

CITY OF NEENAH
SPECIAL PUBLIC SERVICES AND SAFETY COMMITTEE MEETING
March 6, 2024 @ 6:30 PM
City Hall, 211 Walnut Street
Hauser Room

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 may constitute a meeting of the Neenah Common Council and must be noticed as such. The Council will not take any formal action at this meeting.

A G E N D A

1. Public Appearances
2. S. Commercial Street Real Estate: Request for Authorization to Approve Purchase Agreements (Attachment)
3. 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 **City Clerk Office at (920)886-6101** or the **City's ADA Coordinator at (920)886-6106 or e-mail attorney@ci.Neenah.wi.us** at least 48 hours prior to the scheduled meeting or event to request an accommodation.



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

M E M O R A N D U M

DATE: March 5, 2024
TO: Mayor Lang and Members of the Public Services and Safety Committee
FROM: Gerry Kaiser, Director of Public Works
RE: S. Commercial Street Real Estate:
Request for Authorization to Approve Purchase Agreements

Attached to this memo is the Nominal Payment Parcel Report for properties along the S. Commercial Street project. That report lists each of the properties from which a land interest needs to be acquired for the construction project. The fee acquisition price is based on the sales study that was completed for the project by Steiro Appraisal for each of the different types of land use along the project corridor: Small Residential, Residential, Multi-Family Residential, Commercial, Large Commercial, and Industrial. The easement price for each parcel is based on the standard practice of valuing the easement unit price at 20% of the fee unit price. The report also lists compensation for landscaping and other items impacted by the construction.

The purchase requests have been provided to all of the affected property owners. On March 14, a meeting will be held at City Hall to try to process as many of these as possible. To expedite processing the purchase agreements for the 173 properties, I am asking for Council approval to have the authority to approve purchase agreements that conform to the Nominal Payment Parcel Report with the additional authority to approve up to a \$500 adjustment from the purchase amount listed in the report. Any purchase agreements that fall outside of those parameters would be brought through Committee and Council for approval.

NOMINAL PAYMENT PARCEL REPORT

RE1889 04/2015

Project ID 4993-01-00	Westwood # 3001439.01	Prepared By Westwood Professional Services
Project Name Commercial St - Neenah, WI	Approval  Kim Lesperance • Real Estate Specialist	Date February 15, 2024
Municipality City of Neenah	Approval  Name:	Date 2-19-2024

PARCEL	FEE ACQ	UNIT PRICE	ITEMS ACQUIRED / DOLLARS PER	LAND \$	ITEMS \$	TOTAL	ROUNDED
1	0 Sq Ft	\$4.00	1483. TLE sq ft = \$1,210.95,	\$0.00	\$0.00	\$0.00	\$1,250.00
2	421 Sq Ft	\$3.50	2131. TLE sq ft = \$1,522.57,	\$1,473.50	\$1,522.57	\$2,996.07	\$3,000.00
3	0 Sq Ft	\$6.00	1027. TLE sq ft = \$1,257.91, 100 sq ft Mulch \$9	\$0.00	\$1,267.21	\$1,267.21	\$1,300.00
4	0 Sq Ft	\$6.00	1559. TLE sq ft = \$1,909.52,	\$0.00	\$1,909.52	\$1,909.52	\$1,950.00
6	0 Sq Ft	\$6.00	1107. TLE sq ft = \$1,355.89, Evergreen \$75	\$0.00	\$1,430.89	\$1,430.89	\$1,450.00
7	0 Sq Ft	\$6.00	3458. TLE sq ft = \$4,235.48,	\$0.00	\$4,235.48	\$4,235.48	\$4,250.00
8	64 Sq Ft	\$6.00	1913. TLE sq ft = \$2,343.11,	\$384.00	\$2,343.11	\$2,727.11	\$2,750.00
9	0 Sq Ft	\$6.00	1022. TLE sq ft = \$1,251.78, Perennial bed \$1250	\$0.00	\$2,501.78	\$2,501.78	\$2,550.00
10	130 Sq Ft	\$6.00	1088. TLE sq ft = \$1,332.62,	\$780.00	\$1,332.62	\$2,112.62	\$2,150.00
11	0 Sq Ft	\$6.00	1347. TLE sq ft = \$1,649.85, 3 Landscape timbers \$18	\$0.00	\$1,667.85	\$1,667.85	\$1,700.00
12	112 Sq Ft	\$6.00	1321. TLE sq ft = \$1,618.01, Landscaping \$470	\$672.00	\$2,088.01	\$2,760.01	\$2,800.00
13	0 Sq Ft	\$6.00	2367. TLE sq ft = \$2,899.19, Shrubs, landscape rock \$59	\$0.00	\$2,958.19	\$2,958.19	\$3,000.00
14	0 Sq Ft	\$6.00	627. TLE sq ft = \$767.97,	\$0.00	\$767.97	\$767.97	\$800.00
16	0 Sq Ft	\$6.00	1528. TLE sq ft = \$1,871.55,	\$0.00	\$1,871.55	\$1,871.55	\$1,900.00
17	0 Sq Ft	\$6.00	1099. TLE sq ft = \$1,346.10,	\$0.00	\$1,346.10	\$1,346.10	\$1,350.00
18	0 Sq Ft	\$6.00	1395. TLE sq ft = \$1,708.65, Trees \$225	\$0.00	\$1,933.65	\$1,933.65	\$1,950.00
19	0 Sq Ft	\$6.00	1129. TLE sq ft = \$1,382.84, Bush, sedum \$50.0	\$0.00	\$1,432.84	\$1,432.84	\$1,450.00
20	0 Sq Ft	\$6.00	469. TLE sq ft = \$574.45,	\$0.00	\$574.45	\$574.45	\$600.00
21	0 Sq Ft	\$0.00	1010. TLE sq ft = \$0.00,	\$0.00	\$0.00	\$0.00	\$0.00
22	0 Sq Ft	\$6.00	1823. TLE sq ft = \$2,232.88,	\$0.00	\$2,232.88	\$2,232.88	\$2,250.00
23	0 Sq Ft	\$6.00	525. TLE sq ft = \$643.04,	\$0.00	\$643.04	\$643.04	\$650.00
24	0 Sq Ft	\$6.00	912. TLE sq ft = \$1,117.05,	\$0.00	\$1,117.05	\$1,117.05	\$1,150.00
25	0 Sq Ft	\$0.00	1495. TLE sq ft = \$0.00,	\$0.00	\$0.00	\$0.00	\$0.00
26	0 Sq Ft	\$6.00	1270. TLE sq ft = \$1,555.54,	\$0.00	\$1,555.54	\$1,555.54	\$1,600.00
27	0 Sq Ft	\$6.00	430. TLE sq ft = \$526.68,	\$0.00	\$526.68	\$526.68	\$550.00
28	0 Sq Ft	\$6.00	627. TLE sq ft = \$767.97,	\$0.00	\$767.97	\$767.97	\$800.00
29	0 Sq Ft	\$6.00	419. TLE sq ft = \$513.21,	\$0.00	\$513.21	\$513.21	\$550.00

PARCEL	FEE ACQ	UNIT PRICE	ITEMS ACQUIRED / DOLLARS PER	LAND \$	ITEMS \$	TOTAL	ROUNDED
31	0 Sq Ft	\$6.00	1281. TLE sq ft = \$1,569.02,	\$0.00	\$1,569.02	\$1,569.02	\$1,600.00
32	7 Sq Ft	\$6.00	975. TLE sq ft = \$1,194.22, Sign \$6805	\$42.00	\$7,999.22	\$8,041.22	\$8,050.00
34	0 Sq Ft	\$6.00	423. TLE sq ft = \$518.11,	\$0.00	\$518.11	\$518.11	\$550.00
36	0 Sq Ft	\$6.00	651. TLE sq ft = \$797.37,	\$0.00	\$797.37	\$797.37	\$800.00
37	0 Sq Ft	\$6.00	732. TLE sq ft = \$896.58, 3 shrubs, mulch,	\$0.00	\$1,157.58	\$1,157.58	\$1,200.00
38	0 Sq Ft	\$6.00	765. TLE sq ft = \$937.00,	\$0.00	\$937.00	\$937.00	\$950.00
39	0 Sq Ft	\$6.00	503. TLE sq ft = \$616.09,	\$0.00	\$616.09	\$616.09	\$650.00
41	0 Sq Ft	\$6.00	1226. TLE sq ft = \$1,501.65,	\$0.00	\$1,501.65	\$1,501.65	\$1,550.00
42	13 Sq Ft	\$6.00	393. TLE sq ft = \$481.36,	\$78.00	\$481.36	\$559.36	\$600.00
43	0 Sq Ft	\$6.00	570. TLE sq ft = \$698.16, Trees \$250	\$0.00	\$948.16	\$948.16	\$950.00
44	0 Sq Ft	\$6.00	836. TLE sq ft = \$1,023.96,	\$0.00	\$1,023.96	\$1,023.96	\$1,050.00
46	3 Sq Ft	\$6.00	600. TLE sq ft = \$734.90,	\$18.00	\$734.90	\$752.90	\$800.00
47	23 Sq Ft	\$6.00	2500. TLE sq ft = \$3,062.09, Landscape rock and timbers \$225	\$138.00	\$3,287.09	\$3,425.09	\$3,450.00
48	9 Sq Ft	\$4.00	1836. TLE sq ft = \$1,499.20,	\$36.00	\$1,499.20	\$1,535.20	\$1,550.00
49a	44.4 Sq Ft	\$6.00	1282.8 TLE sq ft = \$1,571.22,	\$266.40	\$1,571.22	\$1,837.62	\$1,850.00
49b	29.6 Sq Ft	\$12.50	855.2 TLE sq ft = \$2,182.25, Landscaping \$263	\$370.00	\$2,445.25	\$2,815.25	\$2,850.00
51	78 Sq Ft	\$12.50	1381. TLE sq ft = \$3,523.96, Tree and mulch \$78.75, Sign \$6805	\$975.00	\$10,407.71	\$11,382.71	\$11,400.00
52	0 Sq Ft	\$6.00	1675. TLE sq ft = \$2,051.60, Mulch & ground cover \$130	\$0.00	\$2,181.60	\$2,181.60	\$2,200.00
53	78 Sq Ft	\$6.00	1274. TLE sq ft = \$1,560.44, Shrubs and mulch \$42.40	\$468.00	\$1,602.84	\$2,070.84	\$2,100.00
54	0 Sq Ft	\$6.00	1614. TLE sq ft = \$1,976.89, Shrubs \$100.0	\$0.00	\$2,076.89	\$2,076.89	\$2,100.00
56	0 Sq Ft	\$6.00	2010. TLE sq ft = \$2,461.92, Stones & juniper \$287	\$0.00	\$2,748.92	\$2,748.92	\$2,750.00
57	0 Sq Ft	\$6.00	437. TLE sq ft = \$535.25,	\$0.00	\$535.25	\$535.25	\$550.00
76	107 Sq Ft	\$12.50	1214. TLE sq ft = \$3,097.82, Shrub \$30.0	\$1,337.50	\$3,127.82	\$4,465.32	\$4,500.00
77	9 Sq Ft	\$6.00	477. TLE sq ft = \$584.25,	\$54.00	\$584.25	\$638.25	\$650.00
78	6 Sq Ft	\$4.25	532. TLE sq ft = \$461.56,	\$25.50	\$461.56	\$487.06	\$500.00
79	0 Sq Ft	\$4.25	388. TLE sq ft = \$336.63,	\$0.00	\$336.63	\$336.63	\$350.00
81	0 Sq Ft	\$4.25	364. TLE sq ft = \$315.80,	\$0.00	\$315.80	\$315.80	\$350.00
82	0 Sq Ft	\$4.25	501. TLE sq ft = \$434.66,	\$0.00	\$434.66	\$434.66	\$450.00
83	0 Sq Ft	\$3.25	778. TLE sq ft = \$516.17,	\$0.00	\$516.17	\$516.17	\$550.00
84	0 Sq Ft	\$4.25	398. TLE sq ft = \$345.30,	\$0.00	\$345.30	\$345.30	\$350.00
85	0 Sq Ft	\$4.00	1694. TLE sq ft = \$1,383.25,	\$0.00	\$1,383.25	\$1,383.25	\$1,400.00
86	0 Sq Ft	\$4.25	542. TLE sq ft = \$470.24,	\$0.00	\$470.24	\$470.24	\$500.00
87	0 Sq Ft	\$3.25	721. TLE sq ft = \$478.35,	\$0.00	\$478.35	\$478.35	\$500.00
89	54 Sq Ft	\$4.25	425. TLE sq ft = \$368.73,	\$229.50	\$368.73	\$598.23	\$600.00
91	0 Sq Ft	\$6.00	630. TLE sq ft = \$771.65,	\$0.00	\$771.65	\$771.65	\$800.00

PARCEL	FEE ACQ	UNIT PRICE	ITEMS ACQUIRED / DOLLARS PER	LAND \$	ITEMS \$	TOTAL	ROUNDED
92	0 Sq Ft	\$4.25	297. TLE sq ft = \$257.67,	\$0.00	\$257.67	\$257.67	\$300.00
93	0 Sq Ft	\$4.25	309. TLE sq ft = \$268.09,	\$0.00	\$268.09	\$268.09	\$300.00
94	0 Sq Ft	\$4.25	396. TLE sq ft = \$343.57,	\$0.00	\$343.57	\$343.57	\$350.00
96	0 Sq Ft	\$4.25	396. TLE sq ft = \$343.57,	\$0.00	\$343.57	\$343.57	\$350.00
97	0 Sq Ft	\$4.25	396. TLE sq ft = \$343.57,	\$0.00	\$343.57	\$343.57	\$350.00
98	0 Sq Ft	\$4.25	391. TLE sq ft = \$339.23,	\$0.00	\$339.23	\$339.23	\$350.00
99	0 Sq Ft	\$3.25	1120. TLE sq ft = \$743.07,	\$0.00	\$743.07	\$743.07	\$750.00
101	0 Sq Ft	\$6.00	900. TLE sq ft = \$1,102.35,	\$0.00	\$1,102.35	\$1,102.35	\$1,150.00
102	0 Sq Ft	\$6.00	338. TLE sq ft = \$413.99,	\$0.00	\$413.99	\$413.99	\$450.00
103	0 Sq Ft	\$6.00	104. TLE sq ft = \$127.38,	\$0.00	\$127.38	\$127.38	\$200.00
104	0 Sq Ft	\$6.00	1642. TLE sq ft = \$2,011.18,	\$0.00	\$2,011.18	\$2,011.18	\$2,050.00
105	0 Sq Ft	\$0.00	350. TLE sq ft = \$0.00,	\$0.00	\$0.00	\$0.00	\$0.00
106	23 Sq Ft	\$12.50	1239. TLE sq ft = \$3,161.61,	\$287.50	\$3,161.61	\$3,449.11	\$3,450.00
107	0 Sq Ft	\$4.25	370. TLE sq ft = \$321.01,	\$0.00	\$321.01	\$321.01	\$350.00
108	0 Sq Ft	\$4.25	333. TLE sq ft = \$288.91,	\$0.00	\$288.91	\$288.91	\$300.00
109	0 Sq Ft	\$4.25	384. TLE sq ft = \$333.16,	\$0.00	\$333.16	\$333.16	\$350.00
110	6 Sq Ft	\$0.00	128. TLE sq ft = \$0.00,	\$0.00	\$0.00	\$0.00	\$0.00
111	0 Sq Ft	\$4.25	315. TLE sq ft = \$273.29,	\$0.00	\$273.29	\$273.29	\$300.00
112	0 Sq Ft	\$3.25	376. TLE sq ft = \$249.46,	\$0.00	\$249.46	\$249.46	\$250.00
113	2 Sq Ft	\$4.25	565. TLE sq ft = \$490.19,	\$8.50	\$490.19	\$498.69	\$500.00
114	0 Sq Ft	\$4.25	250. TLE sq ft = \$216.90,	\$0.00	\$216.90	\$216.90	\$250.00
116	0 Sq Ft	\$4.25	265. TLE sq ft = \$229.91,	\$0.00	\$229.91	\$229.91	\$250.00
117	0 Sq Ft	\$4.25	349. TLE sq ft = \$302.79,	\$0.00	\$302.79	\$302.79	\$350.00
118	0 Sq Ft	\$4.25	398. TLE sq ft = \$345.30,	\$0.00	\$345.30	\$345.30	\$350.00
119	0 Sq Ft	\$4.25	379. TLE sq ft = \$328.82,	\$0.00	\$328.82	\$328.82	\$350.00
121	0 Sq Ft	\$4.25	350. TLE sq ft = \$303.66,	\$0.00	\$303.66	\$303.66	\$350.00
122	0 Sq Ft	\$4.25	387. TLE sq ft = \$335.76,	\$0.00	\$335.76	\$335.76	\$350.00
123	0 Sq Ft	\$4.25	404. TLE sq ft = \$350.51,	\$0.00	\$350.51	\$350.51	\$400.00
124	0 Sq Ft	\$4.25	294. TLE sq ft = \$255.07,	\$0.00	\$255.07	\$255.07	\$300.00
126	0 Sq Ft	\$4.25	294. TLE sq ft = \$255.07,	\$0.00	\$255.07	\$255.07	\$300.00
127	0 Sq Ft	\$4.25	403. TLE sq ft = \$349.64,	\$0.00	\$349.64	\$349.64	\$350.00
128	0 Sq Ft	\$4.25	454. TLE sq ft = \$393.89,	\$0.00	\$393.89	\$393.89	\$400.00
129a	68.85 Sq Ft	\$2.00	6723.5 TLE sq ft = \$2,745.06, Landscape rock \$180	\$137.70	\$2,925.06	\$3,062.76	\$3,100.00
129b	12.15 Sq Ft	\$9.50	1186.5 TLE sq ft = \$2,301.01,	\$115.43	\$2,301.01	\$2,416.43	\$2,450.00
131	5 Sq Ft	\$4.25	644. TLE sq ft = \$558.73,	\$21.25	\$558.73	\$579.98	\$600.00

PARCEL	FEE ACQ	UNIT PRICE	ITEMS ACQUIRED / DOLLARS PER	LAND \$	ITEMS \$	TOTAL	ROUNDED	
132	0	Sq Ft	\$4.25	426. TLE sq ft = \$369.59,	\$0.00	\$369.59	\$369.59	\$400.00
133	0	Sq Ft	\$4.25	396. TLE sq ft = \$343.57,	\$0.00	\$343.57	\$343.57	\$350.00
134	0	Sq Ft	\$4.25	481. TLE sq ft = \$417.31,	\$0.00	\$417.31	\$417.31	\$450.00
135	0	Sq Ft	\$4.25	525. TLE sq ft = \$455.49,	\$0.00	\$455.49	\$455.49	\$500.00
136	0	Sq Ft	\$4.25	558. TLE sq ft = \$484.12,	\$0.00	\$484.12	\$484.12	\$500.00
138	0	Sq Ft	\$4.25	614. TLE sq ft = \$532.70, Chainlink fence \$100	\$0.00	\$632.70	\$632.70	\$650.00
139	0	Sq Ft	\$3.25	780. TLE sq ft = \$517.49,	\$0.00	\$517.49	\$517.49	\$550.00
141	0	Sq Ft	\$4.25	557. TLE sq ft = \$483.25,	\$0.00	\$483.25	\$483.25	\$500.00
142	0	Sq Ft	\$4.25	381. TLE sq ft = \$330.55,	\$0.00	\$330.55	\$330.55	\$350.00
143	0	Sq Ft	\$4.25	287. TLE sq ft = \$249.00,	\$0.00	\$249.00	\$249.00	\$250.00
144	0	Sq Ft	\$4.25	466. TLE sq ft = \$404.30,	\$0.00	\$404.30	\$404.30	\$450.00
146	0	Sq Ft	\$4.25	403. TLE sq ft = \$349.64,	\$0.00	\$349.64	\$349.64	\$350.00
147	0	Sq Ft	\$4.25	306. TLE sq ft = \$265.48,	\$0.00	\$265.48	\$265.48	\$300.00
148	0	Sq Ft	\$3.25	925. TLE sq ft = \$613.69,	\$0.00	\$613.69	\$613.69	\$650.00
151	0	Sq Ft	\$4.25	445. TLE sq ft = \$386.08, Landscape timbers \$18	\$0.00	\$404.08	\$404.08	\$450.00
152	0	Sq Ft	\$4.25	434. TLE sq ft = \$376.54,	\$0.00	\$376.54	\$376.54	\$400.00
153	0	Sq Ft	\$4.25	385. TLE sq ft = \$334.02,	\$0.00	\$334.02	\$334.02	\$350.00
154	0	Sq Ft	\$4.25	353. TLE sq ft = \$306.26,	\$0.00	\$306.26	\$306.26	\$350.00
156	0	Sq Ft	\$4.25	532. TLE sq ft = \$461.56,	\$0.00	\$461.56	\$461.56	\$500.00
157	0	Sq Ft	\$9.50	1375. TLE sq ft = \$2,666.57,	\$0.00	\$2,666.57	\$2,666.57	\$2,700.00
158	0	Sq Ft	\$9.50	643. TLE sq ft = \$1,246.99,	\$0.00	\$1,246.99	\$1,246.99	\$1,250.00
159	0	Sq Ft	\$9.50	1264. TLE sq ft = \$2,451.31, Landscape rock \$45.30	\$0.00	\$2,496.61	\$2,496.61	\$2,500.00
161	0	Sq Ft	\$9.50	608. TLE sq ft = \$1,179.11,	\$0.00	\$1,179.11	\$1,179.11	\$1,200.00
162	6	Sq Ft	\$9.50	1607. TLE sq ft = \$3,116.49,	\$57.00	\$3,116.49	\$3,173.49	\$3,200.00
163	0	Sq Ft	\$4.25	358. TLE sq ft = \$310.60,	\$0.00	\$310.60	\$310.60	\$350.00
164	0	Sq Ft	\$4.25	230. TLE sq ft = \$199.55,	\$0.00	\$199.55	\$199.55	\$200.00
165	0	Sq Ft	\$4.25	409. TLE sq ft = \$354.85,	\$0.00	\$354.85	\$354.85	\$400.00
166	0	Sq Ft	\$4.25	240. TLE sq ft = \$208.22,	\$0.00	\$208.22	\$208.22	\$250.00
167	0	Sq Ft	\$4.25	442. TLE sq ft = \$383.48,	\$0.00	\$383.48	\$383.48	\$400.00
168	0	Sq Ft	\$4.25	359. TLE sq ft = \$311.47,	\$0.00	\$311.47	\$311.47	\$350.00
169	0	Sq Ft	\$4.25	316. TLE sq ft = \$274.16,	\$0.00	\$274.16	\$274.16	\$300.00
171	0	Sq Ft	\$3.25	702. TLE sq ft = \$465.74, 3 corner gardens \$250	\$0.00	\$715.74	\$715.74	\$750.00
172	0	Sq Ft	\$4.25	619. TLE sq ft = \$537.04, Fencing, plants, arbor \$1320	\$0.00	\$1,857.04	\$1,857.04	\$1,900.00
173	0	Sq Ft	\$6.00	597. TLE sq ft = \$731	\$0.00	\$731.23	\$731.23	\$750.00

\$151,850.00