



NEENAH PLAN COMMISSION

September 27, 2022

4:15 P.M.

Hauser Room, City Administration Building

1. Approval of Minutes: **August 30, 2022**
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 #227** - City of Neenah - 7.248 Acres (Ord No 2022-17)
 - b. **CSM #10-22** - 425 Kittiver Court
5. Discussion Items:
 - a. Undeveloped Residential Lots
 - b. Downtown Plan Update
 - c. Residential Driveway Standards
6. Announcements and future agenda items:
 - a. Next Meeting: October 11, 2022

**Neenah City Hall is accessible to the physically disadvantaged.
If special accommodations are needed please contact the
Department of Community Development Office
at 886-6125 at least 24 hours in advance of the meeting.**

MINUTES OF THE NEENAH PLAN COMMISSION
Tuesday, August 30, 2022
4:15 p.m.

Present:

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

Also present:

Brad Schmidt, Deputy Director of Community Development	Samantha Jefferson, Office Manager	Diane Eparvier, 669 Elm Street
Chris Haese, Director of Community Development	Bob Rossi, North Star Commercial Group	Kevin Beauchamp, Galloway Company
John Gruszynske, JG Custom Cabinetry and Design	Gerry Niccolai, 903 Henry Street	Other Members of the Public
Judd Stevenson, 632 Reed Street		

Minutes: MSC Ellenberger/Moore-Nokes, the Plan Commission to approve the August 9, 2022 meeting minutes.
Motion passed. Member Hancock-Cooke abstaining.

Public Appearances: Diane Eparvier (669 Elm Street) said that she hopes that the commission will listen to the opinions of the neighborhoods that their decisions are affecting. She also would like to thank whoever is taking care of the grounds at Shattuck. Member Moore-Nokes will pass that along.

Public Hearings:

- a. **Rezoning** – Galloway Company – C1, General Commercial District and R2, Two-Family Residence District to I2, General Industrial District (**Ord. No 2022-17**)

Mayor Lang opened the public hearing.

Seeing no comments, Mayor Lang closed the public hearing.

- b. **Street Discontinuance (Vacation)** – Jackson Street, McKinley Street, and Austin Avenue

Mayor Lang opened the public hearing.

Seeing no comments, Mayor Lang closed the public hearing.

Action Items:

- a. **Rezoning** – Galloway Company – C1, General Commercial District and R2, Two-Family Residence District to I2, General Industrial District (**Ord. No 2022-17**)

Galloway Company (601 S. Commercial Street) has submitted a request to rezone multiple parcels from the R-2, Two-Family Residence District and C-1, General Commercial District to the I-2, General Industrial District.

The subject parcels are located along Henry Street, Tyler Street, S. Commercial Street, Jackson Street, and McKinley Street. All of the parcels are owned by Galloway Company. The purpose of this request is to consolidate all of the 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 building expansion projects and help improve site efficiency and on-site traffic/truck circulation. The future land use map identifies this area as the Neenah Industrial Corridor and a small portion as Regional Commercial. The I-2 zoning district is consistent with the Comprehensive Plan's future land use map.

Ord. No. 2022-17

Member Hancock-Cooke commented that the Parks and Recreation Commission does discuss the access to Douglas Park quite frequently and wondered if better park access was considered as these changes are being made. Deputy Director Schmidt and Director Haese said that this is talked about among staff on a regular basis. The current park plan does include potential acquisitions of property as it becomes available along the park boundaries (when properties come up for sale). Potentially this park could be utilized for stormwater purposes which would then drive the necessity for better access.

MSC Genett/Hancock-Cooke, the Plan Commission recommends Common Council approve Ordinance 2022-17 rezoning property located along Henry Street, Tyler Street, S. Commercial Street, Jackson Street, and McKinley Street to the I-2, Single-General Industrial District. All voting aye. Motion passed.

b. Street Discontinuance (Vacation) – Jackson Street, McKinley Street, and Austin Street

Over the last several years, Galloway Company has purchased and demolished all of the properties along Jackson Street, McKinley Street, and Austin Avenue adjacent to their property at 601 S. Commercial Street. The purpose of these acquisitions and the street vacation petition is to provide the opportunity for future building expansions and better site efficiency and traffic/truck circulation.

In 2013, Austin Avenue was vacated and the street relocated further west. Then in 2014, the City vacated a portion of Jackson Street between Austin Avenue and S. Commercial Street. Both of these actions were done to facilitate building projects for Galloway Company. The remaining portion of Jackson Street, relocated Austin Avenue, and McKinley Street do not provide connectivity beyond the small neighborhood they served. Vacating these streets will not have a negative impact on the street network nor will it limit the ability of any property owner from accessing their property.

Public utilities are currently located within the Jackson Street and McKinley Street right-of-way. Public sanitary sewer and storm sewer main would become private and all maintenance of this infrastructure would be the responsibility of Galloway Company when the street vacation is approved. The water main would remain public following the street vacation, however, an easement shall be identified over the existing main to allow for regular maintenance.

Res. No. 2022-15

In addition to this street vacation petition, Galloway Company has also submitted a request to consolidate the parcels along Jackson Street, McKinley Street and Austin Avenue into the main parcel located at 601 S. Commercial Street. Once the streets are vacated, the land is transferred to owners of the property fronting the street. In this instance, the land would be transferred to Galloway Company. The City's Comprehensive Plan identifies the land around the proposed street vacation as future Industrial Corridor meaning that this land is planned for industrial/manufacturing land use.

MSC Kaiser/Moore-Nokes, the Plan Commission to recommend the Common Council discontinue Jackson Street, McKinley Street, and Austin Avenue and approve Resolution 2022-15. All voting aye. Motion passed.

c. Certified Survey Map – 601 S. Commercial Street – Lot Consolidation

Galloway Company has submitted a Certified Survey Map (CSM) to consolidate 18 separate parcels (all owned by Galloway Company) and three vacated streets (Jackson Street, McKinley Street and Austin Avenue) into the larger Galloway Company parcel located at 601 S. Commercial Street.

The proposed lot is approximately 13.6 acres in size. The purpose of the lot consolidation is to facilitate future building expansion projects, improve site efficiency and internal traffic/truck circulation. Previously in this meeting, the Plan Commission approved recommendations that Council approve the rezoning ordinance and street vacation needed for this CSM.

The proposed lot includes frontage along S. Commercial Street, Tyler Street, and Henry Street.

Finally, the CSM includes water main along the vacated Jackson Street and McKinley Street. The water main continues to be public and therefore the CSM shall include an easement over the water main to ensure maintenance can continue.

CA

MSC Genett/Kaiser, the Plan Commission recommend Common Council approve the 1 lot CSM consolidating parcels along S. Commercial Street, Henry Street and Tyler Street into 601 S. Commercial Street and that the public water main easements be accepted. All voting aye. Motion passed.

d. Site Plan Review – 2320 Industrial Drive – Change of Use

The City has received a site plan review application on behalf of JG Custom Cabinetry and Design to relocate a cabinet business in the former Lakeland College building located at 2320 Industrial Drive. The subject property is 2.75 acres in size and is located south of Bell Street and along the east side of Industrial Drive. The property is zoned I-1, Planned Business Center District and is part of the Southpark Industrial Center. The site includes a 20,525 square-foot building that was constructed in 1989 and has been used as classroom space since then. Parking is located north and south of the building while access to the site is from three driveways along Industrial Drive. The north driveway is shared with the property to the north (Community First Credit Union).

Land north, south and west of the subject property is also zoned I-1 District and includes a credit union to the north and manufacturing businesses to the south and west. The land to the east is zoned R-1, Single-Family Residence District and includes a single-family neighborhood.

A site plan review is required since the use of the property is changing from an educational use to the manufacturing use. The applicant is proposing to occupy the building with a cabinet manufacturer. The I-1 District lists manufacturing uses as permitted. The building will include a shop area, which accounts for about 2/3 of the total building area, and an office and showroom area. The building is not currently sprinkled, but will be as part of the new occupancy.

There are only minor changes being proposed for the property including the relocation of three handicap accessible parking stalls, the creation of a frontage landscaping peninsula along Industrial Drive, and the addition of a dust collection system along the northwest portion of the building. The dust collection system will also be enclosed with a 20-foot tall block wall to ensure any noise related to the dust collection system is directed away from the residential neighborhood. In addition, the enclosure area will be screened with a sight-tight fence along the west and part of the north sides. Hours of operation for the business are expected to be Monday through Thursday from 6:00AM to 4:00 PM and Friday from 6:00AM to 12:00PM.

Member Kaiser asked about the rear lot line encroachment. Deputy Director Schmidt said that this is a lot line encroachment by the residential properties adjacent to the properties and it was important that it be noted.

Member Hancock-Cooke asked Deputy Director Schmidt to confirm that noises and dust will not disturb the neighboring residential properties. Deputy Director Schmidt said that the applicant has been working hard to make sure that their operation will not cause any disturbance.

MSC Ellenberger/Kaiser, the Plan Commission approves the site plan to occupy 2320 Industrial Drive with a cabinet manufacturer business subject to the conditions of the site plan review letter. All voting aye. Motion passed.

Discussion Items:

a. City of Neenah Comprehensive Plan 2040

Deputy Director Schmidt asked members to familiarize themselves with the Comp Plan 2040 (can be found on the city's website) and to begin thinking of things that should be on the Comp Plan update and how these things should be prioritized. This plan is required by state statutes. Every 5 years, a review must be completed of this plan and Plan Commission will play a role in this. In the coming months, Deputy Director Schmidt will be bringing more about this to Plan Commission.

b. Zoning Code Discussion

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Deputy Director Schmidt explained that in future meetings, he plans to discuss certain parts of the Zoning Code with the Commission such as the codes regarding driveways, cargo/semi-trailers for storage, etc. Commission members also suggested looking into the fence code and boat parking.

Announcements and Future Agenda Items: Next meeting is September 13, 2022

Adjournment: The Commission adjourned its meeting at 4:50 p.m. MSC Ellenberger/Genett. All Aye. Motion passed.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Samantha Jefferson", with a long horizontal flourish extending to the right.

Samantha Jefferson
Office Manager, Community Development



MEMORANDUM

DATE: September 27, 2022
TO: Mayor Lang, and Members of Plan Commission
FROM: Brad Schmidt, AICP, Deputy Director
RE: Annexation #227 (Woodenshoe Road) – 7.248 Acres

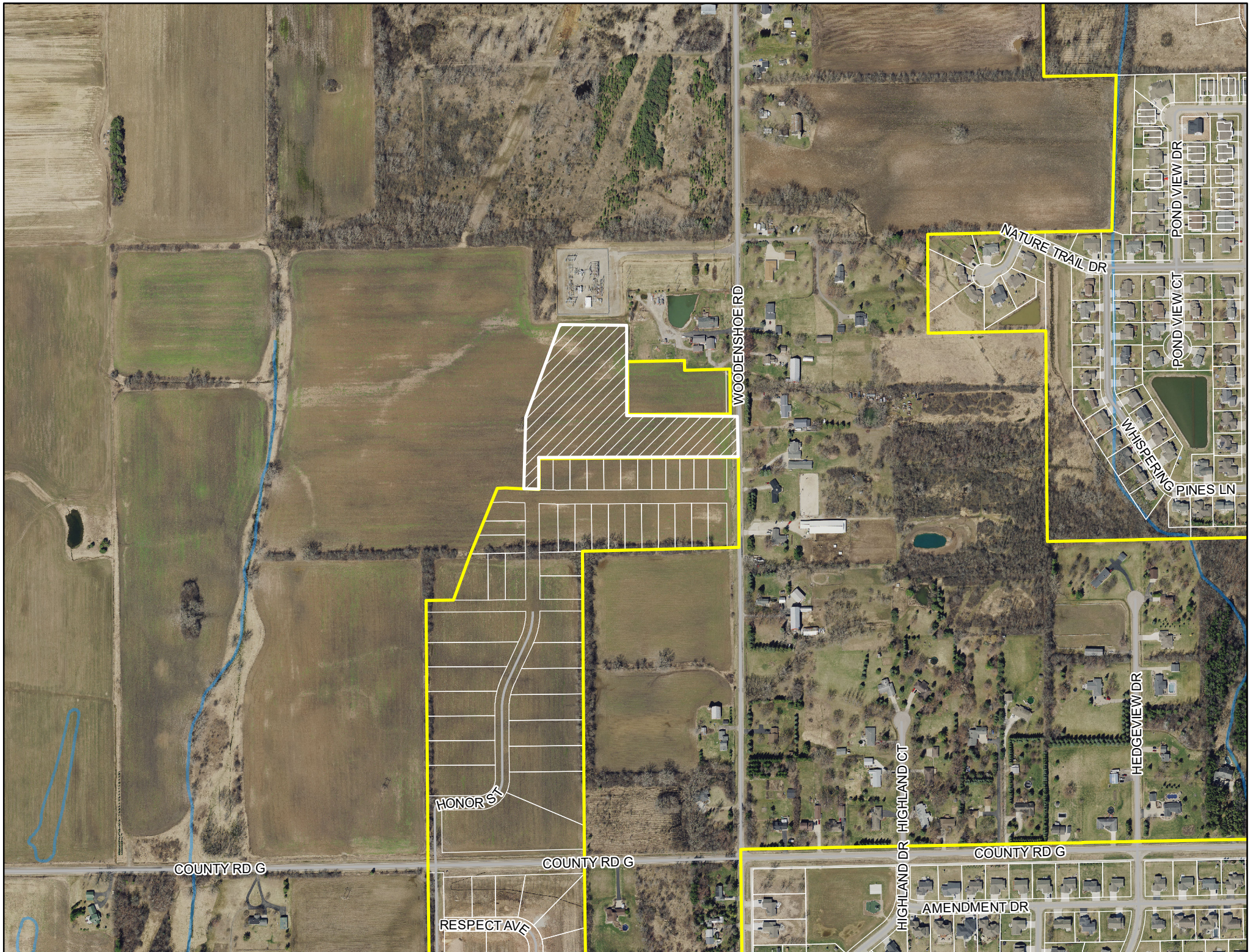
The City of Neenah, under Wisconsin State Statute Sec. 66.0223, is proposing to annex land contiguous to the City for the purpose of developing the First Addition to The Homes at Freedom Meadows subdivision. The 7.248 acres of land is currently undeveloped farmland located in the Town of Vinland along the west side of Woodenshoe Road. The Homes at Freedom Meadows subdivision, south of the proposed annexation, is currently platted and new single-family homes will soon be built. In 2020, the City purchased 130 acres of land along the Woodenshoe Road and County Highway G. This proposed annexation will be the third phase out of six development phases.

Upon annexation the subject land will become part of the R-1, Single-Family Residence District. The City's Comprehensive Plan Future Land Use Map (2017) currently identifies the annexation area as Residential Neighborhood Investment Area. The proposed use is consistent with the City's Comprehensive Plan.

The Plan Commission's role in reviewing annexation requests is to determine whether the proposed annexation is consistent with established City Plans. Future action items will include review of a preliminary and final plat for the proposed subdivision. This development will include 16 lots and 2 outlots.

Recommendation

Appropriate action at this time is for Plan Commission to recommend Common Council approve Annexation #227 (Ordinance #2022-19) and the property also receive an R-1, Single-Family Residence District zoning classification.



COUNTY RD G

COUNTY RD G

COUNTY RD G

HONOR ST

RESPECTAVE

WOODENSHOE RD

HIGHLAND DR

AMENDMENT DR

HEDGEVIEW DR

NATURE TRAIL DR

POND VIEW DR

POND VIEW CT

WHISPERING PINES LN



AN ORDINANCE: By the Neenah Plan Commission
Re: Annexing – City of Neenah owned property located in the Town of Vinland along Woodenshoe Road to the City of Neenah.

ORDINANCE NO. 2022-19

Introduced: _____

Committee/Commission Action: _____

AN ORDINANCE

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

Section 1. Pursuant to Section 66.0223, Wis. Stats., the following described territory contiguous to the City of Neenah and presently in the Town of Vinland, be and the same hereby is, annexed to the City of Neenah, and the corporate limits of said City are hereby extended so as to include the following described property and shown on the attached Exhibit A:

A part of Lot 2 of Certified Survey Map No. 5779 as recorded in Volume 1 of Certified Survey Maps on Page 5779, Document No. 1368620, located in the Northeast 1/4 of the Southeast 1/4 of Section 1, Township 19 North, Range 16 East and a part of the Northeast 1/4 of the Southeast 1/4 of Section 1, Township 19 North, Range 16 East, all in the Town of Vinland, Winnebago County, Wisconsin containing 315,723 square feet (7.248 acres) of land and being more fully described as follows:

Commencing at the Southeast corner of said Section 1; thence N00°20'42"W, 1705.90 feet along the East line of the Southeast 1/4 of said Section 1 to the Easterly extension of the North line of Lot 1 of Certified Survey Map No. 7928 as recorded in Document No. 1884731 and the Point of Beginning; thence S89°39'18"W, 850.00 feet along said Easterly extension, the North line of said Lot 1 and the North line of Lots 19 thru 29 of The Homes At Freedom Meadows to the Northwest corner of said Lot 29; thence S00°20'42"E, 131.43 feet along the West line of said Lot 29 to the Southwest corner thereof, also being the North right—of—way line of Liberty Avenue; thence N87°28'58"W, 60.07 feet along said North right—of—way line; thence N00°20'42"W, 267.22 feet; thence N12°12'25"E, 50.13 feet; thence N22°09'07"E, 431.50 feet to the North line of said Lot 2 of Certified Survey Map No. 5779; thence N88°52'53"E, 264.07 feet along the North line of said Lot 2; thence S00°20'42"E, 404.95 feet along the North line of said Lot 2 to the Southwest corner of Outlot 1 of said The Homes At Freedom Meadows; thence N89°39'18"E, 469.96 feet along the South line of said Outlot 1 to the East line of the Southeast 1/4 of said Section 1; thence S00°20'42"E, 185.00 feet along said East line to the Point of Beginning.

The land to be annexed is part of parcel number **026002302** located in the Town of Vinland

Section 2. Annexation area is proposed to be zoned R-1, Single-Family Residence District upon annexation.

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

Section 4. Severability. In the event any section, subsection, clause, phrase or portion of this ordinance is for any reason held illegal, invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remainder of this ordinance. It is the legislative intent of the Common Council that this ordinance would have been adopted if such illegal provision had not been included or any illegal application had not been made.

Section 5. Repeal and Effective Date. All ordinances or parts of ordinances and resolutions in conflict herewith are hereby repealed. This ordinance shall take effect from and after its passage and publication.

Approved:

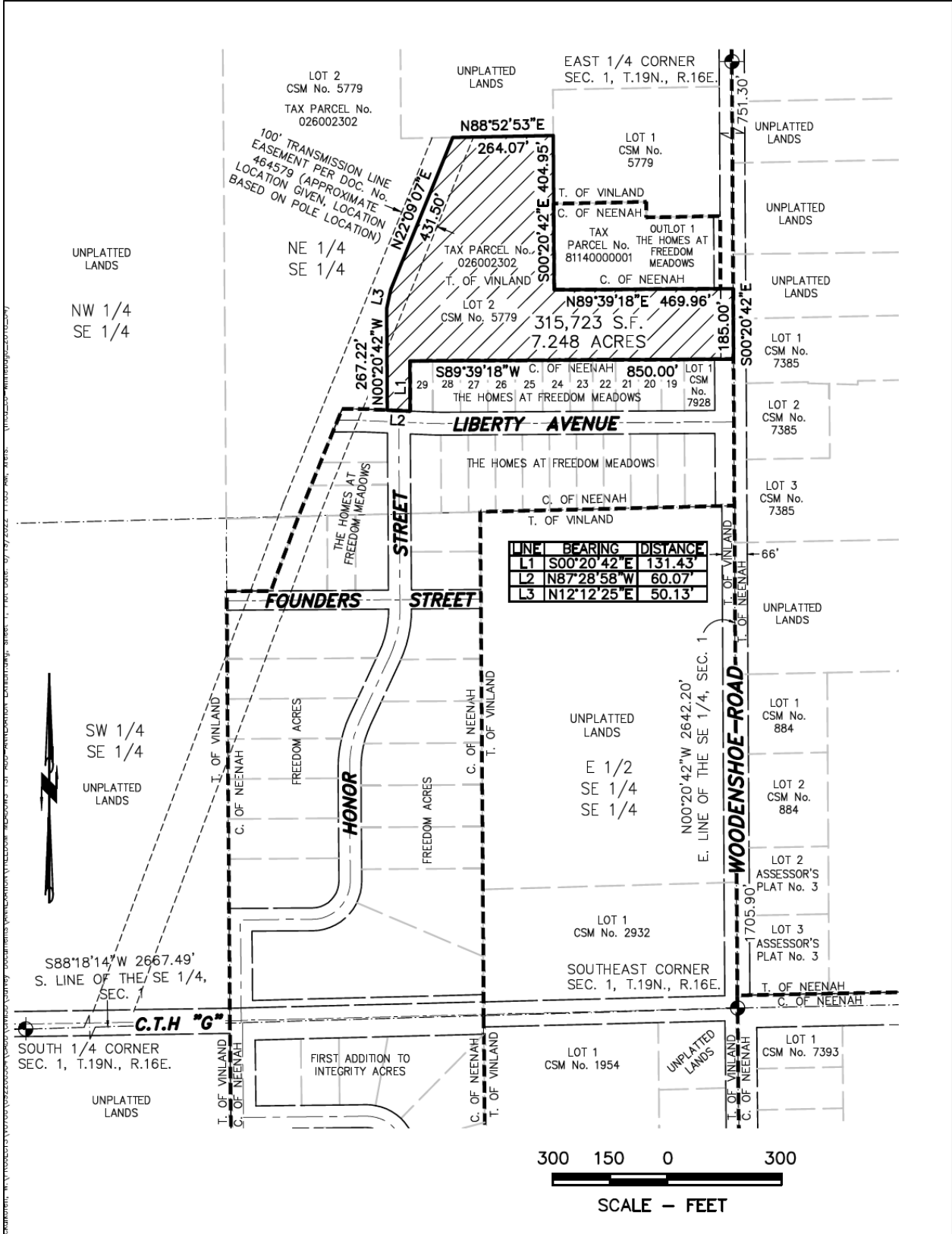
Adopted: _____

Jane Lang, Mayor

Published: _____

Attest:

Charlotte Nagel, City Clerk



PLAN: W:\NODATA\2014\02\05\Freedom Meadows\20140205\Freedom Meadows\131\Freedom Meadows\131-20140205\Freedom Meadows.dwg, sheet 1, plot date: 07/27/2022 11:03 AM, wets: (unclassified)w:\nodedata\2014\02\05\Freedom Meadows\20140205\Freedom Meadows\131\Freedom Meadows\131-20140205\Freedom Meadows.dwg

PETITION FOR DIRECT ANNEXATION
 PURSUANT TO SECTION 66.0223, WISCONSIN STATUTES
 WHERE ALL PROPERTY IS OWNED BY THE CITY OF NEENAH

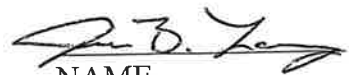
We, the undersigned, constituting all of the owners of the real property in which no electors reside in the following territory of the Town of Vinland, Winnebago County, Wisconsin, lying contiguous to the City of Neenah petition the Honorable Mayor and Common Council of the City of Neenah to annex the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

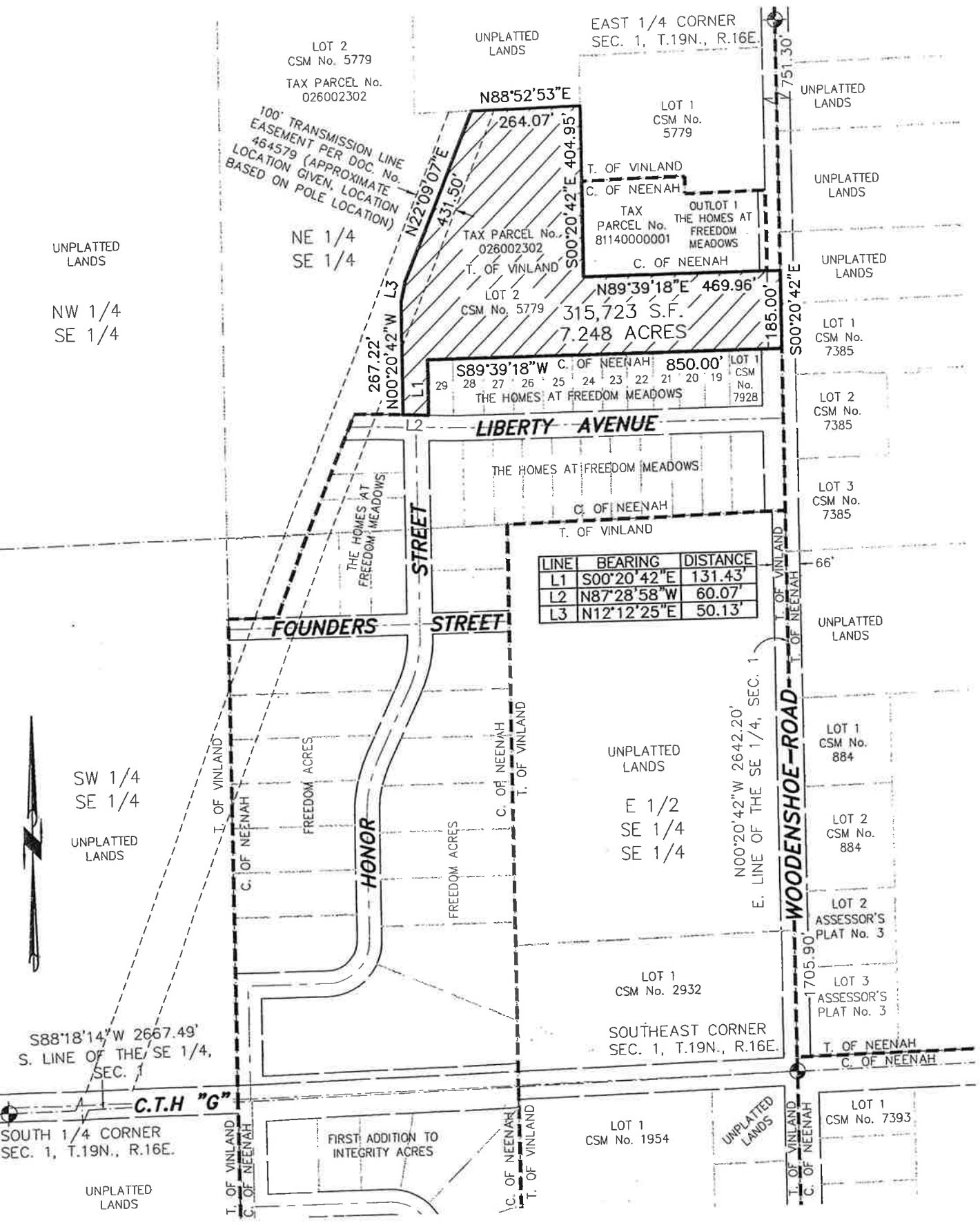
A part of Lot 2 of Certified Survey Map No. 5779 as recorded in Volume 1 of Certified Survey Maps on Page 5779, Document No. 1368620, located in the Northeast 1/4 of the Southeast 1/4 of Section 1, Township 19 North, Range 16 East and a part of the Northeast 1/4 of the Southeast 1/4 of Section 1, Township 19 North, Range 16 East, all in the Town of Vinland, Winnebago County, Wisconsin containing 315,723 square feet (7.248 acres) of land and being more fully described as follows:

Commencing at the Southeast corner of said Section 1; thence N00°20'42"W, 1705.90 feet along the East line of the Southeast 1/4 of said Section 1 to the Easterly extension of the North line of Lot 1 of Certified Survey Map No. 7928 as recorded in Document No. 1884731 and the Point of Beginning; thence S89°39'18"W, 850.00 feet along said Easterly extension, the North line of said Lot 1 and the North line of Lots 19 thru 29 of The Homes At Freedom Meadows to the Northwest corner of said Lot 29; thence S00°20'42"W, 131.43 feet along the West line of said Lot 29 to the Southwest corner thereof, also being the North right-of-way line of Liberty Avenue; thence N87°28'58"W, 60.07 feet along said North right-of-way line; thence N00°20'42"W, 267.22 feet; thence N12°12'25"E, 50.13 feet; thence N22°09'07"E, 431.50 feet to the North line of said Lot 2 of Certified Survey Map No. 5779; thence N88°52'53"E, 264.07 feet along the North line of said Lot 2; thence S00°20'42"E, 404.95 feet along the North line of said Lot 2 to the Southwest corner of Outlot 1 of said The Homes At Freedom Meadows; thence N89°39'18"E, 469.96 feet along the South line of said Outlot 1 to the East line of the Southeast 1/4 of said Section 1; thence S00°20'42"E, 185.00 feet along said East line to the Point of Beginning.

The current population of such territory is 0.

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

Signature of Petitioner	Date of Signing	Owner	Petition Address
 NAME	<u>8-29-22</u>	CITY OF NEENAH	211 WALNUT STREET NEENAH WI 54956



100' TRANSMISSION LINE EASEMENT PER DOC. No. 464579 (APPROXIMATE LOCATION GIVEN, LOCATION BASED ON POLE LOCATION)

LOT 2
CSM No. 5779
TAX PARCEL No. 026002302

EAST 1/4 CORNER
SEC. 1, T.19N., R.16E.

LOT 1
CSM No. 5779

T. OF VINLAND
C. OF NEENAH

TAX PARCEL No. 8114000001
OUTLOT 1
THE HOMES AT
FREEDOM MEADOWS
C. OF NEENAH

TAX PARCEL No. 026002302
T. OF VINLAND

LOT 2
CSM No. 5779

N89°39'18"E 469.96'
315,723 S.F.
7.248 ACRES

S89°39'18"W C. OF NEENAH 850.00'
THE HOMES AT FREEDOM MEADOWS
LOT 1 CSM No. 7928

LINE	BEARING	DISTANCE
L1	S00°20'42"E	131.43'
L2	N87°28'58"W	60.07'
L3	N12°12'25"E	50.13'

UNPLATTED LANDS

E 1/2
SE 1/4
SE 1/4

LOT 1
CSM No. 2932

SOUTHEAST CORNER
SEC. 1, T.19N., R.16E.

LOT 1
CSM No. 1954

FIRST ADDITION TO INTEGRITY ACRES



SCALE - FEET



SW 1/4
SE 1/4

UNPLATTED LANDS

S88°18'14"W 2667.49'
S. LINE OF THE SE 1/4,
SEC. 1

SOUTH 1/4 CORNER
SEC. 1, T.19N., R.16E.

UNPLATTED LANDS

UNPLATTED LANDS

NW 1/4
SE 1/4

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

LOT 1
CSM No. 7385

LOT 2
CSM No. 7385

LOT 3
CSM No. 7385

UNPLATTED LANDS

LOT 1
CSM No. 884

LOT 2
CSM No. 884

LOT 2
ASSESSOR'S PLAT No. 3

LOT 3
ASSESSOR'S PLAT No. 3

T. OF NEENAH
C. OF NEENAH

LOT 1
CSM No. 7393

T. OF VINLAND
C. OF NEENAH



M E M O R A N D U M

DATE: September 27, 2022
TO: Mayor Lang and Members of the Plan Commission
FROM: Brad Schmidt, AICP, Deputy Director
RE: 1 Lot CSM – 425 Kittiver Court

The CSM proposes to combine parcel ID 05-0400-00-00 and parcel ID 05-0400-12-00. Both parcels are owned by Peter and Katherine Kelly. The Kelly's recently built a house on the 05-0400-00-00 parcel while the other parcel is undeveloped, but includes a driveway from Kittiver Court to their house. Normally, any CSM that combines parcels or adjusts a property line between two parcels is reviewed administratively. In this case, Plan Commission and Common Council review is necessary since the resulting CSM changes the exterior boundary of the Kittiver Court Plat. A CSM can modify the exterior boundary of an existing plat as long as there are no additional parcels created. Parcel ID 05-0400-12-00 is within the Kittiver Court Plat while parcel ID 05-0400-00-00 is not. The resulting CSM creates one parcel.

When reviewing a CSM, Plan Commission shall also verify that the two parcels are within the same zoning district. Both parcels are located in the R-1, Single-Family Residence District. In addition, the creation or modification of any parcel shall meet the Subdivision Ordinance's design standards.

Sec. 25-94. - Lot design standards.

- (a) *Size, shape, etc., to be appropriate.* The size, shape and orientation of lots shall be appropriate for the location of the subdivision and for the type of development and use contemplated.
- (b) *Lot dimensions.* Lot dimensions shall conform to the requirements of the Zoning Code. Lots in a residential district shall not be less than 60 feet wide at the building line nor less than 7,200 square feet in area. A 2½-to-one depth-width ratio of the lots shall be considered a desirable maximum.
- (c) *Access.* All lots shall front or abut on a public street. Lots with access limited to private streets shall only be permitted with Plan Commission approval.
- (d) *Arterial frontage.* Residential lots abutting existing or projected arterial highways shall be platted with additional depth and or width to permit generous distances between the buildings and such traffic ways.
- (e) *Corner lots.* Corner lots in residential districts shall have extra width to permit full building setbacks of at least 25 feet from both streets.
- (f) *Lots at right angles.* Lots at right angles to each other shall be avoided wherever possible, especially in residential areas.
- (g) *Side lot lines.* Side lot lines shall be substantially at right angles or radial to street lines.
- (h) *Large lots.* Subdivided parcels containing one or more acres shall be arranged to allow the resubdivision of said parcels into normal lots in accordance with the provisions of this chapter.

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(i) *Double frontage lots*. Double frontage and reversed frontage lots shall be avoided except where necessary to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation.

Recommendation

An appropriate action at this time is for the Plan Commission to recommend Common Council approve the 1 lot CSM for the property located at 425 Kittiver Court.

1 inch = 94 feet



CERTIFIED SURVEY MAP NO.

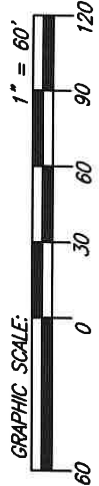
BEING ALL OF LOT 10, KITTIVER COURT, AND ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7373 AS RECORDED IN DOCUMENT NO. 1769482, LOCATED IN GOVERNMENT LOT 4, SECTION 23, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

OWNER(S) OF RECORD:
 PETER C. & KATHERINE L. KELLY
TAX PARCEL NO.(S):
 8050400000 & 80504001200

SEE SHEET 3 OF 3 SHEETS FOR NOTES REGARDING ORDINARY HIGH WATER, ETC.

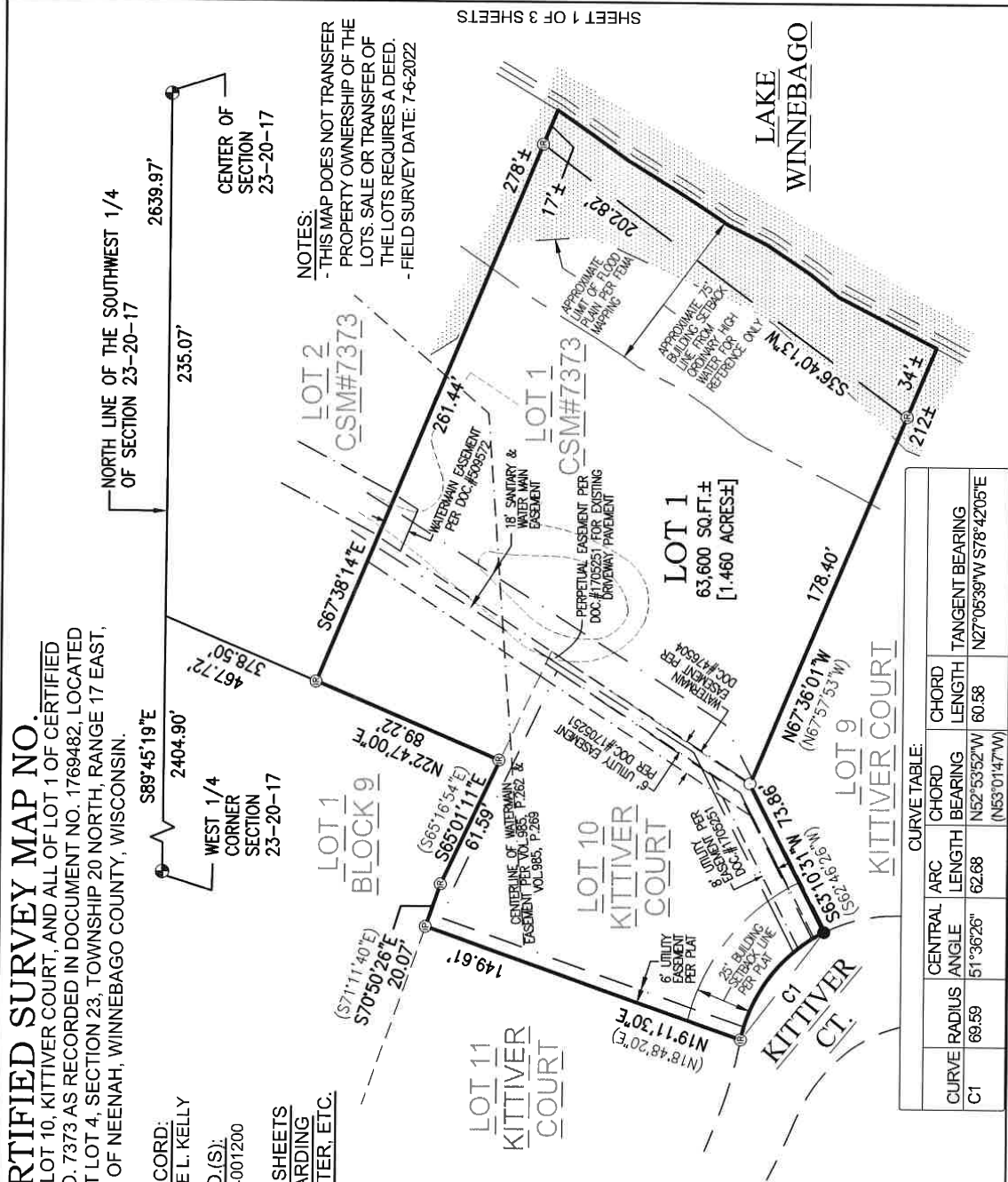
- LEGEND:**
- = 1" X 18" I.D. ROUND IRON PIPE SET, WEIGHING 1.13 LBS. PER LIN. FT.
 - ⊗ = 3/4" SOLID ROUND IRON REBAR FOUND
 - = 1 1/4" SOLID ROUND IRON REBAR FOUND
 - ⊙ = 1" I.D. IRON PIPE FOUND
 - ⊕ = EXISTING COUNTY MONUMENT
 - () = RECORDED AS BEARING OR DISTANCE

NORTH IS REFERENCED TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, WHICH BEARS N89°45'29"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM (WINNEBAGO COUNTY)



CHRISTOPHER E. PERREAULT, PLS-2249

DATED
 CAROW LAND SURVEYING CO., INC.
 615 N. LYNDALE DR., P.O. BOX 1297
 APPLETON, WISCONSIN 54912-1297
 PHONE: (920)731-4168
 A1611.7-22 DATED: 8-30-2022
 DRAFTED BY: jdb-cwm MIRH



CURVE TABLE:

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING	TANGENT BEARING
C1	69.59	51°36'26"	62.68	60.58	N52°53'52"W	N27°05'39"W S78°42'05"E

NOTES:
 - THIS MAP DOES NOT TRANSFER PROPERTY OWNERSHIP OF THE LOTS. SALE OR TRANSFER OF THE LOTS REQUIRES A DEED.
 - FIELD SURVEY DATE: 7-6-2022

CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOT 10, KITTIVER COURT AND ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7373 AS RECORDED IN DOCUMENT NO. 1769482, LOCATED IN GOVERNMENT LOT 4 OF SECTION 23, 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 ALL OF LOT 10, KITTIVER COURT AND ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7373 AS RECORDED IN DOCUMENT NO. 1769482, LOCATED IN GOVERNMENT LOT 4 OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE SUCH SURVEY UNDER THE DIRECTION OF PETER KELLY, 425 KITTIVER COURT, NEENAH, WISCONSIN 54956.

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

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 DRIVE, P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A1611.7-22 (RFR) 9-12-2022

TREASURER'S 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 COUNTY TREASURER DATED

CITY OF NEENAH APPROVAL:

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

MAYOR DATED CITY CLERK DATED

CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOT 10, KITTIVER COURT AND ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7373 AS RECORDED IN DOCUMENT NO. 1769482, LOCATED IN GOVERNMENT LOT 4 OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

AS OWNER (S), I (WE) HEREBY CERTIFY I (WE) CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS SHOWN ON THIS MAP. I (WE) ALSO CERTIFY THAT THIS MAP REQUIRES THE APPROVAL OF THE FOLLOWING: CITY OF NEENAH.

IN WITNESS THEREOF:

PETER C. KELLY

KATHERINE L. KELLY

STATE OF WISCONSIN)
) SS
WINNEBAGO COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____,
THE ABOVE NAMED OWNER(S), TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED THE
FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC,

_____, WISCONSIN

MY COMMISSION EXPIRES _____.

ADDITIONAL NOTES:

- THE ORDINARY HIGH WATER MARK SETBACK IS NOT BASED ON AN OFFICIAL DETERMINATION AND PRIOR TO ANY BUILDING, AN OFFICIAL DETERMINATION OF THE ORDINARY HIGH WATER MUST BE MADE BY THE CITY OF NEENAH OR OTHER AUTHORIZED PERSON. ALSO ALL BUILDING SETBACKS AND OTHER LAND USE REQUIREMENTS SHOULD BE VERIFIED BY THE CITY OF NEENAH PRIOR TO ANY CONSTRUCTION OR OTHER LAND USE ACTIVITY.
- 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 IX, SECTION 1 OF THE STATE CONSTITUTION.
- THE LOCATION OF THE APPROXIMATE ORDINARY HIGH WATER MARK SHALL BE THE POINT ON THE BANK OF A NAVIGABLE STREAM OR ON THE SHORE OF A LAKE UP TO WHICH THE PRESENCE AND ACTION OF SURFACE WATER IS SO CONTINUOUS AS TO LEAVE A DISTINCTIVE MARK BY EROSION, DESTRUCTION OF TERRESTRIAL VEGETATION, OR OTHER EASILY RECOGNIZED CHARACTERISTICS.

CHRISTOPHER E. PERREAULT, PLS-2249 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDAL DRIVE, P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A1611.7-22 (RFR) 9-12-2022

NOTE:
THIS MAP IS FOR OWNERS USE ONLY,
FOR SELLING PURPOSES REFER
TO ORIGINAL PLAT MAP.

KITTIVER COURT

A REPLAT OF PART OF ASSessor'S PLAT OF PART OF THE FIFTH WARD IN FRACTIONAL GOVERNMENT LOTS 4 & 5 IN FRACTION SECTION 23 T.20N R.17E. IN THE CITY OF NEENAH, WINNEBAGO CO., WIS.

LEGEND - NOTES

- 1/4" DIA. STEEL REBAR-30' LONG-4.00 LBS PER LIN. FT. - SHOWN THUS: ◊
- 1" DIA. STEEL PIPE-30' LONG-11.5 LBS PER LIN. FT. - AT ALL OTHER PLACES
- ARC DISTANCES SHOWN ON ALL CURVED LINES
- ALL DIMENSIONS ARE MEASURED TO THE NEAREST 0.01 FOOT AND COMPUTED TO THE NEAREST 0.001 FOOT
- ALL ANGLES AND BEARINGS ARE MEASURED TO THE NEAREST 0.01 DEGREE AND COMPUTED TO THE NEAREST 0.001 DEGREE
- EXISTING AND PROPOSED PUBLIC UTILITY INSTALLATION AND MAINTENANCE SHOWN THUS:
- EASEMENT FOR GAS INSTALLATION AND MAINTENANCE
- UNPLATTED LANDS OWNED BY SMITH ESTATE
- UNPLATTED LANDS OWNED BY OTHERS

OWNERS CERTIFICATE
AS OWNERS, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT.
WE ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY S. 236.10 ON S. 236.12, WISCONSIN STATUTES, TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

COMMON COUNCIL - CITY OF NEENAH
DIRECTOR OF LOCAL AFFAIRS AND DEVELOPMENT
WITNESS THE HAND AND SEAL OF SAID OWNERS THIS _____ DAY OF _____ 19____ AT THE PRESENCE OF:

WITNESSES:

TOWNY SMITH, JR.

LAWYON SMITH

STATE OF WISCONSIN SS.
WINNEBAGO COUNTY
I, _____, PERSONALLY CAME BEFORE ME ON THIS _____ DAY OF _____ 19____ AND WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT.
WE ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY S. 236.10 ON S. 236.12, WISCONSIN STATUTES, TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

COMMON COUNCIL - CITY OF NEENAH
DIRECTOR OF LOCAL AFFAIRS AND DEVELOPMENT
WITNESS THE HAND AND SEAL OF SAID OWNERS THIS _____ DAY OF _____ 19____ AT THE PRESENCE OF:

WITNESSES:

TOWNY SMITH, JR.

LAWYON SMITH

WITNESS THE HAND AND SEAL OF SAID OWNERS THIS _____ DAY OF _____ 19____ AT THE PRESENCE OF:

WITNESSES:

TOWNY SMITH, JR.

LAWYON SMITH



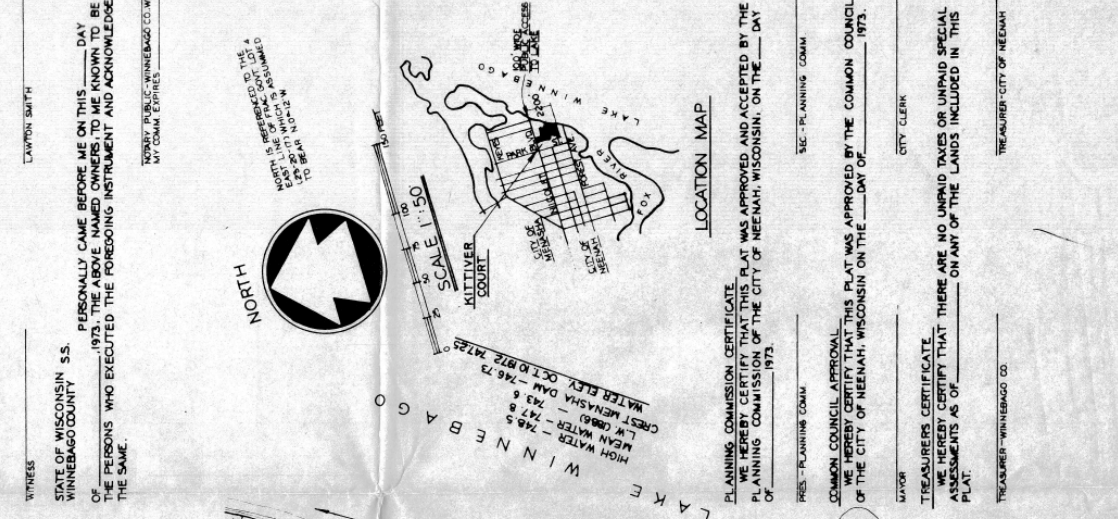
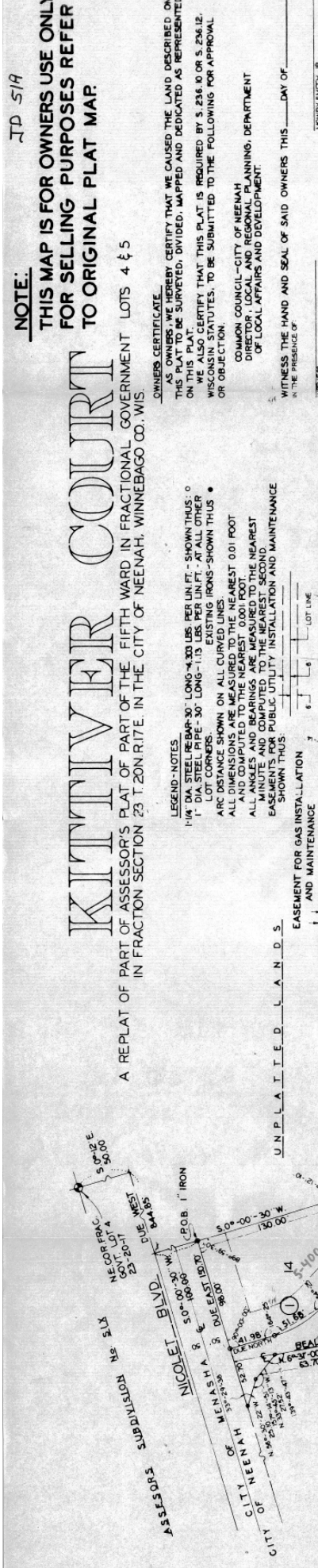
CURVE DATA CHART

STATION NO.	ANGLE	BEARING	LENGTH	CHORD	CHORD BEARING	ARC LENGTH
1	311.07-00	N 70° 00' 00" W	51.04	51.04	N 70° 00' 00" W	51.04
2	102.00	S 89° 00' 00" E	48.35	48.35	S 89° 00' 00" E	48.35
3	225.00	S 0° 00' 00" E	133.88	133.88	S 0° 00' 00" E	133.88
4	303.00	N 70° 00' 00" W	69.07	69.07	N 70° 00' 00" W	69.07
5	63.00	N 20° 00' 00" E	53.35	53.35	N 20° 00' 00" E	53.35
6	137.00	N 00° 00' 00" E	66.80	66.80	N 00° 00' 00" E	66.80
7	102.00	N 13° 30' 00" E	102.94	102.94	N 13° 30' 00" E	102.94
8	63.00	N 20° 00' 00" E	53.35	53.35	N 20° 00' 00" E	53.35
9	303.00	N 70° 00' 00" W	69.07	69.07	N 70° 00' 00" W	69.07
10	102.00	S 89° 00' 00" E	48.35	48.35	S 89° 00' 00" E	48.35
11	102.00	N 70° 00' 00" W	69.07	69.07	N 70° 00' 00" W	69.07
12	102.00	S 89° 00' 00" E	48.35	48.35	S 89° 00' 00" E	48.35

SURVEYORS CERTIFICATE
I, DAVID L. ENLE, REGISTERED WISCONSIN LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED KITTIVER COURT, A REPLAT OF PART OF THE ASSessor'S PLAT OF PART OF THE FIFTH WARD IN FRACTIONAL GOVERNMENT LOTS 4 & 5 IN FRACTION SECTION 23 T.20N R.17E, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN MORE FULLY DESCRIBED AS FOLLOWS:
5000 FT. BEARING DUE WEST 844.85 FT., THENCE S 0° 00' 30" W 100.00 FT. TO THE POINT OF BEGINNING, THENCE S 0° 00' 30" W 130.00 FT., THENCE S 71° 11' 40" E 394.00 FT., THENCE S 65° 16' 54" E 115.60 FT., THENCE S 33° 07' 51" E 68.70 FT., THENCE S 67° 57' 53" E 178.42 FT. TO A POINT ON A MEANDER LINE, THENCE S 33° 09' 50" W 170.00 FT., THENCE S 19° 19' 49" E 49.48 FT., THENCE N 44° 24' 45" E 71.73 FT., THENCE N 13° 25' 17" E 227.50 FT., THENCE N 0° 00' 00" E 220.00 FT., THENCE S 89° 52' 00" W 170.00 FT., THENCE N 4° 30' 35" W 100.20 FT., THENCE N 1° 43' 00" E 100.10 FT., THENCE N 8° 31' 00" E 83.70 FT., THENCE N 35° 45' 15" W 27.52 FT., THENCE N 58° 30' 22" W 25.10 FT., THENCE DUE EAST 150.70 FT. TO THE POINT OF BEGINNING.
ALL DIMENSIONS AND BEARINGS OF THIS MEANDER LINE WERE EXTENDED TO THE WATERS EDGE OF LAKE WINNEBAGO AND THE MEANDER LINE.

I HAVE MADE SUCH SURVEY, LAND DIVISION AND PLAT BY THE ORDER AND UNDER THE DIRECTION OF THE OWNERS OF SAID LAND. THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES AND DIMENSIONS AS SHOWN ON THE ORIGINAL SURVEY MAP WHICH I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, AND THE SUBDIVISION REGULATIONS OF THE CITY OF NEENAH, IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

Date: 23.07.23
David L. Enle



PLANNING COMMISSION CERTIFICATE
WE HEREBY CERTIFY THAT THIS PLAT WAS APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF NEENAH, WISCONSIN, ON THE _____ DAY OF _____ 19____.

COMMON COUNCIL APPROVAL
THIS PLAT WAS APPROVED BY THE COMMON COUNCIL OF THE CITY OF NEENAH, WISCONSIN, ON THE _____ DAY OF _____ 19____.

WITNESSES:

MAYOR

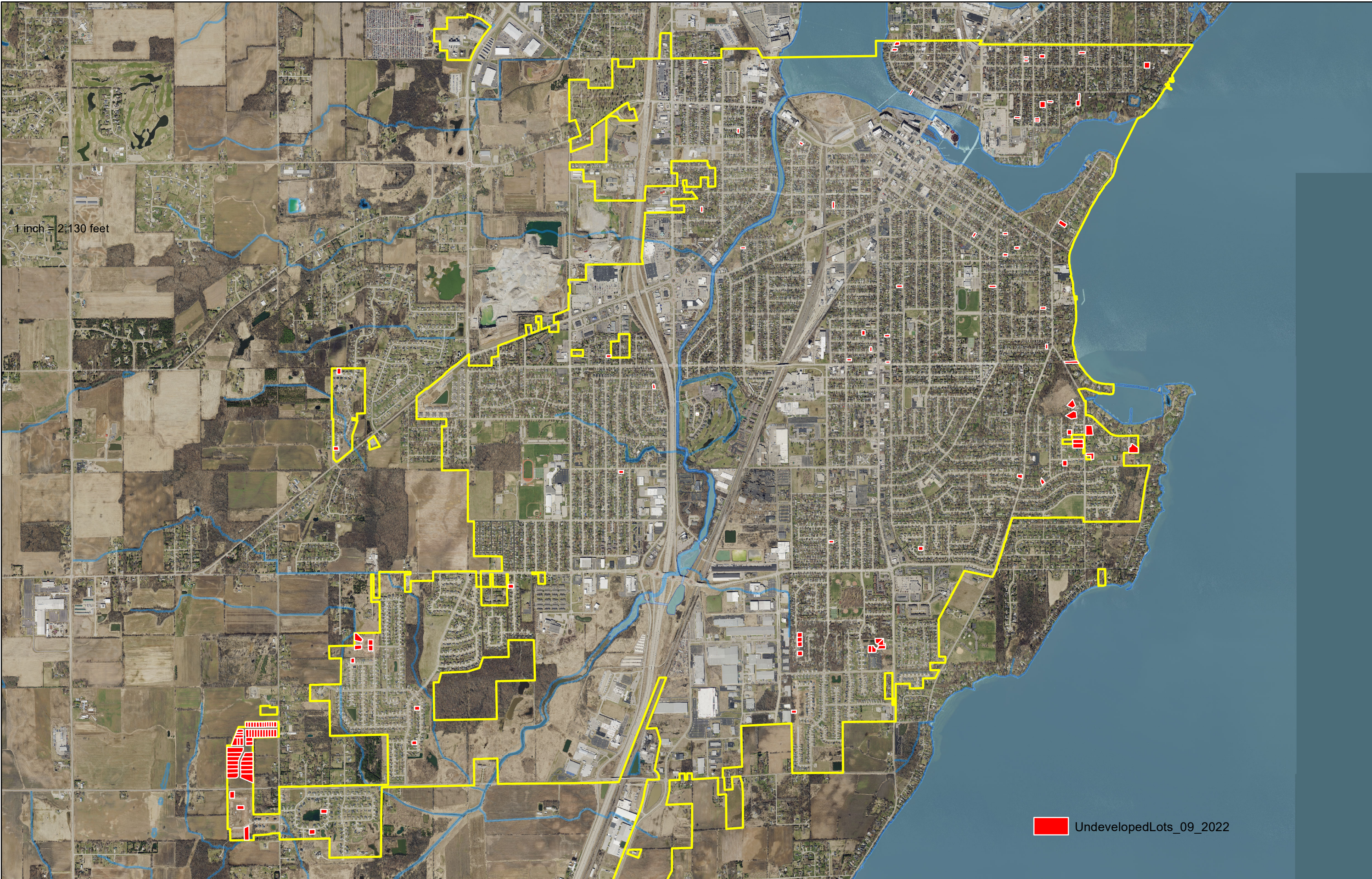
Treasurer


City Clerk

TREASURER - WINNEBAGO CO.

TREASURER - CITY OF NEENAH

1 inch = 2,130 feet



 UndevelopedLots_09_2022

Subdivision Name	Undeveloped Residential Lots
The Homes at Freedom Meadows	31
Misc.	13
Freedom Acres	13
1st Addition to Integrity Acres	7
1st Addition to Southfield Plat	5
Cardinal Plat	4
Ernstings Addition	4
Forest Manor	4
Arthur Plat	3
Plat of the Town of the Island	3
S Commercial Street Plat	3
Wilderness Park Estates	3
1st Addition to Lakeview	2
Bridgewood Condo	2
Congress Plat	2
Liberty Heights	2
Nature Trail	2
Plat of the Meadows	2
Wildfangs Plat	2
Castle Oak VI	1
1st Addition to Forest Manor	1
2nd Addition to Nature Trail	1
6th Addition to Green Acres	1
Canterbury Farms	1
Christophers	1
Cottages at Woodside Green	1
Courtney Place	1
Eskdale Meadow	1
Green Acres	1
Jones Plat of the Island	1
Mahler Farm V	1
Meadow Lane Court	1
Plat of the Winnebago	1
Shaggy Bark Estates	1
Sherrys 1st Addition	1
Van Middleworths	1
Winnebago Heights	1
Woodside Green Estates	1
TOTAL	126