



NEENAH PLAN COMMISSION

Tuesday, December 30, 2025

4:00 P.M.

Hauser Room, City Administration Building

Virtual Meeting Option: This meeting is available virtually. To access the virtual meeting (Requires Microsoft Teams), please click on the link below:

[Join the meeting now](#)

Meeting ID: 285 205 937 110 4

Passcode: 57wd9m2f

-
1. Approval of Minutes: **November 25, 2025**
 2. Public Appearances (Ten minutes divided among those wishing to speak on topics pertinent to the Plan Commission)
 3. Public Hearings: None
 4. Action Items:
 - a. **Annexation #239** - Dogwood Trail - Town of Neenah (Ord. No. 2025-16)
 - b. **CSM #12-25** - Dogwood Trail - 2 Lot CSM
 5. Discussion Items:
 - a. 2025 Year-in-Review
 6. Announcements and future agenda items:
 - a. Next Meeting: January 13, 2026

NOTICE IS HEREBY GIVEN, pursuant to the requirements of Wis. Stats. Sec. 19.84, that a majority of the Neenah Common Council may be present at this meeting. Common Council members may be present to gather information about a subject over which they have decision-making responsibility. This constitutes a meeting of the Neenah Common Council and must be noticed as such. The Council will follow the same agenda as the committee but will not take any formal action at this meeting.

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 Community Development Department Administrative Assistant at 920-886-6125 or the City's ADA Coordinator at (920) 886-6106 or e-mail attorney@NeenahWI.gov at least 48 hours prior to the scheduled meeting or event to request an accommodation.

MINUTES OF THE NEENAH PLAN COMMISSION
Tuesday, November 25, 2025
4:00 p.m.

Present:

Mayor Jane Lang, Chairperson	PRESENT	Gerry Kaiser, Director of Public Works	PRESENT	Alderman Dan Steiner Vice Chairperson	PRESENT
Kate Hancock-Cooke	ABSENT	Karen Genett	PRESENT	Frank Cuthbert	PRESENT
Gerry Andrews	ABSENT	Lindsay Clark	PRESENT		

Also Present:

Brad Schmidt, Deputy Director of Community Development	Kayla Kubat, Administrative Assistant of Community Development	Alderman Cari Lendrum
Alderman William Pollnow	Duke Behnke- Post Crescent	Alderman Florence Bruno
Pat Fahrenkrug- Kessler Fahrenkrug Funeral Home	Hunter La Rosa- Matthew Environmental Solutions	

Minutes: MSC, Kaiser/Cuthbert, the Plan Commission, to approve the October 28, 2025 meeting minutes. All voting aye. Motion passed.

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

Pat Fahrenkrug- Kessler Fahrenkrug Funeral Home - he purchased the building next to the funeral home about a year ago and is now planning on putting a crematory facility in the building. Currently they are using a crematory in Kaukauna and he would rather have the facility on site.

Member Genett asked if there will be something done to the building to make sure smoke and odor does not escape. Hector La Rosa- Matthew Environmental Solutions, stated the machine is designed to function without generating any type of smoke or odor.

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

Public Hearings: None

Action Items:

a. Site Plan #21-25 – 314 S. Commercial Street – Change of Use

Deputy Director Schmidt went over the request submitted for the change of use. The property meets all required parking and landscaping requirements. The only update to the property would be a screen refuse area.

Director Kaiser asked about the landscaping and there would only need to be a buffer yard if there were residential homes surrounding the property and not for surrounding right-of-ways. Deputy Director Schmidt stated yes, only a buffer yard if residential homes surrounded the property.

MSC, Steiner/Kaiser, the Plan Commission, to approve the site plan for a change of use of a building located at 314 S. Commercial Street subject to the Site Plan Review letter comments. All voting aye. Motion passed.

b. CSM #10-25 – 2025 Marathon Avenue – 2 Lot CSM

Deputy Director Schmidt went over the CSM request to split the current parcel into two separate lots. There is no future plan for the lot, possibly developing the lot or possibly marketing the lot. There are a few easements on this property, one for a driveway off Marathon Ave which serves the Marathon Flats property and another for a driveway on the north side that provides access to the parking lot for the KC property. Both meet the minimum standards for frontage and lot size in this district.

Member Cuthbert asked if the property was developed, would it need a retention pond. Director Kaiser stated yes, they are over an acre in size.

Member Cuthbert asked if the property was sold, would the easement have to stay for the parking lot. Deputy Director Schmidt stated it wouldn't have to stay. Member Cuthbert asked if there would be enough parking. Deputy Director Schmidt stated yes there would be enough parking.

MSC, Cuthbert/Steiner, the Plan Commission, to approve the 2 Lot CSM for the property located at 2025 Marathon Avenue. All voting aye. Motion passed.

Discussion Items:

a. Neenah Housing Study and Needs Assessment

Deputy Director Schmidt went over the updates from the housing study. There are still items going through the legislature to keep track of before moving forward on anything.

b. Zoning Code and Sign Code Update

Deputy Director Schmidt went over that the 2026 budget did include a zoning code and sign code update. Plan Commission will be involved in this update. The current code needs to be modernized; design standards can be implemented and there can be items add things that came out of the housing study.

Director Kaiser asked when Request for Proposals would be sent out. Deputy Director Schmidt stated those would hopefully go out by the end of the year. It is important to work with the right entity and not one who creates a cookie-cutter code.

Announcements and Future Agenda Items: Next meeting is scheduled for December 9, 2025

Adjournment: The Commission adjourned its meeting at 4:25 p.m. MSC Kaiser/Cuthbert. All voting Aye. Motion passed.

Respectfully Submitted,

Plan Commission Minutes

November 25, 2025

Page 3

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

Kayla Kubat

Administrative Assistant, Department of Community Development



MEMORANDUM

DATE: December 29, 2025
TO: Mayor Lang, and Members of Plan Commission
FROM: Brad Schmidt, AICP, Deputy Director
RE: Annexation #239 (Dogwood Trail) – 1.80 Acres

David Winkel, on behalf of DJW Investments LLC, has submitted a petition for direct annexation to the City of Neenah for property located along Dogwood Trail in the Town of Neenah. The annexation area is approximately 1.80 acres and includes undeveloped land. The purpose of the annexation is to create two single-family residential lots. Upon annexation, the property will be zoned R-1, Single-Family Residence District.

City water and sanitary sewer infrastructure within the Dogwood Trail right-of-way is adequate in size to serve these properties.

The City's Comprehensive Plan Future Land Use Map (2017) currently identifies the annexation area as Residential Neighborhood Investment Area. The proposed use and zoning designation (R-1) are consistent with the City's Comprehensive Plan.

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

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

Recommendation

Appropriate action at this time is for Plan Commission to recommend Council approve Annexation #239 (Ordinance No. 2025-16) and the property receive an R-1, Single-Family Residence District zoning classification.

PETITION FOR THE DIRECT ANNEXATION BY UNANIMOUS APPROVAL PURSUANT TO SECTION 66.0217(2), WISCONSIN STATUTES, WHERE ALL PROPERTY OWNED BY THE PETITIONERS

I (WE), THE UNDERSIGNED, CONSTITUTING ALL OF THE OWNER(S) AND ELECTOR(S) OF THE REAL PROPERTY WHICH RESIDES IN THE TERRITORY OF THE TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN LYING CONTIGUOUS TO THE CITY OF NEENAH, PETITION THE HONORABLE MAYOR AND COMMON COUNCIL OF THE CITY OF NEENAH TO ANNEX THE TERRITORY DESCRIBED BELOW AND SHOWN ON THE ATTACHED SCALED MAP TO THE CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

TERRITORY TO BE ANNEXED:

BEING PART OF THE NORTHEAST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 17 EAST, TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 31; THENCE S00°05'37"E, 1158.38 FEET ALONG THE EAST LINE OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 31 TO THE NORTH LINE OF LANDS DESCRIBED IN DOCUMENT NO. 1841978 AND THE POINT OF BEGINNING; THENCE CONTINUING S00°05'37"E, 341.60 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF LANDS DESCRIBED IN DOCUMENT NO. 1841979; THENCE S89°54'23"W, 246.15 FEET ALONG SAID SOUTH LINE TO AN EASTERLY LINE OF CERTIFIED SURVEY MAP NO. 7117; THENCE N19°56'58"E, 160.05 FEET ALONG SAID EASTERLY LINE TO THE NORTHERLY LINE OF LOT 19 OF SAID CERTIFIED SURVEY MAP; THENCE N79°55'17"W, 140.92 FEET ALONG SAID NORTHERLY LINE TO AN EAST LINE OF LOT 24 OF THE RECORDED PLAT OF "COTTAGES AT WOODSIDE GREEN"; THENCE N00°05'30"W, 50.80 FEET ALONG SAID EAST LINE AND ALONG THE EAST LINE OF OUTLOT 5 OF SAID RECORDED PLAT, TO THE SOUTHERLY LINE OF LOT 20 OF CERTIFIED SURVEY MAP NO. 7117; THENCE S79°55'17"E, 130.00 FEET ALONG SAID SOUTHERLY LINE TO THE EAST LINE OF SAID LOT; THENCE N03°22'52"W, 138.74 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF LANDS DESCRIBED IN DOCUMENT NO. 1841978; THENCE N89°54'23"E, 210.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

I (WE), THE UNDERSIGNED ELECT THAT THIS ANNEXATION SHALL TAKE EFFECT TO THE FULL EXTENT CONSISTENT WITH THE OUTSTANDING PRIORITIES OF OTHER ANNEXATIONS, INCORPORATIONS OF CONSOLIDATION PROCEEDINGS, IF ANY.

DJW INVESTMENTS, LLC

BY:


David Winkel, Sole Member

STATE OF WISCONSIN)

)SS

WINNEBAGO COUNTY)

PERSONALLY CAME BEFORE ME THIS 4th DAY OF December, 2025, THE ABOVE-NAMED PERSON(S) TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.


Valerie A. Woodrow
Notary Public, State of Wisconsin
My Commission expires 2/11/2026.

VALERIE A. WOODROW
Notary Public
State of Wisconsin

ANNEXATION MAP

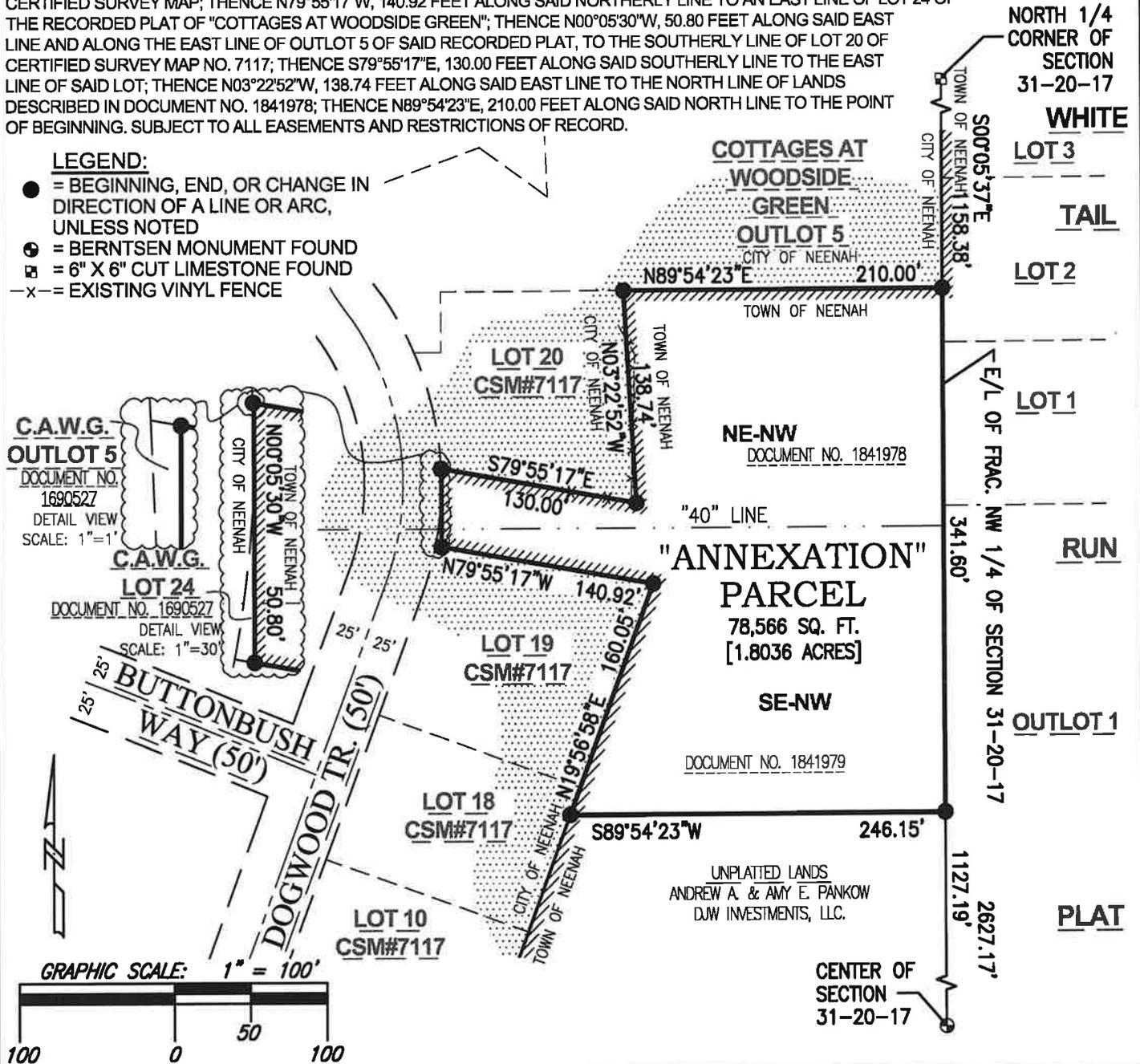
BEING PART OF THE NORTHEAST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 17 EAST, TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

"ANNEXATION" PARCEL DESCRIPTION:

BEING PART OF THE NORTHEAST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 17 EAST, TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 31; THENCE S00°05'37"E, 1158.38 FEET ALONG THE EAST LINE OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 31 TO THE NORTH LINE OF LANDS DESCRIBED IN DOCUMENT NO. 1841978 AND THE POINT OF BEGINNING; THENCE CONTINUING S00°05'37"E, 341.60 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF LANDS DESCRIBED IN DOCUMENT NO. 1841979; THENCE S89°54'23"W, 246.15 FEET ALONG SAID SOUTH LINE TO AN EASTERLY LINE OF CERTIFIED SURVEY MAP NO. 7117; THENCE N19°56'58"E, 160.05 FEET ALONG SAID EASTERLY LINE TO THE NORTHERLY LINE OF LOT 19 OF SAID CERTIFIED SURVEY MAP; THENCE N79°55'17"W, 140.92 FEET ALONG SAID NORTHERLY LINE TO AN EAST LINE OF LOT 24 OF THE RECORDED PLAT OF "COTTAGES AT WOODSIDE GREEN"; THENCE N00°05'30"W, 50.80 FEET ALONG SAID EAST LINE AND ALONG THE EAST LINE OF OUTLOT 5 OF SAID RECORDED PLAT, TO THE SOUTHERLY LINE OF LOT 20 OF CERTIFIED SURVEY MAP NO. 7117; THENCE S79°55'17"E, 130.00 FEET ALONG SAID SOUTHERLY LINE TO THE EAST LINE OF SAID LOT; THENCE N03°22'52"W, 138.74 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF LANDS DESCRIBED IN DOCUMENT NO. 1841978; THENCE N89°54'23"E, 210.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

LEGEND:

- = BEGINNING, END, OR CHANGE IN DIRECTION OF A LINE OR ARC, UNLESS NOTED
- ⊕ = BERNTSEN MONUMENT FOUND
- ⊞ = 6" X 6" CUT LIMESTONE FOUND
- x- = EXISTING VINYL FENCE



CAROW
LAND SURVEYING & ENVIRONMENTAL

CAROW LAND SURVEYING & ENVIRONMENTAL
615 N. LYNNDAL DRIVE, APPLETON, WISCONSIN 54914
PHONE: (920)731-4168

N5841 STATE HIGHWAY 47-55, SHAWANO, WISCONSIN 54166
PHONE: (920)731-4168

SCALE	1"=100'
DRAWN BY	NJO-12/3/2025
PROJECT NO.	A2510.43-AN



M E M O R A N D U M

DATE: December 30, 2025
TO: Mayor Lang and Plan Commission
FROM: Brad Schmidt, AICP, Deputy Director
RE: 2 Lot CSM – Dogwood Trail

DJW Investments, LLC, has submitted a certified survey map to create two single-family lots along the west side of Dogwood Trail. In addition, an annexation petition was submitted to annex the land to the City of Neenah from the Town of Neenah. The total area of the two lots is 1.80 acres. Lot 1 is 0.93 acres, while Lot 2 is 0.87 acres. A 75-foot-wide gas pipeline easement bi-sects the land towards the west side of the lots, limiting buildings to the east side of the lots.

The Subdivision Ordinance requires a minimum lot size of 7,200 square feet, which these lots exceed, and a minimum lot width of 60 feet at the building line. The width of the lots along Dogwood Trail is about 25 feet wide. The Code allows a private road/driveway to serve the properties. In this case the lots would exceed the minimum allowable widths. The area connecting Dogwood Trail would serve as a private road/driveway. A recorded access easement and maintenance agreement are required prior to the issuance of building permits. This will ensure the driveway will be shared providing a single driveway to serve the two lots. This section was planned to serve as a road to a future development that never came to fruition in the original Cottages at Woodside Green Concept Plan.

Private water and sanitary sewer laterals will connect to the public water and sewer main within the Dogwood Trail right-of-way. Storm sewer mains are not available along Dogwood Lane. A grading and drainage plan will be required prior to final approval of the proposed certified survey map.

The lots will be zoned R-1, Single-Family Residence District which permits single-family homes. A small wetland is located on the northeast corner of Lot 1. A minimum 10-foot setback from the wetland is required for any future buildings.

Recommendations

An appropriate action at this time is for the Plan Commission to approve the 2 lot CSM for the property located along Dogwood Trail subject to the conditions on the CSM Review Letter.



City of Neenah Community Development
211 Walnut Street
Neenah WI 54956
Ph 920.886.6130

December 18, 2025

DAVID WINKEL
DJW INVESTMENTS, LLC
1319 INDIGO DR
NEENAH, WI 54956

RE: CSM #12-25 - Dogwood Trail - 2 Lots Certified Survey Map Review () Status Approved

Dear DAVID WINKEL:

We have completed our review of the plan identified above. The plan was approved per attached comments, if any. This letter is not to be construed as a zoning compliance, grading, building permit, certificate of occupancy, or a substitute for any permit or certificate required by any state or federal government entity.

Sincerely,

Brad Schmidt
Deputy Director of Community Development and Assessment
bschmidt@neenahwi.gov
920-886-6126

Plan Review Comments

**Planning - Brad Schmidt -
bschmidt@neenahwi.gov**

Approved

Review Comments:

1. A share private driveway shall be installed and an access easement recorded to serve the two lots off of Dogwood Trail. Proof a a recorded access easement and maintenance agreement shall be submitted to the Community Development Department prior to building permits being issued.
2. A right-of-way permit is required prior to connecting water/sewer laterals to the two lots. Contact the Public Works Department for more information (886-6240).
3. Submit a grading and drainage plan for the two lots prior to the issuance of building permits.
4. CSM approval is subject to City Council acceptance of annexation of land from the Town of Neenah.

**Engineering - Heath Kummerow - 920-886-6245
hkummerow@neenahwi.gov**

Approved

Review Comments:

CERTIFIED SURVEY MAP NO. _____

BEING PART OUTLOT 5 AND LOT 24 OF "COTTAGES AT WOODSIDE GREEN", LOCATED IN AND BEING PART OF THE NORTHEAST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

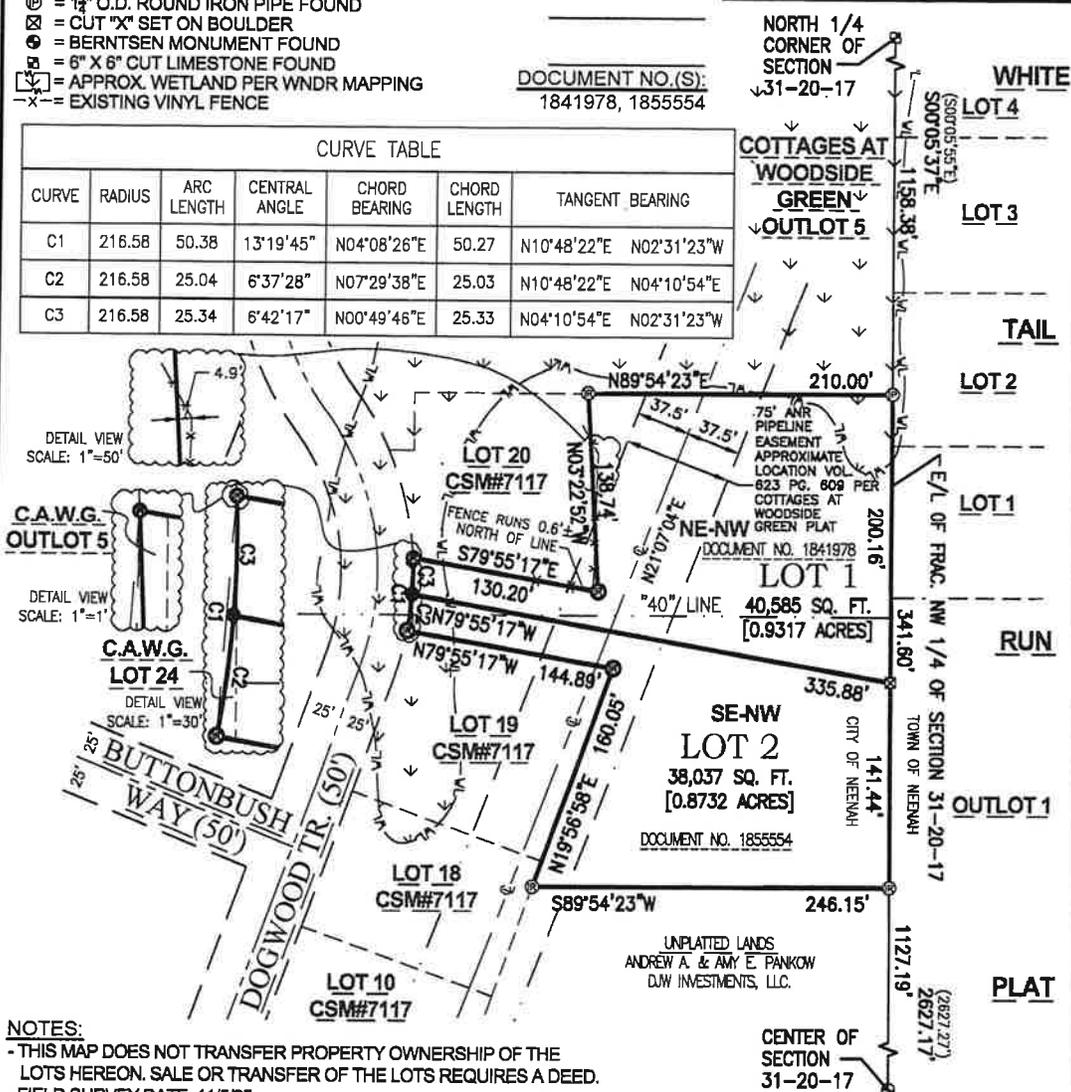
- LEGEND:**
- = 1 1/2" X 18" O.D. ROUND IRON PIPE SET, WEIGHING 1.68 LBS. PER LIN. FT.
 - ⊗ = 3/4" SOLID ROUND IRON REBAR FOUND
 - ⊕ = 1 1/2" SOLID ROUND IRON REBAR FOUND
 - ⊙ = 1 1/2" O.D. ROUND IRON PIPE FOUND
 - ⊗ = CUT "X" SET ON BOULDER
 - ⊙ = BERNTSEN MONUMENT FOUND
 - ⊕ = 6" X 6" CUT LIMESTONE FOUND
 - ⊕ = APPROX. WETLAND PER WNDR MAPPING
 - X- = EXISTING VINYL FENCE

OWNER(S) OF RECORD:
DJW INVESTMENTS, LLC.
ANDREW A. & AMY E. PANKOW

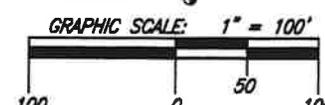
PARCEL NO.(S):

DOCUMENT NO.(S):
1841978, 1855554

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT BEARING
C1	216.58	50.38	13°19'45"	N04°08'26"E	50.27	N10°48'22"E N02°31'23"W
C2	216.58	25.04	6°37'28"	N07°29'38"E	25.03	N10°48'22"E N04°10'54"E
C3	216.58	25.34	6°42'17"	N00°49'46"E	25.33	N04°10'54"E N02°31'23"W



- NOTES:**
- THIS MAP DOES NOT TRANSFER PROPERTY OWNERSHIP OF THE LOTS HEREON. SALE OR TRANSFER OF THE LOTS REQUIRES A DEED.
 - FIELD SURVEY DATE: 11/5/25.
 - PRIOR TO ANY CONSTRUCTION OR OTHER LAND USE ACTIVITY, ALL BUILDING SETBACKS AND OTHER LAND USE REQUIREMENTS SHOULD BE VERIFIED WITH THE CITY OF NEENAH.



NORTH IS REFERENCED TO THE EAST LINE OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, WHICH BEARS S00°05'37"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM (WINNEBAGO COUNTY)

CHRISTOPHER E. PERREAULT, PLS-2249 DATED
CAROW LAND SURVEYING & ENVIRONMENTAL
615 N. LYNNDALE DR., APPLETON, WI 54914
N5841 STATE HIGHWAY 47-55, SHAWANO, WI 54166
PHONE: (920)731-4168
A2510.43 DATED:11/13/2025 DRAFTED BY:fnz/NJO

CERTIFIED SURVEY MAP NO. _____

BEING PART OF OUTLOT 5 AND LOT 24, "COTTAGES AT WOODSIDE GREEN", LOCATED IN AND BEING PART OF THE NORTHEAST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, CHRISTOPHER E. PERREAULT, PROFESSIONAL WISCONSIN LAND SURVEYOR, CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED PART OF OUTLOT 5 AND LOT 24, "COTTAGES AT WOODSIDE GREEN", LOCATED IN AND BEING PART OF THE NORTHEAST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 31; THENCE S00°05'37"E, 1158.38 FEET ALONG THE EAST LINE OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 31 TO THE NORTH LINE OF LANDS DESCRIBED IN DOCUMENT NO. 1841978 AND THE POINT OF BEGINNING; THENCE CONTINUING S00°05'37"E, 341.60 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF LANDS DESCRIBED IN DOCUMENT NO. 18555554; THENCE S89°54'23"W, 246.15 FEET ALONG SAID SOUTH LINE TO AN EASTERLY LINE OF CERTIFIED SURVEY MAP NO. 7117; THENCE N19°56'58"E, 160.05 FEET ALONG SAID EASTERLY LINE TO THE NORTHERLY LINE OF LOT 19 OF SAID CERTIFIED SURVEY MAP; THENCE N79°55'17"W, 144.89 FEET ALONG SAID NORTHERLY LINE TO THE EASTERLY LINE OF DOGWOOD TRAIL; THENCE NORTHERLY, 50.38 FEET ALONG THE ARC OF A 216.58 FOOT RADIUS CURVE OF SAID EASTERLY LINE TO THE LEFT, HAVING A CHORD WHICH BEARS N04°08'29"E AND IS 50.27 FEET IN LENGTH, TO THE SOUTHERLY LINE OF LOT 20 OF CERTIFIED SURVEY MAP NO. 7117; THENCE S79°55'17"E, 130.20 FEET ALONG SAID SOUTHERLY LINE TO THE EAST LINE OF SAID LOT; THENCE N03°22'52"W, 138.74 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF LANDS DESCRIBED IN DOCUMENT NO. 1841978; THENCE N89°54'23"E, 210.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE SUCH SURVEY UNDER THE DIRECTION OF DJW INVESTMENTS, LLC, ATTENTION DAVE WINKEL, 411 S. COMMERCIAL ST., NEENAH, WISCONSIN 54956.

THAT THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY LINES OF THE LAND SURVEYED AND THE DIVISION OF THAT LAND.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCE OF THE CITY OF NEENAH.

CHRISTOPHER E. PERREAULT, PLS-2249 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDALE DR., APPLETON, WI 54914
N5841 S.T.H. "47-55", SHAWANO, WI 54166
PHONE: (920)731-4168
A2510.43 (RFR) 11-13-2025

NOTES:

- (1) THIS CSM IS ALL OF TAX PARCEL NO. (S): _____
- (2) THE PROPERTY OWNER (S) OF RECORD IS (ARE): DJW INVESTMENTS, LLC AND ANDREW A & MAY E. PANKOW.
- (3) THE CSM IS WHOLLY CONTAINED WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENT (S): DOCUMENT NO.S: 1841978 & 1855554.

CITY OF NEENAH APPROVAL

THIS CERTIFIED SURVEY MAP WAS APPROVED BY THE CITY OF NEENAH ON THIS _____ DAY OF _____, 20____.

COMMUNITY DEVELOPMENT DEPARTMENT

TREASURER CERTIFICATE:

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LAND INCLUDED ON THIS CERTIFIED SURVEY MAP.

CITY TREASURER DATED

