wisconsin? [Redacted]

Place of residence last year W5793 Royal Tron Drive Menasha, WI 54952

For: Generation Paulson
(Name of Corporation / Organization / Limited Liability Company)

By: [Signature]
(Signature of Officer / Member / Manager)

Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than \$1,000.

ACCEPTANCE BY AGENT

I, Chris Paulson, hereby accept this appointment as agent for the
(Print / Type Agent's Name)

corporation/organization/limited liability company and assume full responsibility for the conduct of all business relative to alcohol beverages conducted on the premises for the corporation/organization/limited liability company.

[Signature] 9/20/27 Agent's age [Redacted]
(Signature of Agent) (Date)
W5793 Royal Tron Drive Menasha, WI 54952 Date of birth [Redacted]
(Home Address of Agent)

APPROVAL OF AGENT BY MUNICIPAL AUTHORITY (Clerk cannot sign on behalf of Municipal Official)

I hereby certify that I have checked municipal and state criminal records. To the best of my knowledge, with the available information, the character, record and reputation are satisfactory and I have no objection to the agent appointed.

Approved on _____ by _____ Title _____
(Date) (Signature of Proper Local Official) (Town Chair, Village President, Police Chief)

Auxiliary Questionnaire Alcohol Beverage License Application

Submit to municipal clerk.

Individual's Full Name (please print) (last name) <u>Paulson</u>		(first name) <u>Chris</u>	(middle name) <u>Demis</u>	
Home Address (street/route) <u>W5793 Royal Train Drive</u>		Post Office	City <u>Menasha</u>	State <u>WI</u> Zip Code <u>54952</u>
Home Phone Number	Age	Date of Birth	Place of Birth	
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	

The above named individual provides the following information as a person who is (check one):

- Applying for an alcohol beverage license as an **individual**.
- A member of a **partnership** which is making application for an alcohol beverage license.

Chris Paulson of Generation Paulson Inc
(Officer / Director / Member / Manager / Agent) (Name of Corporation, Limited Liability Company or Nonprofit Organization)

which is making application for an alcohol beverage license.

The above named individual provides the following information to the licensing authority:

- How long have you continuously resided in Wisconsin prior to this date? [REDACTED]
- Have you ever been convicted of any offenses (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of any other states or ordinances of any county or municipality? Yes No
 If yes, give law or ordinance violated, trial court, trial date and penalty imposed, and/or date, description and status of charges pending. (If more room is needed, continue on reverse side of this form.)
- Are charges for any offenses presently pending against you (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of other states or ordinances of any county or municipality? Yes No
 If yes, describe status of charges pending.
- Do you hold are you making application for or are you an officer, director or agent of a corporation/nonprofit organization or member/manager/agent of a limited liability company holding or applying for any other alcohol beverage license or permit? Yes No
 If yes, identify. Gameday Sports Bar Inc / Generation Paulson dba The Daily Pint (Appleton)
(Name, Location and Type of License/Permit)
- Do you hold and/or are you an officer, director, stockholder, agent or employe of any person or corporation or member/manager/agent of a limited liability company holding or applying for a wholesale beer permit, brewery/winery permit or wholesale liquor, manufacturer or rectifier permit in the State of Wisconsin? Yes No
 If yes, identify.
(Name of Wholesale Licensee or Permittee) (Address By City and County)

6. Named individual must list in chronological order last two employers. same for 22 years

NA

Employer's Name	Employer's Address	Employed From	To
Employer's Name	Employer's Address	Employed From	To

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the undersigned states that each of the above questions has been truthfully answered to the best of the knowledge of the signer. The signer agrees that he/she is the person named in the foregoing application; that the applicant has read and made a complete answer to each question, and that the answers in each instance are true and correct. The undersigned further understands that any license issued contrary to Chapter 125 of the Wisconsin Statutes shall be void, and under penalty of state law, the applicant may be prosecuted for submitting false statements and affidavits in connection with this application. Any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000.


(Signature of Named Individual)



TRANSFERRING LICENSE
BUSINESS TO BUSINESS FORM

I/We hereby transfer the following licenses to the City of Neenah:

Class B Combination Beer/Liquor/Wine License No. 23-36

Other Amusement License No. 23-36
(Cigarette, Amusement, etc.)

Date licenses transferred October 19, 2023

License(s) are for the following establishment: (PLEASE PRINT)

Business Name: Mama Beck, LLC
Doing business as: Bar Twenty-Two
Business Address: 218 W. Wisconsin Avenue
City/State: Neenah WI 54956

Signatures: REBECCA Hilgers Print Name: Rebecca Hilgers
(Officer of Corporation/Member/Manager of Limited Liability Company/Partner/Individual)

(Officer of Corporation/Member/Manager of Limited Liability Company/Partner) Print Name: _____

(Additional Partner(s)/Member/Manager of Limited Liability Company (if Any)) Print Name: _____

Notes: This form must be signed by all members of the Corp/LLC/Partnership/Individual prior to issuance of the new license.

I/We hereby accept the transfer the following licenses to the City of Neenah:

Class B Combination Beer/Liquor/Wine License No. 23-36

Other Amusement License No. 23-36
(Cigarette, Amusement, etc.)

Date licenses transferred October 19, 2023

License(s) are for the following establishment: (PLEASE PRINT)

Business Name: Generation Paulson, Inc.
Doing business as: Layla's Place
Business Address: 218 W. Wisconsin Avenue
City/State: Neenah WI 54956

Signatures: 
(Officer of Corporation/Member/Manager of Limited Liability Company/Partner/Individual)

Print Name: Chris Paulson

(Officer of Corporation/Member/Manager of Limited Liability Company/Partner)

Print Name: _____

(Additional Partner(s)/Member/Manager of Limited Liability Company (f Any))

Print Name: _____

Notes: This form must be signed by all members of the Corp/LLC/Partnership/Individual prior to issuance of the new license.

The licenses listed above were surrendered to me on this 16th day of October, 2023.


Charlotte Nagel, City Clerk



Plan of Operation for Alcohol Beverage License Application

OFFICE OF THE CITY CLERK
211 Walnut Street • Neenah, WI 54956
(920) 886-6100

Your application will be returned for failure to fill out this form completely, correctly, and submit the required Detailed Floor Plan as outlined.

Business Name: Generation Paulson																												
Address of Premises: W5793 Royal Train Drive	Business Telephone Number: [REDACTED]																											
Business Mailing Address – if different from address of premises : W5793 Royal Train Drive Menasha, WI 54952																												
Business Internet/E-mail Address: paulson42@yahoo.com	Business Fax Number: NA																											
Owner's Name: Chris Paulson	Owner's Phone Number: [REDACTED]																											
Owner's Address include city, state, zip code: W5793 Royal Train Drive Menasha, WI 54952																												
Will the agent, a partner of the individual licensee be conducting the day-to-day operations of the business: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, list name and address of person who will:																												
<i>Class B Applicants: If the agent, a partner or the individual licensee will not be conducting the day-to-day operations of the business, the person listed above must obtain a Class B Manager's license.</i>																												
Does anyone else have money invested or any other interest in this business? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain: Landlord of building																												
What types of business do you or will you conduct at this location? (Check all that apply): (Other licenses/permits may be required to operate your business.)																												
<table style="width: 100%; border: none;"> <tr> <td><input type="checkbox"/> Full Service Restaurant</td> <td><input type="checkbox"/> Café/Coffee Shop</td> <td><input type="checkbox"/> Bed & Breakfast</td> </tr> <tr> <td><input type="checkbox"/> Grocery Store</td> <td><input type="checkbox"/> Convenience Market</td> <td><input type="checkbox"/> Hotel</td> </tr> <tr> <td><input type="checkbox"/> Liquor Store</td> <td><input type="checkbox"/> Indoor Golf Facility</td> <td><input type="checkbox"/> Private Sports Club</td> </tr> <tr> <td><input type="checkbox"/> Theater</td> <td><input type="checkbox"/> Wine Tasting Room</td> <td><input type="checkbox"/> Veterans Club</td> </tr> <tr> <td><input type="checkbox"/> Brew Pub</td> <td><input checked="" type="checkbox"/> Tavern</td> <td><input type="checkbox"/> Fraternal Club</td> </tr> <tr> <td><input type="checkbox"/> Volleyball Court (Permanent Extension of Premises required)</td> <td><input type="checkbox"/> Catering (sales only allowed on the premises issued and alcohol beverage licensed)</td> <td><input type="checkbox"/> Video Game Center-6 or more games</td> </tr> <tr> <td><input type="checkbox"/> Bar & Grill</td> <td><input type="checkbox"/> Night club</td> <td><input type="checkbox"/> Bowling Center</td> </tr> <tr> <td><input type="checkbox"/> Comedy Club</td> <td><input type="checkbox"/> Recreational Paint Studio</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Billiard Center</td> <td></td> <td></td> </tr> </table>		<input type="checkbox"/> Full Service Restaurant	<input type="checkbox"/> Café/Coffee Shop	<input type="checkbox"/> Bed & Breakfast	<input type="checkbox"/> Grocery Store	<input type="checkbox"/> Convenience Market	<input type="checkbox"/> Hotel	<input type="checkbox"/> Liquor Store	<input type="checkbox"/> Indoor Golf Facility	<input type="checkbox"/> Private Sports Club	<input type="checkbox"/> Theater	<input type="checkbox"/> Wine Tasting Room	<input type="checkbox"/> Veterans Club	<input type="checkbox"/> Brew Pub	<input checked="" type="checkbox"/> Tavern	<input type="checkbox"/> Fraternal Club	<input type="checkbox"/> Volleyball Court (Permanent Extension of Premises required)	<input type="checkbox"/> Catering (sales only allowed on the premises issued and alcohol beverage licensed)	<input type="checkbox"/> Video Game Center-6 or more games	<input type="checkbox"/> Bar & Grill	<input type="checkbox"/> Night club	<input type="checkbox"/> Bowling Center	<input type="checkbox"/> Comedy Club	<input type="checkbox"/> Recreational Paint Studio		<input type="checkbox"/> Billiard Center		
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<input type="checkbox"/> Liquor Store	<input type="checkbox"/> Indoor Golf Facility	<input type="checkbox"/> Private Sports Club																										
<input type="checkbox"/> Theater	<input type="checkbox"/> Wine Tasting Room	<input type="checkbox"/> Veterans Club																										
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<input type="checkbox"/> Comedy Club	<input type="checkbox"/> Recreational Paint Studio																											
<input type="checkbox"/> Billiard Center																												
Briefly detail the type of business you plan to operate, if granted a license: Continue the bar/tavern business																												
What other types of licenses or permits will you or do you hold at this location? :																												
<input type="checkbox"/> Tavern Entertainment ?	<input type="checkbox"/> Cigarette	<input checked="" type="checkbox"/> Amusement Devices																										
<input type="checkbox"/> Dance Hall	<input checked="" type="checkbox"/> Food (though Health Dept.)	<input type="checkbox"/> Other(s)																										

If applying for a Class B or C license, what type of food service will you have? (check all that apply):

<input type="checkbox"/> None	<input type="checkbox"/> Prepackaged Foods	<input type="checkbox"/> Snacks
<input checked="" type="checkbox"/> Appetizers	<input type="checkbox"/> Catered Events	<input type="checkbox"/> Full Meals

What percentage of your total sales will be from the sales of alcohol beverages? 15-20%

Is there at least 300 feet between the building and any church, school or hospital? Yes No

How many alcohol serving premises are within a 4 block radius of your business? 2-3

Do you have any future plans for other businesses, licenses or permits at this location? Yes No
If yes, explain:

Is this premise under construction? Yes No If yes, list estimated completion date:

Is this a franchise? Yes No

What was the previous name & nature of the business operating at this location, if applicable?
BAR 22 Bier Haven

Is this premises currently or ever been licensed? Yes No If yes, list type of license:

Is the current licensee operating? Yes No If no, list date closed:

If alcohol sales are a new use in this building, please contact the Neenah Police Department at (920) 886-6000 to meet with Chief of Police to review regulations/ordinances.

What is the zoning classification for this premise? (comment)

HOURS OF OPERATION FOR ALCOHOL BEVERAGE SALES/SERVICE ONLY

Day of the Week	Proposed Hours of Operation:	
	Open	Close
Sunday	11am	
Monday	closed	
Tuesday	11am 3pm	
Wednesday	3pm	
Thursday	3pm	
Friday	1pm	
Saturday	11am	

Varies / no later than 2am

PROHIBITED HOURS OF OPERATION:
 Class A: 9:00 PM to 8:00 AM; Class B/C: Monday thru Friday 2:00 AM - 6:00 AM;
 Class B/C: Saturday thru Sunday 2:30 AM - 6:00 AM

Legal Capacity/Occupancy of Premises: Inside <u>90</u> Outside _____ (does not include Class A) Call (920) 886-6130 if you have questions.	Number of Parking Spaces on the premises, not including street parking: <u>2</u>
---	---

LITTER/GARBAGE:
What are your plans to keep the grounds clean (check all that apply):
 Sweep Pressure Wash Pick Up Litter Hired Maintenance Garbage Cans Outside
 Other:

Who is responsible to keep the grounds clean? Licensee Building Owner Employees
 Hired Maintenance Other:

NOISE: How will issues be addressed? (check all the apply): Security Manager approaches
 customer(s) Call police Signs posted Other:
1st refusal

DETAILED FLOOR PLAN

Please read all instructions before preparing the floor plan.

- A detailed floor plan must be submitted with this application.
- Even if the premises has been previously licensed and a floor plan submitted, a new floor plan must be submitted with this application.
- The floor plan must be filed on 8 1/2 x 11 inch sized paper. Plans do not need to be architectural drawings and need not be to scale. Handwritten plans are acceptable.
- A separate sheet of paper should be filed for each floor where alcohol will be stored, displayed, sold, given away and/or consumed.

The floor plan must include all of the following items:

1. Dimensions and total square feet of the premises (length x width = square feet)
2. Label all entrances and exits
3. Label and provide dimensions (length & width) of all alcohol storage areas (coolers, stock room, basement, etc.)
4. Label and provide dimensions (length x width) of all alcohol display areas (behind the bar, shelves, etc)
5. Class B & C Applicants only: Label and provide dimensions (length x width) of all outdoor areas used for the sale or service of alcohol beverages (for example, patios, beer gardens, sidewalk cafes)
6. Class B & C Applicants only: Label all seating areas, bars, and food preparation areas (kitchen)
7. Label and provide dimensions (length x width) for the first floor showing the relation of all parking areas on the premises to the building, not including street parking.
8. On each page mark the following: North ↑, Date, Business name & address

ALL NEW & TRANSFER APPLICANTS:

Submit Proof of Ownership, Lease or Offer to Purchase the Building with this application.

A Lease or Offer to Purchase must:

1. Be in the same legal entity names as those applying for the license
2. Reflect the same address as the premises address on this application
3. Reflect current dates and
4. Be signed by the lessor/seller and lessee/buyer

Lease or Offer to Purchase may be contingent upon the license being granted.

Do you own or lease the building? Check one: Own Lease

Who owns the fixtures (i.e. Coolers, etc.)? Revol of Wisconsin LLC

Subscribed and sworn to before me
this 22nd day of September, 2023

Notary Public, State of Wisconsin
My Commission expires: 10-18-2027
Notary Seal must be affixed Charlotte K Nagel

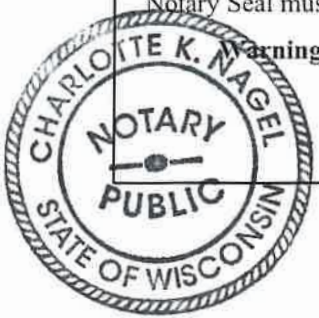
Waleson

Signature of Individual/Partner/Officer

Signature of Partner/Officer

Warning: Penalty provided for submitting false statements and affidavits with this application.

Your application will be returned for failure to fill out this form completely and correctly, and submit a detailed floor plan as indicated.



COMMERCIAL LEASE

This Lease Agreement (this "Lease") is dated as of October 02, 2023, by and between Reload Of Wisconsin LLC ("Landlord"), and Chris Paulson ("Tenant"). The parties agree as follows:

PREMISES. Landlord, in consideration of the lease payments provided in this Lease, leases to Tenant Downstairs tavern and basement (the "Premises") located at 218 W. Wisconsin St, Neenah, WI 54956.

TERM. The lease term will begin on October 02, 2023 and will terminate on September 30, 2024.

LEASE PAYMENTS. Tenant shall pay to Landlord monthly installments of \$2,200.00, payable in advance on the first day of each month. Lease payments shall be made to the Landlord at 45 W. Snell Rd, Oshkosh, Wisconsin 54901. The payment address may be changed from time to time by the Landlord.

POSSESSION. Tenant shall be entitled to possession on the first day of the term of this Lease, and shall yield possession to Landlord on the last day of the term of this Lease, unless otherwise agreed by both parties in writing. At the expiration of the term, Tenant shall remove its goods and effects and peaceably yield up the Premises to Landlord in as good a condition as when delivered to Tenant, ordinary wear and tear excepted.

USE OF PREMISES. Tenant may use the Premises only for Tavern operations. The Premises may be used for any other purpose only with the prior written consent of Landlord, which shall not be unreasonably withheld. Tenant shall notify Landlord of any anticipated extended absence from the Premises not later than the first day of the extended absence.

EXCLUSIVITY. Landlord shall not directly or indirectly, through any employee, agent, or otherwise, lease any space within the property (except the Premises herein described), or permit the use or occupancy of any such space whose primary business activity is in, or may result in, competition with the Tenant's primary business activity. The Landlord hereby gives the Tenant the exclusive right to conduct their primary business activity on the property.

FURNISHINGS. The following furnishings will be provided: All equipment needed, barstools, refrigerators, tables, coolers, gaming games. Tenant shall return all such items at the end of the lease term in a condition as good as the condition at the beginning of the lease term, except for such deterioration that might result from normal use of the furnishings.

STORAGE. Tenant shall be entitled to store items of personal property in Basement during the term of this Lease. Landlord shall not be liable for loss of, or damage to, such stored items.

PROPERTY INSURANCE. Landlord and Tenant shall each maintain appropriate insurance for their respective interests in the Premises and property located on the Premises. Landlord shall be named as an additional insured in such policies. Tenant shall deliver appropriate evidence to Landlord as proof that adequate insurance is in force issued by companies reasonably satisfactory to Landlord. Landlord shall receive advance written notice from the insurer prior to any termination of such insurance policies. Tenant shall also maintain any other insurance which Landlord may reasonably require for the protection of Landlord's interest in the Premises. Tenant is responsible for maintaining casualty insurance on its own property.

LIABILITY INSURANCE. Tenant shall maintain liability insurance on the Premises in a total aggregate sum of at least \$1,000,000.00. Tenant shall deliver appropriate evidence to Landlord as proof that adequate

insurance is in force issued by companies reasonably satisfactory to Landlord. Landlord shall receive advance written notice from the insurer prior to any termination of such insurance policies.

RENEWAL TERMS. This Lease shall automatically renew for an additional period of 3 months per renewal term, unless either party gives written notice of termination no later than 30 days prior to the end of the term or renewal term. The lease terms during any such renewal term shall be the same as those contained in this Lease except that the lease installment payments shall be \$3,000.00 per month.

MAINTENANCE.

Landlord's obligations for maintenance shall include:

- the roof, outside walls, and other structural parts of the building
- the parking lot, driveways, and sidewalks, including snow and ice removal
- the sewer, water pipes, and other matters related to plumbing
- the electrical wiring
- the air conditioning system
- all other items of maintenance not specifically delegated to Tenant under this Lease.

Tenant's obligations for maintenance shall include:

- Snow removal, maintaining a clean environment.

UTILITIES AND SERVICES. Tenant shall be responsible for all utilities and services incurred in connection with the Premises.

TAXES. Taxes attributable to the Premises or the use of the Premises shall be allocated as follows:

REAL ESTATE TAXES. Landlord shall pay all real estate taxes and assessments for the Premises.

PERSONAL TAXES. Landlord shall pay all personal taxes and any other charges which may be levied against the Premises and which are attributable to Tenant's use of the Premises, along with all sales and /or use taxes (if any) that may be due in connection with lease payments.

TERMINATION UPON SALE OF PREMISES. Notwithstanding any other provision of this Lease, Landlord may terminate this lease upon 30 days' written notice to Tenant that the Premises have been sold.

DEFAULTS. Tenant shall be in default of this Lease if Tenant fails to fulfill any lease obligation or term by which Tenant is bound. Subject to any governing provisions of law to the contrary, if Tenant fails to cure any financial obligation within 5 days (or any other obligation within 10 days) after written notice of such default is provided by Landlord to Tenant, Landlord may take possession of the Premises without further notice (to the extent permitted by law), and without prejudicing Landlord's rights to damages. In the alternative, Landlord may elect to cure any default and the cost of such action shall be added to Tenant's financial obligations under this Lease. Tenant shall pay all costs, damages, and expenses (including reasonable attorney fees and expenses) suffered by Landlord by reason of Tenant's defaults. All sums of money or charges required to be paid by Tenant under this Lease shall be additional rent, whether or not such sums or charges are designated as "additional rent". The rights provided by this paragraph are cumulative in nature and are in addition to any other rights afforded by law.

HOLDOVER. If Tenant maintains possession of the Premises for any period after the termination of this Lease ("Holdover Period"), Tenant shall pay to Landlord lease payment(s) during the Holdover Period at a rate equal to the normal payment rate set forth in the Renewal Terms paragraph.

CUMULATIVE RIGHTS. The rights of the parties under this Lease are cumulative, and shall not be construed as exclusive unless otherwise required by law.

ACCESS BY LANDLORD TO PREMISES. Subject to Tenant's consent (which shall not be unreasonably withheld), Landlord shall have the right to enter the Premises to make inspections, provide necessary services, or show the unit to prospective buyers, mortgagees, tenants or workers. However, Landlord does not assume any liability for the care or supervision of the Premises. As provided by law, in the case of an emergency, Landlord may enter the Premises without Tenant's consent. During the last three months of this Lease, or any extension of this Lease, Landlord shall be allowed to display the usual "To Let" signs and show the Premises to prospective tenants.

INDEMNITY REGARDING USE OF PREMISES. To the extent permitted by law, Tenant agrees to indemnify, hold harmless, and defend Landlord from and against any and all losses, claims, liabilities, and expenses, including reasonable attorney fees, if any, which Landlord may suffer or incur in connection with Tenant's possession, use or misuse of the Premises, except Landlord's act or negligence.

DANGEROUS MATERIALS. Tenant shall not keep or have on the Premises any article or thing of a dangerous, flammable, or explosive character that might substantially increase the danger of fire on the Premises, or that might be considered hazardous by a responsible insurance company, unless the prior written consent of Landlord is obtained and proof of adequate insurance protection is provided by Tenant to Landlord.

COMPLIANCE WITH REGULATIONS. Tenant shall promptly comply with all laws, ordinances, requirements and regulations of the federal, state, county, municipal and other authorities, and the fire insurance underwriters. However, Tenant shall not by this provision be required to make alterations to the exterior of the building or alterations of a structural nature.

MECHANICS LIENS. Neither the Tenant nor anyone claiming through the Tenant shall have the right to file mechanics liens or any other kind of lien on the Premises and the filing of this Lease constitutes notice that such liens are invalid. Further, Tenant agrees to (1) give actual advance notice to any contractors, subcontractors or suppliers of goods, labor, or services that such liens will not be valid, and (2) take whatever additional steps that are necessary in order to keep the premises free of all liens resulting from construction done by or for the Tenant.

DISPUTE RESOLUTION. The parties will attempt to resolve any dispute arising out of or relating to this Agreement through friendly negotiations amongst the parties. If the matter is not resolved by negotiation, the parties will resolve the dispute using the below Alternative Dispute Resolution (ADR) procedure.

Any controversies or disputes arising out of or relating to this Agreement will be submitted to mediation in accordance with any statutory rules of mediation. If mediation is not successful in resolving the entire dispute or is unavailable, any outstanding issues will be submitted to final and binding arbitration under the rules of the American Arbitration Association. The arbitrator's award will be final, and judgment may be entered upon it by any court having proper jurisdiction.

ASSIGNABILITY/SUBLETTING. Tenant may not assign or sublease any interest in the Premises, nor effect a change in the majority ownership of the Tenant (from the ownership existing at the inception of this lease), nor assign, mortgage or pledge this Lease, without the prior written consent of Landlord, which shall not be unreasonably withheld.

NOTICE. Notices under this Lease shall not be deemed valid unless given or served in writing and forwarded by mail, postage prepaid, addressed as follows:

LANDLORD:

Reload Of Wisconsin LLC
45 W. Snell Rd
Oshkosh, Wisconsin 54915

TENANT:

Chris Paulson
218 W. Wisconsin St
Neenah, WI 54956

Such addresses may be changed from time to time by any party by providing notice as set forth above. Notices mailed in accordance with the above provisions shall be deemed received on the third day after posting.

GOVERNING LAW. This Lease shall be construed in accordance with the laws of the State of Wisconsin.

ENTIRE AGREEMENT/AMENDMENT. This Lease Agreement contains the entire agreement of the parties and there are no other promises, conditions, understandings or other agreements, whether oral or written, relating to the subject matter of this Lease. This Lease may be modified or amended in writing, if the writing is signed by the party obligated under the amendment.

SEVERABILITY. If any portion of this Lease shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Lease is invalid or unenforceable, but that by limiting such provision, it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

WAIVER. The failure of either party to enforce any provisions of this Lease shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Lease.

BINDING EFFECT. The provisions of this Lease shall be binding upon and inure to the benefit of both parties and their respective legal representatives, successors and assigns.

LANDLORD:

Reload Of Wisconsin LLC

By: James Donker
James Donker, Owner

Date: 09/20/2023

TENANT:

By: 
Chris Paulson

Date: 09/22/2023

CITY OF NEENAH
FINANCE AND PERSONNEL COMMITTEE MEETING
Monday, October 9, 2023 at 6:00 p.m.
Hauser Room, Neenah City Administration Building
211 Walnut Street, Neenah, Wisconsin

MINUTES

The meeting was called to order at 6:00 pm.

Present: Chairman Erickson; Aldermen Boyette, and Borchardt; Mayor Lang, Director of Finance Rasmussen, Director of Human Resources and Safety Fairchild, Deputy Director of Community Development Schmidt, City Attorney Rashid, and Clerk Nagel. Aldermen Steiner and Skryms were excused.

Public Appearances: None.

Minutes: Motion/Second/Carried Borchardt/Boyette to approve the minutes from the September 25, 2023 Regular meeting. All voting aye.

Development Agreement-Second Addition to The Homes at Freedom Meadows Subdivision (Attachments) (Schmidt)

Staff negotiated a Development Agreement with Van Sistine Homes, LLC for the Second Addition to the Homes at Freedom Meadows Subdivision. The proposed plat includes 34 single-family residential lots located west of Woodenshoe Road. The land is zoned R-1, Single-Family Residence District. This subdivision is the third phase of seven of the Homes at Freedom Meadows subdivision located directly east and southeast of the proposed development. At this time, the developer is ahead of schedule as determined by a prior agreement.

The subdivision and the developer's agreement are both standard for the city, there is nothing unique about them. The lots are slightly larger than normal. It is expected the subdivision will develop rather quickly.

The Developer is responsible for installing public utilities (water, sanitary sewer, and storm water). Water main is proposed to be oversized to accommodate future development north and west of the development. The costs associated with oversizing the water main will be reimbursed to the developer by the Water Utility. The city will inspect the installation of those utilities prior to accepting them as public. Additional costs are held in an escrow account such as the temporary two-inch mat along Freedom Meadows Drive and Liberty Avenue and future sidewalks along Valor Place, Patriot Way, and Liberty Avenue. There was discussion on separating streets and sidewalks into different escrow accounts. The escrow must be used for the purpose in which the escrow was collected. There is one lot in this subdivision that will be dedicated to the city in which the developer is collecting a street and escrow for that lot. The city will reimburse the developer for costs associated with this lot. Property owners will be assessed for sidewalks and streets.

There was discussion on the possibility of offering commercial lots in the area to accommodate the growth to the west. There has been some planning done with in that regard. It looks like the commercial might be located further west near the 76 corridor.

In addition, the developer is dedicating 4.2 acres of land to the city for a future park. Funding is identified in the 5-year Capital Improvement Plan for the construction of the park.

REPORT

Motion/Second/Carried Borchardt/Boyette to recommend Common Council approve the Second Addition to The Homes at Freedom Meadows Subdivision Development Agreement All voting aye.

Information Update – Freedom Acres/Homes at Freedom Meadows Development Agreement (2020) (Attachments) (Schmidt)

In 2020, the city entered into an agreement with Van Sistine Homes, LLC, to develop land on the northwest corner of Woodenshoe Road and County Road G in the Town of Vinland. The development became the Freedom Acres and Homes at Freedom Meadows subdivisions. This unique partnership provided an opportunity for the city to secure an important westward growth corridor which would have likely developed in the Town of Vinland had the partnership not formed. The city agreed to purchase 130 acres of undeveloped farmland from the developer, in return for an aggressive re-purchase and development schedule. The purpose of this information update is to provide an update regarding the development which has occurred since 2020.

The initial development concept included six development phases planned over a 10-year period. In addition, approximately 155 new single-family homes sites and a 2.9-acre neighborhood park were planned. At the time of the initial agreement and during the preliminary phases of development, there was uncertainty in the economy due to the COVID-19 pandemic and challenges related to rising borrowing, construction material and labor costs. If the City were not a partner, it's likely the development may have been slowed or significantly scaled down.

The developer is ahead of the approved development and re-payment schedule. Since 2020, three phases are either completed or under construction. A total 61 single-family lots were created on 38 acres of land and over \$6,000,000 of new tax base created. The city has also been repaid \$336,290 of its original \$887,000 investment. This amount exceeds the initial development agreement timeline by six acres. By the end of 2023, two more phases of development will begin, creating an additional 82 single-family lots on 48 acres of land. By July 2024, the initial development schedule required the development of 53 acres and re-payment of \$474,473. The developer will have re-purchased 86 acres of land and paid the city \$743,463 before the July deadline.

INFO. ONLY

While unique and somewhat unprecedented, this type of partnership between the City and a developer has been successful. The challenges developers face will continue to impact the location and scale of development. City staff continue to work with developers and be creative to ensure development occurs in the city.

Informational item only, no action taken.

Fiscal Year 2024 Health Insurance Renewal Request (Attachments) (Fairchild)

The City of Neenah currently utilizes Robin as our health insurance provider. Due to high utilization of the plan the City worked with our broker, M3, to secure a contract with Robin which proposed a three-year rate cap of no more than 12%. This is the final year for that rate cap provision.

Despite the plan designs, the city continues to see significant utilization which directly impacts the renewal rates. Given the rate cap, the city has worked with the broker to create a plan design which would create minimal plan disruption within the 12% rate cap.

Of the three alternatives, proposal 3, provides the best renewal rate with minimal plan changes. This aligns with the current utilization of the plans and will assist the city in mitigating increased costs going forward. The 9.68% increase is the least detrimental option to the employees. Employees will also be signing up with an insurance representative to assure they are taking the best benefits for the options offered depending on their circumstances to help drive down overall costs of the healthcare plan.

REPORT

Motion/Second/Carried Borchardt/Boyette to recommend Council approve proposal 3 as the health plan for FY24 plan year resulting in an expected increase for 9.68% over prior year. All voting aye.

The Committee may convene into closed session pursuant to Wis. Stat. Sec. 19.82(2) to confer with City Attorney who will render strategy concerning the Minks & Novak v City suit.

Motion/Second/Carried Borchardt/Boyette for the committee to convene into closed session pursuant to Wis. Stat. Sec. 19.82(2) to confer with City Attorney who will render strategy concerning the Minks & Novak v City suit. All voting aye.

At 6:30PM the Committee convened into closed session.

The Committee adjourned in closed session.

Motion/Second/Carried Boyette/Borchardt to adjourn the meeting 6:36 pm. All voting aye.

Respectfully submitted,



Charlotte Nagel
City Clerk

THIS AGREEMENT, made pursuant to Chapter 25 of the City of Neenah Municipal Code by and between the CITY OF NEENAH, Winnebago County, Wisconsin, a body politic and municipal corporation by its Common Council ("City") and owner of subject land and Van Sistine Homes, LLC, the developer ("Developer") of the following property lying within the City of Neenah:

Part of Lot 2 Certified Survey Map 5779 being part of the Northeast 1/4 of the Southeast 1/4 and unplatted lands being part of the Northwest 1/4 of the Southeast 1/4, all of Section 1, Township 19 North, Range 16 East, City of Neenah, Winnebago County, Wisconsin, containing 868,579 Square Feet (19.9398 Acres) of land described as follows:

Commencing at the East 1/4 corner of Section 1; thence, along the North line of the Southeast 1/4 of said Section 1, S88°52'57"W, 870.00 feet to the point of beginning; thence, along the West line of lands described in Document Number 461232, S00°20'38"E, 340.03 feet; thence, along the South line of said lands described in Document Number 461232, N88°52'53"E, 135.94 feet to the Northwest corner to 1st Addition to The Homes at Freedom Meadows; thence, along a West line of said 1st Addition to The Homes of Freedom Meadows, S22°09'07"W, 431.50 feet to the West right-of-way line of Freedom Meadows Drive; thence, along said West right-of-way line, S12°12'25"W, 50.13 feet; thence, along a West line of said 1st Addition to Homes of Freedom Meadows, S00°20'42"E, 267.22 feet to the North right-of-way line of Liberty Avenue; thence, along said North right-of-way line, N87°28'58"W, 55.56 feet; thence, continuing along said North right-of-way line, 26.39 feet along the arc of a curve to the left with a radius of 530.00 feet and a chord of 26.38 feet which bears N88°55'08"W; thence, continuing along said North right-of-way line, S89°45'44"W, 36.63 feet to a West line of The Homes of Freedom Meadows; thence, along said West line, S22°09'06"W, 297.42 feet; thence, S89°45'44"W, 642.52 feet; thence, N24°42'39"E, 979.80 feet; thence, N00°53'26"W, 50.00 feet; thence, S89°06'34"W, 192.60 feet; thence, N01°07'03"W, 377.95 feet to said North line of the Southeast 1/4; thence, along said North line, N88°52'57"E, 698.27 feet to the point of beginning, subject to all easements, and restrictions of record.

Recording Area

Return to:
David Rashid, City Attorney
City of Neenah, 211 Walnut Street
Neenah, WI 54956

Parcel No.: 8-11-4000-00-04

WHEREAS, Chapter 25 of the Neenah Municipal Code provides for the installation of required improvements (hereinafter referred to as the "Improvements") in new subdivisions, and

WHEREAS, the Developer has proposed to develop a residential subdivision on the above-referenced property located in the City (hereinafter referred to as "Second Addition to The Homes at Freedom Meadows" or the "Development"); and

WHEREAS, [Exhibit 1](#) shows the Development which has been approved by the City and has or will be recorded in the Winnebago County Register of Deeds Office; and

WHEREAS, a series of meetings and negotiations have taken place between the City and the Developer to determine various development and financial responsibilities for on-site and off-site public improvements and fees in connection with the proposed subdivision; and,

WHEREAS, the City and the Developer, for their mutual benefit, have mutually agreed as to development and financial responsibilities for public improvements and fees in connection with the proposed subdivision;

NOW THEREFORE, in consideration of the mutual promises contained herein, the sufficiency of which is hereby acknowledged, and the above recitals, which are contractual, the City and Developer agree as follows:

1. **Sanitary Sewer Interceptor Fee and Subdivision Fee.** The Developer shall pay the City a sanitary sewer interceptor fee in the amount of \$1,000.00 per acre (the "Sewer Fee") and a subdivision fee of \$1,000.00 per acre (the "Subdivision Fee") for the Improvements to the Development as more particularly detailed in [Exhibit 2](#). As subsequent phases are developed, the Developer shall be billed for the sewer fee and the subdivision fee at the established rate in effect at the time of platting.
2. **Storm Water Infrastructure Fee.** The Developer shall pay a storm water infrastructure fee in the amount of \$9,000.00 per acre (the "Storm Water Fee") as detailed in [Exhibit 3](#). In addition to the lots created in the subdivision, the storm water acreage calculation shall include street right-of-way and all other public land including, but not limited to parks, and easements lying within and/or adjacent to the subdivision. Existing mapped wetlands shall be excluded from storm water acreage calculation. This storm water infrastructure fee shall include all construction costs associated with storm water infrastructure installation except for the following which shall be funded entirely by the Developer:
 - design engineering
 - plan and specification development
 - contract bidding
 - construction engineering
 - final inspection
 - erosion control
 - yard drains and associated piping
 - perforated catch basin drain pipes
 - final storm sewer cleaning and televising
 - plan review by the City
 - field staking and surveying
 - project administration
 - construction inspection
 - final "as built" measurements
 - bedrock blasting and removal
 - storm sewer house laterals
 - storm water ponds

The Developer shall pay all costs of the storm water infrastructure installation during construction and shall keep an accurate account of all costs certified by the project engineer or other construction professional responsible for supervising the construction of the Development and retained by the Developer. Final accounting of the actual costs of those items covered by the Storm Water Fee will be settled upon completion and City acceptance of such construction. The Developer shall advance the costs of the public storm water infrastructure installation during construction. Final costs of the storm water infrastructure installation as certified at the completion of the subdivision construction, shall be credited against the Storm Water Fee and paid by the Developer. To the extent that installation costs exceed the Storm Water Fee, the City shall reimburse Developer the difference. To the extent that Developer has paid less in installation costs than is due under the Storm Water Fee, the Developer shall pay the City the difference within 30 days of billing by the City.

3. **Storm Water Ponds.** This development is served by a storm water pond constructed as part of the Homes at Freedom Meadows (Outlot 2 in the First Addition to the Homes at Freedom Meadows). The City recognized that the pond constructed for that development would serve areas outside of that development and held a portion of that construction cost as a deferred assessment against other served areas. The proposed subdivision was noted as Phase IV of the subdivision concept plan approved by the City's Plan Commission on August 20, 2020. [Exhibit 3](#) outlines the share of the pond cost attributed to the Development.
4. **Storm Water Management.** The Developer shall pay a storm water management, erosion control, plan review and inspection fee of \$200 per plat plus \$75 per lot ([Exhibit 2](#)) to cover the City's costs for plan review and inspection of storm water management and erosion control methods and practices.
5. **Water main within the Subdivision Plat.** The Developer shall pay the full cost to furnish and install water mains and water services within the plat including those that may front on all dedicated

public lands, including but not limited to, parks, schools, dedicated public wetlands and open spaces, detention ponds and other public areas. The Developer shall provide the Water Utility a complete accounting of all costs related to the installation of the water main and appurtenances within the Development. Upon acceptance, Neenah Water Utility shall take ownership of and maintain the water mains and related appurtenances inside the Development. The water service to each residence shall be installed by the Developer and owned by the resident. The Neenah Water Utility shall maintain the service from the water main to and including the curb box. Maintenance from the curb box to the house shall be the responsibility of the resident. The Developer shall pay for Neenah Water Utility inspection and testing during installation of the water main inside the Development as detailed in [Exhibit 4](#).

6. **Oversize Water Main Installation and Reimbursement.** The Neenah Water Utility is proposing an oversized water main within the Development to accommodate future development water supply needs. Upon approval by the Neenah Waterworks Commission, the Neenah Water Utility shall reimburse the Developer for the additional cost attributable to installing a 16-inch water main rather than the 10-inch water main required by the Water Utility's design and construction standards. Utility staff will work with the Developer to estimate the cost difference for labor and materials to install the 16-inch water main versus the 10-inch water main. An estimate of the oversizing reimbursement is included in [Exhibit 4](#).
7. **Outlot 3 Dedication.** Upon purchase of the parcel by the Developer, the Developer will dedicate Outlot 3 to the City. The City will own and maintain this property. The primary use of this outlot is for a utility corridor. The City reserves the right to construct a temporary road upon said outlot until such time as a platted, permanent street connects Liberty Avenue and Freedom Meadows Drive. The City will construct a sidewalk connection between Liberty Avenue and Freedom Meadows Drive.
8. **Oversize Water Main Fee.** The Neenah Water Utility has established a fee in the amount of \$2,240.95/acre. The Oversize water main fee is an area-wide assessment based on the cost to install oversized water main and infrastructure to boost water pressure in the proposed development. See [Exhibit 4](#) for more details.
9. **Sanitary Sewer Within the Subdivision Plat.** Developer shall pay the full cost of installing all sanitary sewer mains and sanitary sewer laterals within the plat including those that may front on all dedicated public lands, including but not limited to, parks, schools, dedicated public wetlands and open spaces, detention ponds and other public areas. If needed, the installation of an oversized sewer main required by the City shall be reimbursed to the Developer as detailed in [Exhibit 7](#). Sanitary sewer main over 10" in diameter and installed at a depth of greater than 13 feet is eligible for reimbursement as are sanitary lateral risers associated with sewer main installation deeper than 13 feet.
10. **Purchase Price.** Per Document number 1826908 recorded in the Winnebago County Register of Deeds office, the City purchased the subject land with the intent of selling the land to the Developer based on the agreed-upon schedule within the Development Agreement. The Developer agrees to purchase the subject land (Second Addition to The Homes at Freedom Meadows) which accounts for 19.9398 acres at a price of \$8,882/acre for a total sales price of \$177,105.30. This amount is due to the City prior to the City signing the Final Plat. See [Exhibit 2](#) for more information.
11. **Streets, Curb and Gutter and Sidewalks Within the Subdivision Plat.**

Street Grading/Graveling: The Developer shall pay the full cost of grading/graveling all streets within the plat, including those streets that may front on all dedicated public land and outlots, including but not limited to, parks, schools, dedicated public wetlands and open spaces, detention ponds and other public areas (hereinafter "Temporary Gravel Street"). The City shall establish and enforce spring load limits on all gravel streets.

Reclaimed Asphalt Streets: The Developer shall place two inches of compacted reclaimed asphalt in place of the top two inches of gravel on the following streets:

- Patriot Way
- Valor Place

Gravel Street Maintenance: Prior to construction of the Final Street, the Developer shall be completely responsible for all gravel street maintenance including but not limited to:

- removal of mud, dust and other non-granular deleterious material on an “as needed” basis; periodically adding granular material necessary to re-establish the true line and grade and cross section of the street;
- place calcium chloride dust control treatment on the streets semi-annually;
- cleaning out catch basins;
- regrading and filling all potholes, settled areas and areas where traffic has disturbed the gravel periodically on an “as needed” basis;
- provide any City mandated dust control.

If during the time prior to the City accepting maintenance responsibility, the Developer fails to maintain the gravel streets in a manner acceptable to the City, the City shall, after a 48-hour notice to the Developer, perform the required maintenance on the gravel street and bill all costs for this maintenance work to the Developer.

Two-Inch Asphalt Mat: The Developer shall pay the full cost of placing a two-inch asphalt mat on identified streets within the plat, including those streets that may front on all dedicated public land and outlots, including but not limited to, parks, schools, dedicated public wetlands and open spaces, detention ponds and other public areas (hereinafter “Temporary Asphalt Street”). Cost for said two-inch mat construction shall be prepaid, or escrowed, by the Developer based on estimated costs for similar construction. In the event that actual costs are less than the escrowed fund, any such excess of the escrowed funds shall be returned to the adjacent lot owners of record at the time of the final payment for the work. In the event that the escrow is insufficient, then the City reserves the right to special assess the shortage against the individual lots in Development (See [Exhibit 5](#)).

In late spring or early summer following the installation of utilities and gravel as provided for above, and after the gravel street and utility trenches have been subject to a winter “freeze-thaw” cycle and settled, the Developer shall grade and remove all mud and non-granular deleterious materials, re-shape and fine grade the gravel street, and add any required gravel to re-establish the true, designed grade, profile and cross section of the gravel streets. The City shall then install a two-inch asphalt mat surface on the streets. The City shall establish and enforce spring load limits on all asphalt mat streets.

Should the City determine that it is in its best interests to place a temporary two-inch asphalt mat on streets within the plat not initially identified in this Agreement, including those streets that may front on all dedicated public land and outlots, including but not limited to, parks, schools, dedicated public wetlands and open spaces, detention ponds and other public areas, cost for said two-inch mat construction shall be special assessed against the individual lots in the Development.

Final Street: When installed, curb/gutter and final street pavement shall be assessed 100% by the City to the adjacent lot owners of record with the exception that all costs associated with installation of curb/gutter and permanent pavement that front all public lands, including but not limited to: parks, greenspace, trails, outlots, and detention ponds shall be prepaid, or escrowed, by the Developer based on estimated costs for new street construction. Once public improvements anticipated by this paragraph are installed, in the event that actual costs are less than the escrowed fund, any such excess of the escrowed funds shall be returned to lot owners of record at the time of final payment for the work. In the event that the escrow is insufficient, then

the City reserves the right to special assess the shortage against the individual lots in the Development (See [Exhibit 5](#)).

Sidewalks: The Developer shall pre-pay or escrow the estimated cost for installing sidewalk at the locations identified in [Exhibit 5](#). Said sidewalk shall be installed by the City in conjunction with construction of the Two-inch Asphalt Mat, described above, unless otherwise scheduled with the approval of the City. The lot owner of record for lots that develop and install sidewalk prior to the scheduled construction of sidewalk in the subdivision shall be reimbursed from the pre-paid or escrowed funds an amount equal to the estimated cost of sidewalk installation for that lot..

Temporary Character of Streets. In no manner shall the City or the Developer regard or consider either the Temporary Gravel Streets or the Temporary Asphalt Streets of the Development as permanent or final street for purposes of Municipal Code Sec. 26-126, and the public is hereby notified of property owners' special assessment responsibilities thereunder.

12. **Contract Procedures.** The Developer's engineer shall prepare the contract documents, construction plans and specifications, let the contracts, and provide all supervision, and all contract administration for the installation of sanitary sewer, storm sewer, water main, grading and graveling, and all appurtenances and shall bill the Developer for these services. The Developer's design engineer shall perform the construction staking. All plans and specifications for the improvements shall be consistent with City specification standards. The City shall review for approval all plans, specifications and contract documents in a timely manner. The City shall provide all construction inspection and shall bill the Developer for these services. Notwithstanding anything to the contrary in this agreement, construction inspection services by the City is not intended to, nor does it provide any guaranty, proper or satisfactory, of performance. The inspection services provided for by the City are for the City's benefit and may be relied upon only by the City. In the event that Improvements installed by the Developer do not operate properly even after inspections by the City, it shall remain the Developer's responsibility, at the Developer's sole cost, to correct any deficiencies so that the Improvements are working properly and in full compliance with all applicable standards before the City is obligated to accept the Improvements as part of the public infrastructure.
13. **Park Dedication.** The Developer agrees to dedicate Outlot 6 to the City for a future public park. The City is responsible costs related to the construction of the park including utilities.
14. **Outlots and Public Parks.** [Intentionally left blank]
15. **Sewer Cleaning and Televising Inspection.** Upon completion of installation of grading and graveling and prior to final acceptance by the City, the Developer shall clean all sanitary and storm sewer mains, all catch basin leads and all back yard drain pipes using a City approved sewer cleaning contractor utilizing modern "jet trucks" of adequate horsepower and capacity. Upon completion of sewer cleaning all sewer mains and backyard drainpipes shall be televised in color and the televising records provided to the City in a City-approved electronic format. Catch basin leads do not need to be televised but all leads must be cleaned and lamped and their condition verified in a written report. All catch basins and backyard drains shall be cleared of gravel and debris.
16. **Public Improvements Dedication.** The Developer agrees to convey by deed or dedication to the City all the streets, roads, courts, avenues, drives, public ways and parks in the Plat. Developer further agrees to convey the public access ways and storm water detention ponds by deed to the City. All public improvements contemplated in the final plat shall be constructed within areas to be dedicated to the City either by deed, dedication or easement as contemplated in the final plat and this agreement. The City agrees to accept the dedication of all the Public Improvements in the Plat, whether by deed, dedication or easement subject to the City's Acceptance of the Public Improvements provided they are constructed according to the City's specifications and in

accordance with and subject to the terms of the City's Subdivision Ordinance.

17. **Utilities.** The Developer shall pay the entire cost associated with installation of underground gas, electric, telephone and cable TV utilities and street lights throughout the entire development including the cost of installing utilities and street lights adjacent to detention ponds, parks, outlots, green space, trails and other public lands. Streetlights are required and the Developer shall be responsible for requesting the street lighting system from utility company. The street lighting plan, electrical distribution plan, and natural gas layout shall be designed by the utility company and approved by the City.

Standard street lighting shall be wood poles with LED fixtures. The City shall pay the utility company the monthly electrical charge for standard street lighting. The developer shall be responsible for all additional costs associated with installation of a decorative street lighting system by the utility company. In addition, the developer shall also be responsible for the monthly charges for a decorative system that are in excess of the monthly charges for a standard system through payment to the City of the present value of the cost difference. The Developer shall coordinate with the City any street lighting requested beyond the standard.

18. **Off-Site and Other Existing Improvements.** [Intentionally left blank]
19. **Terrace Trees Contribution.** The Developer shall pay a terrace tree contribution in the amount of \$200.00 per lot. This terrace tree contribution shall be paid by the Developer, on a per lot basis at the time of final closing of each lot sale. The subdivision plat shall note on its face "\$200.00 per lot 'Terrace Tree' contribution". This contribution will be deposited in the "City of Neenah Carpenter Tree Fund Trust" tax-exempt account and will be used to plant trees on the street terraces within the subdivision at the time curb and gutter is installed ([Exhibit 6](#)).
20. **Building Permits.** Provided Developer has installed water mains, storm sewer, sanitary sewer and gravel base to a given lot and guarantees of installation have been provided for electric, gas, phone and cable services, Developer and/or Developer's assigns and successors in interest shall be permitted to obtain building and erosion control permits for such lot.
21. **Plan Review and Construction Inspection.** The Developer shall pay a fee for plan review and construction inspection of proposed improvements as outlined in [Exhibit 7](#). Said Fee shall be based on \$2,750 for plan review and an estimated \$7,600 for inspections by City staff. Actual costs shall be determined based on actual time spent by City Staff. In the event that the City, in its sole discretion, determines that it requires the assistance of either outside consultants to review plans or provide for construction inspection services, the Developer shall pay the actual cost of such outside consulting services plus 10% for administration.
22. **Damages.** The Developer shall repair or replace, as directed by the City and to the City's satisfaction, at Developer's own cost, any damage caused to any public or private property by the installation of the improvements.
23. **City Costs.** [Intentionally left blank]
24. **Estimated Cost Summary Escrow Payment.** The estimate of costs paid by the Developer is attached hereto as Exhibits 2-7 (Summarized in [Exhibit 8](#)) and shows the items and estimated amounts to be paid by the Developer, including the basis for the Sewer Fee and Storm Water Fee. The total of the estimate of costs provides the basis for determining the amount of the escrow. The Developer shall submit a payment to be held in a City escrow account in the amount of **\$252,105.40.00**. The escrow amount is based on the sums shown in [Exhibit 5](#).
25. **Financing Alternative.** As an alternative to the payment of various fees and costs as outlined in this Agreement, the Developer may elect to pay the fees provided in sections [1](#), [2](#), [4](#), [7](#), and [18](#) proportionally on a per lot basis (excluding outlots) as summarized in [Exhibit 8](#). The Developer

shall indicate, in writing, whether the per lot fee would be paid to the City when the lot is sold to a third party and collected at time of lot closing, or the fee would be collected at the time a building permit is issued. The owner of any lot for which the fees have not been paid by January 1, 2030, shall be issued a bill for the unpaid balance on the individual lot. Developer specifically agrees to waive all assessment procedures, including the right to notice and hearing, pursuant to Wis. Stat. §66.0703(7)(b) and hereby consents to the imposition of the fees and costs anticipated by this Agreement as special assessments against the property in the Development.

26. **Consistency With Adopted Ordinances and Resolutions.** The City represents that this Agreement and the terms and conditions contained herein are consistent with adopted ordinances and resolutions on the subject matter.
27. **Merger; Successors and Assigns.** This Agreement, together with all referenced and attached Exhibits, sets forth the entire understanding of the parties relative to its subject matter and supersedes and merges any and all prior communications, negotiations and agreements, oral or written. The terms of this Agreement shall survive any closing involving the transfer of lots to any grantee and shall not merge with the deed. The terms and conditions of this Agreement shall be binding on successors and assignees of the Developer.
28. **Governing Law and Venue.** This Agreement shall be construed in accordance with the laws of the State of Wisconsin and the venue for resolution of any legal action commenced to enforce same shall be in the Wisconsin Circuit Court for Winnebago County.
29. **Severability.** It is understood and agreed that the provisions of this agreement shall be deemed severable and the invalidity or unenforceability of any one or more of the provisions contained herein shall not affect the validity and enforceability of the other, remaining provisions contained herein.
30. **Modification.** This agreement may not be modified or amended, except in writing, with the written approval of both the City and the Developer.
31. **Notices.** Any notices required under this agreement shall be deemed made as of the date deposited in the US mail, postage prepaid and addressed to the following.

If to the City:

Director of Public Works
City of Neenah
211 Walnut Street
Neenah, WI 54956

If to Developer:

Van Sistine Homes, LLC
Attn: Richard Van Sistine III
1430 Freedom Court
Neenah, WI 54956

Dated this ____ day of _____, 2023.

CITY OF NEENAH

VAN SISTINE HOMES, LLC

_____(SEAL)
Jane Lang, Mayor

Richard C. Van Sistine III, Member

Attest: _____(SEAL)
Charlotte Nagel, City Clerk

Exhibit 1

Second Addition to The Homes at Freedom Meadows Plat Map

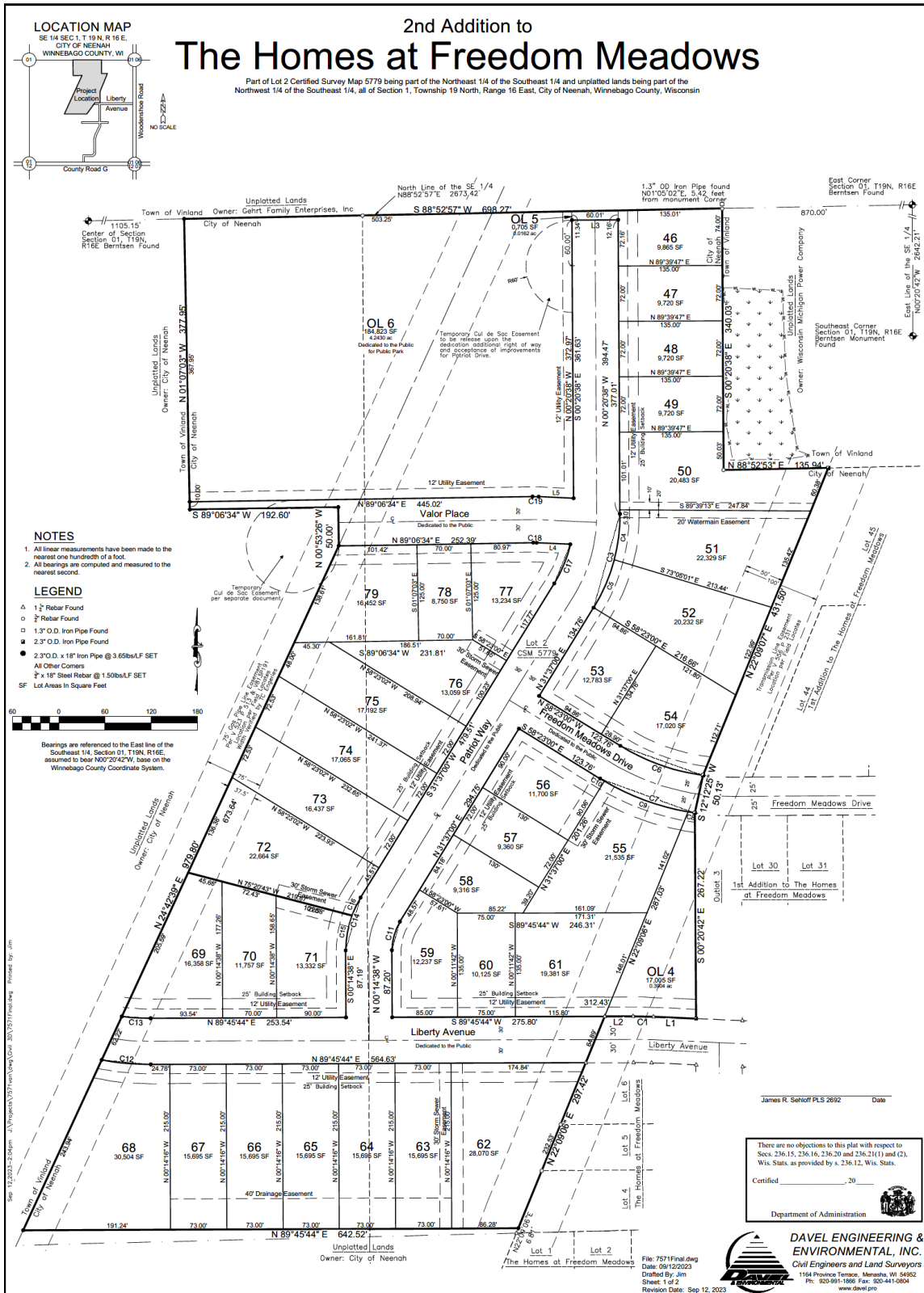


Exhibit 2
Second Addition to The Homes at Freedom Meadows

Fee Schedule

Total Developable Acres = 19.9398
Total Lots = 34

1. Subdivision Fee: \$1,000/acre x 19.9398	\$19,939.80
2. Oversized sanitary sewer interceptor fee: \$1,000/acre x 19.9398	\$19,939.80
3. Storm water management, erosion control, plan review and inspection fee: \$200 + \$75/lot	\$2,750.00

Total Fees Due Upon Billing **\$42,629.60**

Land Sale: \$8,882/acre x 19.9398 \$177,105.30

Due to City prior to signing Final Plat **\$177,105.30**

Exhibit 3
Second Addition to The Homes at Freedom Meadows
Storm Sewer Cost
Public Infrastructure
(Estimated)

1. Acreage

Total Developable Acres

2. Storm/Infrastructure Construction Costs

Total Private (Developer) Costs (estimated)

Total Public Costs (estimated)

Total Construction Costs (estimated)

3. Summary Public Infrastructure Costs

Developer Storm Fee Due City (\$9,000/ac x 19.94 acres)

Public Storm Sewer Funded by Developer (estimated)

Balance Due Developer for Public Storm Sewer Funded by Developer (estimated)

Storm Water Pond Reimbursement Costs

4.

Construction Cost of Outlot 2 Pond = \$185,794.50

Total Watershed Served by Pond = 45.90 acres

Contributing Area within this Phase = 16.93 acres

Percent of Total Watershed = 36.45%

Developer Reimbursement to City for Held Pond Cost

NOTE: The final amount due under this exhibit shall be determined based on an “as-built” cost determination at the completion of construction of the public improvements contemplated by this agreement.

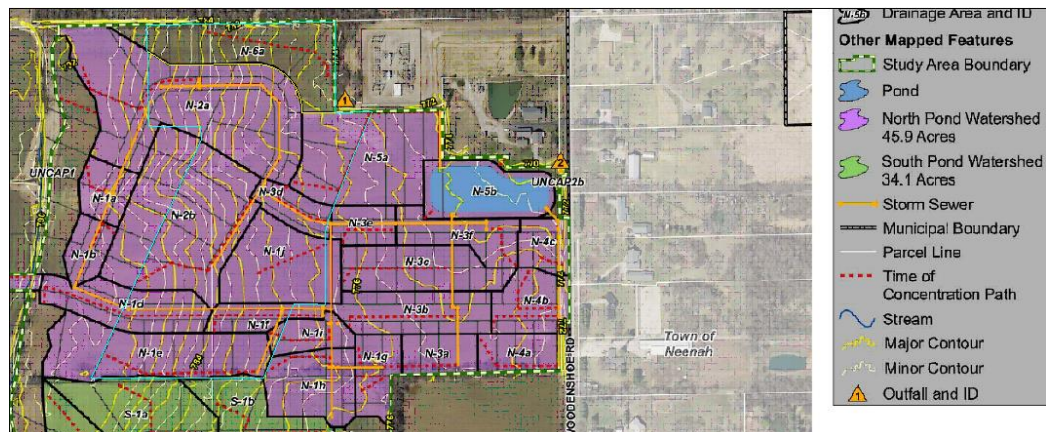


Exhibit 4
Second Addition to The Homes at Freedom Meadows

Water Main Costs
Public Infrastructure
(Estimated)

1. Acreage	
Total Developable Acres	19.9398
2. Water Main Infrastructure Costs	
Total Private (Developer) Construction Costs (estimated)	\$301,000.00
3. Total Public Infrastructure Costs	
Total Water Main Oversizing Costs Due Developer (estimated)	\$20,000.00
4. Inspection Fee Due Water Utility Upon Billing (estimated)	\$5,100.00
5. Water Main Oversizing Fee - \$2,240.95/acre (Due City)	\$44,684.09
Total Water Main Oversizing Fee Due to City	\$44,684.09

Exhibit 5
Second Addition to The Homes at Freedom Meadows

Escrow/Prepayment

Two-Inch Mat, Future Street and Sidewalk

1. Two-Inch Mat (\$60/centerline foot)	\$52,800.00
Freedom Meadows Drive: 250 feet	
Liberty Avenue: 630 feet	
2. Gravel Street Maintenance (\$10/centerline foot)	\$14,600.00
Patriot Way: 1,130 feet	
Valor Place: 330 feet	
3. Final Street Construction	\$15,415.40
Outlot 4: 118.58 feet ((\$130/front foot) = \$15,415.40	
4. Sidewalk Installation (at \$45/lineal foot)	\$169,290.00
Freedom Meadows Drive (South side): 255 LF	
Liberty Avenue: 1,344 LF	
Patriot Way (excluding park frontage): 1,863 LF	
Valor Place (excluding park frontage): 300 LF	
<hr/>	
Total Prepayment/Escrow required	\$ 252,105.40

Exhibit 6
Second Addition to The Homes at Freedom Meadows

Terrace Tree Contribution

1.	Terrace Tree Contribution: \$200/lot x 34 lots	\$6,800.00
<hr/>		
	Total amount due	\$6,800.00

Exhibit 7
Second Addition to The Homes at Freedom Meadows
Oversize Sanitary Sewer

Estimated Developer's Cost Due City

Sanitary Sewer Main Costs Due Developer (estimated ¹)	\$ 5,615.00
Sanitary Sewer Manhole Costs Due Developer (estimated ¹)	\$ 8,064.00
Installation Inspection Fee Due Department of Public Works (estimated)	\$ 2,500.00
<hr/>	
Total Due at the time of billing	\$ 2,500.00

¹ Assumptions for Sanitary Sewer Reimbursement

- *\$5/lineal foot for pipe depth lower than 13 feet. (\$5 is the difference between the unit price for 10-inch, which is all deep and the unit price for 8-inch, which is shallower.)*
- *Unit price per vertical foot (\$295/VF) for manhole depth greater than 13 feet.*

Exhibit 8
Second Addition to The Homes at Freedom Meadows
Summary of Developer's Costs and Financing Per Lot

Land Sale – Due to City Immediately

[Exhibit 2:](#) \$8,882.00/acre x 19.9398 acres \$177,105.30

Estimated Developer's Cost Due at Billing

[Exhibit 4:](#) Inspection Fee – Water Utility (Estimate) \$ 5,100.00

[Exhibit 7:](#) Construction Inspection Fees (Estimate) \$ 2,500.00

Estimated Storm Sewer Due City

[Exhibit 3:](#) Storm Water Pond Construction due City \$ 67,722.10

[Exhibit 3:](#) Public Storm Sewer Fee Due (Estimate) \$ 45,112.40

Estimated Oversized Water Main and Sanitary Sewer Reimbursement Due Developer

[Exhibit 4:](#) 12 inch and 16 inch water main and valves (Estimate) \$ 20,000.00

[Exhibit 7:](#) Oversize sanitary sewer main depth (Estimate) \$ 5,615.00

[Exhibit 7:](#) Oversize sanitary sewer manhole depth (Estimate) \$ 8,064.00

Estimated Developer's Costs to be Financed by City of Neenah (No Interest Due)

[Exhibit 2:](#) Subdivision Fee \$ 19,939.80

Oversized Sanitary Fee \$ 19,939.80

Storm Water Management Fee \$ 2,750.00

[Exhibit 6:](#) Terrace Tree Contribution (\$200.00 x 34 lots) \$ 6,800.00

[Exhibit 4:](#) Oversized Water Main Fee \$ 44,684.09

Total to be financed by City (estimated) \$ 94,114.50

**Special Assessment Applied To
Each Lot (estimated) and Due at Building Permit \$ 2,768.07**
(\$94,114.50/34 lots = \$2,768.07/lot)

Developer's Escrow Fees Required

[Exhibit 5:](#) Two-Inch Mat \$ 52,800.00

Final Street – Outlot 4 \$ 15,415.40

Gravel Street Maintenance \$ 14,600.00

Sidewalk Installation \$169,290.00

Total Escrow Required \$252,105.40



MEMORANDUM

Date: October 9, 2023

To: Chairman Erickson and Members of the Finance and Personnel Committee

From: Amy J. Fairchild, Director of Human Resources and Safety

RE: FY24 Health Insurance Renewal Request

The City of Neenah currently utilizes Robin as our health insurance provider. Due high utilization of the plan the City worked with our broker, M3 to secure a contract with Robin which proposed a three-year rate cap of no more than 12%. This is the final year for that rate cap provision.

Despite the plan designs, the City continues to see significant utilization which directly impacts the renewal rates. Given the rate cap, the City has worked with the broker to create a plan design which would create minimal plan disruption within the 12% rate cap.

Robin provided the initial renewal which was capped at the maximum rate of 12%. Given the information provided to the City, the initial proposal provided by Robin resulted in significant changes to all three plans. When evaluating the proposal, the City requested alternates to include no changes to plan 1 and a modified change to plan 1 resulting in the following rate increases.

Proposal	Plan 1	Plan 2	Plan 3	Overall Increase
Projected increase per plan	10.88%	11.45%	15.51%	12.00%
Proposal 1 (Initial Proposal from Robin)	7.11%	10.25%	15.51%	9.72%
Proposal 2 (City requested Alternate)	10.88%	10.25%	15.51%	11.68%
Proposal 3 (City requested Alternate)	7.05%	10.25%	15.51%	9.68%

Of the three alternatives, proposal 3 provides the best renewal rate with minimal plan changes. This aligns with the current utilization of the plans and will assist the City in mitigating increased costs going forward.

Staff recommends the approval of proposal 3 to the Health plan for FY24 plan year resulting in an expected increase of 9.68% over prior year.



City of Neenah
Health Insurance Benefit Comparison

Effective Date 1/1/2024

Plan 1

Plan 2
2023 Current Plan Offerings

Plan 3

Health Carrier	HealthPartners with Robin		HealthPartners with Robin		HealthPartners with Robin	
	Current/Renewal		Current/Renewal		Current/Renewal	
Plan	Select \$3,500/\$7,000		Broad \$3,500/\$7,000		Select \$2,000/\$4,000	
Deductible	Single	Family	Single	Family	Single	Family
In Network	\$3,500	\$7,000	\$3,500	\$7,000	\$2,000	\$4,000
Out of Network	\$7,000	\$14,000	\$7,000	\$14,000	\$4,000	\$8,000
HRA Contribution	Single	Family	Single	Family	Single	Family
	\$1,750	\$3,500	\$1,750	\$3,500	\$500	\$1,000
Co-Insurance						
In Network	80%		80%		80%	
Out of Network	50%		50%		50%	
Max Out-of-Pocket	Single	Family	Single	Family	Single	Family
In Network Medical	\$5,000	\$10,000	\$6,000	\$12,000	\$2,500	\$5,000
Out of Network	\$14,000	\$28,000	\$14,000	\$28,000	\$5,000	\$10,000
Office Visits						
In Network	Deductible & Coinsurance		Deductible & Coinsurance		Deductible & Coinsurance	
Out of Network	Deductible & Coinsurance		Deductible & Coinsurance		Deductible & Coinsurance	
Routine/Preventive Care						
In Network	Select Services Covered In Full		Select Services Covered In Full		Select Services Covered In Full	
Out of Network	Deductible & Coinsurance		Deductible & Coinsurance		Deductible & Coinsurance	
Urgent Care						
In Network	Deductible & Coinsurance		Deductible & Coinsurance		Deductible & Coinsurance	
Out of Network	Deductible & Coinsurance		Deductible & Coinsurance		Deductible & Coinsurance	
Emergency Room						
	Deductible & Coinsurance		Deductible & Coinsurance		Deductible & Coinsurance	
Hospital Services						
In Network	Deductible & Coinsurance		Deductible & Coinsurance		Deductible & Coinsurance	
Out of Network	Deductible & Coinsurance		Deductible & Coinsurance		Deductible & Coinsurance	
Prescription Drugs						
Retail 30 day supply	Deductible & Coinsurance \$10 Generic / \$50 Brand Preventive		Deductible & Coinsurance \$10 Generic / \$50 Brand Preventive		Deductible & Coinsurance	

Rates	Current		Renewal		Current		Renewal		
Employee	32	\$622.73	\$690.50	17	\$737.82	\$822.26	5	\$665.99	\$769.27
Family	73	\$1,647.14	\$1,826.40	31	\$1,951.55	\$2,174.91	30	\$1,761.57	\$2,034.75
Annual Δ% from Current			10.88%			11.45%			15.51%
Monthly Totals		\$140,168.58	\$155,423.20		\$73,040.99	\$81,400.63		\$56,177.05	\$64,888.85
Annual Totals		\$1,682,022.96	\$1,865,078.40		\$876,491.88	\$976,807.56		\$674,124.60	\$778,666.20
Annual Δ\$ from Current			\$183,055			\$100,316			\$104,542

Current Annual Total	\$3,232,639.44	Renewal Annual Total	\$3,620,552.16
Total Annual Δ\$ from Current	\$387,912.72	Total Annual Δ% from Current	12.00%
HealthPartners Calculated Increase	-18.49%		130.09%

While every effort is made to illustrate the carriers' various benefits, discrepancies or errors are possible. In the event of an error, the actual product brochure furnished by the insurance carrier and approved by the Commissioner of Insurance will prevail. The master contract and policyholder certificates are more detailed and should be used for the determination of benefits. All plans will comply with state and/or federal requirements with regard to nervous and mental benefits.

Projected Renewal



City of Neenah
Health Insurance Benefit Comparison

Effective Date 1/1/2024

Health Carrier	1		2		3		
	HealthPartners with Robln Alt 1		HealthPartners with Robln Alt 2		HealthPartners with Robln Alt 3		
Plan	Alt - Select \$3,500/\$7,000		Alt - Broad \$3,500/\$7,000		Select \$2,000/\$4,000		
Deductible	Single	Family	Single	Family	Single	Family	
	In Network	\$3,500	\$7,000	\$3,500	\$7,000	\$2,000	\$4,000
	Out of Network	\$7,000	\$14,000	\$7,000	\$14,000	\$4,000	\$8,000
HRA Contribution	Single	Family	Single	Family	Single	Family	
		\$1,750	\$3,500	\$1,750	\$3,500	\$5,000	\$1,000
Co-Insurance	In Network	80%	80%	80%	80%	80%	
	Out of Network	50%	50%	50%	50%	50%	
Max Out-of-Pocket	Single	Family	Single	Family	Single	Family	
	In Network Medical	* \$6,000	\$12,000	\$6,000	\$12,000	\$2,500	\$5,000
	Out of Network	\$14,000	\$28,000	\$14,000	\$28,000	* \$14,000	* \$28,000
Office Visits	In Network	* \$50 Copay after Deductible	* \$50 Copay after Deductible	* \$50 Copay after Deductible	Deductible & Coinsurance	Deductible & Coinsurance	
	Out of Network	Deductible & Coinsurance	Deductible & Coinsurance	Deductible & Coinsurance	Deductible & Coinsurance	Deductible & Coinsurance	
Routine/Preventive Care	In Network	Select Services Covered In Full	Select Services Covered In Full	Select Services Covered In Full	Select Services Covered In Full	Select Services Covered In Full	
	Out of Network	Deductible & Coinsurance	Deductible & Coinsurance	Deductible & Coinsurance	Deductible & Coinsurance	Deductible & Coinsurance	
Urgent Care	In Network	* \$50 Copay after Deductible	* \$50 Copay after Deductible	* \$50 Copay after Deductible	Deductible & Coinsurance	Deductible & Coinsurance	
	Out of Network	* \$50 Copay after In-Network Deductible	* \$50 Copay after In-Network Deductible	* \$50 Copay after In-Network Deductible	Deductible & Coinsurance	Deductible & Coinsurance	
Emergency Room		* \$300 Copay after Deductible	* \$300 Copay after Deductible	* \$300 Copay after Deductible	Deductible & Coinsurance	Deductible & Coinsurance	
Hospital Services	In Network	Deductible & Coinsurance	Deductible & Coinsurance	Deductible & Coinsurance	Deductible & Coinsurance	Deductible & Coinsurance	
	Out of Network	Deductible & Coinsurance	Deductible & Coinsurance	Deductible & Coinsurance	Deductible & Coinsurance	Deductible & Coinsurance	
Prescription Drugs	In Network	* Deductible, then \$10/\$50/\$75/80% to \$250	* Deductible, then \$10/\$50/\$75/80% to \$250	* Deductible, then \$10/\$50/\$75/80% to \$250	Deductible & Coinsurance	Deductible & Coinsurance	
	Out of Network	Deductible & Coinsurance	Deductible & Coinsurance	Deductible & Coinsurance	Deductible & Coinsurance	Deductible & Coinsurance	
Rates							
Employee	32	\$667.03	17	\$813.46	5	\$769.27	
Family	73	\$1,764.32	31	\$2,151.61	30	\$2,034.75	
Annual Δ% from Current		7.11%		10.25%		15.51%	
Monthly Totals		\$150,140.32		\$80,528.73		\$64,888.85	
Annual Totals		\$1,801,683.84		\$966,344.76		\$778,666.20	
Annual Δ\$ from Current		\$119,661		\$89,853		\$104,542	
Annual Total		\$3,546,694.80					
Total Annual Δ\$ from Current		\$314,055.36				9.72%	

While every effort is made to illustrate the carriers' various benefits, discrepancies or errors are possible. In the event of an error, the actual product brochure furnished by the insurance carrier and approved by the Commissioner of Insurance will prevail. The master contract and policyholder certificates are more detailed and should be used for the determination of benefits. All plans will comply with state and/or federal requirements with regard to nervous and mental benefits.

* = Changes

Proposal 1



City of Neenah
Health Insurance Benefit Comparison

Effective Date 1/1/2024

2024 Renewal/Alternate Plan Options

Health Carrier	HealthPartners with Robin		HealthPartners with Robin		HealthPartners with Robin		
	Current/Renewal		Alternate		Alternate		
Plan	Select \$3,500/\$7,000		Alt - Broad \$3,500/\$7,000		Select \$2,000/\$4,000		
Deductible	Single	Family	Single	Family	Single	Family	
In Network	\$3,500	\$7,000	\$3,500	\$7,000	\$2,000	\$4,000	
Out of Network	\$7,000	\$14,000	\$7,000	\$14,000	\$4,000	\$8,000	
HRA Contribution	Single	Family	Single	Family	Single	Family	
	\$1,750	\$3,500	\$1,750	\$3,500	\$500	\$1,000	
Co-Insurance	In Network	80%	80%	80%	80%	80%	
Out of Network	50%	50%	50%	50%	50%	50%	
Max Out-of-Pocket	Single	Family	Single	Family	Single	Family	
In Network Medical	\$5,000	\$10,000	\$6,000	\$12,000	\$2,500	\$5,000	
Out of Network	\$14,000	\$28,000	\$14,000	\$28,000	* \$14,000	* \$28,000	
Office Visits	In Network	Deductible & Coinsurance	* \$50 Copay after Deductible	Deductible & Coinsurance	Deductible & Coinsurance	Deductible & Coinsurance	
Out of Network	Deductible & Coinsurance	Deductible & Coinsurance	Deductible & Coinsurance	Deductible & Coinsurance	Deductible & Coinsurance	Deductible & Coinsurance	
Routine/Preventive Care	In Network	Select Services Covered In Full	Select Services Covered In Full	Select Services Covered In Full	Select Services Covered In Full	Select Services Covered In Full	
Out of Network	Deductible & Coinsurance	Deductible & Coinsurance	Deductible & Coinsurance	Deductible & Coinsurance	Deductible & Coinsurance	Deductible & Coinsurance	
Urgent Care	In Network	Deductible & Coinsurance	* \$50 Copay after Deductible	Deductible & Coinsurance	Deductible & Coinsurance	Deductible & Coinsurance	
Out of Network	Deductible & Coinsurance	* \$50 Copay after In-Network Deductible	Deductible & Coinsurance	Deductible & Coinsurance	Deductible & Coinsurance	Deductible & Coinsurance	
Emergency Room		Deductible & Coinsurance	* \$300 Copay after Deductible	Deductible & Coinsurance	Deductible & Coinsurance	Deductible & Coinsurance	
Hospital Services	In Network	Deductible & Coinsurance	Deductible & Coinsurance	Deductible & Coinsurance	Deductible & Coinsurance	Deductible & Coinsurance	
Out of Network	Deductible & Coinsurance	Deductible & Coinsurance	Deductible & Coinsurance	Deductible & Coinsurance	Deductible & Coinsurance	Deductible & Coinsurance	
Prescription Drugs	In Network	Deductible & Coinsurance \$10 Generic / \$50 Brand Preventive	* Deductible, then \$10/\$50/\$75/80% to \$250	Deductible & Coinsurance	Deductible & Coinsurance	Deductible & Coinsurance	
Rates	Employee	32	\$690.50	17	\$813.46	5	\$769.27
Family	73	\$1,826.40	31	\$2,151.61	30	\$2,034.75	
Annual Δ% from Current		10.88%		10.25%		15.51%	
Monthly Totals		\$155,423.20		\$80,528.73		\$64,888.85	
Annual Totals		\$1,865,078.40		\$966,344.76		\$778,666.20	
Annual Δ\$ from Current		\$183,055		\$89,853		\$104,542	
Annual Total		\$3,610,089.36					
Total Annual Δ\$ from Current		\$377,449.92		Total Annual Δ% from Current		11.68%	

While every effort is made to illustrate the carriers' various benefits, discrepancies or errors are possible. In the event of an error, the actual product brochure furnished by the insurance carrier and approved by the Commissioner of Insurance will prevail. The master contract and policyholder certificates are more detailed and should be used for the determination of benefits. All plans will comply with state and/or federal requirements with regard to nervous and mental benefits.

Proposal 2



City of Neenah
Health Insurance Benefit Comparison

Effective Date 1/1/2024

2024 Renewal/Alternate Plan Options

Health Carrier	HealthPartners with Robin Alternate		HealthPartners with Robin Alternate		HealthPartners with Robin Alternate		
Plan	Alt - Select \$3,500/\$7,000		Alt - Broad \$3,500/\$7,000		Alt - Select \$2,000/\$4,000		
Deductible		Single	Family	Single	Family	Single	Family
In Network		\$3,500	\$7,000	\$3,500	\$7,000	\$2,000	\$4,000
Out of Network		\$7,000	\$14,000	\$7,000	\$14,000	\$4,000	\$8,000
HRA Contribution		Single	Family	Single	Family	Single	Family
		\$1,750	\$3,500	\$1,750	\$3,500	\$500	\$1,000
Co-Insurance							
In Network			80%		80%		80%
Out of Network			50%		50%		50%
Max Out-of-Pocket		Single	Family	Single	Family	Single	Family
In Network Medical *		\$6,000	\$12,000	\$6,000	\$12,000	\$2,500	\$5,000
Out of Network		\$14,000	\$28,000	\$14,000	\$28,000	* \$14,000	* \$28,000
Office Visits							
In Network		Deductible & Coinsurance		* \$50 Copay after Deductible	Deductible & Coinsurance		Deductible & Coinsurance
Out of Network		Deductible & Coinsurance		Deductible & Coinsurance	Deductible & Coinsurance		Deductible & Coinsurance
Routine/Preventive Care							
In Network		Select Services Covered In Full		Select Services Covered In Full	Select Services Covered In Full		Select Services Covered In Full
Out of Network		Deductible & Coinsurance		Deductible & Coinsurance	Deductible & Coinsurance		Deductible & Coinsurance
Urgent Care							
In Network		Deductible & Coinsurance		* \$50 Copay after Deductible	Deductible & Coinsurance		Deductible & Coinsurance
Out of Network		Deductible & Coinsurance		* \$50 Copay after In-Network Deductible	Deductible & Coinsurance		Deductible & Coinsurance
Emergency Room							
		Deductible & Coinsurance		* \$300 Copay after Deductible	Deductible & Coinsurance		Deductible & Coinsurance
Hospital Services							
In Network		Deductible & Coinsurance		Deductible & Coinsurance	Deductible & Coinsurance		Deductible & Coinsurance
Out of Network		Deductible & Coinsurance		Deductible & Coinsurance	Deductible & Coinsurance		Deductible & Coinsurance
Prescription Drugs							
In Network *		Deductible, then \$10/\$50/\$75/80% to \$250		* Deductible, then \$10/\$50/\$75/80% to \$250	Deductible & Coinsurance		Deductible & Coinsurance
Rates							
Employee	32	\$666.65		17	\$813.46	5	\$769.27
Family	73	\$1,763.32		31	\$2,151.61	30	\$2,034.75
Annual Δ% from Current		7.05%		10.25%		15.51%	
Monthly Totals		\$150,055.16		\$80,528.73		\$64,888.85	
Annual Totals		\$1,800,661.92		\$966,344.76		\$778,666.20	
Annual Δ\$ from Current		\$118,639		\$966,345		\$104,542	
Annual Total		\$3,545,672.88					
Total Annual Δ\$ from Current		\$313,033.44		Total Annual Δ% from Current		9.68%	

While every effort is made to illustrate the carriers' various benefits, discrepancies or errors are possible. In the event of an error, the actual product brochure furnished by the insurance carrier and approved by the Commissioner of Insurance will prevail. The master contract and policyholder certificates are more detailed and should be used for the determination of benefits. All plans will comply with state and/or federal requirements with regard to nervous and mental benefits.

Proposal 3

**Minutes of the Board of Public Works Meeting
Wednesday, October 10, 2023 at 11:00am**

MEMBERS PRESENT: Mayor Lang, Director of Finance Rasmussen, Director of Public Works Kaiser, Director of Community Development & Assessment Haese, City Attorney Rashid, and Alderman Hillstrom. Alderman Lendrum was excused.

ALSO PRESENT: Park and Recreation Director Michael Kading. Community Development Deputy Director Schmidt, and City Clerk Nagel.

CALL TO ORDER: Mayor Lang called the meeting to order at 11:05am.

I. Approval of the minutes of the September 13, 2023 meeting. (Minutes can be found on the City web site)

MSC Haese/Hillstrom to approve the meeting minutes as presented, all voting aye.

II. Appearances.
None.

III. Unfinished Business.
None.

IV. New Business.

A. Public Works

Info. Only

1. Pay Request No.5, Contract 1-23, Sanitary Sewer, Water Main and Street Construction, Burr Avenue, Chestnut Street, Dieckhoff Street, and Laudan Boulevard, to Don E. Parker Excavating, Inc., in the amount of \$248,233.80. (Attachment)

MSC Kaiser/Rashid to approve Pay Request No. 5, Contract 1-23 as presented, all voting aye.

Discussion: Utility work, curb/gutter installation and landscaping are complete. Street grading and manhole adjustments will start the week of October 9.

Info. Only

2. Pay Request No.1, Contract 7-23, Sanitary & Storm Sewer, Water Main and Street Construction, High Street and River Street, to Carl Bowers & Sons Construction Co., Inc., in the amount of \$264,764.05. (Attachment)

MSC Kaiser/Rasmussen to approve Pay Request No. 1, Contract 7-23 as presented, all voting aye.

Discussion: Utility work is complete. Road work is scheduled to start the week of October 16.

Info. Only

3. Pay Request No.1, Contract 10-23, Parking Lot Resurfacing, 2" Asphalt Mat Overlay in Freedom Acres and Homes at Freedom Meadows, and Library Bumpout, to Northeast Asphalt Inc., in the amount of \$302,401.15. (Attachment)

MSC Kaiser/Haese to approve Pay Request No. 1, Contract 10-23 as presented, all voting aye.

Discussion: Work is complete. This is not a final payment. Final quantities are being prepared. Parking lot work complete but not final payment, final quantities.

Info. Only

4. Pay Request No. 2, Contract 11-23, Street Construction, Brookwood Drive, Fairwood Drive, and Hunt Avenue, to Northeast Asphalt in the amount of \$169,009.84. (Attachment)
MSC Kaiser/Haese to approve Pay Request No. 2, Contract 11-23 as presented, all voting aye.

Discussion: Work is complete. This is not a final payment. Final quantities are being prepared.

B. Community Development

1. Development Agreement for Second Addition to the Homes at Freedom Meadows Subdivision. (Attachment)
MSC Haese/Kaiser to recommend Council approve the Second Addition to The Homes at Freedom Meadows Subdivision Development Agreement, all voting aye.

Info. Only

Discussion: Deputy Director Schmidt presented the agreement to the Board. The proposed plat includes 34 single-family residential lots located west of Woodenshoe Road. The land is zoned R-1, Single-Family Residence District. This subdivision is the third phase of seven of the Homes at Freedom Meadows subdivision located directly east and southeast of the proposed development. At this time, the developer is ahead of schedule as determined by a prior agreement.

The subdivision and the developer's agreement are both standard for the city, there is nothing unique about them. The lots are slightly larger than normal. It is expected the subdivision will develop rather quickly.

There was discussion regarding the development of the park. The parkland is available for development once the final plat is approved. The city also has naming rights to the park. The proposed park in this subdivision is part of an overall larger, community park, for the regional area.

C. Water Utility

1. Pay Request 2 for Contract 1-23W Cecil Street Water Tower Repainting to Fedewa, Inc., in the amount of \$211,625.00. (Attachment)
MSC Kaiser/Haese to approve pay request 2 for Contract 1-23W Cecial Street Water Tower Repainting, all voting aye.

Info. Only

Discussion: There was discussion on the failed inspections that took place during the painting. The exterior painting is complete. This is not a final payment.

Info. Only

2. Change Order No. 1 Contract 1-23W 333 W. Cecil Street Tower Repainting, Fedewa, Inc., Hastings, MI, for additional inspection costs, in the amount of (-\$5,625.00). (Attachment)

MSC Kaiser/Rasmussen to approve Change Order No. 1 to Contract 1-23W for the W. Cecil Street Town Repainting, all voting aye.

Discussion: The change order reflects the additional inspections that were required for the work.

D. Park and Recreation

1. Pay Request No. 6, Arrowhead Park Phase 2B Pier from Lunda Construction Co. in the amount of \$29,450 for work completed through September 30, 2023, utilizing approved budgeted 2021 CIP Carry Forward Funds. (Attachment)

MSC Haese/Hillstrom to approve Pay Request No. 6, Arrowhead Park Phase 2B Pier as presented, all aye.

The project is complete, although this is not final payment. The installation of the David and Rita Nelson gateway sign is complete. The punch-list is also complete. Staff is in negotiations with Lunda for reimbursement for additional work due to high water. DNR grant reimbursement as well as final payment are forthcoming.


Info. Only

- IV. Any announcements/questions for the Board.
None.

- V. Adjournment.

MSC Rasmussen/Kaiser to adjourn, all voting aye. Meeting adjourned at 11:25am.

Respectfully Submitted,



Charlotte Nagel
City Clerk

**City of Neenah
Department of Public Works
Contractor Request for Payment**

Contractor Name: Don E. Parker Excavating		Contract No.	1-23
Address N2573 Highway 15		Contract Amount	\$2,474,739.50
City Hortonville WI 54944			
Name of Project	Sanitary, Water Main and Street Construction		
Location of Project	Burr Avenue, Chestnut Street, Dieckhoff Street, and Laudan Boulevard		
Pay Request No.	5	For Period	September 1, 2023 through September 30, 2023

CONTRACT SUMMARY

Original Contract Amount	\$2,474,739.50
Net Amount of Change Order	\$0.00
Adjusted Contract Amount	<u>\$2,474,739.50</u>

WORK PERFORMED TO DATE

Work Performed to Date	\$2,067,610.04
Less Retainage of 5%. If different indicate here <u>2.5%</u>	\$89,838.41
Net Amount Earned to Date	\$1,977,771.63
Less Previous Payments	\$1,729,537.83
	<u>\$248,233.80</u>

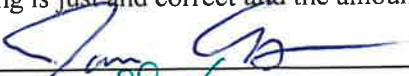


BALANCE DUE THIS PAYMENT

CONTRACT BREAKOUT

	Account Numbers	Budget Total	Contract Breakdown	Due This Estimate	Paid to Date
Sanitary Sewer Various Repairs	046-5001-743-0236	\$180,000.00	\$0.00	\$20,592.15	\$9,782.73
Sanitary Sewer-Burr Ave	046-5059-743-0236	\$70,000.00	\$58,600.00	\$0.00	\$38,483.88
Sanitary Sewer-Chestnut St	046-5055-743-0236	\$680,000.00	\$570,000.00	\$0.00	\$564,862.40
Sanitary Sewer -Dieckhoff St	046-5058-743-0236	\$50,000.00	\$41,156.55	\$0.00	\$30,441.46
Storm Sewer Various Repairs	049-5203-743-0236	\$227,000.00	\$67,135.45	\$0.00	\$51,740.55
Storm Sewer-Chestnut St	049-5276-743-0236	\$182,000.00	\$182,000.00	\$0.00	\$119,446.80
Street Constr-Burr Ave	012-4335-743-0236	\$89,000.00	\$78,000.00	\$18,217.39	\$21,753.75
Street Constr-Chestnut St	012-4333-743-0236	\$710,000.00	\$624,000.00	\$175,474.55	\$181,755.48
Street Constr-Dieckhoff St	012-4334-743-0236	\$61,000.00	\$54,298.50	\$17,528.16	\$22,049.73
Street Constr-Laudan Blvd	012-4337-743-0236	\$114,000.00	\$100,000.00	\$7,010.49	\$33,077.45
Water Constr-Burr Ave	400-0000-207-0514	\$66,000.00	\$58,369.00	\$1,250.73	\$50,791.01
Water Constr-Chestnut St	400-0000-207-0514	\$449,000.00	\$490,655.00	\$6,106.20	\$472,852.21
Water Constr-Dieckhoff St	400-0000-207-0514	\$56,000.00	\$54,349.00	\$2,054.13	\$49,407.07
Water Constr-Laudan Blvd	400-0000-207-0514	\$128,000.00	\$96,176.00	\$0.00	\$83,093.31
		<u>\$3,062,000.00</u>	<u>\$2,474,739.50</u>	<u>\$248,233.80</u>	<u>\$1,729,537.83</u>

CERTIFICATION OF CONTRACTOR:

I certify that the foregoing is just and correct and the amount claimed is legally due after showing all just credits

Certified by Engineer 	Date: 10-6-23
Certified by Public Works 	Date: 10-9-2023
Certified by Water Utility 	Date: 10/6/2023
Certified by Contractor	Date:
Approved BPW	Date:
Approved Common Council (Final Payments Only)	Date:

Contract 1-23
Sanitary Storm Sewer, Water, and Street Construction
Burr Ave., Chestnut St., Dieckhoff St., Laudan Blvd.

Item Code	Item Description	UofM	QTY	Unit Price	Extension	Quantity Completed to Date	Pay Request No.4				Pay Request No.5				
							Contractor Completed This Period QTY	Contractor Completed This Period \$	Retainage Due this Period	Due this Estimate	Contractor Completed This Period QTY	Contractor Completed This Period \$	Retainage Due this Period	Due this Estimate	
1	101.3	Furnish and Relay 8-inch PVC Sanitary Sewer	Lin. Ft.	2680	\$76.75	\$205,690.00	2,674.00	0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00
2	101.4	Furnish and Relay 10-inch PVC Sanitary Sewer	Lin. Ft.	337	\$86.35	\$29,099.95	337.00	0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00
3	102.3	Furnish and Relay 6 inch Sanitary Lateral in ROW	Lin. Ft.	1800	\$80.45	\$144,810.00	2,293.00	0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00
4	102.4	Furnish and Relay 6 inch Sanitary Lateral ROW to House	Lin. Ft.	100	\$61.60	\$6,160.00	50.00	0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00
5	102.6	Reconnect Lateral to Main	Each	2	\$240.00	\$480.00	3.00	0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00
6	103.1	Furnish and Pipeburst 4-inch Sanitary Lateral	Lin. Ft.	2800	\$5.15	\$14,420.00	2,627.00	0.00	\$0.00	\$0.00	\$0.00	461.00	\$2,374.15	\$59.35	\$2,314.80
7	103.2	Furnish and Pipeburst 6-inch Sanitary Lateral	Lin. Ft.	200	\$20.60	\$4,120.00	480.00	50.00	\$1,030.00	\$25.75	\$1,004.25	0.00	\$0.00	\$0.00	\$0.00
8	103.3	Reconnect Sanitary Lateral at Foundation - Pipeburst	Each	5	\$1,545.00	\$7,725.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00
9	103.4	Reconnect Under Basement Floor - Pipeburst	Each	74	\$2,678.00	\$198,172.00	76.00	1.00	\$2,678.00	\$66.95	\$2,611.05	7.00	\$18,746.00	\$468.65	\$18,277.35
10	103.4.1	Remove Building Footing to allow Pipeburst	Each	5	\$309.00	\$1,545.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00
11	103.5	Extra Hole - Pipeburst	Each	3	\$515.00	\$1,545.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00
12	104.1	Furnish and Install Standard Manhole	Ver. Ft.	92	\$506.80	\$46,625.60	91.00	0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00
13	105.1	Abandon Sanitary Manhole	Each	2	\$350.00	\$700.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00
14	105.2	Adjust Sanitary Manhole	Each	3	\$650.00	\$1,950.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00
15	105.6	Remove Sanitary Manhole	Each	14	\$200.00	\$2,800.00	14.00	0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00
16	106.1	Clean and Televiser Sewer (Sanitary only)	Lump Sum	1	\$3,914.00	\$3,914.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00
Sanitary						\$669,756.55			\$3,708.00	\$92.70	\$3,615.30		\$21,120.15	\$528.00	\$20,592.15
17	201.1.1	Furnish & Install 6-inch PVC C-900 Main	Lin. Ft.	40	\$213.80	\$8,552.00	49.00	0.00	\$0.00	\$0.00	\$0.00	12.00	\$2,565.60	\$64.14	\$2,501.46
18	201.1.2	Furnish & Install 8-inch PVC C-900 Main	Lin. Ft.	3400	\$84.70	\$287,980.00	3,342.00	0.00	\$0.00	\$0.00	\$0.00	13.00	\$1,101.10	\$27.53	\$1,073.57
19	201.1.4	Furnish & Install 12-inch PVC C-900 Main	Lin. Ft.	610	\$125.50	\$76,555.00	598.00	0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00

Contract 1-23
Sanitary Storm Sewer, Water, and Street Construction
Burr Ave., Chestnut St., Dieckhoff St., Laudan Blvd.

Item Code	Item Description	UofM	QTY	Unit Price	Extension	Quantity Completed to Date	Pay Request No.4				Pay Request No.5				
							Contractor Completed This Period QTY	Contractor Completed This Period \$	Retainage Due this Period	Due this Estimate	Contractor Completed This Period QTY	Contractor Completed This Period \$	Retainage Due this Period	Due this Estimate	
20	202.1.2	Furnish & Install 1.25-inch PE Water Service in ROW by Trenching	Lin. Ft.	1600	\$57.00	\$91,200.00	2,170.00	0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00
21	202.2.2	Furnish & Install 1.25-inch PE Water Service in ROW by Pulling	Lin. Ft.	100	\$15.00	\$1,500.00	62.00	0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00
22	202.3.2	Furnish & Install 1.25-inch PE Water Service in ROW by Drilling	Lin. Ft.	100	\$30.90	\$3,090.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00
23	202.4.2	Furnish & Install 1.25-inch PE Water Service from ROW to Structure by Trenching	Lin. Ft.	100	\$30.90	\$3,090.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00
24	202.5.2	Furnish & Install 1.25-inch PE Water Service from ROW to Structure by Pulling	Lin. Ft.	100	\$30.90	\$3,090.00	109.00	0.00	\$0.00	\$0.00	\$0.00	109.00	\$3,368.10	\$84.20	\$3,283.90
25	202.6.2	Furnish & Install 1.25-inch PE Water Service from ROW to Structure by Drilling	Lin. Ft.	100	\$30.90	\$3,090.00	129.00	0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00
26	202.7.1	Furnish & Install 1.25-inch PE Service from ROW to Structure by Pulling w/Sanitary Sewer Pipeburst	Lin. Ft.	2500	\$3.09	\$7,725.00	2,834.00	0.00	\$0.00	\$0.00	\$0.00	273.00	\$843.57	\$21.09	\$822.48
27	202.8.1	Furnish & Install 1.25-inch PE Service from ROW to Structure by Excavation in same Trench as Sanitary Lateral	Lin. Ft.	100	\$7.50	\$750.00	62.00	0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00
28	202.9.2	Furnish & Install 1.25-inch Service Brass Set	Each	79	\$482.00	\$38,078.00	77.00	0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00
29	203.1.1	Furnish & Install Cathodic Protection to Water Service	Each	6	\$230.00	\$1,380.00	20.00	0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00
30	203.1.3	Water Service Connection to Structure	Each	79	\$824.00	\$65,096.00	60.00	0.00	\$0.00	\$0.00	\$0.00	1.00	\$824.00	\$20.60	\$803.40
31	203.1.4	Water Service Extra Hole (Curb Stop Connection)	Each	3	\$515.00	\$1,545.00	6.00	0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00
32	203.1.6	Abandon Valve Box	Each	7	\$200.00	\$1,400.00	2.00	0.00	\$0.00	\$0.00	\$0.00	1.00	\$200.00	\$5.00	\$195.00
33	203.1.7	Abandon Valve Manhole	Each	1	\$650.00	\$650.00	2.00	0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00
34	204.2.4	Furnish & Install 8-inch MJRW Valve and Box	Each	13	\$2,674.00	\$34,762.00	12.00	0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00

Contract 1-23
Sanitary Storm Sewer, Water, and Street Construction
Burr Ave., Chestnut St., Dieckhoff St., Laudan Blvd.

Item Code	Item Description	UofM	QTY	Unit Price	Extension	Quantity Completed to Date	Pay Request No.4				Pay Request No.5				
							Contractor Completed This Period QTY	Contractor Completed This Period \$	Retainage Due this Period	Due this Estimate	Contractor Completed This Period QTY	Contractor Completed This Period \$	Retainage Due this Period	Due this Estimate	
35	204.2.6	Furnish & Install 12-inch MJRW Valve and Box	Each	2	\$4,480.00	\$8,960.00	2.00	0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00
36	205.1	Furnish & Install Hydrant, Lead and Valve	Each	8	\$7,507.00	\$60,056.00	7.00	0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00
37	205.2	Abandon Hydrant	Each	4	\$250.00	\$1,000.00	4.00	0.00	\$0.00	\$0.00	\$0.00	3.00	\$750.00	\$18.75	\$731.25
Water						\$699,549.00			\$0.00	\$0.00	\$0.00		\$9,652.37	\$241.31	\$9,411.06
38	301.4	Furnish and Relay 10-inch Storm Sewer	Lin. Ft.	380	\$56.90	\$21,622.00	412.00	99.00	\$5,633.10	\$140.83	\$5,492.28	0.00	\$0.00	\$0.00	\$0.00
39	301.5	Furnish and Relay 12-inch Storm Sewer	Lin. Ft.	1410	\$58.95	\$83,119.50	880.00	0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00
40	301.5.1	Furnish and Relay 15-inch Storm Sewer	Lin. Ft.	640	\$59.95	\$38,368.00	290.00	0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00
41	303.1	Furnish and Install 4-inch Storm Sewer Lateral	Lin. Ft.	900	\$48.20	\$43,380.00	549.00	286.00	\$13,785.20	\$344.63	\$13,440.57	0.00	\$0.00	\$0.00	\$0.00
42	304.1	Furnish and Install Sump pump Pit (separate)	Each	10	\$412.00	\$4,120.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00
43	304.2	Furnish and Install Sump Pump pit w/ Sanitary Pipeburst	Each	3	\$257.50	\$772.50	4.00	0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00
44	305.1	Furnish and Install Catch Basin	Each	16	\$1,967.00	\$31,472.00	16.00	2.00	\$3,934.00	\$98.35	\$3,835.65	0.00	\$0.00	\$0.00	\$0.00
45	305.8	Adjust Storm Catch Basin	Each	2	\$700.00	\$1,400.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00
46	305.9	Remove Storm Catch Basin	Each	16	\$250.00	\$4,000.00	12.00	0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00
47	306.1	Furnish and Install Storm Manhole	Vert Ft	31	\$512.75	\$15,895.25	41.70	0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00
48	306.8	Adjust Storm Manhole	Each	2	\$700.00	\$1,400.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00
49	306.9	Remove Storm Manhole	Each	8	\$250.00	\$2,000.00	14.00	5.00	\$1,250.00	\$31.25	\$1,218.75	0.00	\$0.00	\$0.00	\$0.00
50	308.2.4	Install and Maintain Type "D" Inlet Protection	Each	22	\$72.10	\$1,586.20	0.00	0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00
Storm						\$249,135.45			\$24,602.30	\$615.06	\$23,987.25		\$0.00	\$0.00	\$0.00
51	402.2.6.2	Remove Existing Pavement and Maintain Utility Trench	Lin. Ft.	12000	\$0.75	\$9,000.00	12,000.00	0.00	\$0.00	\$0.00	\$0.00	12,000.00	\$9,000.00	\$225.00	\$8,775.00
52	405.1	Sawcut Existing Bituminous Pavement	Lin. Ft.	500	\$1.55	\$775.00	500.00	500.00	\$775.00	\$19.38	\$755.62	0.00	\$0.00	\$0.00	\$0.00
53	402.2.6.1	Remove Existing Bituminous Pavement	Sq. Yd.	13000	\$0.01	\$130.00	12,000.00	12,000.00	\$120.00	\$3.00	\$117.00	0.00	\$0.00	\$0.00	\$0.00

Contract 1-23
Sanitary Storm Sewer, Water, and Street Construction
Burr Ave., Chestnut St., Dieckhoff St., Laudan Blvd.

Item Code	Item Description	UofM	QTY	Unit Price	Extension	Quantity Completed to Date	Pay Request No.4				Pay Request No.5				
							Contractor Completed This Period		Retainage Due this Period	Due this Estimate	Contractor Completed This Period		Retainage Due this Period	Due this Estimate	
							QTY	\$			QTY	\$			
54	403.2.5.1	Remove Concrete Curb and Gutter	Lin. Ft.	6700	\$1.55	\$10,385.00	6,650.00	6,650.00	\$10,307.50	\$257.69	\$10,049.81	0.00	\$0.00	\$0.00	\$0.00
55	404.4.5	Remove Concrete Sidewalk/Driveway Apron	Sq. Ft.	20000	\$0.36	\$7,200.00	15,000.00	0.00	\$0.00	\$0.00	\$0.00	15,000.00	\$5,400.00	\$135.00	\$5,265.00
56	402.1.7.4	Unclassified Excavation	Cu. Yd.	9000	\$9.99	\$89,910.00	6,600.00	6,600.00	\$65,934.00	\$1,648.35	\$64,285.65	0.00	\$0.00	\$0.00	\$0.00
57	402.1.4.11	Furnish and Install Geogrid	Sq. Yd.	15000	\$1.90	\$28,500.00	15,295.00	15,295.00	\$29,060.50	\$726.51	\$28,333.99	0.00	\$0.00	\$0.00	\$0.00
58	401.1.1	Furnish and Install Crushed Aggregate Base	Ton	11000	\$15.86	\$174,460.00	8,900.00	8,900.00	\$141,154.00	\$3,528.85	\$137,625.15	0.00	\$0.00	\$0.00	\$0.00
59	403.2.1.7	Furnish and Install 30-inch Concrete Curb and Gutter (continuous)	Lin. Ft.	6600	\$16.48	\$108,768.00	6,600.00	0.00	\$0.00	\$0.00	\$0.00	6,600.00	\$108,768.00	\$2,719.20	\$106,048.80
60	403.2.1.8	Furnish and Install 30-inch Concrete Curb and Gutter (repair)	Lin. Ft.	100	\$61.80	\$6,180.00	60.00	0.00	\$0.00	\$0.00	\$0.00	60.00	\$3,708.00	\$92.70	\$3,615.30
61	404.3.2	Furnish and Install 6-inch Concrete Sidewalk/Driveway	Sq. Ft.	10000	\$6.64	\$66,400.00	10,000.00	0.00	\$0.00	\$0.00	\$0.00	10,000.00	\$66,400.00	\$1,660.00	\$64,740.00
62	404.1.1	Furnish and Install 4" Concrete Sidewalk	Sq. Ft.	10000	\$6.34	\$63,400.00	3,000.00	0.00	\$0.00	\$0.00	\$0.00	3,000.00	\$19,020.00	\$475.50	\$18,544.50
63	706.2	Install Detectable Warning Fields (supplied by City)	Each	30	\$77.25	\$2,317.50	25.00	0.00	\$0.00	\$0.00	\$0.00	25.00	\$1,931.25	\$48.28	\$1,882.97
64	402.1.5.3	Furnish and Install 1/2-inch rods	Lin. Ft.	550	\$2.06	\$1,133.00	450.00	0.00	\$0.00	\$0.00	\$0.00	450.00	\$927.00	\$23.18	\$903.82
65	102.1.5.3.1	Fine Grade Roadway	Sq. Yd.	12000	\$1.85	\$22,200.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00
66	402.2.3.1	Furnish and Install HMA Pavement (4-inch)	Ton	2750	\$75.60	\$207,900.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00
67	505.1	Furnish & Install Terracing, Fertilize, Seed & Hydromulch	Sq. Yd.	5000	\$7.72	\$38,600.00	1,000.00	0.00	\$0.00	\$0.00	\$0.00	1,000.00	\$7,720.00	\$193.00	\$7,527.00
68	706.1	Install and Maintain Traffic Control	Lump Sum	1	\$19,040.00	\$19,040.00	1.00	0.60	\$11,424.00	\$285.60	\$11,138.40	0.05	\$952.00	\$23.80	\$928.20
Street						\$856,298.50	0.00		\$258,775.00	\$6,469.38	\$252,305.62		\$223,826.25	\$5,595.66	\$218,230.59
Total						\$2,474,739.50			\$287,085.30	\$7,177.14	\$279,908.17		\$254,598.77	\$6,364.97	\$248,233.80

**City of Neenah
Department of Public Works
Contractor Request for Payment**

Contractor Name: Carl Bowers & Sons Construction Co., Inc.		Contract No.	7-23
Address: N1844 Malone Rd		Contract Amount	\$442,925.00
City: Kaukauna WI 54130			
Name of Project	Sanitary & Storm Sewer, Water Main and Street Construction		
Location of Project	High Street & River Street		
Pay Request No.	1	For Period	August 1, 2023 through September 30, 2023

CONTRACT SUMMARY

Original Contract Amount	\$442,925.00
Net Amount of Change Order	\$0.00
Adjusted Contract Amount	<u>\$442,925.00</u>

WORK PERFORMED TO DATE


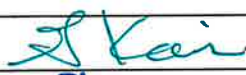
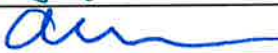
Work Performed to Date	\$278,699.00
Less Retainage of 5%. If different indicate here _____	\$13,934.95
Net Amount Earned to Date	\$264,764.05
Less Previous Payments	\$0.00
	<u>\$264,764.05</u>

BALANCE DUE THIS PAYMENT \$264,764.05

CONTRACT BREAKOUT

	Account Numbers	Budget Total	Contract Breakdown	Due This Estimate	Paid to Date
Sanitary Sewer-Variou Repairs	046-5056-743-0236	\$180,000.00	\$33,600.00	\$23,303.50	\$0.00
Street Constr - High St/River St	012-4338-743-0236	\$133,000.00	\$166,985.00	\$2,987.75	\$0.00
Storm Constr- Various Repairs	049-5203-743-0236	\$227,000.00	\$42,430.00	\$40,835.75	\$0.00
Water Main Constr-High St	400-0000-207-0524	\$130,480.00	\$138,030.00	\$113,888.85	\$0.00
Water Main Constr-River St	400-0000-207-0520	\$65,520.00	\$61,880.00	\$83,748.20	\$0.00
		<u>\$736,000.00</u>	<u>\$442,925.00</u>	<u>\$264,764.05</u>	<u>\$0.00</u>

CERTIFICATION OF CONTRACTOR:
I certify that the foregoing is just and correct and the amount claimed is legally due after showing all just credits

Certified by Engineer		Date: 10-6-23
Certified by Public Works		Date: 10-9-2023
Certified by Water Utility		Date: 10/9/2023
Certified by Contractor		Date:
	Approved BPW	Date:
	Approved Common Council (Final Payments Only)	Date:

Contract 7-23

Sanitary Storm Sewer, Water Main, and Street Construction on River Street and High Street

							Pay Request No.1			
							Contractor Completed This Period		Retainage Due this Period	Due this Estimate
Item Code	Item Description	UofM	QTY	Unit Price	Extension	QTY	\$			
1	102.3	Furnish and Relay 6 inch Sanitary Lateral in ROW	Lin. Ft.	260	\$110.00	\$28,600.00	223.00	\$24,530.00	\$1,226.50	\$23,303.50
2	102.6	Reconnect Lateral to Main	Each	2	\$500.00	\$1,000.00	0.00	\$0.00	\$0.00	\$0.00
3	105.2	Adjust Sanitary Manhole	Each	5	\$800.00	\$4,000.00	0.00	\$0.00	\$0.00	\$0.00
Total Base Bid Sanitary Sewer						\$33,600.00		\$24,530.00	\$1,226.50	\$23,303.50
4	201.1.1	Furnish & Install 6-inch PVC C-900 Main	Lin. Ft.	10	\$175.00	\$1,750.00	22.00	\$3,850.00	\$192.50	\$3,657.50
5	201.1.2	Furnish & Install 8-inch PVC C-900 Main	Lin. Ft.	910	\$99.00	\$90,090.00	901.00	\$89,199.00	\$4,459.95	\$84,739.05
6	9999	Furnish and install 16-inch steel casing pipe - jack and bore	Lin. Ft.	62	\$635.00	\$39,370.00	70.00	\$44,450.00	\$2,222.50	\$42,227.50
7	202.1.2	Furnish & Install 1.25-inch PE Water Service in ROW by Trenching	Lin. Ft.	250	\$78.00	\$19,500.00	230.00	\$17,940.00	\$897.00	\$17,043.00
8	202.1.4	Furnish & Install 2-inch PE Water Service in ROW by Trenching	Lin. Ft.	50	\$80.00	\$4,000.00	60.00	\$4,800.00	\$240.00	\$4,560.00
9	202.2.2	Furnish & Install 1.25-inch PE Water Service in ROW by Pulling	Lin. Ft.	0	\$85.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00
10	202.3.2	Furnish & Install 1.25-inch PE Water Service in ROW by Drilling	Lin. Ft.	0	\$100.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00
11	202.9.2	Furnish & Install 1.25-inch Service Brass Set	Each	11	\$750.00	\$8,250.00	12.00	\$9,000.00	\$450.00	\$8,550.00
12	202.9.4	Furnish & Install 2-inch Service Brass Set	Each	1	\$1,500.00	\$1,500.00	1.00	\$1,500.00	\$75.00	\$1,425.00
13	203.1.1	Furnish & Install Cathodic Protection to Water Service	Each	3	\$150.00	\$450.00	2.00	\$300.00	\$15.00	\$285.00
14	203.1.6	Abandon Valve Box	Each	7	\$500.00	\$3,500.00	5.00	\$2,500.00	\$125.00	\$2,375.00
15	204.2.4	Furnish & Install 8-inch MJRW Valve and Box	Each	6	\$3,000.00	\$18,000.00	7.00	\$21,000.00	\$1,050.00	\$19,950.00
16	205.1	Furnish & Install Hydrant, Lead and Valve	Each	1	\$8,000.00	\$8,000.00	1.00	\$8,000.00	\$400.00	\$7,600.00
17	205.2	Abandon Hydrant	Each	1	\$1,000.00	\$1,000.00	1.00	\$1,000.00	\$50.00	\$950.00
18	9999	Coordinate Water Main and Roadway Crossing with Railroad (Including Fees)	Lump Sum	1	\$4,500.00	\$4,500.00	1.00	\$4,500.00	\$225.00	\$4,275.00

Sanitary Storm Sewer, Water Main, and Street Construction on River Street and High Street

							Pay Request No.1			
Item Code	Item Description	UofM	QTY	Unit Price	Extension	Contractor Completed This Period		Retainage Due this Period	Due this Estimate	
						QTY	\$			
Total Base Bid Water					\$199,910.00		\$208,039.00	\$10,401.95	\$197,637.05	
19	301.4	Furnish and Relay 10-inch Storm Sewer	Lin. Ft.	80	\$96.00	\$7,680.00	110.00	\$10,560.00	\$528.00	\$10,032.00
20	301.5	Furnish and Relay 12-inch Storm Sewer	Lin. Ft.	140	\$95.00	\$13,300.00	135.00	\$12,825.00	\$641.25	\$12,183.75
21	305.1	Furnish and Install Catch Basin	Each	4	\$3,000.00	\$12,000.00	5.00	\$15,000.00	\$750.00	\$14,250.00
22	305.8	Adjust Storm Catch Basin	Each	8	\$400.00	\$3,200.00	0.00	\$0.00	\$0.00	\$0.00
23	305.9	Remove Storm Catch Basin	Each	3	\$750.00	\$2,250.00	4.00	\$3,000.00	\$150.00	\$2,850.00
24	306.8	Adjust Storm Manhole	Each	6	\$400.00	\$2,400.00	0.00	\$0.00	\$0.00	\$0.00
25	308.2.4	Install and Maintain Type "D" Inlet Protection	Each	16	\$100.00	\$1,600.00	16.00	\$1,600.00	\$80.00	\$1,520.00
Total Base Bid Storm						\$42,430.00		\$42,985.00	\$2,149.25	\$40,835.75
26	402.2.6.2	Remove Existing Pavement and Maintain Utility Trench	Lin. Ft.	1300	\$1.00	\$1,300.00	1,300.00	\$1,300.00	\$65.00	\$1,235.00
27	405.1	Sawcut Existing Bituminous Pavement	Lin. Ft.	400	\$2.00	\$800.00	0.00	\$0.00	\$0.00	\$0.00
28	402.2.6.1	Remove Existing Bituminous Pavement	Sq. Yd.	3300	\$3.00	\$9,900.00	0.00	\$0.00	\$0.00	\$0.00
29	403.2.5.1	Remove Concrete Curb and Gutter	Lin. Ft.	350	\$14.00	\$4,900.00	0.00	\$0.00	\$0.00	\$0.00
30	404.4.5	Remove Concrete Sidewalk/Driveway Apron	Sq. Ft.	2500	\$1.25	\$3,125.00	0.00	\$0.00	\$0.00	\$0.00
31	402.1.7.4	Unclassified Excavation	Cu. Yd.	500	\$14.00	\$7,000.00	0.00	\$0.00	\$0.00	\$0.00
32	402.1.4.11	Furnish and Install Geogrid	Sq. Yd.	800	\$2.00	\$1,600.00	0.00	\$0.00	\$0.00	\$0.00
33	401.1.1	Furnish and Install Crushed Aggregate Base	Ton	850	\$16.40	\$13,940.00	0.00	\$0.00	\$0.00	\$0.00
34	403.2.1.1	Furnish and Install Concrete Curb & Gutter	Lin. Ft.	500	\$65.00	\$32,500.00	0.00	\$0.00	\$0.00	\$0.00
35	404.1.1	Furnish and Install 4" Concrete Sidewalk	Sq. Ft.	1500	\$6.60	\$9,900.00	0.00	\$0.00	\$0.00	\$0.00
36	404.3.2	Furnish and Install 6-inch Concrete Sidewalk/Driveway	Sq. Ft.	1000	\$7.60	\$7,600.00	0.00	\$0.00	\$0.00	\$0.00
37	706.2	Install Detectable Warning Fields (supplied by City)	Each	8	\$52.50	\$420.00	0.00	\$0.00	\$0.00	\$0.00
38	402.1.5.3	Furnish and Install 1/2-inch rods	Lin. Ft.	100	\$6.30	\$630.00	0.00	\$0.00	\$0.00	\$0.00
39	9999	Fine Grade Roadway	Sq. Yd.	3300	\$2.10	\$6,930.00	0.00	\$0.00	\$0.00	\$0.00
40	402.2.3.1	Furnish and Install HMA Pavement (4-inch)	Ton	740	\$81.00	\$59,940.00	0.00	\$0.00	\$0.00	\$0.00

Contract 7-23

Sanitary Storm Sewer, Water Main, and Street Construction on River Street and High Street

							Pay Request No.1			
							Contractor Completed This Period		Retainage Due this Period	Due this Estimate
Item Code	Item Description	UofM	QTY	Unit Price	Extension	QTY	\$			
41	505.1	Furnish & Install Terracing, Fertilize, Seed & Hydromulch	Sq. Yd.	200	\$12.00	\$2,400.00	0.00	\$0.00	\$0.00	\$0.00
42	706.1	Install and Maintain Traffic Control	Lump Sum	1	\$4,100.00	\$4,100.00	0.45	\$1,845.00	\$92.25	\$1,752.75
Total Base Bid Street						\$166,985.00		\$3,145.00	\$157.25	\$2,987.75
Total					\$442,925.00			\$278,699.00	\$13,934.95	\$264,764.05

**City of Neenah
Department of Public Works
Contractor Request for Payment**

Contractor Name: Northeast Asphalt, Inc.		Contract No.	10-23
Address: W6380 Design Dr		Contract Amount	\$347,995.00
City Greenville WI 54942			
Name of Project	Parking Lot Resurfacing/2" Mat Overlay Freedom Acres, Homes at Freedom Meadows, and Library Bump Out		
Location of Project	Marketplace, City Hall, Freedom Acres, Homes at Freedom Meadows and Library		
Pay Request No.	1	For Period	August 1, 2023 through September 30, 2023

CONTRACT SUMMARY

Original Contract Amount	\$347,995.00
Net Amount of Change Order	\$0.00
Adjusted Contract Amount	<u>\$347,995.00</u>

WORK PERFORMED TO DATE

Work Performed to Date	\$318,317.00
Less Retainage of 5%. If different indicate here	\$15,915.85
Net Amount Earned to Date	\$302,401.15
Less Previous Payments	\$0.00
	<u>\$302,401.15</u>

BALANCE DUE THIS PAYMENT

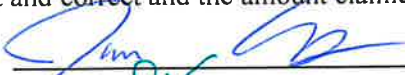

\$302,401.15

CONTRACT BREAKOUT

	Account Numbers	Budget Total	Contract Breakdown	Due This Estimate	Paid to Date
Resurface Parking Lots	012-4341-743-0236	\$200,000.00	\$134,357.00	\$149,055.00	\$0.00
2" Asphalt Mat-Freedom Acres	046-5057-743-0236	\$45,500.00	\$75,169.40	\$45,687.88	\$0.00
2" Asphalt Mat-Homes at Freedom	049-5278-743-0236	\$61,200.00	\$88,468.60	\$80,700.60	\$0.00
Library Bump Out	400-0000-207-0523	\$40,000.00	\$50,000.00	\$26,957.68	\$0.00
		<u>\$346,700.00</u>	<u>\$347,995.00</u>	<u>\$302,401.15</u>	<u>\$0.00</u>

CERTIFICATION OF CONTRACTOR:

I certify that the foregoing is just and correct and the amount claimed is legally due after showing all just credits

Certified by Engineer		Date: 10/9/23
Certified by Public Works		Date: 10-9-23
Certified by Water Utility		Date:
Certified by Contractor		Date:
	Approved BPW _____	Date:
	Approved Common Council (Final Payments Only)	Date:

Line Item	Item Code	Item Description	UofM	Quantity	Unit Price	Extension	Qty Completed To Date	Pay Request No.1			
								Contractor Completed This Period	Retainage Due this Period	Due this Estimate	
								QTY	\$		
1	405.1	Sawcut Existing Bituminous Pavement	Lin. Ft.	600	\$0.30	\$180.00	1,750.00	1,750.00	\$525.00	\$26.25	\$498.75
2	402.2.6.1	Remove Existing Bituminous Pavement	Sq. Yd.	5000	\$3.30	\$16,500.00	3,600.00	3,600.00	\$11,880.00	\$594.00	\$11,286.00
3	403.2.5.1	Remove Concrete Curb and Gutter	Lin. Ft.	160	\$8.50	\$1,360.00	860.00	860.00	\$7,310.00	\$365.50	\$6,944.50
4	404.4.5	Remove Concrete Sidewalk/Driveway Apron	Sq. Ft.	800	\$6.50	\$5,200.00	550.00	550.00	\$3,575.00	\$178.75	\$3,396.25
5	401.1.1	Furnish and Install Crushed Aggregate Base	Ton	1500	\$10.80	\$16,200.00	1,200.00	1,200.00	\$12,960.00	\$648.00	\$12,312.00
6	403.2.1.7	Furnish and Install 30-inch Concrete Curb and Gutter (continuous)	Lin. Ft.	180	\$65.00	\$11,700.00	880.00	880.00	\$57,200.00	\$2,860.00	\$54,340.00
7	404.2.3	Furnish and install 8" Concrete Driveway	Sq. Ft.	1000	\$15.00	\$15,000.00	350.00	350.00	\$5,250.00	\$262.50	\$4,987.50
8	404.1.1	Furnish and Install 4" Concrete Sidewalk	Sq. Ft.	1200	\$14.00	\$16,800.00	900.00	900.00	\$12,600.00	\$630.00	\$11,970.00
9	706.2	Install Detectable Warning Fields (supplied by City)	Each	16	\$150.00	\$2,400.00	4.00	4.00	\$600.00	\$30.00	\$570.00
10	999	Fine Grade Roadway / Parking Lot	Sq. Yd.	17000	\$1.55	\$26,350.00	17,000.00	17,000.00	\$26,350.00	\$1,317.50	\$25,032.50
11	402.2.3.1	Furnish and install HMA pavement (2-4" Pavement)	Ton	2450	\$74.60	\$182,770.00	2,120.00	2,120.00	\$158,152.00	\$7,907.60	\$150,244.40
12	999	Furnish and install gravel shoulder (3/4" dense)	Ton	200	\$32.20	\$6,440.00	100.00	100.00	\$3,220.00	\$161.00	\$3,059.00
13	306.8	Adjust Sewer Manhole	Each	22	\$655.00	\$14,410.00	4.00	4.00	\$2,620.00	\$131.00	\$2,489.00
14	305.8	Adjust Storm Catch Basin	Each	22	\$655.00	\$14,410.00	2.00	2.00	\$1,310.00	\$65.50	\$1,244.50
15	999	Adjust Water Valve	Each	15	\$250.00	\$3,750.00	15.00	15.00	\$3,750.00	\$187.50	\$3,562.50
16	505.1	Furnish & Install Terracing, Fertilize, Seed & Hydromulch	Sq. Yd.	100	\$25.00	\$2,500.00	100.00	100.00	\$2,500.00	\$125.00	\$2,375.00
17	999	Install Pavement Markings - Parking Lots	Lump Sum	1	\$1,320.00	\$1,320.00	1.00	1.00	\$1,320.00	\$66.00	\$1,254.00
18	308.2.4	Install and Maintain Type "D" Inlet Protection	Each	26	\$135.00	\$3,510.00	0.00	0.00	\$0.00	\$0.00	\$0.00
19	706.1	Install and Maintain Traffic Control	Lump Sum	1	\$7,195.00	\$7,195.00	1.00	1.00	<u>\$7,195.00</u>	<u>\$359.75</u>	<u>\$6,835.25</u>
						\$347,995.00			\$318,317.00	\$15,915.85	\$302,401.15

**City of Neenah
Department of Public Works
Contractor Request for Payment**

Contractor Name: Northeast Asphalt, Inc.		Contract No.	11-23
Address: W6380 Design Dr		Contract Amount	\$486,851.00
City Greenville WI 54942			
Name of Project	Street Construction		
Location of Project	Brookwood Dr, Fairwood Dr and Hunt Ave		
Pay Request No.	2	For Period	September 1, 2023 through September 30, 2023

CONTRACT SUMMARY

Original Contract Amount	\$486,851.00
Net Amount of Change Order	\$0.00
Adjusted Contract Amount	<u>\$486,851.00</u>

WORK PERFORMED TO DATE

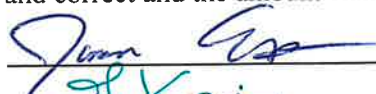

Work Performed to Date	\$364,155.85
Less Retainage of 5%. If different indicate here	\$18,207.80
Net Amount Earned to Date	\$345,948.06
Less Previous Payments	\$176,938.22
BALANCE DUE THIS PAYMENT	<u>\$169,009.84</u>

CONTRACT BREAKOUT

	Account Numbers	Budget Total	Contract Breakdown	Due This Estimate	Paid to Date
Storm Sewer Various	049-5203-743-0236	\$227,000.00	\$9,784.00	\$0.00	\$3,800.00
Sanitary Sewer-Variou Repairs	046-5001-743-0236	\$180,000.00	\$7,252.00	\$8,451.20	\$0.00
Street Constr-Brookwood Dr	012-4345-743-0236	\$95,900.00	\$94,000.00	\$ 32,124.36	\$34,641.28
Street Constr-Fairwood Dr	012-4344-743-0236	\$174,200.00	\$174,000.00	\$ 59,464.27	\$64,123.22
Street Constr-Hunt Ave	012-4343-743-0236	\$200,500.00	\$201,815.00	\$ 68,970.01	\$74,373.72
		<u>\$877,600.00</u>	<u>\$486,851.00</u>	<u>\$169,009.84</u>	<u>\$176,938.22</u>

CERTIFICATION OF CONTRACTOR:

I certify that the foregoing is just and correct and the amount claimed is legally due after showing all just credits

Certified by Engineer		Date: 10-6-23
Certified by Public Works		Date: 10-9-2023
Certified by Water Utility		Date:
Certified by Contractor		Date:
	Approved BPW	Date:
	Approved Common Council (Final Payments Only)	Date:

Contract 11-23
Street Construction
Brookwood Fairwood and Hunt Ave

Line Item	Item Code	Item Description	UofM	Original Bid			Pay Request No.1			Pay Request No.2				
				Quantity	Unit Price	Extension	Contractor Completed This Period QTY	Retainage Due this Period \$	Due to Contractor This Period	Contractor Completed This Period QTY	Retainage Due this Period \$	Due to Contractor This Period		
11	105.2	Adjust sewer manhole	Each	16	\$556.00	\$8,896.00	0.00	\$0.00	\$0.00	\$0.00	16.00	\$8,896.00	\$444.80	\$8,451.20
Sanitary Total						\$8,896.00		\$0.00	\$0.00	\$0.00		\$8,896.00	\$444.80	\$8,451.20
12	203.1.6	Adjust Water Valve Box	Each	4	\$250.00	\$1,000.00	0.00	\$0.00	\$0.00	\$0.00	4.00	\$1,000.00	\$50.00	\$950.00
Water Total						\$1,000.00		\$0.00	\$0.00	\$0.00		\$1,000.00	\$50.00	\$950.00
13	306.6	Furnish and install Chimney Seal	Each	7	\$480.00	\$3,360.00	0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00
14	305.7	Adjust Storm Catch Basin	Each	10	\$400.00	\$4,000.00	10.00	\$4,000.00	\$200.00	\$3,800.00	0.00	\$0.00	\$0.00	\$0.00
15	308.2.3	Install & Maintain Catch Basin Protection Type C	Each	12	\$65.00	\$780.00	0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00
Storm Water Total						\$8,140.00		\$4,000.00	\$200.00	\$3,800.00		\$0.00	\$0.00	\$0.00
1	405.1	Sawcut Existing Bituminous Pavement	Lin. Ft.	200	\$0.90	\$180.00	100.00	\$90.00	\$4.50	\$85.50	0.00	\$0.00	\$0.00	\$0.00
2	402.2.6.1	Remove Existing Bituminous Pavement	Sq. Yd.	9500	\$1.90	\$18,050.00	9,500.00	\$18,050.00	\$902.50	\$17,147.50	0.00	\$0.00	\$0.00	\$0.00
3	403.2.5.1	Remove Concrete Curb and Gutter	Lin. Ft.	300	\$3.50	\$1,050.00	207.50	\$726.25	\$36.31	\$689.94	0.00	\$0.00	\$0.00	\$0.00
4	404.4.4	Remove Concrete Sidewalk/Driveway Apron	Sq. Ft.	3000	\$1.50	\$4,500.00	601.46	\$902.19	\$45.11	\$857.08	0.00	\$0.00	\$0.00	\$0.00
5	402.1.7.4	Unclassified Excavation	Cu. Yd.	5900	\$10.00	\$59,000.00	4,000.00	\$40,000.00	\$2,000.00	\$38,000.00	212.13	\$2,121.30	\$106.07	\$2,015.23
6	402.1.4.1.1	Furnish and Install Geogrid	Sq. Yd.	9500	\$2.10	\$19,950.00	9,500.00	\$19,950.00	\$997.50	\$18,952.50	316.44	\$664.52	\$33.23	\$631.29
7	401.1.1	Furnish and Install Base Crushed Aggregate Base	Ton	8000	\$14.80	\$118,400.00	5,000.00	\$74,000.00	\$3,700.00	\$70,300.00	286.37	\$4,238.28	\$211.91	\$4,026.37
8	403.2.1.8	Furnish & Install 30-inch Concrete Curb and Gutter (repair)	Lin. Ft.	300	\$71.55	\$21,465.00	207.50	\$14,846.63	\$742.33	\$14,104.29	0.00	\$0.00	\$0.00	\$0.00
9	404.4.1	Furnish & Install 4-inch Concrete Sidewalk Repair	Sq. Ft.	2000	\$9.80	\$19,600.00	254.40	\$2,493.12	\$124.66	\$2,368.46	0.00	\$0.00	\$0.00	\$0.00
10	404.4.2	Furnish & Install 6-inch Concrete Sidewalk/Driveway Apron Repair	Sq. Ft.	1000	\$12.80	\$12,800.00	356.06	\$4,557.57	\$227.88	\$4,329.69	0.00	\$0.00	\$0.00	\$0.00
17	402.2.3.1	Furnish & Install HMA Pavement (4-inch)	Ton	2100	\$77.30	\$162,330.00	0.00	\$0.00	\$0.00	\$0.00	1,800.00	\$139,140.00	\$6,957.00	\$132,183.00
18	402.1.5.1	Furnish and Install 1/2-inch rods	Lin. Ft.	300	\$2.00	\$600.00	250.00	\$500.00	\$25.00	\$475.00	0.00	\$0.00	\$0.00	\$0.00
19	403.2.4.7	Furnish & Install Detectable Warning Fields (Furnished by City)	Each	4	\$400.00	\$1,600.00	7.00	\$2,800.00	\$140.00	\$2,660.00	-6.00	(\$2,400.00)	(\$120.00)	(\$2,280.00)
16	9999	Fine grade road base	Sq. Yd.	9500	\$2.40	\$22,800.00	0.00	\$0.00	\$0.00	\$0.00	9,500.00	\$22,800.00	\$1,140.00	\$21,660.00
20	505.1	Furnish & Install Terracing, Fertilize, Seed & Hydromulch	Sq. Yd.	200	\$18.00	\$3,600.00	105.00	\$1,890.00	\$94.50	\$1,795.50	0.00	\$0.00	\$0.00	\$0.00
21	706.1	Install and Maintain Traffic Control	Lump Sum	1	\$2,890.00	\$2,890.00	0.50	\$1,445.00	\$72.25	\$1,372.75	0.50	\$1,445.00	\$72.25	\$1,372.75
Street Total						\$468,815.00		\$182,250.75	\$9,112.54	\$173,138.22		\$168,009.10	\$8,400.46	\$159,608.64
Total Bid						\$486,851.00		\$186,250.75	\$9,312.54	\$176,938.22		\$177,905.10	\$8,895.26	\$169,009.84

Pay To: Fedewa, Inc
4315 E M-79 Highway
Hastings MI 49058

Contract No. 1-23W Cecil Street Water Tower Repainting

Date: September 26, 2023

Pay Request No. 2

<u>Account Description</u>	<u>Account #</u>	<u>Payment</u>
Cecil Street Water Tower Repainting		\$212,000.00
Retainage		<u>(\$375.00)</u>
	<u>400-0402-770-6720</u>	<u>\$211,625.00</u>

Approved by Water Utility

 September 26, 2023

Approved by Board of Public Works

Approved by Water Commission

N/A

Number of Attachments

3

City of Neenah
Water Utility
Contract Payment Form

Progress Estimate - Unit Price Work

Contractor's Application for Payment No. 2

Application Date: 9/20/2023											
For (Project): Cecil Street Water Tower Repainting											
Application Period: 8/27/2023 to 9/20/23											
Owner's Contract No.: 8316-10006											
Engineer's Project No.:											
A	B	C	D	E	F	G	H	I	J	K	L
Item No.	Description	Unit	Estimated Quantity	Bid Unit Price	Bid Item Value (\$)	Estimated Quantity Installed	Value of Work Installed (\$)	Estimated Quantity Installed	Value of Work Installed (\$)	Estimated Quantity Installed	Value of Work Installed (\$)
1	Fall prevention devices	LS	1	\$ 4,000.00	\$ 4,000.00		\$ -		\$ -		\$ -
2	D-Bolt anchors	LS	1	\$ 1,000.00	\$ 1,000.00		\$ -		\$ -		\$ -
3	Swing gate	LS	1	\$ 1,000.00	\$ 1,000.00	1.00	\$ 1,000.00	1.00	\$ -	1.00	\$ 1,000.00
4	Roof painters railing	LS	1	\$ 10,000.00	\$ 10,000.00	1.00	\$ 10,000.00		\$ -	1.00	\$ 10,000.00
5	Exterior steel overcoating	LS	1	\$ 120,000.00	\$ 120,000.00	0.70	\$ 84,000.00	0.30	\$ 36,000.00	1.00	\$ 120,000.00
6	Wat interior steel coating	LS	1	\$ 280,000.00	\$ 280,000.00	0.40	\$ 112,000.00	0.60	\$ 168,000.00	1.00	\$ 280,000.00
7	Dry interior spot steel coating	LS	1	\$ 5,000.00	\$ 5,000.00		\$ -		\$ -		\$ -
8	Script lettering	LS	1	\$ 3,000.00	\$ 3,000.00		\$ -	1.00	\$ 3,000.00	1.00	\$ 3,000.00
9	Exterior graphic logo	LS	1	\$ 5,000.00	\$ 5,000.00		\$ -	1.00	\$ 5,000.00	1.00	\$ 5,000.00
TOTAL BID ITEMS 1-9							\$ 429,000.00		\$ 212,000.00		\$ 419,000.00
ADDITIONAL ITEMS											
					\$ -		\$ -		\$ -		\$ -
					\$ -		\$ -		\$ -		\$ -
					\$ -		\$ -		\$ -		\$ -
TOTAL ADDITIONAL ITEMS							\$ -		\$ -		\$ -
TOTAL ALL ITEMS							\$ 429,000.00		\$ 212,000.00		\$ 419,000.00

Change Order No: 1

Contract: 1-23W

Project: Cecil Street Tower Repainting

Contractor: Fedewa Inc
4315 E M-79 Highway
Hastings, MI 49058

Current Contract: \$429,000.00

Change Ordered Herewith:	Account Number
1. <u>Five extra inspection visits are required because the Contractor failed</u>	<u>(\$5,625.00)</u>
<u>previous inspections.</u>	
2. _____	
3. _____	
4. _____	
TOTAL	<u>(\$5,625.00)</u>

Reason for Change:

1. Per Section 00 73 00, SC-10, 10B, additional costs for repeat inspections are the responsibility
of the Contractor.
2. _____
3. _____
4. _____

Contract Amount

Original: \$429,000.00
 Previous C.O.'s (+/-): (\$5,625.00)
 This C.O. (+/-): _____
 Revised: \$423,375.00

Contract Time (Calendar Days)

Original: _____
 Previous C.O.'s (+/-): _____
 This C.O. (+/-): _____
 Revised: _____

This document shall become an amendment to the contract and all stipulations and covenants of the contract shall apply hereto.

Contractor: signature on 2nd page

Date: 9/27/2023

Water Department 

Date: 10/5/2023

Board of PW: _____

Date: 10/10/2023

Date of Issuance: September 22, 2023
 Contract: Cecil Street Water Tower Repainting
 Contractor: Fedewa, Inc.
 Address: 4315 E. M-79 Highway
 Hastings, MI 49058

Effective Date: September 22, 2023
 Owner: City of Neenah Water Utility
 Engineer: Ruckert & Mielke, Inc.
 Engineer's Project No.: 8316-10006
 Effective Date of Contract: July 14, 2023

The Contract is modified as follows upon execution of this Change Order:

Description: Five extra inspection visits are required because the Contractor failed previous inspections.

Reason for Change Order: Per Section 00 73 00, SC-10.10B, additional costs for repeat inspections are the responsibility of the Contractor.

Attachments: Email from Dixon Engineering, Inc. dated September 15, 2023

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES
Original Contract Price \$ 429,000.00	Original Contract Times: Substantial Completion: <u>October 20, 2023</u> Ready for Final Payment: <u>November 23, 2023</u> days or dates
● Increase ● ● Decrease ● from previously approved Change Orders No. ___ to No. ___: \$ _____	● Increase ● ● Decrease ● from previously approved Change Orders No. ___ to No. ___: Substantial Completion: _____ Ready for Final Payment: _____ days
Contract Price prior to this Change Order: \$ 429,000.00	Contract Times prior to this Change Order: Substantial Completion: _____ Ready for Final Payment: _____ days or dates
Decrease of this Change Order: \$ 5,625.00	● Increase ● ● Decrease ● of this Change Order: Substantial Completion: _____ Ready for Final Payment: _____ days or dates
Contract Price incorporating this Change Order: \$ 423,375.00	Contract Times with all approved Change Orders: Substantial Completion: <u>October 20, 2023</u> Ready for Final Payment: <u>November 23, 2023</u> days or dates

RECOMMENDED:

ACCEPTED:

ACCEPTED:

Signature: Shane Davis
Engineer (Authorized Signature)

Signature: [Signature]
Owner (Authorized Signature)

Signature: [Signature]
Contractor (Authorized Signature)

Date: 9/22/2023

Date: 9/28/2023

Date: 9-27-23

Davis, Shane

From: Kayla Mulcahy <kaylamulcahy@dixonengineering.net>
Sent: Friday, September 15, 2023 8:26 AM
To: Davis, Shane; Wagner, Kevin
Cc: Craig Springer
Subject: Fwd: Neenah, WI Failed Observations

Caution: This is an external email of your Organization. Please take care when clicking links or opening attachments.

For reference. Below you will find the list of failed inspections.

Kayla Mulcahy, Project Manager
Dixon Engineering, Inc.
414-429-3430

Begin forwarded message:

From: Craig Springer <CraigSpringer@dixonengineering.net>
Date: September 14, 2023 at 8:15:27 PM CDT
To: Kayla Mulcahy <kaylamulcahy@dixonengineering.net>, Amy Petkovich <amypetkovich@dixonengineering.net>
Cc: John Watson <johnwatson@dixonengineering.net>, Dana Paulin <danapaulin@dixonengineering.net>, Johnna Hurley <johnnahurley@dixonengineering.net>, Brooke Francisco <brooke.francisco@dixonengineering.net>
Subject: Neenah, WI Failed Observations

Kayla

I revised Levi's report #15. Here is a list of failed observations to date:

Report #12, 8/31, Incomplete prime coat of wet interior, large areas of skips and misses.
Report #13, 9/5 Still, Incomplete prime coat of wet interior, large areas of skips and misses.
Report #15, 9/8, Incomplete intermediate coat of wet interior, areas of skips and misses.
Report #17, 9/12, Wet interior top coat not cured, poor coverage, coating applied over contaminates.
Report #18, 9,15, Contractor canceled observation last minute.

Now, here is the latest situation.

I confirmed tomorrow's inspection, Friday, 9/15, with Dave Baker at 3:00 pm this afternoon, before Mike checked into his hotel at 4:30. Dave said we were a go. Dave then text me at 7:05 this evening, saying they will not be ready until Saturday morning. I spoke to Andy and let him know what was going on and let him know Mike had already checked into a hotel. Andy said to fail the inspection and he said Mike can either go home tonight and write up a failed inspection or go to the site tomorrow morning to write up the failed inspection. So, I added another failed inspection to the list above.

Craig A. Springer
Inspection Department Manager



*Department of
Parks & Recreation*

TO: Mayor Lang and Members of the Board of Public Works

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

DATE: October 4, 2023

RE: Arrowhead Park Phase 2B Pier- Pay Request #6

Attached you will find information pertaining to Pay Request #6 from Lunda Construction Company, Black River Falls, WI, in the amount of \$29,450 for work completed through September 30, 2023.

Construction Status:

- Project is 100% complete.
- Installation of the David/Rita Nelson Family Fund gateway monument sign has been completed.
- Punch list walk-through has been completed. Lunda has been advised to prepare final documents and submit.
- Lunda has requested reimbursement for additional work completed due to high water. The City has disputed the amount, and the parties are currently negotiating an outcome.

Recommended Action: A motion to approve Pay Request #6 from Lunda Construction Company, Black River Falls, WI, in the amount of \$29,450 for work completed through September 30, 2023, utilizing approved budgeted 2021 CIP Carry Forward Funds.

If you have any questions, please contact me.

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
mkading@ci.neenah.wi.us

LUNDA

CONSTRUCTION

620 Gebhardt Road
PO Box 669
Black River Falls, WI 54615
Ph: (715) 284-9491
www.lundaconstruction.com

INVOICE

Customer Acct. No. 561872
Sold To: CITY OF NEENAH
211 WALNUT STREET
NEENAH WI 54956-3026

Application Date: 9/29/2023
Invoice No. 16045900-06
Terms: Net 20 Days
Subcontract # NEENA 159067 14.00
Lunda Job No. 16045900

Attn: Trevor Frank
Project Engineer
E-Mail: tfrank@sehinc.com

RE: Arrowhead Park Pier - Pier Construction

Contract Billing Summary			
Work Performed thru	9/30/2023	\$	596,469.09
Amount Due This Invoice		\$	<u>29,450.00</u>

Miscellaneous Summary		
Description		Amount
1	Job # 16045900 Progress Payment Request 16045900-06 Partial Payment	\$ 29,450.00

INVOICE TOTAL \$ 29,450.00

THANK YOU

Payment Terms: Due Net 20 Days after Invoice Date

