

CITY OF NEENAH
PUBLIC SERVICES AND SAFETY COMMITTEE MEETING
October 8, 2024 @ 5:00 PM
Hauser Room, 211 Walnut Street

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. Approval of Minutes of the Meeting of September 10, 2024 (Attachment)
2. Public Appearances
3. Doty Park Phase 1 Request for Additional Funding (Attachment)
4. Police Department MDC Unit Replacement (Attachment)
5. Church Street Parking Ramp Security Camera Upgrade (Attachment)
6. 2025 Winnebago County 911 Emergency System Joint Powers Agreement (Attachment)
7. Licenses & Special Event Permits
 - a. Approve the Class "A" Fermented Malt Retail License Convenience Store Application to Kwik Trip, Store #434, 903 S. Green Bay Road, Neenah WI, Agent, Eric Lisser (Attachment)
 - b. Approve the Temporary Class "B" Wine Only (Ratification) to Future Neenah, Inc., for the Wine Walk (Attachment)
 - c. **Approve the Original Class "B" Combination Alcohol Beverage Retail License Application and Plan of Operation for Revs Neenah, LLC., d/b/a Rolling Thunder Lanes, 934 Byrd Avenue, William Smith, Agent (Attachment)**
 - d. **Approve the Original Class "B" Combination Alcohol Beverage Retail License Application and Plan of Operation for Grainworks Old + New, LLC., d/b/a Grainworks Old + New, 200 Main Street, Brian Duncan, Agent (Attachment)**
 - e. Special Event Permit (Informational Only)
8. Resolution 2024-19: Amended S. Commercial Street Relocation Order (Attachment)
9. Doty Avenue Parking Regulation Changes (Attachment)
10. Woodenshoe Road Speed Limit (Attachment)
11. Public Works General Construction and Department Activity Report (Attachment)
12. Announcements/Future Agenda Items
13. 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@neenahwi.gov** at least 48 hours prior to the scheduled meeting or event to request an accommodation.

CITY OF NEENAH
PUBLIC SERVICES AND SAFETY COMMITTEE MEETING MINUTES
Tuesday, September 10, 2024

Present: Chairperson Lendrum, Alderperson Borchardt, Hillstrom (arrived at 5:14 PM), Pollnow, and Weber

Excused:

Also Present: Mayor Lang, Public Works Director Kaiser, Fire Chief Teesch, City Clerk Nagel, Traffic Engineer Merten, Public Works Office Manager Mroczkowski, and Frank Cuthbert

Approval of Minutes of the Meeting of August 27, 2024

Motion by Weber, Seconded by Pollnow to approve the minutes of the meeting of August 27, 2024

Motion Carried. All voting aye. 4/0

Public Appearance

None

Licenses & Permits

Approve the Temporary Class "B" Picnic License Application to Bergstrom Mahler Museum of Glass for Art After Dark Renaissance Fair

Motion by Pollnow, Seconded by Borchardt, to recommend Council approve the Temporary Class "B" Picnic License Application to Bergstrom Mahler Museum of Glass, 165 N Park Drive, for Art After Dark Renaissance Fair, to be held on August September 26, 2024, from 5:30 PM to 9:30 PM.

Call for vote by Chairman Lendrum

Motion Carried. All voting aye. 4/0

Special Events Permits Informational Only

Motion by Weber, Seconded by Borchardt to receive and place on file the Special Event Permit Report of September 10, 2024

Call for vote by Chairman Lendrum

Motion Carried. All voting aye. 4/0

C.A.

C.A.

Report

Approval of A/E Proposal for Remodel of Fire Station 31 and Associated Fees

Motion by Pollnow, Seconded by Weber to recommend Council approve the Short Elliot Hendrickson, Inc. (SEH) A/E proposal and associated fees for the remodel of Fire Station No 31.

Fire Chief Teesch reviewed his memo of August 28, 2024. He stated that 3 firms submitted proposals for the remodel project of Fire Station No. 31. He stated that the selection team reviewed the proposals and invited 2 firms in for interviews, McMahon Associates and SEH. Chief Teesch stated that based on the proposal and the interview, the selection team chose Short Elliot Hendrickson, Inc. (SEH). He stated that SEH provided a more overall look at the building's use now and in the future.

Chief Teesch stated that there was \$335,000.00 included in the 2024 Capital Budget. He stated that the SEH proposal is \$465,850.00. Chief Teesch stated that the remaining \$130,850.00 will be funded out of the Public Facilities Fund.

Aldersperson Borchardt stated that he was at the interviews and SEH was the standout firm. He stated that he is comfortable moving forward with SEH because they understood the building and needs of the fire department. He stated that although the proposal came in over budget, we are getting a solution to a problem.

Aldersperson Pollnow stated that he is concerned with the payment terms of the proposal and caution Chief Teesch about the need for close oversight of the consultants work.

Aldersperson Lendrum asked if SEH had access to the 5 Bugle assessment of Fire Station No. 31 that was done in 2020. Chief Teesch stated that SEH did have access to Bugle 5 study and also the Keller study.

Call for vote by Chairperson Lendrum

Motion Carried 4/0

Removal of Traffic Signals at First Street and East Forest Avenue

C.A.

Motion by Pollnow, Seconded by Weber to recommend Council approve the removal of the traffic signal equipment at the intersection of First Street and East Forest Avenue, and replace the intersection control with 2-way stop control on Forest Avenue.

Traffic Engineer Merten reviewed his memo of September 4, 2024. He stated that this intersection has been on yellow-red flash mode since the closure of Roosevelt School. He stated that with the decline in traffic volume and the closure of Roosevelt School the need for a signalized intersection is no longer warranted. Traffic Engineer Merten stated that he conducted a traffic study in April 2024. He stated that the data that was

collected was evaluated against the Manual on Uniform Traffic Control Devices (MUTCD) traffic signal warrants and the results were that the intersection did not warrant traffic signal control. Traffic Engineer Merten stated that the underground conduit will remain in the possibility it will be needed in the future. He stated that staff's intent will be to utilize the above ground infrastructure for the potential signalization of the Tullar Road and W. Cecil Street intersection or, if that doesn't happen, as backup equipment.

Aldersperson Pollnow asked if the equipment were to be used at the Tullar Road and W. Cecil Street intersection, would a study be done and would that study have costs associated with it.

Traffic Engineer Merten stated that he conducted a traffic study in May 2024 for the Tullar Road and W. Cecil Street intersection. He stated that if committee is leaning toward signalizing that intersection, he would bring a proposal back to this committee that would include the scope of the project and costs.

Aldersperson Hillstrom asked if ThedaCare has any plans that would warrant First Street and E. Forest Avenue remaining a signalized intersection. Traffic Engineer Merten stated that he consulted the Community Development Department, and they are not aware of anything.

Aldersperson Weber asked what is considered in warranting an intersection an all-way stop compared to a 2-way stop. Traffic Engineer Merten stated traffic volume and crash data.

Call for vote by Chairperson Lendrum

Motion Carried 5/0

Follow Up on the intersection of Nicolet Boulevard and N. Commercial Street

Traffic Engineer Merten stated that the new traffic cameras were installed at this intersection. Traffic Engineer Merten showed the committee the cameras dashboard and features that the cameras offer. He stated that the cameras provide north, south, east and west bound traffic views of all legs of the intersection. He stated that the cameras are able to track pedestrian calls, vehicles detected and provide a 2-minute live feed. Traffic Engineer Merten stated that the cameras will be a great asset to the city and will be able to provide traffic data for this intersection more easily and efficiently.

Public Works General Construction and Department Activity Report

- 1) Contract 7-21 (Harrison Pond): Troubleshooting is being done on the pumps to get them in operation.

Director Kaiser stated that the pumps were working over the weekend, but debris in the water is causing issues and shutting off the pumps.

Alderperson Pollnow asked if the contractor is trying to remedy the problem.

Director Kaiser stated that the contractor is making an effort. He stated that staff is looking at alternative options for piping into the pumps.

- 2) Contract 1-23 (Chestnut, Burr, Dieckhoff, Laudan Utility and Street Construction): Work is complete. A punchlist has been provided to the contractor and final quantities are being prepared.
- 3) Contract 7-23 (High, River Utility and Street Construction): Work is complete. A punchlist is being prepared along with final quantities are being prepared.
- 4) Contract 1-24 (Belmont Ct, Belmont Av, Cedar St, Stevens St-Utilities and Street): Utility work is complete. Paving for the remaining half of the streets started 9/6 and is scheduled to be complete on 9/9.
- 5) Contract 2-24 (E. Doty Av - Utilities and Street): Utility work is complete. Concrete paving is complete between Commercial and to Oak. Driveway apron paving has started in that section. Concrete repairs east of Oak are scheduled to start the week of 9/16.
- 6) Contract 3-24 (Bayview Rd, Commercial St Water Crossings, Quarry Ln, Reed St - Utilities and Street):
 - a) Bayview Rd: Work is complete.
 - b) Commercial St Water Crossings: Utility installation is complete.
 - c) Quarry Ln: Utility work is complete. Street excavation and grading is complete. Additional excavation was required on Reed St south of Quarry to address poor soils. The paving contractor is scheduled to begin preparation on this street after the streets in the Quarry Park area are paved.
- 7) Contract 4-24 (S. Park Avenue Easement – Utilities): A firm work schedule has not been set.

Director Kaiser stated that he was informed it should start at the end of September. He stated that we are waiting for additional costs estimates from the contractor.
- 8) Contract 5-24 (North St - Utilities and Street): Utility installation is complete. The proof-roll done after pavement removal indicated poor soils and inadequate base throughout, so additional excavation has started.
- 9) Contract 6-24 (Jewelers Park Drive – Street): Work is complete. Final quantities are being prepared.
- 10) Contract 7-24 (Misc Concrete Pavement/Sidewalk Repair): Miscellaneous sidewalk repairs will start when the contractor remobilizes.

11) Contract 8-24 (Misc Asphalt Pavement/Sidewalk Repair): This contract was awarded to MCC, Inc. A schedule has not been set.

12) Contract 9-24 (Pavement Marking): Marking work was completed in the Tullar Road area. Miscellaneous marking remains to be done.

Director Kaiser stated that there was some miscommunication between the Century Traffic scheduler and the foreman on which plans were to be used. He stated that this resulted in additional work being done that was not included in the contract price.

13) Contract 10-24 (Tullar Garage Roof, Phase 2): The contract was awarded to H.I.S. Company. A firm work schedule has not been set.

14) Contract 11-24 (Douglas Park Pond): Pond design is being finalized in preparation for bidding. The wetland permitting was received on 8/21. The project permit application is being submitted to WDNR the week of 9/8. The project is scheduled to go to bid at the end of September.

15) Contract 13-24 (S. Commercial St Turn Lane at Winneconne Av): The contract was awarded to Vinton Construction. A work has not been scheduled. We are working through the property appraisal.

Announcements/Future Agenda Items

Signalizing the intersection of Tullar Road and W. Cecil Street (Future Agenda Item)

Adjournment

Motion by Hillstrom, Seconded by Pollnow to adjourn at 5:56 PM.

Call for motion vote by Chairman Lendrum

Motion Carried. All voting aye. 5/0

Respectfully submitted,



Lisa Mroczkowski
Public Works Office Manager



Department of Parks & Recreation

TO: Mayor Lang, Chair Lendrum and Members of the Public Services and Safety Committee

FROM: Director of Parks & Recreation Kading 

DATE: September 30, 2024

RE: Doty Park Phase 1 – Request for Additional Funding

Cc: Parks & Recreation Commission, Finance Director Rasmussen

The Parks & Recreation Department budgeted and hired Edgewater Resources to assist the City in developing design and engineering plans for the Doty Island Phase 1 Shoreline Stabilization and Improvements with the goal of securing the necessary permits, developing 100% designs and construction documents and providing grant writing and application assistance.

As part of the planning process, soil borings were needed, with an estimate cost of \$6,000. Based upon the number of borings needed, access to and from the island at Doty Park and equipment needed, the actual cost to complete the borings is \$10,750 – an overage of \$4,750.

Securing permits is a critical factor in developing plans. The team has been able to secure the required City and US Army Corps permits; however, securing WI-DNR permits has been troublesome. The number of meetings and engineering revisions has been substantial. This has resulted in an overage of \$6,360.

To complete the permitting and planning process, the team is anticipating the need for an additional \$12,600 with the goal of completing the planning process by the end of the 2024. Leaving final construction documents and bidding to be complete in early 2025.

On a positive note, the City has been informed this project has been tentatively selected for WDNR Stewardship grant funding pending final permitting and submitted designs. We continue to work with representatives from NRDA to secure additional grant funding.

Summary of Request for Additional Funding

Soil Boring -	\$4,750
Existing Permitting -	\$6,360
Finalize Permitting, Grant Funding and Planning -	\$12,600
Total	\$23,710

Summary of Funding

2023 CIP Shoreline Carry Forwards -	\$28,042
2024 CIP Doty Phase 1 Shoreline -	\$25,000
Suggest Budgeted Grant Writing Funds -	\$9,480 (balance \$21,600)
Suggest Capital Facilities Reserve Funds -	\$14,230 (approximate balance of \$350,000)

Suggested Action: Motion to approve the request for additional funding to complete the design and permitting process for the Doty Park Phase 1 Shoreline Stabilization and Improvements to Edgewater Resources, Madison, WI, in the amount not to exceed of \$23,710 utilizing Grant Writing Funds (\$9,480) and Capital Reserve Funds (\$14,230).

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@neenahwi.gov

CONTRACT REVISION

Date of Issuance: September 27, 2024
To: Michael Kading, Director, Parks & Recreation Department
From: Suzanne Fromson, Edgewater Resources
Project: Shoreline Improvements at Doty Park

The following are changes, additions, eliminations and/or clarifications to project contract.

Attachments:

1. ECS Invoice #1 and #2
2. Report for Edgewater hours recorded in August 2024

Revisions to Contract:ITEM NO. 1 ECS Midwest, LLC

The budget for geotechnical soil borings was listed as \$6,000 as a tentative budget in the original project contract, as a subconsultant. This was based on project scope and size. The actual quote came back for \$10,750. Multiple conversations were held to establish the basis for this fee, which was higher than expected. ECS explained that the nature of the park with the island made access more challenging, and required more borings and deeper borings than were typically anticipated in order to get adequate data for proposed seawalls. After review with Edgewater Resources structural engineers, we agreed that the increased fee was justified.

- A. Additional ECS Midwest fee for soil borings

ADD/DEDUCT/NO CHANGE \$4,750

ITEM NO. 2 Permitting Task Overage

Edgewater billed Task 5, Finalize Permitting to 100% in July but additional time was required to submit the permit set in August. That time was spent finalizing documents submitted on August 28, which dealt with the WDNR letter from late May 2024. Our contract to complete that permitting work was finalized earlier in May, and anticipated revisions but the requested changes to the permit set included detail far beyond what we had expected, with additional reviews and SESC full details and specs, which we typically would place in the contractor's scope of work.

- A. Additional hours for Task 5, Finalize Permitting

ADD/DEDUCT/NO CHANGE \$6,360

ITEM NO. 3 Projected Time to Complete Permitting

Edgewater anticipates 40 hours for Suzanne Fromson and 40 hours for Susan Winnen to fully address the latest round of WDNR comments and submit any requested revisions needed to finalize the WDNR Waterways permit and potential WPDES permit, and to be available for any additional NRDA review calls, document edits, and plan/cost adjustments. Hourly rate for Fromson is \$165 and for Winnen is \$150.

A. Projected future hours required to complete task 5, Permitting. $(40 \times 165) + (40 \times 150)$

ADD/DEDUCT/NO CHANGE \$12,600

TOTAL CONTRACT REVISION: \$ 23,710

END OF REVISION

Signed:

Suzanne Fromson, PLA

Project Manager

sfromson@edgewaterresources.com

(269) 408-6387

ACCEPTED BY:

Name /Title

Date



PLEASE REMIT TO: NOTE: New REMIT TO Address
ECS MIDWEST, LLC
14030 THUNDERBOLT PLACE, SUITE 500
CHANTILLY, VA 20151

Invoice Date

8/9/2024

Invoice Number

1189564

Always Refer To
Above Number

PROJECT NAME: Proposed Shoreline Retaining Wall
Replacement
Doty Park Interior Channel
Neenah, WI 54956

TO: Accounts Payable
Edgewater Resources
518 Broad Street
Ste 200
St Joseph, MI 49085

PLEASE DETACH AND RETURN DUPLICATE COPY WITH YOUR REMITTANCE

**Please Pay
This Amount: \$9,071.80**

CUSTOMER CODE	PROJECT NO.	BILLED THRU DATE	TERMS
59:Z8EV01	59:4093	8/3/2024	DUE UPON RECEIPT

Description	Quantity	Units	Unit Price	Extension	Total
Subsurface Exploration					\$9,071.80
				Subtotal:	\$9,071.80

Invoice Total - Please Remit => \$9,071.80

If you have any questions regarding this invoice,
please contact **Yadi Pineda** at 920.347.9040

*** BUDGET SUMMARY ***

Budget Estimate:	\$10,750.00
Previously Invoiced:	\$0.00
Amt. This Invoice:	\$9,071.80
Amt. Remaining:	\$1,678.20

A FINANCE CHARGE OF 1.5% PER MONTH (18% ANNUALLY) WILL BE ADDED TO ALL INVOICES UNPAID AFTER 30 DAYS



PLEASE REMIT TO: NOTE: New REMIT TO Address
ECS MIDWEST, LLC
14030 THUNDERBOLT PLACE, SUITE 500
CHANTILLY, VA 20151

Invoice Date

9/6/2024

Invoice Number

1197406

Always Refer To
Above Number

PROJECT NAME: Proposed Shoreline Retaining Wall
Replacement
Doty Park Interior Channel
Neenah, WI 54956

TO: Accounts Payable
Edgewater Resources
518 Broad Street
Ste 200
St Joseph, MI 49085

PLEASE DETACH AND RETURN DUPLICATE COPY WITH YOUR REMITTANCE

CUSTOMER CODE	PROJECT NO.	BILLED THRU DATE	TERMS
59:Z8EV01	59:4093	8/31/2024	DUE UPON RECEIPT

**Please Pay
This Amount: \$1,678.20**

Description	Quantity	Units	Unit Price	Extension	Total
Subsurface Exploration					\$1,678.20
				Subtotal:	\$1,678.20

Invoice Total - Please Remit => \$1,678.20

If you have any questions regarding this invoice,
please contact **Yadi Pineda** at 920.347.9040

*** BUDGET SUMMARY ***

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Previously Invoiced: \$9,071.80
Amt. This Invoice: \$1,678.20
Amt. Remaining: \$0.00

A FINANCE CHARGE OF 1.5% PER MONTH (18% ANNUALLY) WILL BE ADDED TO ALL INVOICES UNPAID AFTER 30 DAYS

Edgewater Resources, LLC

TIME AND EXPENSES

FILTERS USED :

Time Expense Date In : 8/1/2024 To 8/31/2024
and Project In : 23-008 NSI - Neenah Shoreline Improvements To 23-008 NSI - Neenah Shoreline Improvements

					* A=Approved, B= Billable, S= Submit, Bd= Billed		
DATE	EMPLOYEE	ITEM	DESCRIPTION	HRS/UNITS	RATE	CHARGE AMOUNT	*
23-008 NSI - Task 5 Finalize Permitting							
SERVICES							
8/28/2024	Susan Winnen	Consulting Svc:Engineering Engineering	CS: Engineering	1.00	\$150.00	\$150.00	A B
Specs and narrative review and edits for permit submittal							
8/27/2024	Susan Winnen	Consulting Svc:Engineering Engineering	CS: Engineering	6.50	\$150.00	\$975.00	A B
Specs and narrative review and edits							
8/26/2024	Susan Winnen	Consulting Svc:Engineering Engineering	CS: Engineering	4.00	\$150.00	\$600.00	A B
Specs and review of drawings and narrative							
8/23/2024	Susan Winnen	Consulting Svc:Engineering Engineering	CS: Engineering	1.25	\$150.00	\$187.50	A B
Specs and permit plan set review							
8/22/2024	Suzie Fromson	Consulting Svc:Landscape Archi Landscape Architecture	CS: Landscape Architecture	4.00	\$165.00	\$660.00	A B
Specs							
8/15/2024	Susan Winnen	Consulting Svc:Engineering Engineering	CS: Engineering	2.00	\$150.00	\$300.00	A B
Specs							
8/15/2024	Suzie Fromson	Consulting Svc:Landscape Archi Landscape Architecture	CS: Landscape Architecture	4.00	\$165.00	\$660.00	A B
Specs and drawing review							
8/12/2024	Susan Winnen	Consulting Svc:Engineering Engineering	CS: Engineering	1.50	\$150.00	\$225.00	A B

GROUPED BY Project

Edgewater Resources, LLC

TIME AND EXPENSES

* A=Approved , B= Billable , S= Submit , Bd= Billed

DATE	EMPLOYEE	ITEM	DESCRIPTION	HRS/UNITS	RATE	CHARGE AMOUNT	*
23-008 NSI - Task 5 Finalize Permitting							
SERVICES							
8/9/2024	Susan Winnen	Consulting Svc:Engineering Engineering Specs	CS: Engineering	3.00	\$150.00	\$450.00	A B
8/8/2024	Susan Winnen	Consulting Svc:Engineering Engineering Specs and info on native matting	CS: Engineering	6.50	\$150.00	\$975.00	A B
8/7/2024	Susan Winnen	Consulting Svc:Engineering Engineering Call re WDNR stormwater comments and how to address in dwgs for permit resubmittal	CS: Engineering	1.75	\$150.00	\$262.50	A B
8/6/2024	Suzie Fromson	Consulting Svc:Landscape Archi Landscape Architecture	CS: Landscape Architecture	2.00	\$165.00	\$330.00	A B
8/5/2024	Claire Jarvis	Consulting Svc:Landscape Archi Shoreline plantings review	CS: Landscape Architecture	1.50	\$120.00	\$180.00	A B
8/2/2024	Suzie Fromson	Consulting Svc:Landscape Archi Landscape Architecture	CS: Landscape Architecture	2.00	\$165.00	\$330.00	A B
8/1/2024	Susan Winnen	Consulting Svc:Engineering Engineering Coordinate starting and review baseline info with Nick (wave hindcast etc)	CS: Engineering	0.50	\$150.00	\$75.00	A B
Total Services:				41.50		\$6,360.00	
Total Services For 23-008 NSI - Task 5 Finalize Permitting:				41.50		\$6,360.00	

GROUPED BY Project

Edgewater Resources, LLC

TIME AND EXPENSES

* A=Approved , B= Billable , S= Submit , Bd= Billed

DATE	EMPLOYEE	ITEM	DESCRIPTION	HRS/UNITS	RATE	CHARGE AMOUNT	*
23-008 NSI - Task 7 Construction Documents							
SERVICES							
8/29/2024	Suzie Fromson	Consulting Svc:Landscape Archi Landscape Architecture	CS: Landscape Architecture	6.00	\$165.00	\$990.00	A B
8/24/2024	Suzie Fromson	Consulting Svc:Landscape Archi Landscape Architecture	CS: Landscape Architecture	2.00	\$165.00	\$330.00	A B
8/23/2024	Suzie Fromson	Consulting Svc:Landscape Archi Landscape Architecture	CS: Landscape Architecture	4.00	\$165.00	\$660.00	A B
8/21/2024	Matthew Derucki	Consulting Svc:CAD CAD File "fix" assistance	CS: CAD	0.25	\$150.00	\$37.50	A B
8/19/2024	Suzie Fromson	Consulting Svc:Landscape Archi Landscape Architecture	CS: Landscape Architecture	3.00	\$165.00	\$495.00	A B
8/14/2024	Suzie Fromson	Consulting Svc:Landscape Archi Landscape Architecture	CS: Landscape Architecture	2.00	\$165.00	\$330.00	A B
8/9/2024	Suzie Fromson	Consulting Svc:Landscape Archi Landscape Architecture	CS: Landscape Architecture	4.00	\$165.00	\$660.00	A B Bd
8/8/2024	Suzie Fromson	Consulting Svc:Landscape Archi Landscape Architecture	CS: Landscape Architecture	6.00	\$165.00	\$990.00	A B Bd
8/8/2024	Matthew Derucki	Consulting Svc:CAD Survey point correction	CS: CAD	0.25	\$150.00	\$37.50	A B
8/7/2024	Matthew Derucki	Consulting Svc:CAD Existing Surface Model Revisions - from survey	CS: CAD	2.00	\$150.00	\$300.00	A B Bd
GROUPED BY	Project						

Edgewater Resources, LLC

TIME AND EXPENSES

* A=Approved, B= Billable, S= Submit, Bd= Billed

DATE	EMPLOYEE	ITEM	DESCRIPTION	HRS/UNITS	RATE	CHARGE AMOUNT	*
23-008 NSI - Task 7 Construction Documents							
SERVICES							
8/7/2024	Suzie Fromson	Consulting Svc:Landscape Archi Landscape Architecture	CS: Landscape Architecture	6.00	\$165.00	\$990.00	A B Bd
8/1/2024	Suzie Fromson	Consulting Svc:Landscape Archi Landscape Architecture	CS: Landscape Architecture	2.00	\$165.00	\$330.00	A B Bd
Total Services:				37.50		\$6,150.00	
Total Services For 23-008 NSI - Task 7 Construction Documents:				37.50		\$6,150.00	
23-008 NSI - Task 8 Grant Application Review							
SERVICES							
8/13/2024	Suzie Fromson	Consulting Svc:Landscape Archi NRDA chat	CS: Landscape Architecture	1.00	\$165.00	\$165.00	A B Bd
8/6/2024	Suzie Fromson	Consulting Svc:Landscape Archi Landscape Architecture	CS: Landscape Architecture	4.00	\$165.00	\$660.00	A B Bd
8/5/2024	Suzie Fromson	Consulting Svc:Landscape Archi Landscape Architecture	CS: Landscape Architecture	3.00	\$165.00	\$495.00	A B Bd
Total Services:				8.00		\$1,320.00	
Total Services For 23-008 NSI - Task 8 Grant Application Review:				8.00		\$1,320.00	
23-008 NSI - Subconsultant: Geotechnical							
EXPENSES							
8/31/2024	ECS Midwest, LLC	Outside Svcs:Outside Svcs ECS Midwest, Inv# 1197406	Outside Vendor Invoices	1.00	\$1,678.20	\$1,678.20	A B Bd
Total Expenses:				1.00		\$1,678.20	
Total Expenses For 23-008 NSI - Subconsultant: Geotechnical:				1.00		\$1,678.20	
GROUPED BY	Project						

Edgewater Resources, LLC

TIME AND EXPENSES

Grand Total Billable Services:	87.00	\$13,830.00
Grand Total Billable Expenses :	1.00	\$1,678.20

GROUPED BY Project



NEENAH POLICE DEPARTMENT



Chief Aaron L. Olson

Memo

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

From: Captain Tom Van Sambeek

Date: 10/4/2024

Re: Computer Replacement

The Neenah Police Department is requesting the replacement of 13 squad tablets and two School Resource Officer laptops. These computers are Panasonic Toughbooks to keep up with the demands of 24/7 police operations, with the primary use taking place in a vehicle. The usual duty cycle for these computers is four to five years. The current tablets are approximately five years old and are running the Windows 10 operating system which will lose support in 2025. The two current FZ55 laptops can and will be upgraded to Windows 11 and will be used by our Field Training Officers while training. These are used to document the new officers and the laptops are not critical but very useful and saves the FTOs time to be able to do this documentation in the squads.

In order to keep costs down, we have elected to replace the computers with the same model tablets and laptops. This will allow us to use the same mounts and docking stations. We have budgeted for a few items to have in reserve and install equipment in vehicles for positions that have been added in the last five years, such as the Behavioral Health Officer, Code Enforcement Officer and to add docks to the School Resource Officers cars. Our School Resource Officers travel to multiple schools and having a secure location for the laptops that will also charge it is vital.

The attached quotes are state contract pricing. I.T. did contact another vendor and they declined to bid as Panasonic treats the first bid as the preferred vendor.

On the advice of the I.T. Department, we have also included replacing the in-car thermal printers and power supplies for the printers.

Our K-9 Unit is also running the same hardware as the rest of the patrol squads and will need replacement. While this equipment was bid with the rest of the equipment, we will be using the

K-9 Trust Fund to pay for K-9 Unit equipment. The total amount being paid from this source will be \$5,906.00 (Account 063-2152-962-0261).

The total amount of this project currently is \$89,925.00. The K9 Unit will pay \$5,906.00 leaving the remaining balance of \$84,019.00. I would like permission to spend up to the \$86,000.00 to leave room for any unforeseen costs of miscellaneous hardware or supplies.

Funding for this project will come from the Capital Improvements MDC Replacement project (011-2150-743.02-36) with a budget of \$86,000 and K-9 Trust Fund.

Recommendation:

Authorize the Neenah Police Department to purchase the above listed computers and accessories not to exceed \$91,906. (\$86,000.00 CIP budget plus \$5,906 coming from K-9 Trust Fund)



A Lifeline in the
Moments that Matter

SAM COLUCCI
2040 RADISSON ST.
GREEN BAY, WI 54302
PHONE: 920-544-4311
FAX: 920-468-8615

scolucci@baycominc.com

CITY OF NEENAH
MATTHEW SCHROEDER
2111 MARATHON AVE
NEENAH, WI 54956
10/4/2024
920-886-6172

MSchroeder@neenahwi.gov

QUOTE NO. SC20241004A

PRICING AND FINANCIAL OPTIONS SPECIFIC TO THIS OFFERING:
EQUIPMENT DETAILS AND PRICING

QTY	MODEL AND DESCRIPTION	UNIT PRICE	TOTAL PRICE
State Contract# 505ENT-O16-NASPOCOMPUT-02			
13	Panasonic Toughbook CF-33 Windows 11 Pro, Intel Core i5-1245U (up to 4.4GHz) vPro Processor 12" QHD Gloved Multi Touch + Digitizer 1200 nit Display Intel Iris Xe Graphics 16GB SDRAM, 512GB Opal Solid State Drive Dual Array Microphone, 91db Speakers USB-C Thunderbolt, USB-A, HDMI, Audio In/Out 3.5mm Wi-Fi 6E, Bluetooth, Ethernet NIC 10/100/1000 4G LTE Advanced Multi Carrier, Band 14, Satellite GPS Dedicated GPS Dual Pass Through Antenna (Ch1:WWAN/Ch2:GPS) 2MP Infrared Webcam, 8MP Rear Camera Contactless SmartCard Reader Standard Batteries (2) and AC Power Adapter 3 Year Protection Plus (No Fault) Warranty	\$4,290.00	\$55,770.00
2	Premium Detachable Keyboard USB-A (3), SDXC, HDMI, VGA, Ethernet, Serial	\$599.00	\$1,198.00
3	Gamber Johnson Vehicle Docking Station	\$751.00	\$2,253.00
13	TG3 Electronics Rugged Hard Key Keyboard	\$189.00	\$2,457.00
13	Rotating Hand Strap	\$80.00	\$1,040.00
OPTIONS:			
Extend Preferred (Parts & Labor only) Warranty to 4 Years: \$135.00 each			
Extend Preferred (Parts & Labor only) Warranty to 5 Years: \$266.00 each			
Extend Protection Plus Warranty to 4 Years: \$336.00 each			
Extend Protection Plus Warranty to 5 Years: \$615.00 each			
Upgrade to 1TB SSD: \$441.00 each			
13	Upgrade to 1TB SSD and i7 Processor: \$797.00 each Note that Either of These Upgrades also Includes an Integrated Barcode Reader	\$797.00	\$10,361.00
13	Vehicle Docking Station Power Supply: \$146.00 each	\$146.00	\$1,898.00
EQUIPMENT COST:			\$74,977.00
SHIPPING:			Included
TAX:			Exempt
TOTAL:			\$74,977.00

Payment Terms: Net 30 Days

Quotation Good for 90 Days

We impose a surcharge of 2% on credit card purchases over

\$1,000.00 which is not greater than our cost of acceptance.

Your signature is an agreement to purchase and an acceptance of Baycom's Terms & Conditions

(<http://terms.baycominc.com>)

Approved By: _____
AUTHORIZED CUSTOMER SIGNATURE

DATE

All of the information listed on this proposal is confidential and proprietary information.
If You Have Any Questions, Please Contact Sam Colucci at 920-544-4311

www.baycominc.com

920-544-4311

800-726-5428





A Lifeline in the
Moments that Matter

SAM COLUCCI
2040 RADISSON ST.
GREEN BAY, WI 54302
PHONE: 920-544-4311
FAX: 920-468-8615
scolucci@baycominc.com

CITY OF NEENAH
MATTHEW SCHROEDER
2111 MARATHON AVE
NEENAH, WI 54956
10/3/2024
920-886-6172
MSchroeder@neenahwi.gov

QUOTE NO. SC202410030

PRICING AND FINANCIAL OPTIONS SPECIFIC TO THIS OFFERING:
EQUIPMENT DETAILS AND PRICING

QTY	MODEL AND DESCRIPTION	UNIT PRICE	TOTAL PRICE
State Contract# 505ENT-O16-NASPOCOMPUT-02			
2	Panasonic Toughbook FZ-55 Windows 11 Pro, Intel Core i5-1345U (up to 4.7GHz) vPro Processor 14" FHD Gloved Multi Touch Display 16GB SDRAM, 512GB Opal Solid State Drive USB-C Thunderbolt 4, USB-A (2), HDMI, MicroSDXC Wi-Fi 6E, Bluetooth 5.3, Ethernet NIC 10/100/1000 4G LTE-A Multi Carrier, Band 14, Satellite GPS Dedicated GPS Dual Pass Antenna (Ch1:GPS/Ch2:WWAN) Tetra Array Microphone, 92db Speakers, Audio In/Out 3.5mm Infrared Webcam with Privacy Cover Emissive Backlit Keyboard Standard Battery and AC Power Adapter 3 Year Preferred (Parts & Labor) Warranty	\$2,948.00	\$5,896.00
2	Contactless Smartcard Reader xPak for Front Expansion Area	\$105.00	\$210.00
3	Vehicle Docking Station	\$679.00	\$2,037.00
OPTIONS:			
Extend Preferred (Parts & Labor only) Warranty to 4 Years: \$198.00 each			
Extend Preferred (Parts & Labor only) Warranty to 5 Years: \$321.00 each			
Upgrade Warranty to 3 Year Protection Plus (No Fault): \$269.00 each			
Upgrade Warranty to 4 Year Protection Plus (No Fault): \$469.00 each			
Upgrade Warranty to 5 Year Protection Plus (No Fault): \$719.00 each			
2	Upgrade to 1TB SSD: \$249.00 each	\$249.00	\$498.00
2	Upgrade to i7 Processor: \$347.00 each	\$347.00	\$694.00
Desktop Docking Station with Single HDMI Port: \$297.00 each			
Desktop Docking Station with Two HDMI Ports: \$397.00 each			
5	Vehicle Power Supply: \$153.00 each	\$153.00	\$765.00

EQUIPMENT COST:	\$10,100.00
SHIPPING:	Included
TAX:	Exempt
TOTAL:	\$10,100.00

Payment Terms: Net 30 Days

Quotation Good for 90 Days

We impose a surcharge of 2% on credit card purchases over

\$1,000.00 which is not greater than our cost of acceptance.

Your signature is an agreement to purchase and an acceptance of Baycom's Terms & Conditions
(<http://terms.baycominc.com>)

Approved By: _____ DATE _____
AUTHORIZED CUSTOMER SIGNATURE

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www.baycominc.com

920.468.5426

800.726.5426



MOTOROLA SOLUTIONS
Radio Solutions Channel Partner





A Lifeline in the
Moments that Matter

SAM COLUCCI
2040 RADISSON ST.
GREEN BAY, WI 54302
PHONE: 920-544-4311
FAX: 920-468-8615

scolucci@baycominc.com

CITY OF NEENAH
MATTHEW SCHROEDER
2111 MARATHON AVE
NEENAH, WI 54956
10/3/2024
920-886-6172

MSchroeder@neenahwi.gov

QUOTE NO. SC20241003N

PRICING AND FINANCIAL OPTIONS SPECIFIC TO THIS OFFERING:
EQUIPMENT DETAILS AND PRICING

QTY	MODEL AND DESCRIPTION	UNIT PRICE	TOTAL PRICE
State Contract# 505ENT-O16-NASPOCOMPUT-02			
12	Brother PJ862 200dpi Thermal Printer USB and Bluetooth Connectivity 2 Year Warranty	\$375.00	\$4,500.00
OPTIONS:			
12	Brother Vehicle Power Supply: \$29.00 each	\$29.00	\$348.00

Payment Terms: Net 30 Days	EQUIPMENT COST:	\$4,848.00
Quotation Good for 90 Days	SHIPPING:	Included
We impose a surcharge of 2% on credit card purchases over \$1,000.00 which is not greater than our cost of acceptance.	TAX:	Exempt
	TOTAL:	\$4,848.00

Your signature is an agreement to purchase and an acceptance of Baycom's Terms & Conditions
(<http://terms.baycominc.com>)

Approved By: _____
AUTHORIZED CUSTOMER SIGNATURE DATE

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If You Have Any Questions, Please Contact Sam Colucci at 920-544-4311

www.baycominc.com

920.468.5426

800.726.5426





M E M O R A N D U M

DATE: October 4, 2024
TO: Chairperson Lendrum and Members of the Public Services and Safety Committee
FROM: Matthew Schroeder, Director of Information Systems
Gerry Kaiser, Director of Public Works
RE: Church Street Parking Ramp Security Camera Upgrades

Over the past few years, staff has been unable to obtain usable security camera footage from the cameras installed in the Church Street parking ramp. The existing cameras were installed in 2006 and, by today's standards, are extremely low-quality resolution. Staff feels that upgrading cameras will help curb increased vandalism happening at the ramp, along with providing clearer footage to investigate when incidents occur. The 2024 capital facilities program included \$90,000 for the camera replacement (Pg 315).

In addition to the camera replacements, the conduit and junction boxes that house the cabling for the cameras are now corroded beyond use, also exposing the wire to the potential for damage. Our fiber cable that serves as the connection back to city hall is also run in some of the same conduit, where damage to that cable would be very costly to repair. Vendors were asked to quote replacement of the conduit as well. Staff reached out and obtained quotes from two vendors – One Source Technologies, and Hunter Security.

One Source Technologies provided a quote for \$89,403.00 (attached). This quote included replacing all conduit with PVC, pulling fiber back to the entry point and reinstalling in the new conduit, and installing 23 cameras (replacing 19 cameras and adding 4 more cameras in identified problem areas).

Hunter Security provided a quote for \$65,080.13 (attached). This quote includes subcontracting the junction box replacements to Pieper Power, reusing some existing conduit that they deemed acceptable, and installing 23 cameras (replacing 19 cameras and adding 4 more cameras in identified problem areas). The quote that they provided specifically excluded any fiber work, which would force us to source that elsewhere.

In addition to the above stated difference, One Source Technologies proposed using newer cabling techniques to provide a single uninterrupted cable run to each camera despite the distance challenges. Hunter Security proposed using normal cable, and placing extenders in the middle of the longer runs, thus adding another component and another potential failure point into each run.

From a cost perspective, staff feels that despite the higher cost, the proposal from One Source Technologies will give us a more flexible and resilient solution than the proposal from Hunter Security. Looking at just the cost of cameras, One Source Technologies came in lower, at \$38,392.00, while Hunter Security came in at \$41,880.13.

Due to the above reasons, staff recommends approval to proceed with replacing the security cameras in the Church Street parking ramp with One Source Technologies for a total cost of \$89,403.00 with funds coming from the \$90,000 budgeted capital facilities project.



- Consulting
- Design
- Installation
- Project Management

Structured Cabling· Information Technology· Security & Safety· Audio Visual

Date: 10/3/2024
To: Matt Schroeder- City of Neenah
From: Andrew Schwechler- One Source Technologies, Inc.
RE: Church Street Parking Ramp Rewire and Camera Upgrade

Scope of Work:

Structured Cabling and Conduit

\$45,399.00

- Seller will demo all existing analog camera cabling within the parking ramp.
- Seller will demo all existing vertical riser conduits and replace with 1" PVC
- Seller will demo out all junction boxes and replace with PVC boxes to prevent corrosion.
- Seller will provide and install 200' of 1" PVC to replace the vertical aluminum rigid piping.
- Seller will provide and install 150' of 1" PVC and junction box for new cameras requested in both stairwells on 1st floor.
- Seller will provide and install 300' of 1" PVC and junction box for cameras in floors 2-8 in both stairwells.
- Seller will provide and install 660' of 1" PVC and junction box for future camera locations in center of floors 2-7.
- Seller will provide and install twenty-two (22) Outdoor Cat 6 cables to the existing camera locations.
- Seller will provide and install Cat 6 Gamechanger cable to any camera exceeding 295'.
- Seller will provide and install one (1) Panduit 48 port patch panel in existing wall mount cabinet.
- Seller will terminate all cabling with Panduit Mini com Cat 6 jacks at headend.
- Seller will terminate all cabling at Cameras with Cat 6 male RJ-45 connectors.
- Seller will label cabling, faceplates and patch panels with computer generated labels.
- Seller will test all new Cat 6 cabling to industry standards.
- Seller will provide a computer generated as built drawing at completion of the project.

Fiber Reroute and Re terminate

\$5,612.00

- Seller will pull existing fiber out of existing pipe, so it is no longer in with the camera cabling.
- Seller will provide and install 360' 1" PVC for new fiber pathway from 2nd floor ramp to the telecom room on 1st floor.
- Seller will provide and install four (4) 8x8x4 PVC junction boxes for pull points.
- Seller will pull existing fiber into new 1" PVC.
- Seller will terminate existing 12 strand fiber with single mode LC connectors at headend.
- Seller will reuse existing wall mount fiber panel and adapter panel for terminations.
- Seller will label fiber with computer generated labels.
- Seller will test all fiber to industry standards.

Cameras and Equipment

\$38,392.00

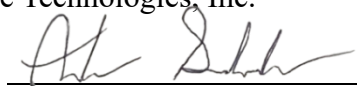
- Seller will provide and install Sixteen (16) Hanwha PNM-9031RV outdoor 180 cameras.
- Seller will provide and install one (1) Hanwha PNM-C16013RVQ Multi Sensor camera.
- Seller will provide and install five (5) Hanwha QNV-8080R dome camera.
- Seller will provide and deploy all mounts associated with each camera.
- Seller will provide and install (1) video encoder for elevator camera.
- Seller will provide and install Ditek lightning protection for exterior 180 and rooftop cameras
- Seller will aim and focus all new cameras to owners liking.

*Any additional conduit work, surface raceway, or lift rentals that may be needed will be the responsibility of the owner and/or electrical contractor as specified by the owner and is not included in the estimate.

Sincerely,

One Source Technologies, Inc.

By: _____


Andrew Schwechler

SIGNATURES PAGE

This SOW and any Change Order may be signed in separate counterparts, each of which shall be deemed an original and all of which together will be deemed to be one original. Electronic signatures on this SOW or on any change Order (or copies of signatures sent via electronic means) are the equivalent of handwritten signatures. This SOW is the proprietary and confidential information of Seller.

In acknowledgment that the parties below have read and understood this SOW and agree to be bound by it, each party has caused this SOW to be signed and transferred by its respective authorized representative.

One Source Technologies, Inc.

By: _____


Signature

Name: Andrew Schwechler

Phone: 920-338-5020

E-mail: aschwechler@onesourcetek.net

Date: 10/3/2024

Mailing Address:

One Source Technologies, Inc.

2051 Profit Place

De Pere, WI. 54115

Customer

By: _____

Signature

Name: _____

Title: _____

Phone: _____

E-mail: _____

Date: _____

Mailing Address:

Street: _____

City/ST/ZIP: _____

Billing Contact: _____

Purchase Order #: _____

*Terms are net 30 from the date of invoice. Work completed within 30 days will be billed after completion. Work that requires more than 30 days to complete will be billed on monthly progress

invoices. One Source Technologies, Inc. reserves the right to charge a monthly 1.5% late fee for payments received after the due date.



Hunter Security & Surveillance Systems

W7537 Molly Marie Court
Greenville, WI 54942

E-mail: Matthunter@huntersurveillance.com

Web: Huntersurveillance.com

Facebook: [Facebook.com/HunterSurveillance](https://www.facebook.com/HunterSurveillance)

Proposal

Date	Estimate #
9/30/2024	15941

Name / Address

CITY OF NEENAH
211 WALNUT ST
NEENAH, WI 54957

Terms	PROJECT
Net 30	PARKING GARAGE CAMERAS

Description	Qty	Rate	Total
-- PARKING GARAGE CAMERAS WITH OPTIONS --			
**** HEAD END RACK LOCATION ****			
24 PORT CAT6 HIPER LINK PATCH PANEL	1	96.56	96.56T
1-FT CAT6 PATCH CABLE WHITE	30	1.81367	54.41T
PATCH CORD, CAT 6, MOLDED BOOT, 3' WHITE	8	2.75625	22.05T
CAT6+ 23/4 CMR/FT4 1M WHT ERB	1	180.15	180.15T
**** CAMERA EQUIPMENT ****			
P3265-LVE FIXED DOME, 9mm lens (CAMERA 5, 6)	2	646.24	1,292.48T
T94S01P Conduit Back Box (CAMERA 5, 6)	2	111.24	222.48T
P9117-PV Corner Camera, 6 MP corner camera with no blind spots (CAMERA 22)	1	646.24	646.24T
P1465-LE-3 License Plate Verifier Kit (CAMERA 1, 4)	2	1,154.99	2,309.98T
TP1602-E Conduit Back Box (CAMERA 1, 4)	2	68.74	137.48T
P3827-PVE Panoramic Camera, 7 MP multisensor camera with one IP address, Seamlessly stitched realistic images (CAMERA 2, 3, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20)	16	1,292.4875	20,679.80T
TQ3601-E Conduit Back Box (CAMERA 2, 3, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19)	15	164.67533	2,470.13T
T91B47 Pole Mount (4-16") (CAMERA 20)	1	77.49	77.49T
P3738-PLP Panoramic Camera, 4*4K at 15 fps per channel (CAMERA 21)	1	1,637.49	1,637.49T
T91B67 POLE MOUNT 65-165MM (CAMERA 21)	1	94.99	94.99T
T94N01D Pendant Kit (CAMERA 21)	1	86.24	86.24T
CAT5 CONNECTOR FOR NETWORKS	22	2.01	44.22T
**** EXTENDERS ****			
Single Port MaxiiCopper Ethernet Extender over Coax (CAMERA 22)	1	224.71	224.71T
Single Port Mini Ethernet Extender over Coax (CAMERA 22)	1	219.55	219.55T
RG-59 UNIVERSAL COMPRESSION STYLE CONNECTOR, RED	2	3.80	7.60T
8-Port Ethernet Extender over UTP (CAMERA 7, 9, 12, 13, 15, 16, 18, 20)	1	1,580.00	1,580.00T
Single Port Mini Ethernet Extender over UTP (60W) (CAMERA 7, 9, 12, 13, 15, 16, 18, 20)	8	249.9875	1,999.90T
CAT5 CONNECTOR FOR NETWORKS	18	2.01	36.18T

I look forward to working with you.

Subtotal

Sales Tax (0.0%)

Total

Keeping You Safe and Secure

N1811 Reimer Drive Greenville, WI 54942 P:(920) 202-3607 C:(608)469-6463 Email: matthunter@huntersurveillance.com



Hunter Security & Surveillance Systems

W7537 Molly Marie Court
Greenville, WI 54942

E-mail: Matthunter@huntersurveillance.com

Web: Huntersurveillance.com

Facebook: [Facebook.com/HunterSurveillance](https://www.facebook.com/HunterSurveillance)

Proposal

Date	Estimate #
9/30/2024	15941

Name / Address

CITY OF NEENAH
211 WALNUT ST
NEENAH, WI 54957

Terms	PROJECT
Net 30	PARKING GARAGE CAMERAS

Description	Qty	Rate	Total
TRAVEL TIME TO AND FROM EACH OF THE CUSTOMERS LOCATION.	8	62.00	496.00T
INSTALLATION AND PROGRAMMING COST FOR COMMERCIAL JOBS	70	100.00	7,000.00
DROVE TO STORE THEN ONTO THE NEXT SERVICE CALL.	480	0.55	264.00T
			

I look forward to working with you.

Subtotal

Sales Tax (0.0%)

Total

Keeping You Safe and Secure

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Proposal

Date	Estimate #
9/30/2024	15941

Name / Address

CITY OF NEENAH
211 WALNUT ST
NEENAH, WI 54957

Terms	PROJECT
Net 30	PARKING GARAGE CAMERAS

Description	Qty	Rate	Total
SUB-CONTRACTING COST Additional Notes: •Work has been figured using regular, straight time hours. •All equipment, converters, extenders, LV Switch, cable terminations etc. -Provided and installed by others. •Below price includes the demo of all existing cameras and camera cabling. •No Permit cost has been included. •No work inside of elevator car has been included. •The above includes necessary wall penetrations. •We have not included new conduit path, separation of, or any work associated with the incoming fiber feeding building. •Included is labeling of both ends of cable(s) •Camera backboxes are to be provided by others before the time of installation. •Manlift provided by City, should it be needed for 4th floor exterior camera. •No electrical work has been figured. •No firestop has been included. •No Tax has been included. Additional Notes: •Work has been figured using regular, straight time hours. •All equipment, converters, extenders, LV Switch, cable terminations etc. provided and installed by others. •No Permit cost has been included. •The above includes necessary wall penetrations. •Camera backboxes to be provided by others before the date of installation. •Manlift provided by City, should it be needed for 4th floor exterior camera. •No firestop has been included. •No Tax has been included.	1	23,200.00	23,200.00

I look forward to working with you.

Subtotal

Sales Tax (0.0%)

Total

Keeping You Safe and Secure



Hunter Security & Surveillance Systems

W7537 Molly Marie Court
Greenville, WI 54942

E-mail: Matthunter@huntersurveillance.com

Web: Huntersurveillance.com

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Proposal

Date	Estimate #
9/30/2024	15941

Name / Address

CITY OF NEENAH
211 WALNUT ST
NEENAH, WI 54957

Terms	PROJECT
Net 30	PARKING GARAGE CAMERAS

Description	Qty	Rate	Total
NOTE: - CITY TO CONFIGURE ALL CAMERA SETTING ONCE INSTALLED. - PROPOSAL GOOD FOR 30 DAYS. - LIFT IF NEEDED PROVIDED BY CITY. - VMS LICENSE PROVIDED BY OTHERS. 			

I look forward to working with you.

Subtotal \$65,080.13

Sales Tax (0.0%) \$0.00

Total \$65,080.13

Keeping You Safe and Secure

N1811 Reimer Drive Greenville, WI 54942 P:(920) 202-3607 C:(608)469-6463 Email: matthunter@huntersurveillance.com

JOINT POWERS AGREEMENT WINNEBAGO COUNTY 911 EMERGENCY SYSTEM

WHEREAS, Winnebago County and the municipalities located within the boundaries of Winnebago County have implemented an Emergency 911 System for the purposes of providing emergency services to residents and visitors of these municipalities, including fire fighting, law enforcement, ambulance, medical and other emergency services; and

WHEREAS, Sec. 256.35(9), Wis. Stats. "Joint Powers Agreement", requires that in implementing a 911 system as has been done in Winnebago County, municipalities shall annually enter into a Joint Powers Agreement, which Agreement shall be applicable on a daily basis and which shall provide that if an emergency services vehicle is dispatched in response to a request through the Winnebago County 911 System, such vehicle shall render its services to the persons needing the services, regardless of whether the vehicle is operating outside the vehicle's normal jurisdictional boundaries.

THEREFORE, in consideration of the mutual promises, agreements, and conditions contained herein, it is hereby jointly agreed between Winnebago County and the City of Neenah, municipality", as follows:

1. That effective December 1, 2024, this Agreement shall, thereafter, be applicable on a daily basis from said date through November 30, 2025.
2. That if an emergency services vehicle operated by the municipality, or operated by an agency with which the municipality contracts for that particular emergency service, is dispatched in response to a request through the Winnebago County Emergency 911 System, such vehicle (whether owned and operated by the municipality or by the agency) shall render its services to the persons needing the services, regardless of whether the vehicle is operating outside the vehicle's normal jurisdictional (or as defined by contract) boundaries.
3. That a Winnebago County Communications and Information System Advisory Committee shall be established to develop and recommend policy and procedures in an advisory capacity for emergency services communications and public safety records management issues in Winnebago County. A User's Guide that was developed in 1994 has been updated as necessary, and includes directives and guidelines for the proper use of E911 communication devices (which may include, but not be limited to, radios, computers, mobile data devices and pagers). Violation of User Guide directives could result in disciplinary action being imposed by the employing agency. The committee will be charged to effectively recommend equipment/software purchases and resource allocation with the authority to develop sub-committees as needed to accomplish that task. The committee may develop special ad-hoc, advisory task forces to research

regional communication network(s) with neighboring public safety departments or other County E911 Systems. The Advisory Committee will report to the County Executive and service that position in an advisory nature. Membership on the Advisory Committee shall consist of 9 representatives (appointed by the County Executive) from the following:

4 – Police Agency (separate departments) Representatives (normally the Police Chief or his/her designee).

4 – Fire Agency (separate departments) Representatives (normally the Fire Chief or his/her designee).

1 – Emergency Government Representative.

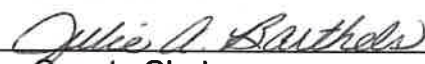
The Advisory Committee shall elect one Chair and Vice-Chair each year commencing in January.

4. That a copy of this Agreement shall be filed with the State Department of Justice, as required by Sec. 256.35 (9)(c), Wis. Stats.

WINNEBAGO COUNTY

By: 
Winnebago County Executive
Jon Doemel

Date: 8/12/2024

By: 
County Clerk
Julie Barthels

Date: 8.7.2024

CITY OF NEENAH

By: _____
Mayor

Date: _____

By: _____
City Clerk

Date: _____

Public Services & Safety Committee

October 8, 2024

Original Class "A" Fermented Malt Retail License Convenience Store

Applicant	Trade Name	Address	Agent	Class
Kwik Trip	Kwik Trip #434	903 S. Green Bay Road	Erich Lisser	Class "A" Fermented Malt Beverage

Temporary Class B Wine Only (Radification)

Applicant	Event Contact	Name of Event	Location	Date(s) of Event	Time of Event
Future Neenah Inc.	Meredith Rathe	Wine Walk - See attached list of participants	100 & 200 Block W. Wisconsin Ave	10/5/24	12-4pm

Approved Special Event Permits

Applicant	Name of Event	Class of Event	Location	Date(s)	Time	Approved
Horace Mann PTO	Horace Mann Boo Bash	Class A	Haylett Street from Oak St to Maple St	10/25/2024	4-7pm	Pending

Form
AB-200

Alcohol Beverage License Application

For Municipal Use Only
Municipality City of Neenah
License Period 9/16/2024-6/30/2025

License(s) Requested: (up to two boxes may be checked)

- ☒ Class "A" Beer \$ 200 ☐ Class "B" Beer \$ _____
- ☐ "Class A" Liquor \$ _____ ☐ "Class B" Liquor \$ _____
- ☒ "Class A" Liquor (cider only) \$ 0 ☐ Reserve "Class B" Liquor \$ _____
- ☐ "Class C" Liquor (wine only) \$ _____

Fees	
License Fees	\$ 200
Background Check Fee	\$
Publication Fee	\$ 22
Total Fees	\$ 222

Part A: Premises/Business Information

1. Legal Business Name (individual name if sole proprietorship) Kwik Trip, Inc.		
2. Business Trade Name or DBA Kwik Trip 434		
3. FEIN 39-1036365	4. Wisconsin Seller's Permit Number 456-0000287614-03	
5. Entity Type (check one) ☐ Sole Proprietor ☐ Partnership ☐ Limited Liability Company ☒ Corporation ☐ Nonprofit Organization		
6. State of Organization WI	7. Date of Organization 10/07/1964	8. Wisconsin DFI Registration Number 1K04801
9. Premises Address 903 S. Green Bay Rd.		
10. City Neenah	11. State WI	12. Zip Code 54956
13. County Winnebago	14. Governing Municipality: ☒ City ☐ Town ☐ Village of: Neenah	15. Aldermanic District -----
16. Premises Phone (920) 729-0918	17. Premises Email licensingdept@kwiktrip.com	18. Website www.kwiktrip.com
19. Premises Description - Describe the building or buildings where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary. One-story frame construction with storage in lockable walk-in coolers, behind sales counter and back room. Records are kept in the store office.		
20. Mailing Address (if different from premises address) Kwik Trip, Inc., Attn: Legal Dept., PO BOX 2107		
21. City La Crosse	22. State WI	23. Zip Code 54602

Part B: Questions

1. Has the business (sole proprietorship, partnership, limited liability company, or corporation) been convicted of violating federal or state laws or local ordinances? Exclude traffic offenses unless related to alcohol beverages. ☒ Yes ☐ No If yes, list the details of violation below. Attach additional sheets if necessary.		
Law/Ordinance Violated Please see enclosed list of	Location WI retail store violations.	Trial Date
Penalty Imposed	Was sentence completed? ☐ Yes ☐ No	
Law/Ordinance Violated	Location	Trial Date
Penalty Imposed	Was sentence completed? ☐ Yes ☐ No	

2. Are charges for any offenses pending against the business? Exclude traffic offenses unless related to alcohol . . ☐ Yes ☒ No beverages.
- If yes, describe the nature and status of pending charges using the space below. Attach additional sheets as needed.

3. Is the applicant business or any of its officers, directors, members, agent, employees, owners, or other related individuals or entities a restricted investor with any interest in an alcohol beverage producer or distributor? . . ☐ Yes ☒ No
- If yes, provide the name of the restricted investor and describe the nature of the interest.

4. Is the applicant business owned by another business entity? ☐ Yes ☒ No
- If yes, provide the name(s) and FEIN(s) of the business entity owners below. Attach additional sheets as needed.

4a. Name of Business Entity	4b. Business Entity FEIN
-----------------------------	--------------------------

5. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit proof of completion. ☒ Yes ☐ No
6. Is the applicant business indebted to any wholesaler beyond 15 days for beer or 30 days for liquor/wine? ☐ Yes ☒ No
7. Does the applicant business owe past due municipal property taxes, assessments, or other fees? ☐ Yes ☒ No

Part C: Individual Information

List the name, title, and phone number for each person or entity holding the following positions in the applicant business or businesses listed in Part B, Question 4: sole proprietor, all officers, directors, and agent of a corporation or nonprofit organization, all partners of a partnership, and all members, managers, and agent of a limited liability company. Attach additional sheets if necessary.

Include Form AB-100 for each person listed below. Corporations and LLCs must appoint an agent by including Form AB-101.

Last Name	First Name	Title	Phone
Zietlow	Scott	CEO & President	(608) 793-4741
Wagner	David	CFO & Treasurer	(608) 793-4741
Lisser	Erich	Agent	(920) 729-0918

Part D: Attestation

One of the following must sign and attest to this application:

- sole proprietor • one general partner of a partnership • one corporate officer • one 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.

Last Name Zietlow		First Name Scott		M.I. P.
Title CEO & President		Email moliver@kwiktrip.com		Phone (608) 793-4741
Signature <i>Scott P. Zietlow</i>			Date 09/13/24	

Part E: For Clerk Use Only

Date Application Was Filed With Clerk	License Number	Date License Granted	Date License Issued
Signature of Clerk/Deputy Clerk		Date Provisional License Issued (if applicable)	

Alcohol Beverage
Individual QuestionnaireDate
09/13/2024

All individuals involved in the alcohol beverage business must complete this form, including:

- sole proprietor
- all officers, directors, and agent of a corporation or nonprofit organization
- all partners of a partnership
- members and agent of a limited liability company

Your alcohol beverage application or renewal is not complete until all required Individual Questionnaires are submitted.

Part A: Business Information

1 Legal Business Name (individual name if sole proprietor)
Kwik Trip, Inc.
2 Business Trade Name or DBA
Kwik Trip 434
3 Entity Type (check one)
☐ Sole Proprietor ☐ Partnership ☐ Limited Liability Company ☒ Corporation ☐ Nonprofit Organization

Part B: Individual Information

1 Last Name	2 First Name	3 M.I.
Lisser	Erich	E
4 Relationship to Business (Title)	5 Email	6 Phone
Agent	LicensingDept@kwiktrip.com	
7 Home Address		
2533 Marathon Ave.		
8 City	9 State	10 Zip Code
Neenah	WI	54956
11 Date of Birth		
12 Drivers License/State ID Number	13 Drivers License/State ID State of Issuance	

Part C: Address History

1. Do you currently reside in Wisconsin?	☒ Yes ☐ No		
→ If yes to 1 above, how long have you continuously lived in Wisconsin prior to the date of application?	Years Months		
2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.			
Previous Address 1	City	State	Zip Code
2533 Marathon Ave.	Neenah	WI	54956
Previous Address 2	City	State	Zip Code
Previous Address 3	City	State	Zip Code
Previous Address 4	City	State	Zip Code
Previous Address 5	City	State	Zip Code
3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.			
State	County	State	County
WI	Winnebago		
State	County	State	County
WI	Outagamie		

Continued →

Part D: Criminal History

- 1. Have you ever been convicted of any offenses (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances? ☐ Yes ☒ No

If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.

Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed	Was sentence completed? ☐ Yes ☐ No	
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed	Was sentence completed? ☐ Yes ☐ No	
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed	Was sentence completed? ☐ Yes ☐ No	

- 2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances? ☐ Yes ☒ No

If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

Part E: Attestation

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I certify that I am not prohibited from participating in this business due to any involvement in another tier of the alcohol beverage industry as a restricted investor. 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



Date

9/13/24

Alcohol Beverage
Individual QuestionnaireDate
9-13-2024

All individuals involved in the alcohol beverage business must complete this form, including:

- sole proprietor
- all officers, directors, and agent of a corporation or nonprofit organization
- all partners of a partnership
- members and agent of a limited liability company

Your alcohol beverage application or renewal is not complete until all required Individual Questionnaires are submitted.

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)

Kwik Trip, Inc.

2. Business Trade Name or DBA

Multiple retail locations: Kwik Trip, Tobacco Outlet Plus, Tobacco Outlet Plus Grocery, Stop-N-Go, and Kwik Spirits

3. Entity Type (check one)

☐ Sole Proprietor☐ Partnership☐ Limited Liability Company☒ Corporation☐ Nonprofit Organization

Part B: Individual Information

1. Last Name

Zietlow

2. First Name

Scott

3. M.I.

P

4. Relationship to Business (Title)

CEO & President

5. Email

LicensingDept@kwiktrip.com

6. Phone

7. Home Address

1301 7th St. SW

8. City

Rochester

9. State

MN

10. Zip Code

55902

11. Date of Birth

12. Drivers License/State ID Number

13. Drivers License/State ID State of Issuance

Minnesota

Part C: Address History

1. Do you currently reside in Wisconsin? ☐ Yes ☒ No

If yes to 1 above, how long have you continuously lived in Wisconsin prior to the date of application?

Years

Months

2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.

Previous Address 1

1301 7th St. SW

City

Rochester

State

MN

Zip Code

55902

Previous Address 2

City

State

Zip Code

Previous Address 3

City

State

Zip Code

Previous Address 4

City

State

Zip Code

Previous Address 5

City

State

Zip Code

3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.

State	County	State	County	State	County	State	County
MN	Olmsted						
WI	La Crosse						

Continued →

Part D: Criminal History

1. Have you ever been convicted of any offenses (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances? ☐ Yes ☒ No

If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.

Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No

2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances? ☐ Yes ☒ No

If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

Part E: Attestation

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I certify that I am not prohibited from participating in this business due to any involvement in another tier of the alcohol beverage industry as a restricted investor. 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

Scott P. Zittler

Date

9-13-2024

Alcohol Beverage
Individual QuestionnaireDate
9-13-2024

All individuals involved in the alcohol beverage business must complete this form, including:

- sole proprietor
- all partners of a partnership
- all officers, directors, and agent of a corporation or nonprofit organization
- members and agent of a limited liability company

Your alcohol beverage application or renewal is not complete until all required Individual Questionnaires are submitted.

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)

Kwik Trip, Inc.

2. Business Trade Name or DBA

Multiple retail locations: Kwik Trip, Tobacco Outlet Plus, Tobacco Outlet Plus Grocery, Stop-N-Go, and Kwik Spirits

3. Entity Type (check one)

☐ Sole Proprietor☐ Partnership☐ Limited Liability Company☒ Corporation☐ Nonprofit Organization**Part B: Individual Information**

1. Last Name

Wagner

2. First Name

David

3. M.I.

P

4. Relationship to Business (Title)

CFO & Treasurer

5. Email

LicensingDept@kwiktrip.com

6. Phone

608-780-3484

7. Home Address

W4460 Ober Rd.

8. City

Stoddard

9. State

WI

10. Zip Code

54658

11. Date of Birth

12. Drivers License/State ID Number

13. Drivers License/State ID State of Issuance

Wisconsin

Part C: Address History

1. Do you currently reside in Wisconsin?

☒ Yes☐ No

If yes to 1 above, how long have you continuously lived in Wisconsin prior to the date of application?

Years

Months

Entire life

2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.

Previous Address 1

W4460 Ober Rd.

City

Stoddard

State

WI

Zip Code

54658

Previous Address 2

City

State

Zip Code

Previous Address 3

City

State

Zip Code

Previous Address 4

City

State

Zip Code

Previous Address 5

City

State

Zip Code

3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.

State

County

State

County

State

County

State

County

WI

La Crosse

State

County

State

County

State

County

State

County

Continued →

Part D: Criminal History

1. Have you ever been convicted of any offenses (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances? ☐ Yes ☒ No

If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.

Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No

2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances? ☐ Yes ☒ No

If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

Part E: Attestation

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I certify that I am not prohibited from participating in this business due to any involvement in another tier of the alcohol beverage industry as a restricted investor. 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



Date

9-13-2024

Agent Type (check one)

- ☒
- Original (no fee)
- ☐
- Successor (\$10 fee for municipal licensees only)

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)

Kwik Trip, Inc.

2. Business Trade Name or DBA

Kwik Trip 434

3. Entity Type (check one)

☐ Limited Liability Company☒ Corporation☐ Nonprofit Organization

4. Alcohol Beverage Business Authorization (check one)

☒ Municipal Retail License☐ State Permit

5. If successor agent, provide State Permit or Municipal Retail License Number

6. Describe the reason for appointing a successor agent, if successor is checked above.

N/A

Part B: Agent Information

1. Last Name

Lisser

2. First Name

Erich

3. M.I.

E

4. Email

LicensingDept@kwiktrip.com

5. Phone

6. Home Address

2533 Marathon Ave.

7. City

Neenah

8. State

WI

9. Zip Code

54956

10. Age

11. Drivers License/State ID Number

12. Drivers License/State ID State of Issuance

WI

Part C: Agent Questions

1. Have you satisfied the responsible beverage server training requirement? ☒ Yes ☐ No
Submit proof of completion.
2. Have you completed Form AB-100, Alcohol Beverage Individual Questionnaire? ☒ Yes ☐ No
Submit a completed Form AB-100 with this form.
3. Have you been a Wisconsin resident for at least 90 continuous days? ☒ Yes ☐ No
See instructions for exceptions.

Continued →

Part D: Business Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Undersigned**, authorize the above-named individual to act for the above-named corporation, nonprofit organization, or limited liability company with full authority and control of the premises and of all alcohol beverage activities on such premises. I certify that I am authorized by the above-named entity to authorize this individual to act on behalf of the entity. If I am appointing a successor agent, I rescind all previous agent appointments for this premises. Further, I 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.

Last Name Zietlow		First Name Scott		M.I. P
Title CEO/President	Email LicensingDept@kwiktrip.com		Phone (608) 791-7385	
Signature <i>Scott P. Zietlow</i>			Date 09/13/24	

Part E: Agent Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Agent**, hereby accept this appointment as agent for the above-named corporation, nonprofit organization, or limited liability company and assume full responsibility for the conduct of all alcohol beverage activities on the premises for the above-named business. 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.

Last Name Lisser		First Name Erich		M.I. E
Signature <i>[Signature]</i>			Date 9/13/24	

Wisconsin Responsible Beverage Seller/Server Training

ERICH LISSER

has met all training requirements and successfully completed the above course and/or exam.

Certification Number: SL188139

Date of Completion: 09/05/2024

Kelly Bailey

Authorized Signature

This certificate represents the successful completion of an approved Wisconsin Department of Revenue Responsible Beverage Server Course in compliance with secs. 125.04(5)(a)5, 125.17(6), and 134.66(2m), Wis. Stats. Present this certificate to your local municipal clerk's office to receive your Operator's or Retail license.

Diversys Learning, Inc.
1101 Arrow Point Drive, Suite 302
Cedar Park, TX 78613

Char Nagel

From: Meredith Rathe <meredith@neenah.org>
Sent: Monday, September 23, 2024 10:47 AM
To: Char Nagel
Subject: Wine Walk

Follow Up Flag: Follow up
Flag Status: Completed

Hi Char,

The following are the businesses who will be Wine Stops for our October 5 Wine Walk.

- My Soul Loves
- Red Door Mercantile
- Brehmer Law
- Lily and Sparrow
- Anthology
- Knox Furniture
- The Hang Up
- Acre Vintage
- The Revival
- The Forge Kitchen & Parlor
- Bon Voyage Travel
- Bill Paul
- Urban Market
- Grainworks
- Elements Unleashed
- Natural Boutique
- Sante

Is it \$10 per business? I assume we don't need to pay for The Forge, Urban Market, and Sante since they are already licensed businesses. So we would owe a total of \$140?

I have about half the temporary licensed bartender forms completed and can drop those off early this week with the \$10 fee for each of those.

Thanks,
Meredith

Meredith Rathe
Events Coordinator
FUTURENEENAH
135 W. Wisconsin Ave.
Neenah, WI 54956
(Office) 920.722.1920



City of Neenah
Liquor Licensing Review Subcommittee
(of the Public Services & Safety Committee)
Agenda
Tuesday, October 8, 2024 at 4:00pm
City Hall Council Chambers
211 Walnut Street

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.

- I. Approval of minutes of July 30, 2024 Meeting.
- II. Public Appearances.
- III. Unfinished Business.
- IV. New Business.
 - A. Review and make a recommendation on the Original "Class B" Combination Alcohol Beverage Retail License Application and Plan of Operation for Revs Neenah, LLC. d/b/a Rolling Thunder Lanes, 934 Byrd Avenue, William Smith, Agent.
 - B. Review and make recommendation on the Original "Class B" Combination Alcohol Beverage Retail License Application and Plan of Operation for Grainworks Old + New, LLC, d/b/a Grainworks Old + New, 200 Main Street, Brian Duncan, Agent.
- VI. Any announcements/questions for the Committee.
- VII. 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) 886-6100 or the **City's ADA Coordinator at (920) 886-6110** or e-mail clerk@ci.neenah.wi.us at least 48 hours prior to the scheduled meeting or event to request an accommodation.



Dept. of Legal & Administrative Services
Office of the City Clerk
211 Walnut St. • P.O. Box 426 • Neenah WI 54957-0426
Phone 920-886-6100 • Fax 920-886-6109
e-mail cnagel@neenahwi.gov
CHARLOTTE K. NAGEL, WCMC

MEMORANDUM

DATE: October 8, 2024

TO: Mayor Lang, Members of Liquor License Review Subcommittee,
Members of Public Services & Safety Committee, Members of the
Common Council

FROM: Char Nagel, City Clerk

RE: Application for Regular "Class B" Combination Liquor License –
Revs Neenah, LLC, Rolling Thunder Lanes

The Clerk's Office received a Transferring License Business to Business, an Original Alcohol Beverage Retail License Application, and an Operations Plan for Revs Neenah, LLC d/b/a Rolling Thunder Lanes, 934 Byrd Avenue. The current "Class B" Combination Liquor License is issued to Rolling Thunder Lanes, LLC d/b/a Rolling Thunder Lanes. The bowling alley, Rolling Thunder Lanes, is being sold, in which part of the sale transaction is the transfer of the liquor license.

A background check has been successfully completed on Revs Neenah LLC, with no monies owed to the city. Background checks were also conducted on the new owner and agent, William Smith, with no issues reported. All transfer paperwork is in order. Approving the transfer to Revs Neenah, LLC does not impact the liquor license quota. The new owners intend to keep the operations and site layout of the bar the same as it currently is.

Staff recommends approval of the transfer of regular "Class B" Combination Intoxicating Liquor and Fermented Malt Beverage License to Revs Neenah, LLC, d/b/a Rolling Thunder Lanes, 934 Byrd Avenue.

Form
AB-200

Alcohol Beverage License Application

For Municipal Use Only
Municipality
License Period

License(s) Requested: (up to two boxes may be checked)

- ☐ Class "A" Beer \$ _____ ☒ Class "B" Beer \$ 250
- ☐ "Class A" Liquor \$ _____ ☒ "Class B" Liquor \$ 250
- ☐ "Class A" Liquor (cider only) \$ _____ ☐ Reserve "Class B" Liquor \$ _____
- ☐ "Class C" Liquor (wine only) \$ _____

Fees	
License Fees	\$ <u>500.00</u>
Background Check Fee	\$ _____
Publication Fee	\$ <u>65.00</u>
Total Fees	\$ _____

Part A: Premises/Business Information

1. Legal Business Name (individual name if sole proprietorship)

Revs Neenah LLC

2. Business Trade Name or DBA

Rolling Thunder Lanes

3. FEIN

99-4495897

4. Wisconsin Seller's Permit Number

456-10.31843508-04

5. Entity Type (check one)

☐ Sole Proprietor

☐ Partnership

☒ Limited Liability Company

☐ Corporation

☐ Nonprofit Organization

6. State of Organization

WI

7. Date of Organization

08/16/2024

8. Wisconsin DFI Registration Number

R091188

9. Premises Address

934 Byrd St

10. City

Neenah

11. State

WI

12. Zip Code

54956

13. County

Winnebago

14. Governing Municipality: ☒ City ☐ Town ☐ Village
of: Neenah

15. Aldermanic District

3

16. Premises Phone

(920) 722-1998

17. Premises Email

erik@bowlrevs.com

18. Website

19. Premises Description - Describe the building or buildings where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary.

bowling area, bar room, kitchen, beer cooler, storage room, arcade room, and party rooms

20. Mailing Address (if different from premises address)

275 N Washburn St

21. City

Oshkosh

22. State

WI

23. Zip Code

54901

Part B: Questions

1. Has the business (sole proprietorship, partnership, limited liability company, or corporation) been convicted of violating federal or state laws or local ordinances? Exclude traffic offenses unless related to alcohol beverages. ☐ Yes ☒ No
If yes, list the details of violation below. Attach additional sheets if necessary.

Law/Ordinance Violated

Location

Trial Date

Penalty Imposed

Was sentence completed? ☐ Yes ☐ No

Law/Ordinance Violated

Location

Trial Date

Penalty Imposed

Was sentence completed? ☐ Yes ☐ No

2. Are charges for any offenses pending against the business? Exclude traffic offenses unless related to alcohol . . . ☐ Yes ☒ No beverages.
If yes, describe the nature and status of pending charges using the space below. Attach additional sheets as needed.

3. Is the applicant business or any of its officers, directors, members, agent, employees, owners, or other related individuals or entities a restricted investor with any interest in an alcohol beverage producer or distributor? . . . ☐ Yes ☒ No
If yes, provide the name of the restricted investor and describe the nature of the interest.

4. Is the applicant business owned by another business entity? . . . ☐ Yes ☒ No
If yes, provide the name(s) and FEIN(s) of the business entity owners below. Attach additional sheets as needed.

4a. Name of Business Entity	4b. Business Entity FEIN
-----------------------------	--------------------------

5. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit proof of completion. ☒ Yes ☐ No

6. Is the applicant business indebted to any wholesaler beyond 15 days for beer or 30 days for liquor/wine? ☐ Yes ☒ No

7. Does the applicant business owe past due municipal property taxes, assessments, or other fees? ☐ Yes ☒ No

Part C: Individual Information

List the name, title, and phone number for each person or entity holding the following positions in the applicant business or businesses listed in Part B, Question 4: sole proprietor, all officers, directors, and agent of a corporation or nonprofit organization, all partners of a partnership, and all members, managers, and agent of a limited liability company. Attach additional sheets if necessary.

Include Form AB-100 for each person listed below. Corporations and LLCs must appoint an agent by including Form AB-101.

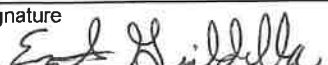
Last Name	First Name	Title	Phone
Gialdella	Erik	Member	

Part D: Attestation

One of the following must sign and attest to this application:

- sole proprietor
- one general partner of a partnership
- one corporate officer
- one 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.

Last Name	First Name	M.I.
Gialdella	Erik	A
Title	Email	Phone
Member	erik@bowlrevs.com	
Signature	Date	
	10/02/24	

Part E: For Clerk Use Only

Date Application Was Filed With Clerk	License Number	Date License Granted	Date License Issued
Signature of Clerk/Deputy Clerk		Date Provisional License Issued (if applicable)	



CERTIFICATE OF COMPLETION

This certifies that

Erik Gialdella

is awarded this certificate for

Wisconsin Responsible Beverage Server Training



Completion Date
05/11/2024



Expiration Date
05/11/2026



Certificate #
WI-00625368

A handwritten signature in blue ink, appearing to read 'Sarah Meyer'.

Official Signature

This certificate is non-transferable and represents the successful completion of an approved

Wisconsin Department of Revenue Responsible Beverage Server Course in compliance with secs. 125.04(5)(a)5., 125.17(6), and 134.66(2m), Wis. Stats.

6504 Bridge Point Parkway, Suite 100 | Austin, TX 78730 | www.360training.com

Alcohol Beverage
Individual Questionnaire

Date

10/4/24

All individuals involved in the alcohol beverage business must complete this form, including:

- sole proprietor
- all officers, directors, and agent of a corporation or nonprofit organization
- all partners of a partnership
- members and agent of a limited liability company

Your alcohol beverage application or renewal is not complete until all required Individual Questionnaires are submitted.

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)

Revs Neenah LLC

2. Business Trade Name or DBA

Rolling Thunder Lanes

3. Entity Type (check one)

☐ Sole Proprietor☐ Partnership☒ Limited Liability Company☐ Corporation☐ Nonprofit Organization

Part B: Individual Information

1. Last Name

Gialdella

2. First Name

Erik

3. M.I.

A

4. Relationship to Business (Title)

Member

5. Email

erik@bowlrevs.com

6. Phone

7. Home Address

1642 River Mill Rd

8. City

Oshkosh

9. State

WI

10. Zip Code

54901

11. Date of Birth

12. Drivers License/State ID Number

13. Drivers License/State ID State of Issuance

WI

Part C: Address History

1. Do you currently reside in Wisconsin?

☒ Yes☐ No

If yes to 1 above, how long have you continuously lived in Wisconsin prior to the date of application?

Years

Months

2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.

Previous Address	City	State	Zip Code
Previous Address 1			
Previous Address 2			
Previous Address 3			
Previous Address 4			
Previous Address 5			

3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.

State	County	State	County	State	County	State	County
WI	Winnebago	NE	Lancaster				
State	County	State	County	State	County	State	County

Continued →

Part D: Criminal History

1. Have you ever been convicted of any offenses (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances? ☒ Yes ☐ No

If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.

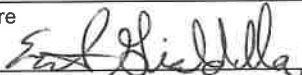
Law/Ordinance Violated Violation of Restraining Order	Location Oshkosh, WI	Conviction Date 08/14/2018
Penalty Imposed Fine	Was sentence completed? ☒ Yes ☐ No	
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed	Was sentence completed? ☐ Yes ☐ No	
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed	Was sentence completed? ☐ Yes ☐ No	

2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances? ☐ Yes ☒ No

If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

Part E: Attestation

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I certify that I am not prohibited from participating in this business due to any involvement in another tier of the alcohol beverage industry as a restricted investor. 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 	Date 10/02/2024
--	--------------------

Alcohol Beverage
Appointment of AgentDate
10/07/2024

Agent Type (check one)

☒ Original (no fee) ☐ Successor (\$10 fee for municipal licensees only)

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)

Revs Neenah LLC

2. Business Trade Name or DBA

Rolling Thunder Lanes

3. Entity Type (check one)

☒ Limited Liability Company☐ Corporation☐ Nonprofit Organization

4. Alcohol Beverage Business Authorization (check one)

☒ Municipal Retail License☐ State Permit

5. If successor agent, provide State Permit or Municipal Retail License Number

6. Describe the reason for appointing a successor agent, if successor is checked above.

Part B: Agent Information

1. Last Name

SMITH

2. First Name

WILLIAM

3. M.I.

T

4. Email

5. Phone

(920) 509-1686

6. Home Address

2289 WILLOW HILL DRIVE

7. City

NEENAH

8. State

WI

9. Zip Code

54956

10. Age

62

11. Drivers License/State ID Number

S530-9386-1413-09

12. Drivers License/State ID State of Issuance

WI

Part C: Agent Questions

1. Have you satisfied the responsible beverage server training requirement?
Submit proof of completion.☒ Yes☐ No2. Have you completed Form AB-100, *Alcohol Beverage Individual Questionnaire*?
Submit a completed Form AB-100 with this form.☒ Yes☐ No3. Have you been a Wisconsin resident for at least 90 continuous days?
See instructions for exceptions.☒ Yes☐ No

Continued →



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. 24-54

Class _____ Beer/Liquor/Wine License No. _____

Other Amusement License No. 24-54
(Cigarette, Amusement, etc.)

Other Dance Hall License No. 24-54
(Cigarette, Amusement, etc.)

Date licenses transferred _____, 20____

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

Business Name: Rolling Thunder Lanes, LLC
Doing business as: Rolling Thunder Lanes
Business Address: 934 Byrd Avenue
City/State: Neenah WI 54956

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

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

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

Print Name: John L. Zellmer

Print Name: _____

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. 24-54

Class _____ Beer/Liquor/Wine License No. _____

Other Amusement License No. 24-54
(Cigarette, Amusement, etc.)

Other Dance Hall License No. 24-54
(Cigarette, Amusement, etc.)

Date licenses transferred _____, 2024

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

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

Business Name: Revs Neenah LLC

Doing business as: Rolling Thunder Lanes

Business Address: 934 Byrd Avenue

City/State: Neenah WI 54956

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

Print Name: Erik Gialdella

(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.

The licenses listed above were surrendered to me on this 7th day of October, 2024.

Charlotte K. Nagel
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: Revs Neenah LLC																													
Address of Premises: 934 Byrd Ave, Neenah 54956		Business Telephone Number: 920/722-1998																											
Business Mailing Address – if different from address of premises : 275 N Washburn St Oshkosh, WI 54904																													
Business Internet/E-mail Address: erik@bowlrevs.com		Business Fax Number:																											
Owner's Name: Erik Giaddella		Owner's Phone Number: [REDACTED]																											
Owner's Address include city, state, zip code: 1642 River Mill Rd, Oshkosh, WI 54901																													
Will the agent, a partner of the individual licensee be conducting the day-to-day operations of the business: ☐ Yes ☒ No If no, list name and address of person who will: Bill Smith 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.																													
Does anyone else have money invested or any other interest in this business? ☐ Yes ☒ No If yes, explain:																													
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>☐ Full Service Restaurant</td> <td>☐ Café/Coffee Shop</td> <td>☐ Bed & Breakfast</td> </tr> <tr> <td>☐ Grocery Store</td> <td>☐ Convenience Market</td> <td>☐ Hotel</td> </tr> <tr> <td>☐ Liquor Store</td> <td>☐ Indoor Golf Facility</td> <td>☐ Private Sports Club</td> </tr> <tr> <td>☐ Theater</td> <td>☐ Wine Tasting Room</td> <td>☐ Veterans Club</td> </tr> <tr> <td>☐ Brew Pub</td> <td>☐ Tavern</td> <td>☐ Fraternal Club</td> </tr> <tr> <td>☐ Volleyball Court (Permanent Extension of Premises required)</td> <td>☒ Catering (sales only allowed on the premises issued and alcohol beverage licensed)</td> <td>☒ Video Game Center-6 or more games</td> </tr> <tr> <td>☒ Bar & Grill</td> <td>☐ Night club</td> <td>☒ Bowling Center</td> </tr> <tr> <td>☐ Comedy Club</td> <td>☐ Recreational Paint Studio</td> <td></td> </tr> <tr> <td>☐ Billiard Center</td> <td></td> <td></td> </tr> </table>			☐ Full Service Restaurant	☐ Café/Coffee Shop	☐ Bed & Breakfast	☐ Grocery Store	☐ Convenience Market	☐ Hotel	☐ Liquor Store	☐ Indoor Golf Facility	☐ Private Sports Club	☐ Theater	☐ Wine Tasting Room	☐ Veterans Club	☐ Brew Pub	☐ Tavern	☐ Fraternal Club	☐ Volleyball Court (Permanent Extension of Premises required)	☒ Catering (sales only allowed on the premises issued and alcohol beverage licensed)	☒ Video Game Center-6 or more games	☒ Bar & Grill	☐ Night club	☒ Bowling Center	☐ Comedy Club	☐ Recreational Paint Studio		☐ Billiard Center		
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☒ Bar & Grill	☐ Night club	☒ Bowling Center																											
☐ Comedy Club	☐ Recreational Paint Studio																												
☐ Billiard Center																													
Briefly detail the type of business you plan to operate, if granted a license: Bowling alley with a bar, grill, and arcade. There is also a banquet room space.																													
What other types of licenses or permits will you or do you hold at this location? : <table style="width: 100%; border: none;"> <tr> <td>☐ Tavern Entertainment</td> <td>☐ Cigarette</td> <td>☒ Amusement Devices</td> </tr> <tr> <td>☒ Dance Hall</td> <td>☒ Food (though Health Dept.)</td> <td>☐ Other(s)</td> </tr> </table>			☐ Tavern Entertainment	☐ Cigarette	☒ Amusement Devices	☒ Dance Hall	☒ Food (though Health Dept.)	☐ Other(s)																					
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☒ Dance Hall	☒ Food (though Health Dept.)	☐ Other(s)																											

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

☐ None	☐ Prepackaged Foods	☒ Snacks
☒ Appetizers	☒ Catered Events	☒ Full Meals

What percentage of your total sales will be from the sales of alcohol beverages? 30 %

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?

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?
Rolling Thunder Lanes, LLC - Bowling, bar & grill, arcade & banquet

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? Commercial

HOURS OF OPERATION FOR ALCOHOL BEVERAGE SALES/SERVICE ONLY		
Day of the Week	Proposed Hours of Operation:	
	Open	Close
Sunday	11 am	6 pm
Monday	11 am	10 pm
Tuesday	3 pm	10 pm
Wednesday	11 am	10 pm
Thursday	3 pm	10 pm
Friday	3 pm	12 am
Saturday	10 am	12 am

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 _____ 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>183</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:

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.)? Revs Neenah LLC

Subscribed and sworn to before me

this 7th day of October, 2024

Notary Public, State of Wisconsin

My Commission expires: Charlotte K. Nagel

Notary Seal must be affixed

[Signature]

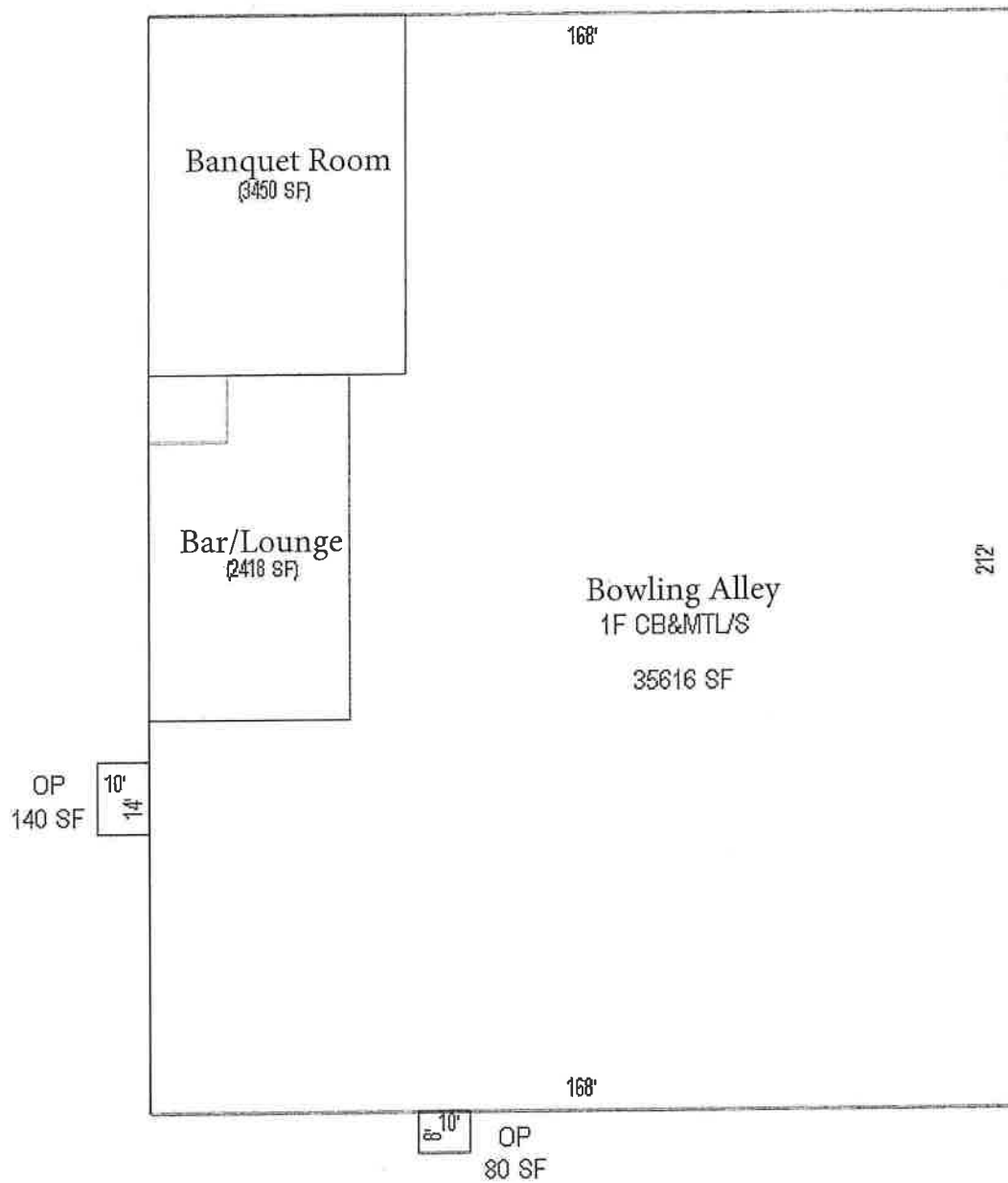
Signature of Individual/Partner/Officer

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.







Dept. of Legal & Administrative Services
Office of the City Clerk
211 Walnut St. • P.O. Box 426 • Neenah WI 54957-0426
Phone 920-886-6100 • Fax 920-886-6109
e-mail cnagel@neenahwi.gov
CHARLOTTE K. NAGEL, WCMC

MEMORANDUM

DATE: October 8, 2024

TO: Mayor Lang, Members of Liquor License Review Subcommittee,
Members of Public Services & Safety Committee, Members of the
Common Council

FROM: Char Nagel, City Clerk

RE: Application for Regular "Class B" Combination Liquor License –
Grainworks Old + New "Class B" Liquor License

The Clerk's Office received an application for an Original "Class B" Liquor Retail License and an Operations Plan for Grainworks Old + New, LLC d/b/a Grainworks Old + New, 200 Main Street. Currently, Grainworks has a "Class A" Liquor license for the sale of liquor in its original package for off-site consumption. Grainworks is applying for a "Class B" Liquor License for the sale of intoxicating liquor to consumers by the glass for on-premises consumption, and may sell intoxicating liquors in its original packages or containers in any quantity for off site consumption.

There is a new trend developing across the state is to have liquor sold in retail shopping venues in order to offer drinks to consumers to enhance their shopping experience. This is also a convenient, legal, way to get around the taste samplings laws. Sampling law are as follows:

- One 0.5 fluid ounce of intoxicating liquor sample per day to costumers of legal drinking age between the hours of 11:00am -7:00pm.
- No more than two wine samples no more than 3 oz. of wine per day to costumers of legal drinking age between the hours of 11:00am -7:00pm.

During the application process, Total Wine in Grand Chute was brought up. The concern with Total Wine is there would be a negative impact on Grainworks business. Total Wine has a bar (counter) inside their stores where they provide samples and sell drinks to customers. Some Wisconsin municipalities have granted "Class B"s to liquor stores while others have not. There is nothing within statute prohibiting a liquor store with a bar inside from holding a Class B license, but that would be a municipal decision to make. In speaking with the Grand Chute Clerk, they struggled with this decision as they didn't want

every liquor store in town to become a "bar" but ultimately, they approved Total Wine a Class B combo license.

This is the last regular "Class B" Intoxicating Liquor License, and does count against the quota. Meaning that any "Class B" Intoxicating Liquor license application going forward, the applicant must pay the \$10,000 non-refundable deposit. The city has a total of 10 reserve licenses available. Once all the reserve licenses are used, reclassifying the hotels could be a possibility if they meet the criteria.

By approving the "Class B" Intoxicating Liquor License to Grainworks, a precedent is being set for any liquor store within the City of Neenah to be granted a Class B Liquor License or Combination Intoxicating Liquor/Fermented Malt license.

A background check has been successfully completed on Grainworks Old + New LLC, with no monies owed to the city. Background checks was conducted agent Brian Duncan, with no issues reported.

Staff remains neutral on the recommendation for this license.

Form
AB-200

Alcohol Beverage License Application

For Municipal Use Only	
Municipality	
License Period	

License(s) Requested: (up to two boxes may be checked)

- ☐ Class "A" Beer \$ _____ ☐ Class "B" Beer \$ _____
- ☐ "Class A" Liquor \$ _____ ☒ "Class B" Liquor \$ _____
- ☐ "Class A" Liquor (cider only) \$ _____ ☐ Reserve "Class B" Liquor \$ _____
- ☐ "Class C" Liquor (wine only) \$ _____

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

Part A: Premises/Business Information

1. Legal Business Name (individual name if sole proprietorship) BRAINWORKS Old + New		
2. Business Trade Name or DBA		
3. FEIN 81-5410235	4. Wisconsin Seller's Permit Number 450-1029938138-02	
5. Entity Type (check one) ☐ Sole Proprietor ☐ Partnership ☒ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization		
6. State of Organization WISCONSIN	7. Date of Organization 02-15-17	8. Wisconsin DFI Registration Number 81-5410235
9. Premises Address 200 Main Street		
10. City Neenah	11. State WI	12. Zip Code 54956
13. County WINNEBAGO	14. Governing Municipality: ☒ City ☐ Town ☐ Village of: Neenah	15. Aldermanic District 1
16. [REDACTED]	17. Premises Email BRAINWORKS.Old.New@gmail.com	18. Website N/A
19. Premises Description - Describe the building or buildings where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary. Retail space of approximately 2,500 sq ft to include the sale of closed bottle liquor and beverages to consume within retail area. Closed bottles and individual beverage inventory area is closed off from retail space at the back of the building.		
20. Mailing Address (if different from premises address)		
21. City	22. State	23. Zip Code

Part B: Questions

1. Has the business (sole proprietorship, partnership, limited liability company, or corporation) been convicted of violating federal or state laws or local ordinances? Exclude traffic offenses unless related to alcohol beverages. ☐ Yes ☒ No		
If yes, list the details of violation below. Attach additional sheets if necessary.		
Law/Ordinance Violated	Location	Trial Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No
Law/Ordinance Violated	Location	Trial Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No

2. Are charges for any offenses pending against the business? Exclude traffic offenses unless related to alcohol or beverages. ☐ Yes ☒ No
- If yes, describe the nature and status of pending charges using the space below. Attach additional sheets as needed.

3. Is the applicant business or any of its officers, directors, members, agent, employees, owners, or other related individuals or entities a restricted investor with any interest in an alcohol beverage producer or distributor? ☐ Yes ☒ No
- If yes, provide the name of the restricted investor and describe the nature of the interest.

4. Is the applicant business owned by another business entity? ☐ Yes ☒ No
- If yes, provide the name(s) and FEIN(s) of the business entity owners below. Attach additional sheets as needed.

4a. Name of Business Entity

4b. Business Entity FEIN

5. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit proof of completion. ☒ Yes ☐ No
6. Is the applicant business indebted to any wholesaler beyond 15 days for beer or 30 days for liquor/wine? ☐ Yes ☒ No
7. Does the applicant business owe past due municipal property taxes, assessments, or other fees? ☐ Yes ☒ No

Part C: Individual Information

List the name, title, and phone number for each person or entity holding the following positions in the applicant business or businesses listed in Part B, Question 4: sole proprietor, all officers, directors, and agent of a corporation or nonprofit organization, all partners of a partnership, and all members, managers, and agent of a limited liability company. Attach additional sheets if necessary.

Include Form AB-100 for each person listed below. Corporations and LLCs must appoint an agent by including Form AB-101.

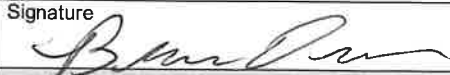
Last Name	First Name	Title	Phone
DUNCAN	BRIAN	OWNER	
DUNCAN	Chad	OWNER	

Part D: Attestation

One of the following must sign and attest to this application:

- sole proprietor
- one general partner of a partnership
- one corporate officer
- one 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.

Last Name DUNCAN		First Name BRIAN		M.I. J
Title OWNER		Email grainworks.01d.nave@gmail.com		Phone [REDACTED]
Signature 		Date 09-27-24		

Part E: For Clerk Use Only

Date Application Was Filed With Clerk	License Number	Date License Granted	Date License Issued
Signature of Clerk/Deputy Clerk		Date Provisional License Issued (if applicable)	

Alcohol Beverage
Individual Questionnaire

Date 09-27-24

All individuals involved in the alcohol beverage business must complete this form, including:

- sole proprietor
- all officers, directors, and agent of a corporation or nonprofit organization
- all partners of a partnership
- members and agent of a limited liability company

Your alcohol beverage application or renewal is not complete until all required Individual Questionnaires are submitted.

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)

GRAINWORKS old + NEW

2. Business Trade Name or DBA

3. Entity Type (check one)

☐ Sole Proprietor☐ Partnership☒ Limited Liability Company☐ Corporation☐ Nonprofit Organization

Part B: Individual Information

1. Last Name

DUNCAN

2. First Name

BRIAN

3. M.I.

J

4. Relationship to Business (Title)

OWNER

5. Email

grainworks.old.new@gmail.com

6. Phone

920-841-7543

7. Home Address

1055 Pilgrim Rd.

8. City

NEENAH

9. State

WI

10. Zip Code

54956

11. Date of Birth

12. Drivers License/State ID Number

13. Drivers License/State ID State of Issuance

WISCONSIN

Part C: Address History

1. Do you currently reside in Wisconsin?

☒ Yes ☐ No

If yes to 1 above, how long have you continuously lived in Wisconsin prior to the date of application?

Years Months

2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.

Previous Address	City	State	Zip Code
1055 Pilgrim Rd.	Neenah	WI	54956
Previous Address 2	City	State	Zip Code
Previous Address 3	City	State	Zip Code
Previous Address 4	City	State	Zip Code
Previous Address 5	City	State	Zip Code

3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.

State	County	State	County	State	County	State	County
WI	Winnebago	WI	Outagamie	WI	Shawano		
State	County	State	County	State	County	State	County

Continued →

Part D: Criminal History

1. Have you ever been convicted of any offenses (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances? ☒ Yes ☒ No
BID

If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.

Law/Ordinance Violated CRIMINAL DAMAGE	Location OUTAGAMIE COUNTY	Conviction Date 08-30-00
Penalty Imposed 50 HOURS OF COMMUNITY SERVICE	Was sentence completed? ☒ Yes ☐ No	
Law/Ordinance Violated OPERATING WHILE INTOXICATED	Location OUTAGAMIE COUNTY	Conviction Date 1999
Penalty Imposed LOSS OF LICENSE - 6 MONTHS	Was sentence completed? ☒ Yes ☐ No	
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed	Was sentence completed? ☐ Yes ☐ No	

2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances? ☐ Yes ☒ No

If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

Part E: Attestation

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I certify that I am not prohibited from participating in this business due to any involvement in another tier of the alcohol beverage industry as a restricted investor. 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 	Date 09-27-24
--	-------------------------

Alcohol Beverage
Individual Questionnaire

Date 9-27-24

All individuals involved in the alcohol beverage business must complete this form, including:

- sole proprietor
- all officers, directors, and agent of a corporation or nonprofit organization
- all partners of a partnership
- members and agent of a limited liability company

Your alcohol beverage application or renewal is not complete until all required Individual Questionnaires are submitted.

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)	GRAINWORKS old + new
2. Business Trade Name or DBA	
3. Entity Type (check one)	
☐ Sole Proprietor	☐ Partnership
☒ Limited Liability Company	☐ Corporation
☐ Nonprofit Organization	

Part B: Individual Information

1. Last Name	DUNCAN	2. First Name	Chad	3. M.I.	S
4. Relationship to Business (Title)	owner	5. Email	grainworks.old.new@gmail.com	6. Phone	
7. Home Address	W5277 Quarry Rd.				
8. City	Appleton	9. State	WI	10. Zip Code	54913
12. Drivers License/State ID Number	[REDACTED]				
13. Drivers License/State ID State of Issuance	WISCONSIN				

Part C: Address History

1. Do you currently reside in Wisconsin?	☒ Yes	☐ No	
If yes to 1 above, how long have you continuously lived in Wisconsin prior to the date of application?			
Years [REDACTED] Months [REDACTED]			
2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.			
Previous Address 1	City	State	Zip Code
W5277 Quarry Rd.	Appleton	WI	54913
Previous Address 2	City	State	Zip Code
Previous Address 3	City	State	Zip Code
Previous Address 4	City	State	Zip Code
Previous Address 5	City	State	Zip Code
3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.			
State	County	State	County
WI	WINNEBAGO	WI	SHAWANO
State	County	State	County
WI	OUTAGAMIE	State	County

Continued →

Part D: Criminal History

1. Have you ever been convicted of any offenses (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances? ☐ Yes ☒ No

If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.

Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No

2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances? ☐ Yes ☒ No

If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

Part E: Attestation

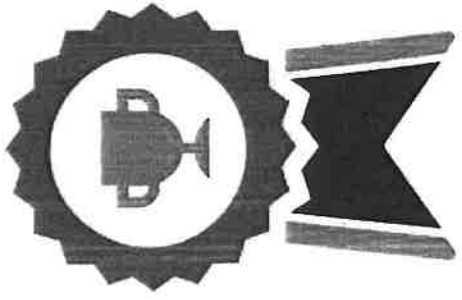
READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I certify that I am not prohibited from participating in this business due to any involvement in another tier of the alcohol beverage industry as a restricted investor. I understand 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



Date

09-27-24



Certificate

RESPONSIBLE BEVERAGE SERVER

awarded to

Brian Duncan

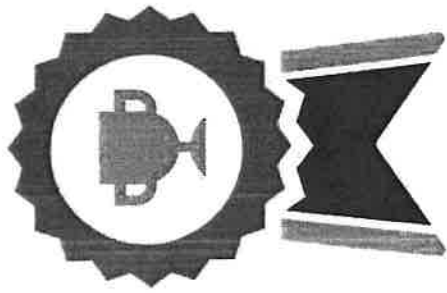
This certificate represents the successful completion of an approved Wisconsin Department of Revenue Responsible Beverage Server Course in compliance with secs. 125.04(5)(a)5., 125.17(6), and 134.66(2m), Wis. Stats.

www.Wisconsin-Bartending.com

Training Provider

02/01/2023

Training Date



Certificate

RESPONSIBLE BEVERAGE SERVER

awarded to

Chad Duncan

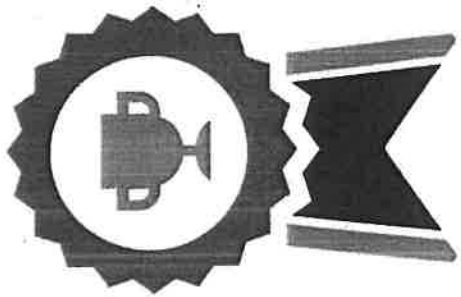
This certificate represents the successful completion of an approved Wisconsin Department of Revenue Responsible Beverage Server Course in compliance with secs. 125.04(5)(a)5., 125.17(6), and 134.66(2m), Wis. Stats.

www.Wisconsin-Bartending.com

Training Provider

02/18/2023

Training Date



Certificate

RESPONSIBLE BEVERAGE SERVER

awarded to

Andrea Simonis

This certificate represents the successful completion of an approved Wisconsin Department of Revenue Responsible Beverage Server Course in compliance with secs. 125.04(5)(a)5., 125.17(6), and 134.66(2m), Wis. Stats.

www.Wisconsin-Bartending.com

Training Provider

05/23/2023

Training Date



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: Grainworks Old + New																													
Address of Premises: 200 MAIN ST, NEENAH		Business Telephone Number: [REDACTED]																											
Business Mailing Address – if different from address of premises :																													
Business Internet/E-mail Address: grainworks.old.new@gmail.com		Business Fax Number: N/A																											
Owner's Name: Brian Duncan & Chad Duncan		Owner's Phone Number: [REDACTED]																											
Owner's Address include city, state, zip code: 1055 Pilgrim Road, Neenah, WI 54956																													
Will the agent, a partner of the individual licensee be conducting the day-to-day operations of the business: ☒ Yes ☐ No If no, list name and address of person who will:																													
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.																													
Does anyone else have money invested or any other interest in this business? ☒ Yes ☐ No If yes, explain: Andrea Simonis, Business Partner																													
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>☐ Full Service Restaurant</td> <td>☐ Café/Coffee Shop</td> <td>☐ Bed & Breakfast</td> </tr> <tr> <td>☐ Grocery Store</td> <td>☐ Convenience Market</td> <td>☐ Hotel</td> </tr> <tr> <td>☒ Liquor Store</td> <td>☐ Indoor Golf Facility</td> <td>☐ Private Sports Club</td> </tr> <tr> <td>☐ Theater</td> <td>☒ Wine Tasting Room</td> <td>☐ Veterans Club</td> </tr> <tr> <td>☐ Brew Pub</td> <td>☐ Tavern</td> <td>☐ Fraternal Club</td> </tr> <tr> <td>☐ Volleyball Court (Permanent Extension of Premises required)</td> <td>☐ Catering (sales only allowed on the premises issued and alcohol beverage licensed)</td> <td>☐ Video Game Center-6 or more games</td> </tr> <tr> <td>☐ Bar & Grill</td> <td>☐ Night club</td> <td>☐ Bowling Center</td> </tr> <tr> <td>☐ Comedy Club</td> <td>☐ Recreational Paint Studio</td> <td></td> </tr> <tr> <td>☐ Billiard Center</td> <td></td> <td></td> </tr> </table>			☐ Full Service Restaurant	☐ Café/Coffee Shop	☐ Bed & Breakfast	☐ Grocery Store	☐ Convenience Market	☐ Hotel	☒ Liquor Store	☐ Indoor Golf Facility	☐ Private Sports Club	☐ Theater	☒ Wine Tasting Room	☐ Veterans Club	☐ Brew Pub	☐ Tavern	☐ Fraternal Club	☐ Volleyball Court (Permanent Extension of Premises required)	☐ Catering (sales only allowed on the premises issued and alcohol beverage licensed)	☐ Video Game Center-6 or more games	☐ Bar & Grill	☐ Night club	☐ Bowling Center	☐ Comedy Club	☐ Recreational Paint Studio		☐ Billiard Center		
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☐ Comedy Club	☐ Recreational Paint Studio																												
☐ Billiard Center																													
Briefly detail the type of business you plan to operate, if granted a license: Bourbon gift store that sells bottles (spirits) for purchase and allows customers 21 years or older to purchase a beverage to drink in the store. ALSO																													
What other types of licenses or permits will you or do you hold at this location? : includes retail store and special events (bourbon tastings).																													
☐ Tavern Entertainment	☒ Cigarette	☐ Amusement Devices																											
☐ Dance Hall	☐ Food (though Health Dept.)	☒ Other(s) Class A																											

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

☐ None	☒ Prepackaged Foods	☒ Snacks
☐ Appetizers	☒ Catered Events	☐ Full Meals

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

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? 13

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?
N/A

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

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? COMMERCIAL

HOURS OF OPERATION FOR ALCOHOL BEVERAGE SALES/SERVICE ONLY		
Day of the Week	Proposed Hours of Operation:	
	Open	Close
Sunday	11 AM	3 PM
Monday	closed	closed
Tuesday	closed	closed
Wednesday	10 AM	6 PM
Thursday	10 AM	6 PM
Friday	10 AM	6 PM
Saturday	10 AM	4 PM

plus special events
6pm-8pm
or 7pm-9pm

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 70 Outside N/A (does not include Class A) Call (920) 886-6130 if you have questions.	Number of Parking Spaces on the premises, not including street parking: N/A
---	--

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:

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.)?

GRANWORKS old + new

Subscribed and sworn to before me

this 1st day of October, 2024

Notary Public, State of Wisconsin

My Commission expires: 11/23/2028

Notary Seal must be affixed



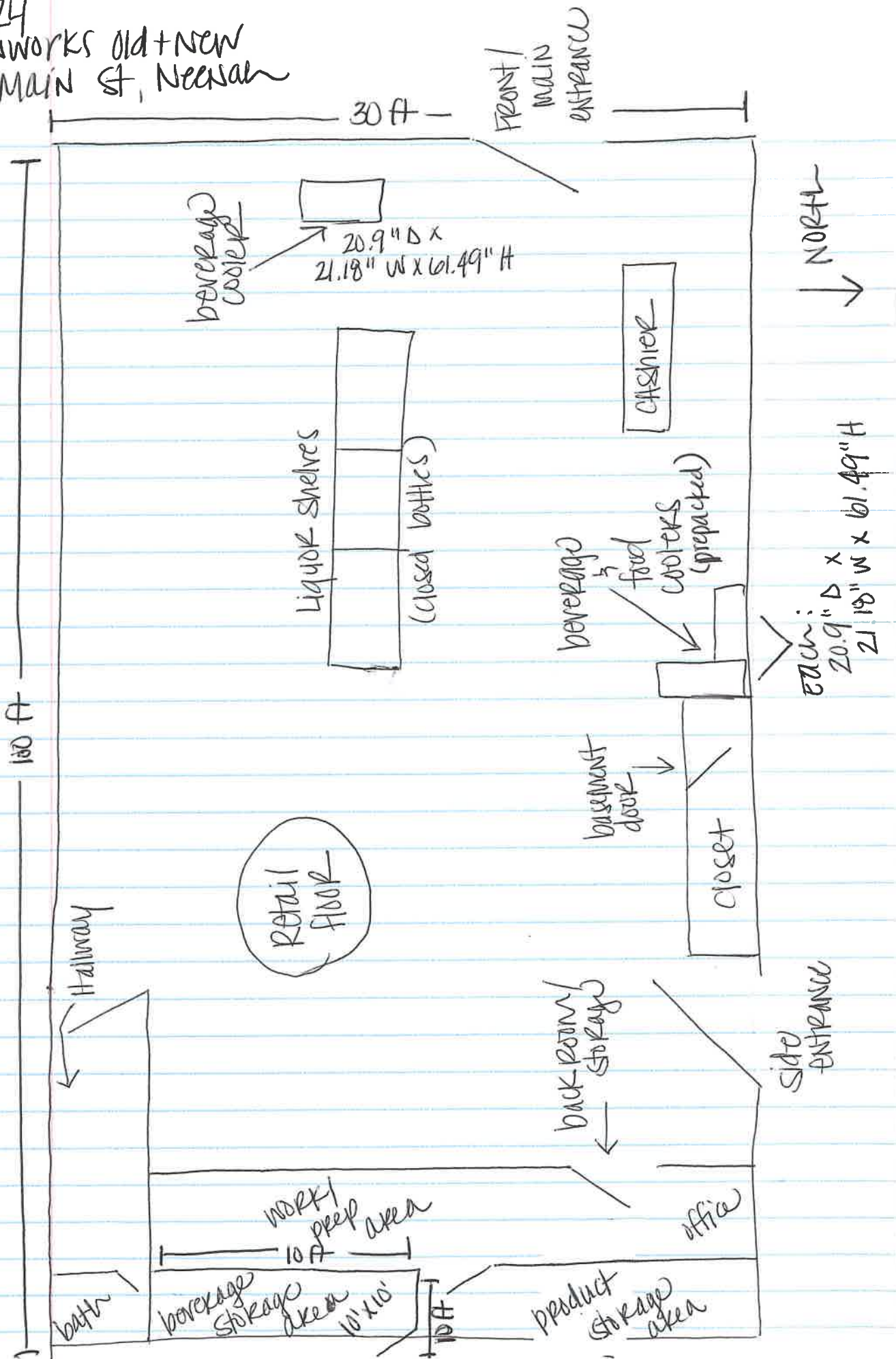
Signature of Individual/Partner/Officer

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.

9-27-24
Brainworks Old + New
200 Main St, Needham



AGREEMENT OF LEASE

BETWEEN

Wolfgang Investments, LLC (Landlord)

AND

Grainwork's Old & New LLC (Tenant)

200 Main St, Neenah, WI 54956

September 1st 2022

AGREEMENT OF LEASE

This Lease, made as of this 1st day of September 2022, by and between Wolfgang Investments LLC, a Wisconsin limited liability company, hereinafter designated as "Landlord" and Grainwork's Old & New as "Tenant."

WITNESSETH:

That for and in consideration of the rents hereinafter reserved and of the covenants and agreements hereinafter contained, Landlord does hereby grant, demise and lease unto Tenant and Tenant does hereby hire and take from Landlord certain premises located at 200 Main St, Neenah Wisconsin, described as follows: a commercial building consisting of approximately 3,000 square feet, more or less (referred to herein as the "Building") and the parcel of real estate upon which the Building is situated, as shown on the site plan attached as Exhibit A hereto (referred to herein as the "Property"). The Building and the Property are referred to collectively herein as the "Premises" or the "Leased Premises."

1. TERM OF LEASE

A. The term of this Lease shall commence on September 1, 2022 ("Lease Commencement Date") and shall end at midnight on the last day of August 2025 ("Expiration Date"), unless sooner terminated in accordance with this Lease. The Base Rent for the partial calendar month in which the Lease Commencement Date occurs, if any, shall be prorated proportionate to the number of days of the term from and after the Lease Commencement Date in such month.

B. By executing this Lease and taking occupancy, Tenant shall be deemed to have accepted the Leased Premises in their current "AS IS" condition and Landlord shall have no obligation to do any work in the Leased Premises. Tenant's taking of possession shall be conclusive evidence as against Tenant that the Premises were in satisfactory condition upon delivery of same by Landlord.

2. BASE RENT

A. Beginning with the Lease Commencement Date and through and until the last day of August 2025 Tenant agrees to pay Wolfgang Investments, LLC 316 Winnebago Ave, Menasha, WI 54952 or at such other place as Landlord may from time to time designate in prior notice to Tenant, a fixed, annual rent (hereinafter called "Base Rent") in twelve equal monthly installments, on or before the first day of each month, in advance, without demand, deduction or set off, in the following amounts:

Tenant will pay Owner a monthly rent of \$1,700.00, payable in advance of the first day of each

month, except when that day falls on a weekend or legal holiday, in which case rent is due on the next business day. Rent will be paid to Wolfgang Investments, LLC and can be mailed to 316 Winnebago Ave, Menasha, WI 54952. Tenant shall receive a \$200.00 reduction incentive on rent provided it's paid on or before the first day of each month. In the event that any payment is after the 1st of each month, the \$200 incentive is void, as well as all past year to date incentives are void. Past incentives will be reimbursed to Owner in the next months payment of rent.

Lease Year	Monthly Rent	Annual Base Rent
1	\$1,700.00	\$20,400.00
2	\$1,751.00	\$21,012.00
3	\$1,804.00	\$21,648.00

B. As used in this Lease, the term "Lease Year" shall mean the twelve-month period commencing on the first day of the calendar month coinciding with or next following the Lease Commencement Date and each succeeding twelve-month period during the term of this Lease and any extension term.

3. USE OF PREMISES

Tenant shall use the Leased Premises a mercantile business. All such use of the Leased Premises shall be in full compliance with all laws, ordinances, rules and regulations of all public authorities having jurisdiction over the Premises. No part of the Leased Premises shall be occupied or used for any purposes or in any manner so as to increase the insurance risk or prevent the obtaining of insurance, or so that in accordance with any requirement of law or any public authority, Landlord shall be obligated to make any addition or alteration to or in the Leased Premises.

4. REPAIRS AND MAINTENANCE

Tenant shall at all times during the Lease term and any renewal or extension thereof, pay for and make all necessary repairs and replacements to the Leased Premises and all appurtenances thereto, both interior and exterior, including without limitation all necessary repairs and replacements to the roof and plumbing, heating, ventilation and air-conditioning systems serving the Leased Premises, except for such repair obligations as Landlord expressly assumes herein. Tenant agrees to keep, put and maintain the same in compliance with all health and building codes and regulations and in good condition and repair. Tenant shall keep the Leased Premises in a clean, tenantable condition and shall not permit any garbage, rubbish, refuse or dirt of any kind to accumulate in or about the Leased Premises; and Tenant shall, at its own cost and expense, cause the commercial removal of all garbage and refuse. Landlord shall have no obligation to

maintain or repair the Leased Premises, and Tenant waives the right to make repairs at Landlord's expense under any law, statute or ordinance now or hereafter in effect; provided, however, that Landlord, at its expense, will replace the heating system if replacement becomes necessary other than as a result of Tenant's negligence or failure to perform preventive maintenance. Tenant keeps the sidewalk clear of snow when snowfall totals are less than two inches (2") as required by city of Neenah ordinance. City of Neenah will maintain the sidewalk clear of snow when snowfall is greater than two inches (2").

5. PERSONAL PROPERTY AND FIXTURES

At the expiration of the Lease term or earlier termination hereof, if all rents due herein are paid in full and Tenant is not otherwise in default hereunder, all readily moveable trade fixtures, goods, equipment and other personal property installed by Tenant may be removed by it. All other fixtures and improvements shall belong to Landlord, regardless of whether they were constructed or installed by Landlord or Tenant. Notwithstanding the foregoing, Tenant shall, upon request from Landlord, remove all of its fixtures, goods, equipment and personal property and any or all of the leasehold improvements Tenant makes in the Premises. Tenant agrees, at its sole expense, to promptly repair all damage to the Leased Premises caused by any removal.

6. UTILITIES

Tenant shall be responsible for and promptly pay all charges for public utilities and private services used or consumed in the Leased Premises. Tenant shall at all times keep the Leased Premises sufficiently heated so as to prevent freezing and deterioration of the Leased Premises or the equipment and facilities contained therein. Tenant is responsible for the water bill greater than \$200.00 per calendar quarter when the upper unit is occupied and responsible for the entire water bill when upper unit is unoccupied. In no event shall Landlord be liable for an interruption or failure in the supply of any utility to the Leased Premises. Utility responsibility begins when Tenant accepts the keys to the property if prior to the beginning of this Agreement.

7. ALTERATIONS

Tenant shall not make any alterations in or additions to the Leased Premises without first procuring Landlord's written consent and delivering to Landlord the plans and specifications therefore. All alterations or additions so made by Tenant shall become part of the realty as a consequence of which Tenant, upon expiration or earlier termination of the Lease term, shall have neither the right nor the obligation to remove the same, unless Landlord's initial consent to the alteration or addition is conditioned upon removal.

8. SIGNS

Tenant shall not place any shade, awning, sign or any structure or device upon the exterior of the Leased Premises or upon the interior or exterior of the windows of the Leased Premises without first obtaining the prior, written consent of Landlord in each instance. All of Tenant's signage

shall be subject to and in full compliance with all applicable signage ordinances and any recorded use restrictions affecting the Premises.

9. INSURANCE AND INDEMNITY

A. Tenant shall, during the entire term hereof, keep in full force and effect a policy of comprehensive general public liability insurance, on an occurrence basis, with respect to the Leased Premises, Tenant's activities and the business operated by Tenant in the Leased Premises, including, without limitation, liability under the safe place statute and contractual liability, with coverage in an amount of not less than two million (\$2,000,000) comprehensive single limit, or in such greater amounts as Landlord may reasonably require in accordance with prudent property management practices. The insurance policies required by this Lease to be maintained by Tenant shall name Landlord and any other parties in interest designated by Landlord, as additional insured's or loss payees, as the case may be, and shall contain a clause that the insurer will not cancel or change insurance coverage without first giving the Landlord thirty days prior written notice. The insurance shall be with carriers approved by Landlord and a copy of the paid up policies or certificates of the insurers evidencing the maintenance of such insurance policies shall be delivered to Landlord prior to commencement of the term of this Lease or Tenant's occupancy, whichever is sooner, and, upon policy renewals, not less than thirty days prior to the expiration of a coverage period.

B. Tenant agrees to carry, at its expense, insurance against fire, vandalism, malicious mischief, and such other perils as are from time to time included in a standard extended coverage endorsement, insuring the Leased Premises and Tenant's goods, trade fixtures, furnishings, equipment and all other items of personal property of Tenant and Landlord located on or within the Leased Premises. Such insurance shall include, without limitation, coverage for financial loss due to business interruption so as to permit Tenant to satisfy its financial obligations hereunder without abatement following a casualty. Tenant shall also during the entire term hereof, keep in full force and effect adequate plate glass insurance. The insurance coverage shall be in a sufficient amount to cover the replacement value of the property covered. Tenant agrees that copies of the paid up policies or certificates of the insurers evidencing the maintenance of such insurance shall be delivered to Landlord at like times as with respect to the insurance specified in Section A of this Article above. Tenant hereby waives any claim against Landlord, whether based on negligence or otherwise, which would be covered by all insurance required to be carried by Tenant under this Article, and all of the policies of such insurance shall be written so that the insurer shall have no rights of subrogation against Landlord. Tenant shall not carry any stock of goods or do anything in or about the Leased Premises which will in any way tend to increase the insurance rates on the Leased Premises. If Tenant installs any electrical equipment that overloads the lines in the Leased Premises, or causes any substances which have the potential to harm the environment as may be determined by any local, state or federal laws, rules or regulations to be on or about the Premises, Tenant shall at its own expense make whatever changes are necessary to comply with the requirements of the insurance underwriters and governmental authorities having jurisdiction.

C. Tenant hereby indemnifies Landlord and agrees to save it harmless from and against any and all claims, actions, damages, liability and expense in connection with loss of life, injury or damage to property or other damages arising out of or relating to any occurrence in, upon or at the Leased Premises and from and against economic losses resulting from Tenant's breach of this Lease. In case Landlord shall be made a party to any litigation commenced by a third party against Tenant or by Tenant against a third party, then Tenant shall protect and hold Landlord harmless and shall pay all costs and expenses, including reasonable attorney fees, incurred or paid by Landlord in connection with such litigation.

10. DESTRUCTION OF LEASED PREMISES

A. In the event the Building located on the Leased Premises is damaged or partially destroyed by fire or the elements to the extent of less than one-half of the replacement cost thereof above foundation (hereinafter called "partial destruction"), then, unless Landlord (having the right to make such election) elects to terminate the Lease as provided herein, the Leased Premises shall be repaired by and at the expense of Tenant as set forth below.

B. In the event the Building located on the Premises is totally destroyed by fire or the elements, which total destruction shall be construed to mean damage to an extent of more than one-half of the replacement cost thereof above foundation, or if the Building is partially destroyed and less than one year remains of the term of this Lease, then Landlord may, at its option, cancel this Lease. If the Lease is not so cancelled, and Landlord so elects, Landlord shall rebuild the Leased Premises at its expense, as set forth below. If Landlord desires to exercise its option to cancel the Lease pursuant to this Article, Landlord must notify Tenant in writing, such notice to be received by the Tenant within ninety (90) days after the casualty causing the destruction. In the event that Landlord exercises an option to cancel this Lease pursuant to the rights granted in this Article, Landlord shall be entitled to all insurance monies owing as a result of the destruction of the Building and the improvements and fixtures therein. If Landlord shall undertake to restore or repair the Premises, Landlord shall initiate and pursue the necessary work with all reasonable dispatch, in a manner consistent with sound construction methods, but shall not be liable for any delays or interruptions occasioned by delay in adjustment with the insurance carrier, strikes, casualties, critical materials in short supply, governmental regulations, or any other causes beyond Landlord's control.

C. In the event of any repair of such damage to the Building, all of the insurance proceeds paid under Tenant's policy of casualty insurance shall be made available to Landlord to fund the repair or restoration work. Landlord shall not be obligated to expend an amount in excess of the insurance proceeds recovered as a result of such casualty. In no event shall Landlord be required to repair or replace Tenant's leasehold improvements, stock in trade, fixtures, furniture, furnishings, inventory, personal property, wall or floor coverings or equipment. The obligation of Landlord hereunder is limited to the repair or restoration of the basic Building on the Premises and Landlord shall not be obliged to restore the leasehold

improvements installed by Tenant. Tenant shall, at its expense, repair or replace Tenant's leasehold improvements, stock in trade, fixtures, furniture, furnishings, inventory, personal property, floor coverings and equipment.

11. EMINENT DOMAIN

A. If the whole of the Leased Premises shall be taken by any public or quasi public authority under the power of eminent domain, then the term of this Lease shall cease as of the day that possession is required to be given to the authority and the rentals shall be paid up to that day with a proportionate refund by Landlord of any rental as may have been paid in advance for a period from and subsequent to such day.

B. All damages awarded for any taking under the power of eminent domain of all or any part of the Leased Premises shall belong to and be the sole property of Landlord; and if this Lease is terminated per the provisions of this Article, Tenant shall furnish Landlord, before or after the termination, such evidence of non-feasibility of continuance of this Lease as Landlord shall reasonably require; provided, however, that Tenant shall be entitled to any separate award made for depreciation or damage to, and cost of removal of Tenant's furnishings and fixtures. The provisions of this Article shall in all ways and respects likewise apply to any sale made in lieu of any taking under the power of eminent domain.

12. ASSIGNMENT AND SUBLETTING

Tenant shall not assign or in any manner transfer this Lease or any estate or interest therein without the prior written consent of Landlord, which Landlord may withhold or condition in its sole, unfettered discretion, and Tenant shall not sublet said premises or any part or parts thereof or permit the use or occupancy of the Leased Premises or any part thereof by anyone other than Tenant without like consent. Consent by Landlord to one or more assignments of this Lease or to one or more subletting of said Leased Premises shall not operate to exhaust Landlord's rights under this Article. In the event that Tenant, with the previous consent of Landlord, does assign or in any manner transfer this Lease or any estate or interest therein, Tenant shall in no way be released from any of its obligations under this Lease. Any purported assignment or sublet by Tenant without Landlord's prior, written consent shall be void and without effect. Any request for consent by Landlord to an assignment or sublet must be accompanied by the payment to Landlord of a non-refundable consent review administration fee in the amount of Five Hundred Dollars (\$500).

13. OFFSET STATEMENT AND SUBORDINATION

A. Tenant agrees, within ten (10) days after written request therefore by Landlord, to execute in recordable form and deliver to Landlord a statement, in writing, certifying (1) that this Lease is in full force and effect, (2) the date of commencement of the term of this Lease, (3) that rent is paid currently without any offset or defense thereto, (4) the amount of rent, if any, paid in

advance, and (5) that there are no uncured defaults by Landlord or, if such defaults are claimed, stating the facts giving rise thereto.

B. Tenant agrees that this Lease shall be subordinate to any existing and, at the request of Landlord, to any future mortgages or deeds of trust placed upon the Leased Premises, and to any and all advances to be made there under and to the interest thereon and all renewals, replacements and extensions thereof, provided the mortgagee or trustee named in said mortgages or trust deeds shall recognize the Lease of Tenant in the event of foreclosure if Tenant is not in default.

C. Failure of the Tenant to execute any of the above instruments within fifteen (15) days of Landlord's written request shall constitute a breach of this Lease, and Landlord may, at its option, cancel this Lease and terminate the Tenant's interest therein. Further, it shall be construed to be Tenant's appointment of Landlord as attorney-in-fact for the Tenant with full power and authority to execute and deliver in the name of the Tenant any such instruments.

14. WARRANTIES OF TITLE AND QUIET ENJOYMENT

Landlord covenants and warrants that it has full right and lawful authority to enter into this Lease for the term hereof. If Tenant is not in default herein, Landlord shall not disturb or interfere with Tenant's quiet and peaceable enjoyment of the Leased Premises during the term of this Lease.

15. COMPLIANCE, WORKMANSHIP AND LIENS

Tenant agrees that any and all construction, repair, replacement, alteration, removal and remodeling work on the Leased Premises shall be performed by Tenant in a good and workmanlike manner, employing materials of good quality after obtaining all necessary permits and complying with all laws, codes, regulations, ordinances and governmental requirements which may be applicable thereto. Nothing in this Lease shall authorize Tenant to do any act which would in any way encumber Landlord's interest in the Leased Premises. Tenant agrees to cause to be paid promptly when due the entire cost of any work or materials furnished to the Leased Premises undertaken by Tenant so that the Leased Premises shall at all times be free of liens for labor and/or materials. In the event any lien or notice of intent to hold a lien is filed against or attached to the Leased Premises, or Tenant's interest therein, at Landlord's option Tenant shall provide and pay for a non-cancellable bond placed with a reputable company reasonably approved by Landlord, in an amount equal to one and one half (1-1/2) times the amount of said lien. Said bond shall insure the interest of Landlord from any loss by reason of the filing of such lien. Tenant also agrees to immediately pursue, in good faith Tenant's legal remedies to the end of removal of said lien.

16. AMERICANS WITH DISABILITIES ACT

Tenant warrants that any construction, repair, replacement, alteration, removal or remodeling work performed by Tenant or its contractors on the Leased Premises shall be performed in conformance with the requirements of the Americans with Disabilities Act as same may be amended from time to time and all regulations issued by the United States Attorney General or other authorized agencies under the authority of the Americans with Disabilities Act. Tenant agrees to reimburse and indemnify Landlord for any expenses incurred because of the failure of the Tenant to conform with the above-cited law and regulations, including, without limitation: the costs of making any alterations, renovations or accommodations required by the Americans with Disabilities Act, or any governmental enforcement agency or any court; any and all fines, civil penalties and damages awarded against Landlord which results from a violation or violations of the above-cited law and regulations; and all reasonable legal expenses incurred in defending claims made under the above-cited law and regulations including reasonable attorneys fees.

17. TENANT'S RESPONSIBILITY

A. Tenant shall be responsible for and shall pay before delinquency 2/3 of all municipal, county, state and federal taxes assessed during the term of this Lease against any leasehold interest or personal property of any kind, owned by or placed in, upon or about the Leased Premises by the Tenant or against any leasehold improvements constructed by Tenant in the Premises.

B. Landlord shall not be responsible or liable to the Tenant for any loss or damage resulting to the Tenant or its property from roof leaks, bursting, stoppage or leaking of water, gas, sewer or steam pipes or for any damage or loss of property within the Leased Premises from any cause whatsoever.

C. Tenant shall give immediate notice to Landlord in case of fire or accidents in the Leased Premises or of defects therein or in any fixtures or building equipment.

18. NOTICES

All notices and demands by either party to the other shall be given in writing and sent by express mail or U.S. certified mail, return receipt requested, postage prepaid, and addressed:

To Landlord: Wolfgang Investments LLC
316 Winnebago Ave
Menasha, WI 54952

To Tenant: Grainwork's Old & New, LLC
1055 Pilgrim Rd
Neenah, WI 54956

Either party may, upon prior notice to the other, specify a different address for the giving of notice. Landlord may, upon prior notice to Tenant, require that any notice which Tenant may give to Landlord shall be given to such mortgagee of the Leased Premises as designated by Landlord, otherwise, and if not given to such mortgagee, the notice to Landlord to be ineffectual. A notice given in accordance herewith shall be deemed received upon the expiration of three days following postmark and deposit in the U.S. mail. All bills, statements and other communications which Landlord may be required or desire to render to Tenant may be delivered to the Leased Premises or sent by U.S. mail addressed to Tenant at the Leased Premises.

19. LANDLORD'S ACCESS

Landlord or Landlord's agent shall have the right to enter the Leased Premises at all reasonable times to examine the same and to show them to prospective purchasers or mortgagees of the Premises. In the event of emergency, Landlord may enter the Premises immediately, with force if necessary, and shall have no liability to Tenant for any loss or damage incurred as a result of such forced entry. Tenant shall furnish Landlord with duplicates of all keys and with all security system codes and lock combinations necessary to gain access to the Premises in Tenant's absence. During the six months prior to the expiration of the term of this Lease or any renewal term, Landlord may exhibit the Premises to prospective tenants and place upon the Premises the usual notices "to let" or "for rent," which notices Tenant shall permit to remain thereon without molestation.

20. DEFAULTS OF TENANT

A. If Tenant shall fail to pay the Base Rent or any additional rent or charge equivalent to rent when due hereunder and such failure shall continue for more than five (5) days after date due, or if Tenant shall fail to perform any of the other terms, conditions or covenants of this Lease to be performed or observed by Tenant for more than ten (10) days after written notice of such default has been given to Tenant, or if Tenant or any guarantor of this Lease shall be adjudged bankrupt or insolvent or shall make an assignment for the benefit of creditors, or if a receiver or trustee of Tenant's property or that of any guarantor of this Lease shall be appointed and such receiver or trustee, as the case may be, shall not be discharged within thirty (30) days after such appointment, or if an execution or attachment is levied against Tenant's property, or if this Lease shall by operation of law devolve upon or pass to any person or persons other than the Tenant (except with Landlord's express prior written consent), then in any such case, Landlord may, upon notice to Tenant, terminate this Lease and recover possession of and reenter the Leased Premises either peaceably, by force or otherwise, and may expel all persons and remove all property therefrom without becoming liable for prosecution therefor. In the event of any such default and the termination of this Lease, Landlord shall be entitled to recover from Tenant all past due rent and other charges equivalent to rent and an amount equal to, at the time of termination of this Lease, the then value of the excess, if any, of the aggregate of rent and other

charges equivalent to rent reserved in this Lease, for the balance of the term over the then reasonable rental value of the Leased Premises for the balance of the term plus all other damages sustained by Landlord on account of the breach of this Lease, including, but not limited to, the expenses incurred by Landlord in reentering and recovering possession of the Leased Premises and for the cost of repairs, alterations and brokerage and reasonable attorney's fees connected with the reletting of the Leased Premises. In case of a default under this Lease, Landlord may, in addition to terminating this Lease, or in lieu thereof, accelerate all or any part of the rents and charges equivalent to rent becoming due thereunder and/or pursue such other remedy or combination of remedies and recover such other damages for breach of tenancy and/or contract as available at law or otherwise.

B. The rights and remedies of Landlord under this Lease shall be cumulative and the exercise of any of them shall not be exclusive of any other right or remedy provided by this Lease or allowed by law, and the waiver by Landlord of any breach of any covenant of this Lease shall be limited to the particular instance and shall not operate or be deemed to waive any further breach of the same or any other covenant on the same or any other occasion, nor operate as a waiver of Landlord's right to enforce the payment of subsequent installments of rental or any of Landlord's rights under this Lease by such remedies as may be appropriate.

C. No extension of time, forbearance, neglect or waiver on the part of Landlord with respect to any one or more of the covenants, terms or conditions of this Lease, shall be construed as a waiver of any of the other covenants, terms or conditions this Lease, or as an estoppel against Landlord, nor shall any extension of time, forbearance or waiver on the part of Landlord in any one or more instances or particulars be construed to be a waiver or estoppel with respect to any other instance or particular covered by this Lease. After the service of a notice or the commencement of a suit or after final judgment for possession of the Leased Premises, Landlord may receive and collect any rent due and apply the same as and for use and occupancy, and the payment and receipt thereof shall not waive or affect any such notice, suit or judgment.

D. Landlord shall have the right at any time, after five (5) days written notice to Tenant (or without notice in case of emergency or in case any fine, penalty, interest or cost may otherwise be imposed or incurred) to make any payment or perform any act required of Tenant under any provision of this Lease, and in exercising such right, to incur necessary and incidental costs and expenses, including reasonable counsel fees. Nothing herein shall imply any obligation on the part of Landlord to make any payment or perform any act required of the Tenant, and the exercise of the right to do so shall not constitute a release of any obligation or a waiver of any default. All payments made and all costs and expenses incurred in connection with the exercise of such right shall be reimbursed to Landlord by Tenant within five (5) days after such payment, together with interest at a rate equal to the greater of (i) four percent (4%) over the reference rate published by BMO Harris Bank or (ii) fifteen percent (15%) per annum (but in no event shall such rate of interest exceed the maximum rate of interest then permitted by law) from the respective dates of the making of such payments or the incurring of such costs and expenses. In

the event of nonpayment thereof, Landlord shall have the rights and remedies it would have hereunder or by law in the case of nonpayment of rent.

21. SURRENDER

At the expiration or earlier termination of this Lease, Tenant shall peaceably and quietly surrender the Leased Premises broom clean and in good order, condition and repair, reasonable wear and tear excepted. All alterations, additions, improvements and fixtures and all hard surface bonded or adhesively affixed flooring shall be the property of Landlord and shall remain upon and be surrendered with the Leased Premises as a part thereof without disturbance, molestation or injury at the termination of the term of this Lease, whether by the lapse of time or otherwise, all without compensation or credit to Tenant. On or before the date of the Lease expiration or earlier termination thereof, Tenant shall remove all of its property from the Leased Premises pursuant to Article 5 above. Any of Tenant's property not so removed shall be deemed abandoned by Tenant. If the Leased Premises are not surrendered at the end of term, Tenant shall indemnify Landlord against all loss or liability resulting from delay by Tenant in so surrendering the Premises, including, without limitation, any claim made by any succeeding tenant founded on such delay. Tenant shall also surrender all keys for the Leased Premises and shall inform Landlord of combinations on any locks, safes and vaults, if any, on the Leased Premises.

22. HOLDING OVER

In the event Tenant remains in possession of the Leased Premises after the expiration of this Lease with Landlord's consent and without the execution of a new lease, it shall be deemed to be occupying said Leased Premises as a tenant from month-to-month, subject to all of the conditions, provisions and obligations of this Lease insofar as the same are applicable to a month-to-month tenancy. For each day that Tenant remains so in possession without Landlord's consent it shall pay a use and occupancy charge equal to three times the Base Rent computed on a daily basis.

23. ENVIRONMENTAL COMPLIANCE

It shall be the sole responsibility, without cost or expense to the other party to this Lease, of the Landlord (as to matters arising prior to the date possession is given to Tenant and as to matters not traceable to Tenant's tenancy) or of the Tenant (as to matters traceable to Tenant's tenancy hereunder) to comply with any and all environmental rules, regulations and laws, whether local, state or national (hereinafter "Environmental Provisions"). This responsibility shall include, but not be limited to, the submission of all information required thereunder by any governmental authority and the development and implementation of any cleanup plan required because of any spill or discharge of a hazardous substance or waste on or in the Leased Premises. The responsible party, whether Landlord or Tenant, shall indemnify, defend and hold the other party to this Lease harmless from and against any and all liabilities, losses and costs, including,

without limitation, reasonable professional and counsel fees, which the non-responsible party may incur by reason of the responsible party's failure to comply with the foregoing.

24. MISCELLANEOUS

A. One or more waivers of any covenant or condition by Landlord shall not be construed as a waiver of a subsequent breach of the same covenant or condition. The consent or approval by Landlord to or of any act by Tenant requiring Landlord's consent or approval shall not be deemed to render unnecessary Landlord's consent or approval to or of any subsequent similar act by Tenant. No breach of a covenant or condition of this Lease shall be deemed to have been waived by Landlord, unless such waiver be in writing signed by the Landlord.

B. This Lease and the Exhibits attached hereto and forming a part hereof, set forth all the covenants, promises, agreements, conditions and understandings between Landlord and Tenant concerning the Leased Premises and there are no covenants, promises, agreements, conditions or understandings, either oral or written, between them other than as herein set forth. No alteration, amendment, change or addition to this Lease shall be binding upon Landlord or Tenant unless reduced to writing and signed by each party.

C. Whenever herein the singular number is used, the same shall include the plural, and the masculine gender shall include the feminine and neuter genders.

D. The captions and article numbers appearing in this Lease are inserted only as a matter of convenience and in no way define, limit, construe or describe the scope or intent of such sections or articles of this Lease nor in any way affect this Lease.

E. Any amount due from Tenant to Landlord hereunder which is not paid when due shall bear interest at a rate equal to the greater of (i) four percent (4%) over the reference rate published by BMO Harris Bank or (ii) fifteen percent (15%) per annum (but in no event shall such rate exceed the maximum rate of interest permitted by law) from the date due until paid, unless otherwise specifically provided herein, but the payment of such interest shall not excuse or cure any default by Tenant under this Lease.

F. The covenant to pay Base Rent or any additional rent or charge is hereby declared to be an independent covenant on the part of Tenant to be kept and performed, and no such rent or charge shall be subject to any offset or deduction whatsoever.

G. In case of emergency (the existence of which shall be determined solely by Landlord), if Tenant shall not be present to permit entry, Landlord or its representatives may enter the Leased Premises forcibly without rendering Landlord or its representatives liable therefor or affecting Tenant's obligation under this Lease.

H. No payment by Tenant or receipt by Landlord of a lesser amount than the monthly or any other rent or charge herein stipulated shall be deemed to be other than on account, nor shall any endorsement or statement on any check or any letter accompanying any check or payment of any rent or charge be deemed an accord and satisfaction, and Landlord shall accept such check or payment without prejudice to Landlord's right to recover the balance of such rent or charge or pursue any other remedy in this Lease provided.

I. The submission of this Lease for examination does not constitute a reservation of or option for the Leased Premises, and this Lease shall become effective as a Lease only upon execution and delivery thereof by Landlord and Tenant.

J. This Lease shall be governed by, and construed in accordance with, the laws of the State of Wisconsin. If any provision of this Lease or the application thereof to any person or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Lease shall not be affected thereby and each provision of the Lease shall be valid and enforceable to the fullest extent permitted by the law.

K. Tenant shall, in the event of the sale or assignment of Landlord's interest in the building of which the Leased Premises form a part, or in the event of any proceedings brought for the foreclosure thereof, or in the event of exercise of the power of sale under any mortgage made by Landlord covering the Leased Premises, attorn to the purchaser and recognize such purchaser as Landlord under this Lease.

L. In the event of any sale or other transfer of the land, building or this Lease, Landlord hereunder shall be entirely relieved of all obligations hereunder from and after the date of the transfer; provided, however, that the transferee shall assume the same.

M. If Landlord shall fail to perform any covenant, term or condition of this Lease upon Landlord's part to be performed, and if as a consequence of such default, Tenant shall recover a money judgment against Landlord, such judgment shall be satisfied only out of the proceeds of sale received upon execution of such judgment and levied thereon against the right, title and interest of Landlord in the Leased Premises and out of rents or other income from such property receivable by Landlord, or out of the consideration received by Landlord from the sale or other disposition of all or any part of Landlord's right, title and interest in the Leased Premises and the Landlord herein shall not be liable for any deficiency.

N. In the event Landlord desires to obtain mortgage financing of the Leased Premises or any part of it and Landlord's mortgagee or mortgagees request modifications or amendments to this Lease, then Tenant, within ten days of Tenant's receipt of written notice, agrees to execute such modifications or amendments as required. Notwithstanding the foregoing, Tenant shall not be required to execute any modifications or amendments to this Lease which shall modify the

provisions of this Lease relating to the amount of rent or any charges reserved, the size, use and location of the Leased Premises or the duration of the term of this Lease.

O. Nothing contained in this Lease shall be construed to create any agency between Landlord and Tenant or to authorize the Tenant to do any act or thing or to make any contract so as to encumber in any manner the title of the Landlord to the Leased Premises or to create any claim or lien upon the interest of the Landlord in the Leased Premises.

P. Except as expressly otherwise provided, all of the terms, covenants, and conditions hereof shall be binding upon and inure to the benefit of the heirs, personal representatives, successors in interest and assigns of the parties hereto.

Q. In the event that Landlord enforces this Lease or any provisions of it through litigation, mediation, arbitration, or undertakes a declaration of its rights or commences collection activity, against Tenant, Tenant will reimburse Landlord for Landlord's reasonable attorney's fees and expenses so related to Landlord's cause.

25. SECURITY DEPOSIT

Tenant shall deposit with Landlord an initial security deposit in the amount of \$1,700 (the "Security Deposit"). The Security Deposit shall be held by Landlord as security for the faithful performance by Tenant of all the terms, covenants and conditions of this Lease to be kept and performed by Tenant and not as an advance rental deposit or as a measure of Landlord's damage in case of Tenant's default. Landlord shall not be required to segregate the Security Deposit from its general funds or to hold the Security Deposit in any special account. If Tenant defaults with respect to any provision of this Lease, Landlord may use any part of the Security Deposit for the payment of any rent or any other sum in default, or for the payment of any amount which Landlord may spend or become obligated to spend by reason of Tenant's default, or to compensate Landlord for any other loss or damage which Landlord may suffer by reason of Tenant's default. If any portion is so used, Tenant shall, within ten days after written demand therefor, deposit with Landlord an amount sufficient to restore the Security Deposit to its original amount and Tenant's failure to do so shall be a material breach of this Lease. If Tenant shall fully and faithfully perform every provision of this Lease to be performed by it, the Security Deposit or any balance thereof shall be returned to Tenant at such time after termination of this Lease as Landlord shall have determined that all of Tenant's obligations under this Lease have been fulfilled.

26. COMMISSIONS

Each of the parties (a) represents and warrants to the other that it has not dealt with any broker or finder in connection with this Lease, and (b) indemnifies and holds the other harmless from any and all losses, liability, costs or expenses (including reasonable attorneys' fees) incurred as a result of any alleged breach of the foregoing warranty by it.

27. FIRST REFUSAL RIGHTS

In the event that Landlord receives a bona fide offer from a third party to purchase the Leased Premises during the Lease term, Landlord shall give Tenant notice of same identifying the third party and specifying the economic terms of the offer to purchase. Tenant shall have the option to purchase the Leased Premises upon the same terms and conditions as those offered by the third party. To exercise such option, Tenant shall give Landlord notice of its election to do so within ten days following Landlord's notice to Tenant, TIME BEING OF THE ESSENCE, failing which Landlord shall be free to consummate the purchase and sale transaction with such third party or its designee upon the terms described in Landlord's notice. If Landlord does not consummate the transaction with such third party within one year following Landlord's notice to Tenant, Tenant's rights hereunder shall be reinstated and Landlord may not convey the Leased Premises to any third party without again offering Tenant the first opportunity to purchase the Leased Premises as provided herein.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Lease as of the day, month and year set forth above.

LANDLORD:

Wolfgang Investments, LLC

By 

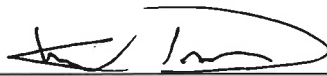
Gina L Vendola
Member

TENANT:

Grainwork's Old & New, LLC

By 

Brian Duncan
Member

By 

Chad Duncan
Member

Floor Plan



LEASE GUARANTY

In order to induce Wolfgang Investments, LLC ("Landlord") to execute the attached lease dated September 1, 2022 between Landlord and Grainwork's Old & New LLC ("Tenant"), the undersigned do hereby absolutely and unconditionally guarantee the full performance and observance of all the covenants, conditions, and agreements provided to be performed and observed by Tenant in the Lease, including, without limitation, the prompt payment of the rent and all other amounts required to be paid by Tenant.

The undersigned hereby waive notice of non-payment, non-performance or non-observance, and all other notices and all proof or demands.

Further, the undersigned expressly agree that their obligations hereunder shall not be terminated, affected or impaired by reason of the granting by Landlord of any indulgences to Tenant, or by reason of the assertion against Tenant of any of the rights or remedies reserved to Landlord pursuant to the provisions of the Lease, or by the relief of the Tenant from any of the Tenant's obligations under the Lease by operation of law or otherwise. The undersigned hereby waive all suretyship defenses. The undersigned further covenant and agree that this Lease Guaranty shall remain binding and continue in full force and effect in the event of any renewal, modification or extension of the Lease, whether or not the undersigned shall have received any notice of or consented to such renewal, modification or extension.

The undersigned further agree that their liability hereunder shall be primary, and that in any claim or right of action which shall accrue to the Landlord under the Lease, the Landlord may, at its option, proceed against the undersigned and the Tenant, or may proceed against the undersigned without having made a claim or commenced any action against or pursue or obtain a judgment against the Tenant.

It is agreed that the failure of the Landlord to insist on any one or more occasions upon strict performance or observance of any of the terms, provisions, or covenants of the Lease, or to exercise any right contained therein, shall not be construed or deemed to be a waiver or relinquishment for the future of such term, provisions, covenant or right, but the same shall continue and remain in full force and effect. Receipt by the Landlord of rent or other payments with knowledge of the breach of any provision of the Lease shall not be deemed a waiver of such breach.

No assignment or other transfer of the Lease, or any interest therein, shall operate to extinguish or diminish the liability of any of the undersigned hereunder.

The undersigned acknowledges that the obligations of this instrument are made in the interest of the undersigned's marriage.

TO THE EXTENT ALLOWED BY APPLICABLE LAW, GUARANTOR AND LANDLORD HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVE THE RIGHT EITHER OF THEM OR THEIR HEIRS, PERSONAL REPRESENTATIVES,

SUCCESSORS OR ASSIGNS MAY HAVE TO A TRIAL BY JURY IN RESPECT TO ANY LITIGATION ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS GUARANTY OR ANY AGREEMENT CONTEMPLATED TO BE EXECUTED IN CONJUNCTION HEREWITH, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF ANY PARTY. THIS PROVISION IS A MATERIAL INDUCEMENT TO LANDLORD'S ACCEPTING THIS GUARANTY.

In the case of any action, suit or proceeding arising out of this Guaranty, Guarantors expressly consent and agree to subject matter jurisdiction and personal jurisdiction in the circuit courts of the State of Wisconsin venued in Winnebago County, Wisconsin. If any provision or portion of this Agreement shall be or become illegal, invalid or unenforceable for any reason, such provision shall be ineffective only to the extent of such illegality, invalidity or unenforceability, without invalidating the remainder of such provision or the remaining provisions of this Agreement.

IN WITNESS WHEREOF, this Guaranty is executed this 16 day of AUGUST, 2022.



Brian Duncan, individually



Chad Duncan, individually

City of Neenah Liquor Licenses Quota
May 28, 2024

	Establishment	Reserve "Class B" Combo IL & FMB	"Class B" Combo IL & FMB	Class "B" FMB	"Class A" Combo IL & FMB	Class "A" FMB	Class "C" Wine
"Class B" Combo IL & FMB	Ballroom at the Reserve		1				
	Bao Ju Mandrain Gourmet		1				
	Bar Twenty-Two		1				
	Bay Point Bar & Grill		1				
	Bridgewood Resort Hotel		1				
	Broken Tree Pizza		1				
	Cannova's Pizzeria		1				
	Cedar Bar & Grill		1				
	Copperstill Bourbon Bar		1				
	Cozumel Mexican Restaurant		1				
	Cranky Pat's Pizzeria & Pub		1				
	The Dome Sports Bar & Grill		1				
	Doubletree by Hilton Neenah		1				
	El Azteca Restaurant		1				
	Fire Lite		1				
	Gord's Pub		1				
	Greene's Pour House		1				
	Ground Round Bar & Grill		1				
	ICU Bar & Grill		1				
	Lion's Tail Brewing Co		1				
	Little Siam		1				
	Lucky Dog'z		1				
	My Place TNS		1				
	Old 41 Saloon		1				
	Pappa's Café	1					

	Rolling Thunder Lanes		1				
	Sante Wine Bar & Bistro		1				
	Sherrytown Station		1				
	Short Branch Saloon		1				
	Sidetracked Bar & Grill		1				
	Solea Mexican Grill		1				
	The Plaza		1				
	Town Council Kitchen and Bar		1				
	Two Bullyz Bar		1				
	Urban Market Neenah		1				
	Xtra Innings		1				
	Zacatecas Mexican Restaurant		1				
	Zuppa		1				
Class "	Sammy's Pizza			1			
"Class A" Combo IL & FMB	Cellars Wines & Spirits				1		
	Festival Foods				1		
	Gill Liquor				1		
	Grainworks Old & New				1		
	Pick N Save Store 6412				1		
	Pick N Save Store 8124				1		
	Walmart Supercenter				1		
Class "A" FMB	CVS Pharmacy Store 5936					1	
	Dollar General Store 21847					1	
	Tobacco Outlet Plus Store 526					1	
	Walgreen's Store 03392					1	
	Walgreen's Store 10236					1	
	Aldi's					1	

Totals		1	37	1	7	6	0
Quota		10	38	No Limit	No Limit	No Limit	No Limit

There is one regular "Class B" Liquor License remaining.



Department of Public Works
211 Walnut Street | Neenah, WI 54956
publicworks@neenahwi.gov
920.886.6240

M E M O R A N D U M

DATE: September 30, 2024
TO: Mayor Lang, Members of the Public Services & Safety Committee, and Members of the Plan Commission
FROM: James Merten, Traffic Engineer
RE: Resolution 2024-19: Amended S. Commercial Street Relocation Order

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. Resolution 2023-24 was approved on October 18, 2023, authorizing an amended relocation order as a result of modifications made to the plat.

Attached is Resolution 2024-19, which if approved, would authorize a final amended relocation order for the project. The amendments primarily comprise property ownership updates, but also the following land interest changes:

- Parcel 19 – 1315 S Commercial St – Hair Connection Salon – Decrease 8 SF of TLE
- Parcel 47 – 1117 S Commercial St – Gill Liquor – Increase 9 SF of Fee
- Parcel 108 – 783 S Commercial St – Buksyk Residence – Increase 30 SF of TLE
- Parcel 129 – 601 S Commercial St – Galloway Company – Decrease 1363 SF of TLE

The agreements made with the property owners already account for the amended quantities, so this relocation order is effectively a retroactive cleanup of those exchanges.

Staff recommend the Common Council approve Resolution 2024-19, the relocation order for the amended plat for the 2025 S. Commercial Street reconstruction project between Stanley Street and Tyler Street.



RESOLUTION NO. 2024-19

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 Neenah Common Council approved Resolution 2023-24, which issued an amended Resolution Order for said project; 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 9-17-2024	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, 9-25-2023	

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

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 CONDOMINUM 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	CITY OF NEENAH	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. WEINAUG (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	1129
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

SCHEDULE OF LANDS AND INTERESTS REQUIRED

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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	23	0	23	2500
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	PGM PROPERTIES, LLC	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

SCHEDULE OF LANDS AND INTERESTS REQUIRED

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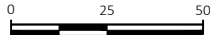
PARCEL NUMBER	SHEET NUMBER(S)	OWNER(S)	INTEREST REQUIRED	R/W AREA REQUIRED - SF			TLE SF
				NEW	EXISTING	TOTAL	REQUIRED
89	4.20	KENNETH R. BERNHARDT & DEBRA L. BERNHARDT	FEE, TLE	54	0	54	425
91	4.20	ORPHAN ANIMAL RESCUE AND SANCTUARY, INC.	TLE	0	0	0	630
92	4.20	LAWRENCE MICHAEL DANIELS	TLE	0	0	0	297
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	AEB REAL ESTATE LLC	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 & VICKI L. BUKSYK	TLE	0	0	0	363
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 & CHERRYL 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	CHRISTOPHER FOREMAN & REBECCA BERGSTROM	TLE	0	0	0	265
117	4.21	CODIE EMUNSON & LEIGH ANN RASCO	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

REVISION DATE
9-25-2023
11-10-2023-NC
9-17-2024

DATE 8-1-2023

GRID FACTOR

SCALE, FEET



HWY: COMMERCIAL STREET

COUNTY: WINNEBAGO

R/W PROJECT NUMBER 4993-01-01

CONSTRUCTION PROJECT NUMBER 4993-01-01

PLAT SHEET 4.04

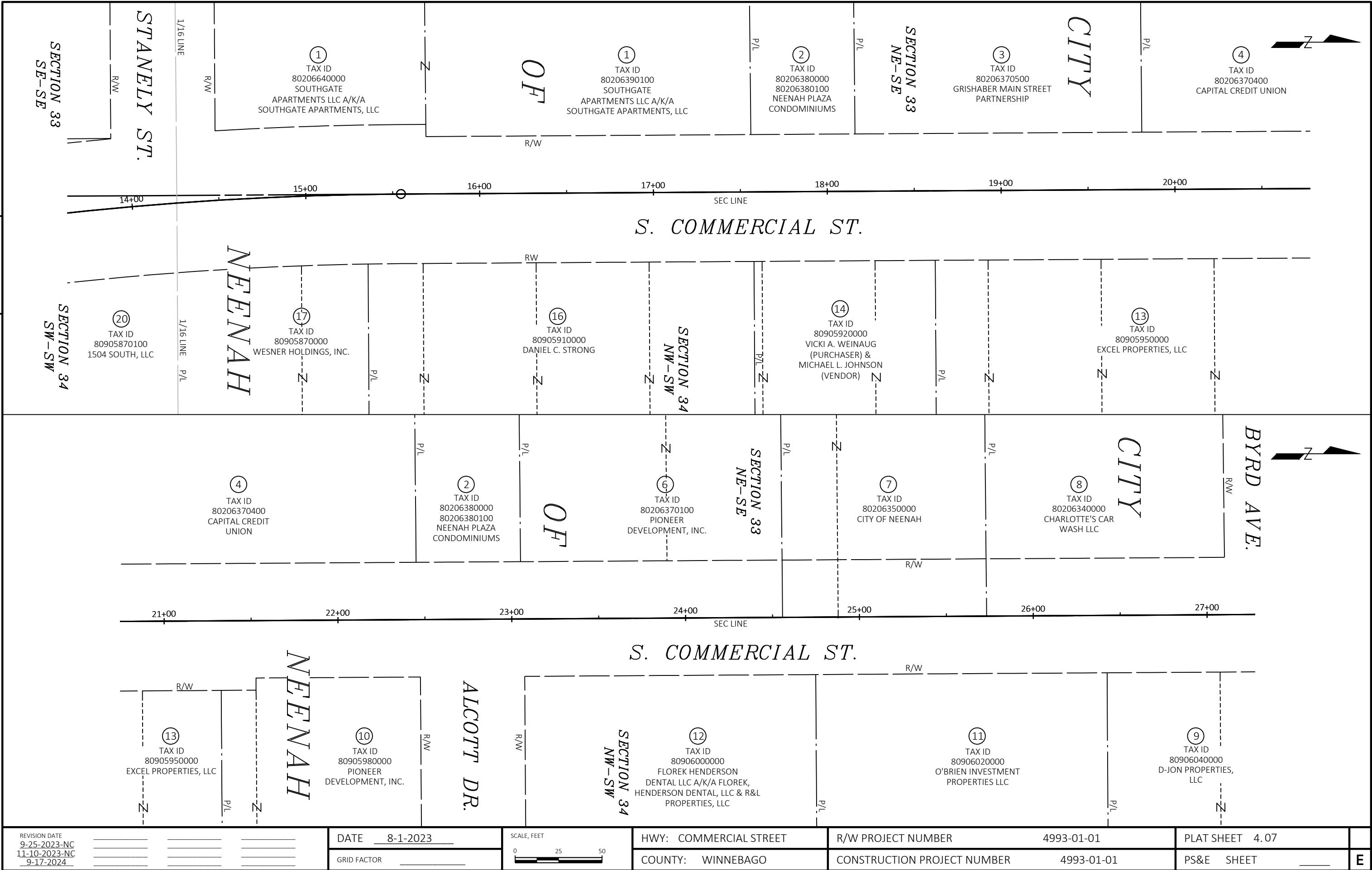
PS&E SHEET

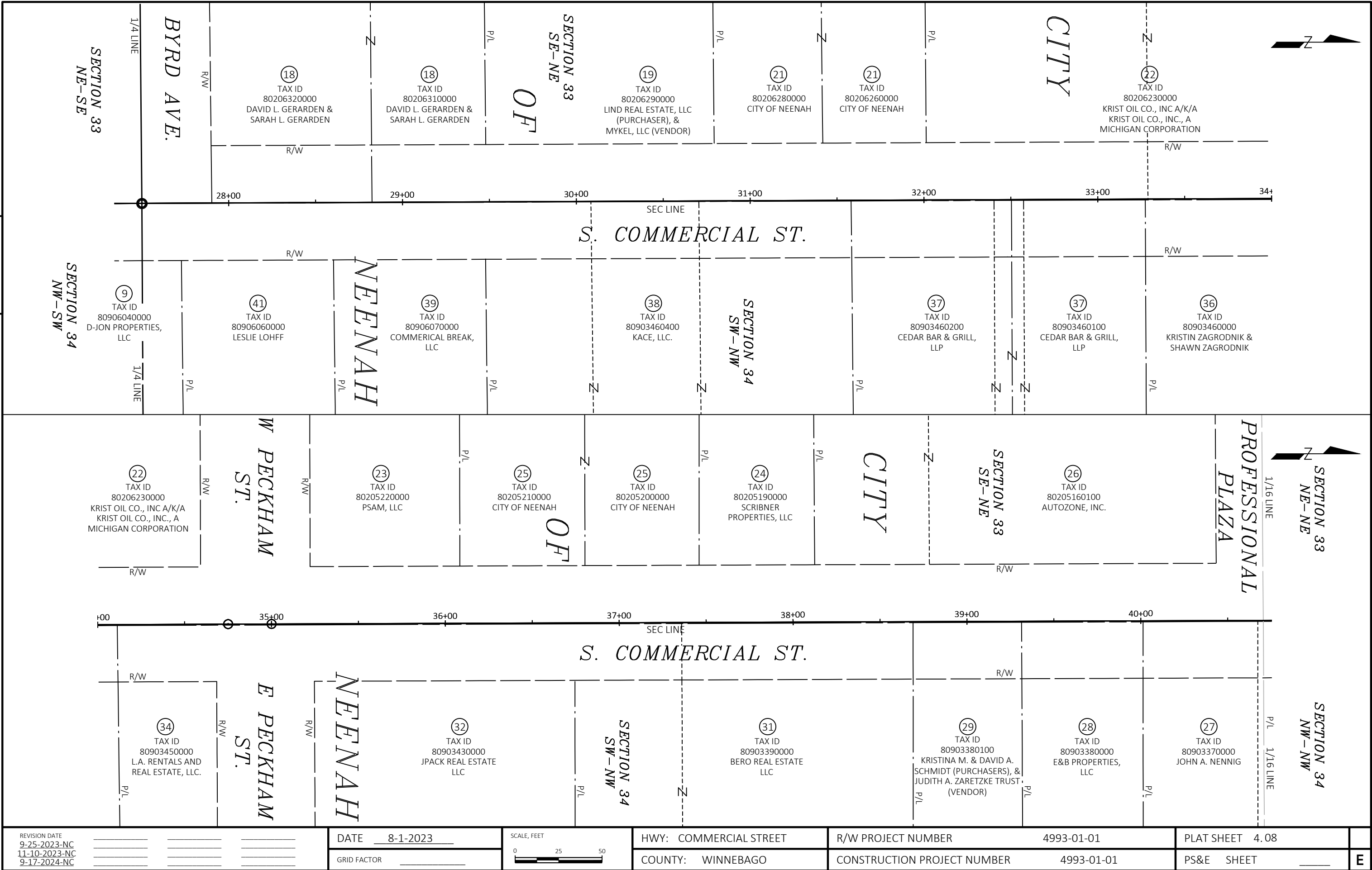
SCHEDULE OF LANDS AND INTERESTS REQUIRED

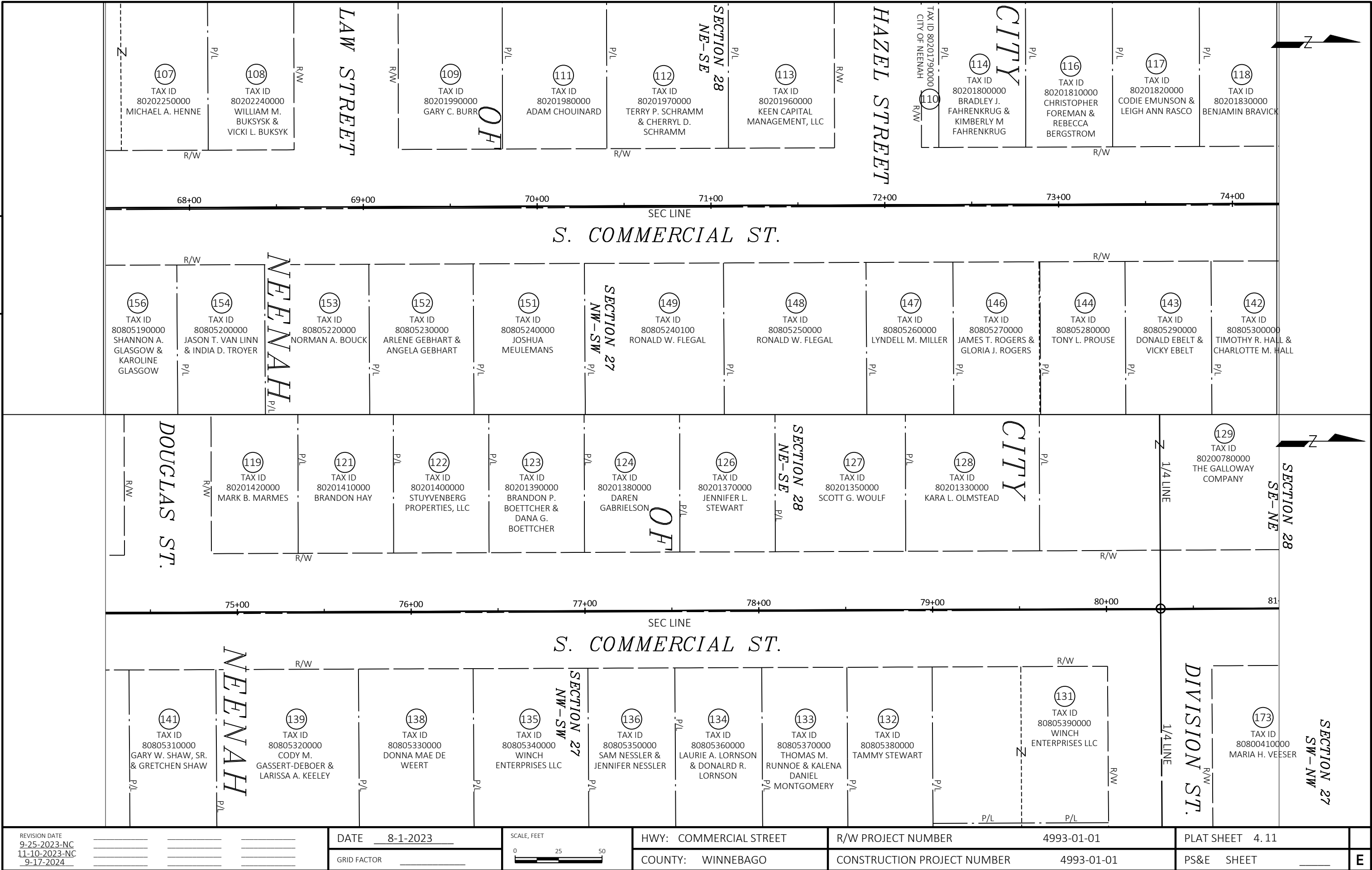
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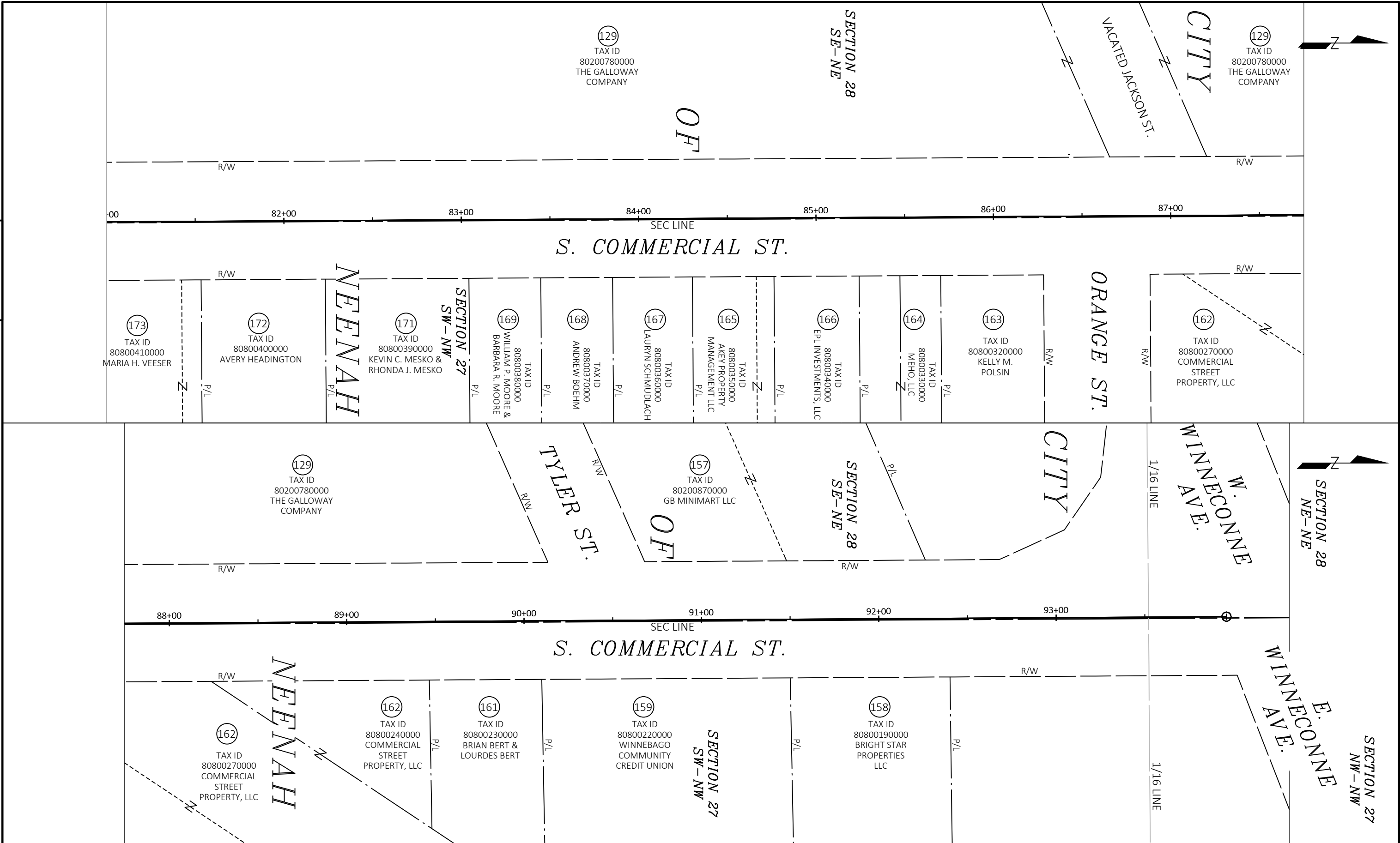
PARCEL NUMBER	SHEET NUMBER(S)	OWNER(S)	INTEREST REQUIRED	R/W AREA REQUIRED - SF			TLE SF
				NEW	EXISTING	TOTAL	REQUIRED
123	4.22	BRANDON P. BOETTCHER & DANA G. BOETTCHER	TLE	0	0	0	404
124	4.22	DAREN GABRIELSON	TLE	0	0	0	294
126	4.22	JENNIFER L. STEWART	TLE	0	0	0	294
127	4.22	SCOTT G. WOULF	TLE	0	0	0	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	6547
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

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
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	AVERY HEADINGTON	TLE	0	0	0	619
173	4.22, 4.23	MARIA H. VEESER	TLE	0	0	0	597
501	4.13, 4.14, 4.17	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				

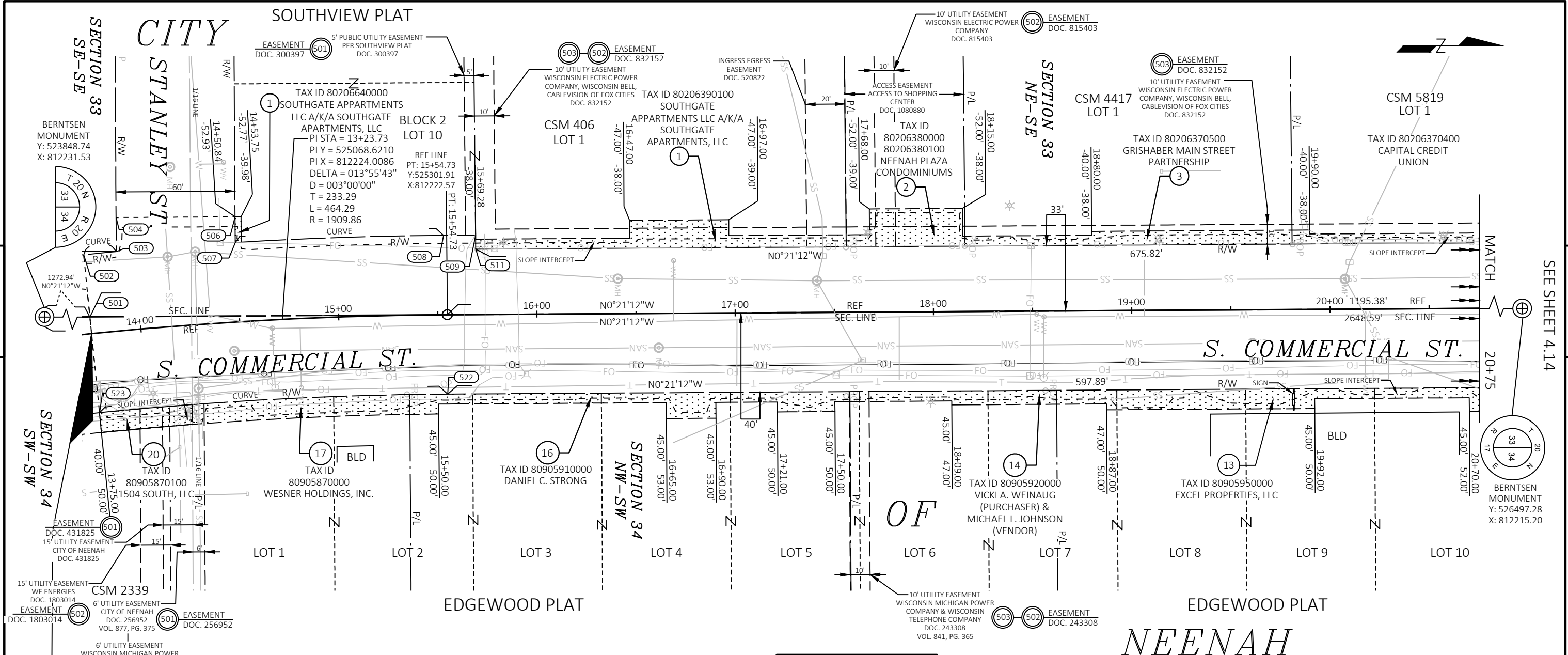








REVISION DATE 9-25-2023 11-10-2023-NC 9-17-2024				DATE 8-1-2023	SCALE, FEET 02550	HWY: COMMERCIAL STREET	R/W PROJECT NUMBER 4993-01-01	PLAT SHEET 4.12	
				GRID FACTOR		COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER 4993-01-01	PS&E SHEET	E



15' UTILITY EASEMENT
WE ENERGIES
DOC. 1803014

6' UTILITY EASEMENT
CITY OF NEENAH
DOC. 256952
VOL. 877, PG. 375

6' UTILITY EASEMENT
WISCONSIN MICHIGAN POWER
COMPANY & WISCONSIN
TELEPHONE COMPANY
DOC. 243308
VOL. 841, PG. 365

6' UTILITY RIGHT-OF-WAY GRANT
WISCONSIN TELEPHONE
COMPANY
DOC. 373242
VOL. 1213, PG. 419

6' UTILITY RIGHT-OF-WAY GRANT
WISCONSIN BELL, INC.
DOC. 619702

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

FOUND MONUMENT TABLE		
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 Table		
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

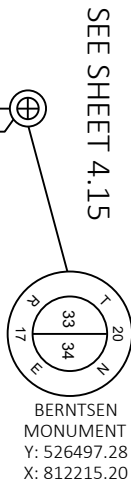
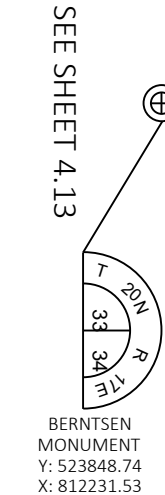
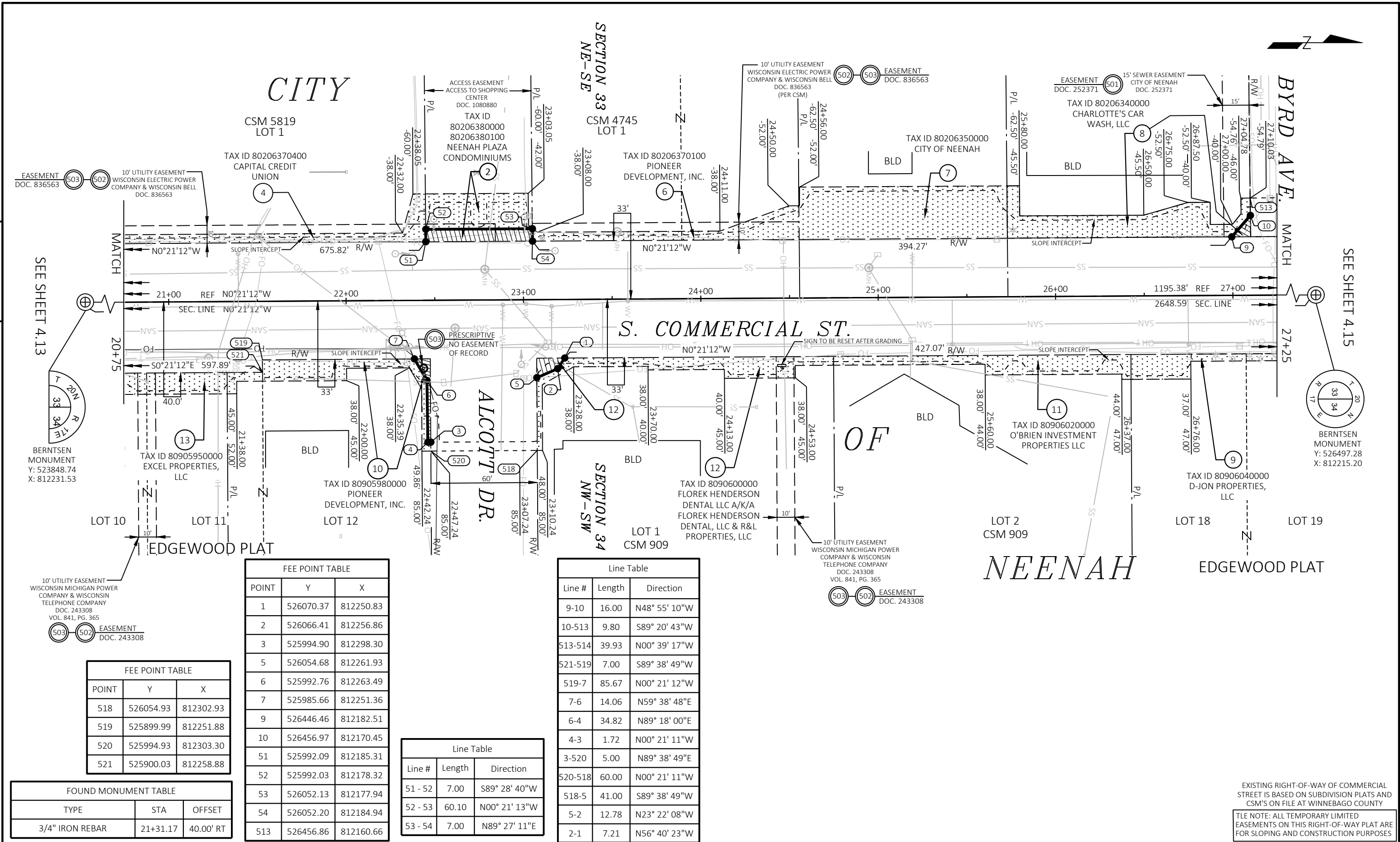
FEE POINT TABLE		
POINT	Y	X
501	525121.66	812223.68
502	525118.50	812192.33
503	525134.99	812190.74
504	525134.89	812173.57
506	525194.89	812173.20
507	525194.97	812186.18
508	525300.03	812182.58
509	525316.21	812182.48
511	525316.28	812189.48
522	525302.15	812262.57
523	525126.51	812271.93

Curve Table					
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

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 11-10-2023-NC 9-17-2024	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



FEE POINT TABLE		
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 Table		
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 Table		
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

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

FOUND MONUMENT TABLE		
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

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

REVISION DATE	9-25-2023		
	11-10-2023-NC		
	9-17-2024		

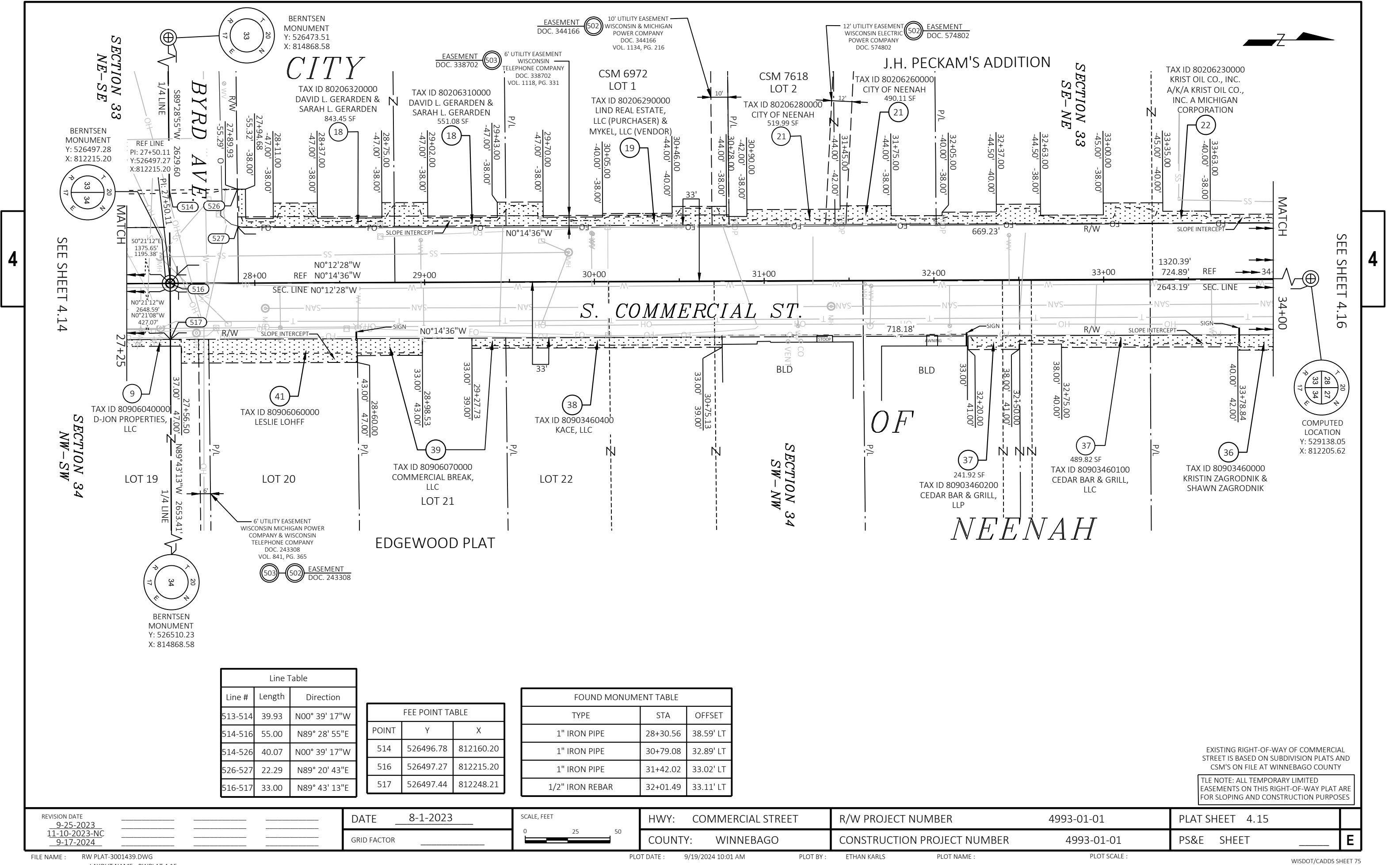
DATE	8-1-2023
GRID FACTOR	

SCALE, FEET	0 25 50
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HWY:	COMMERCIAL STREET
COUNTY:	WINNEBAGO

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

PLAT SHEET	4.14
PS&E SHEET	
	E



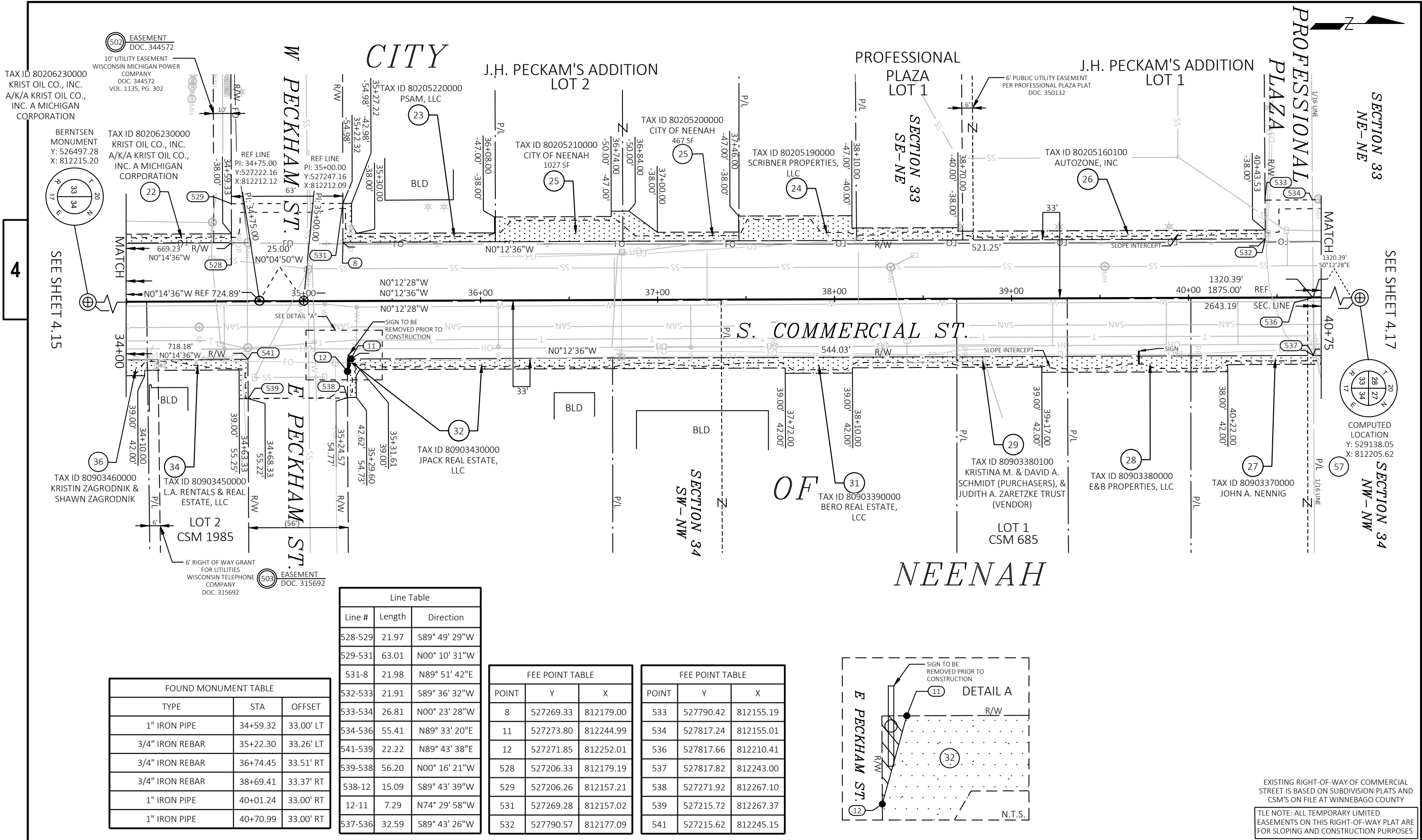
Line Table		
Line #	Length	Direction
513-514	39.93	N00° 39' 17"W
514-516	55.00	N89° 28' 55"E
514-526	40.07	N00° 39' 17"W
526-527	22.29	N89° 20' 43"E
516-517	33.00	N89° 43' 13"E

FEE POINT TABLE		
POINT	Y	X
514	526496.78	812160.20
516	526497.27	812215.20
517	526497.44	812248.21

FOUND MONUMENT TABLE		
TYPE	STA	OFFSET
1" IRON PIPE	28+30.56	38.59' LT
1" IRON PIPE	30+79.08	32.89' LT
1" IRON PIPE	31+42.02	33.02' LT
1/2" IRON REBAR	32+01.49	33.11' LT

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 11-10-2023-NC 9-17-2024				DATE 8-1-2023		SCALE, FEET 02550		HWY: COMMERCIAL STREET		R/W PROJECT NUMBER 4993-01-01		PLAT SHEET 4.16		E
				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.

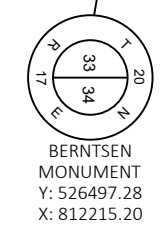
REPLAT OF AIRPORT
HEIGHTS

TAX ID 80204810000
A S GILL, INC.

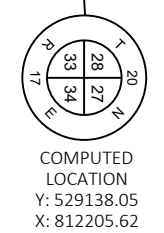
LANGLAY
BLVD.



SEE SHEET 4.16



SEE SHEET 4.18



TAX ID 80903350000
DAVID TATE

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

TAX ID 80903330000
K AND E LIMITED
PARTNERSHIP

TAX ID 8090330100
PGM PROPERTIES, LLC

TAX ID 80903300000
PRSHO, LLC

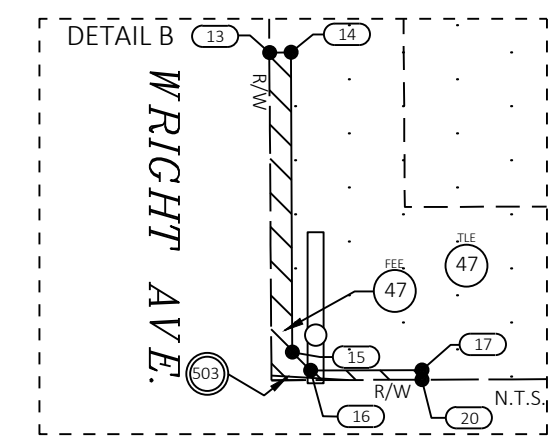
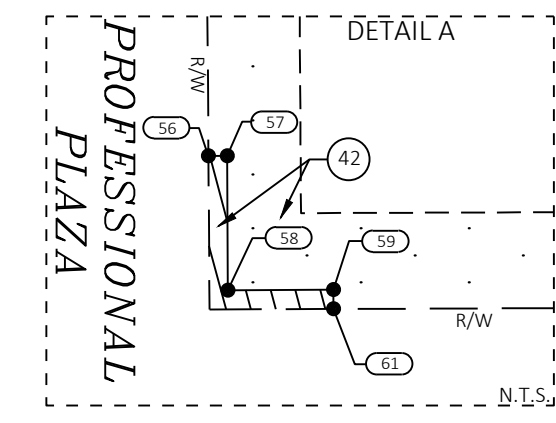
(501) EASEMENT
DOC. 229940
60" SEWER AND WATER
EASEMENT
CITY OF NEENAH
DOC. 229940
VOL. 803, PG. 71

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	528178.85	812158.60
15	528178.91	812174.21
16	528179.87	812175.17
17	528185.66	812175.15
20	528185.67	812175.65
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	1.13	N00° 17' 57"W
14-15	15.61	N89° 47' 32"E
15-16	1.35	N44° 47' 24"E
16-17	5.79	N00° 12' 36"W
17-20	0.50	N89° 47' 24"E
551-552	21.87	S89° 37' 42"W
552-553	90.00	N00° 22' 18"W

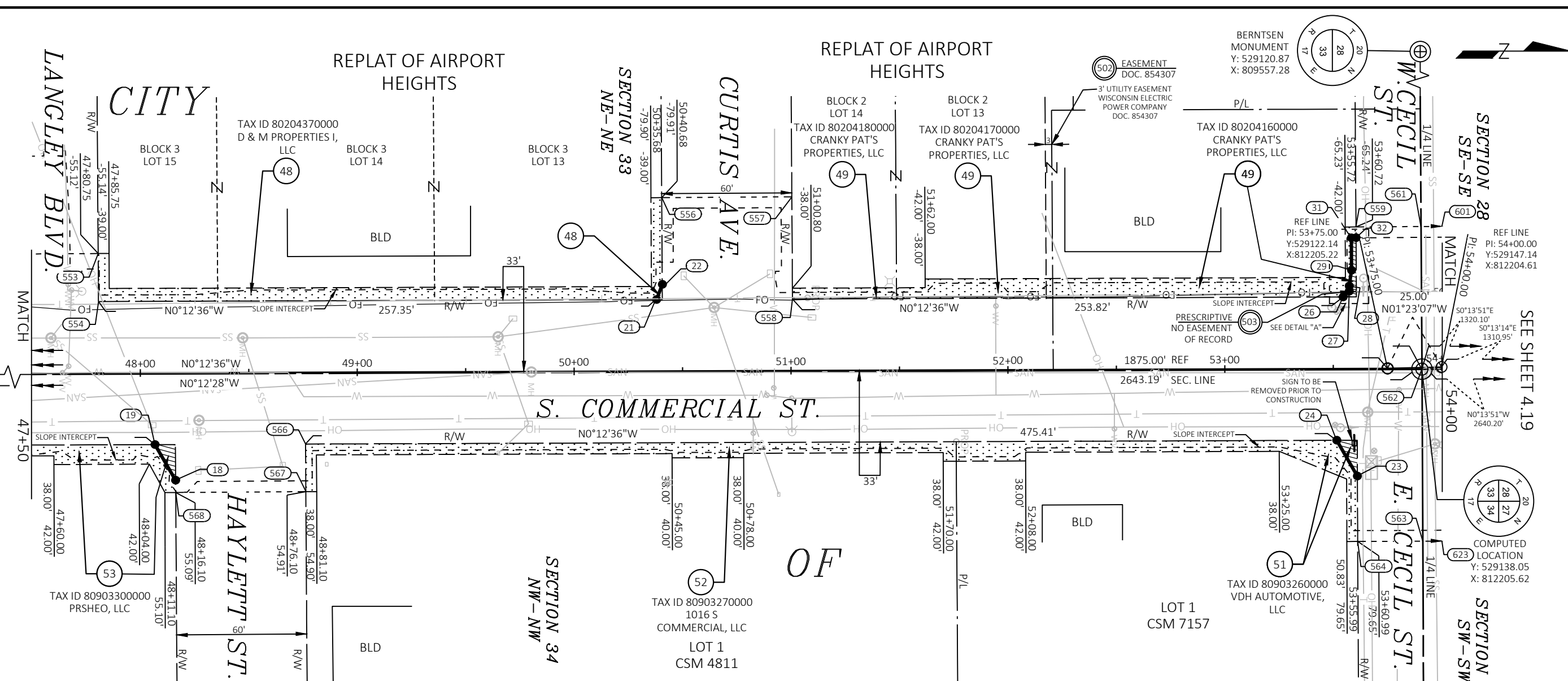
NEENAH



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 11-10-2023 9-17-2024	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



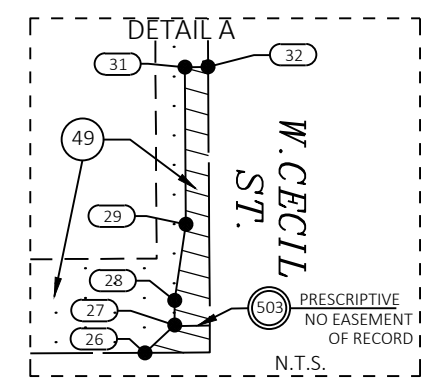
FEE POINT TABLE		
POINT	Y	X
18	528563.41	812256.69
19	528553.86	812240.30
21	528785.19	812173.45
22	528787.79	812166.52
23	529108.28	812254.76
24	529098.70	812238.30
26	529101.65	812172.29
27	529104.48	812169.63
28	529104.47	812167.28
29	529105.55	812160.02
31	529105.45	812145.04
32	529107.66	812145.03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

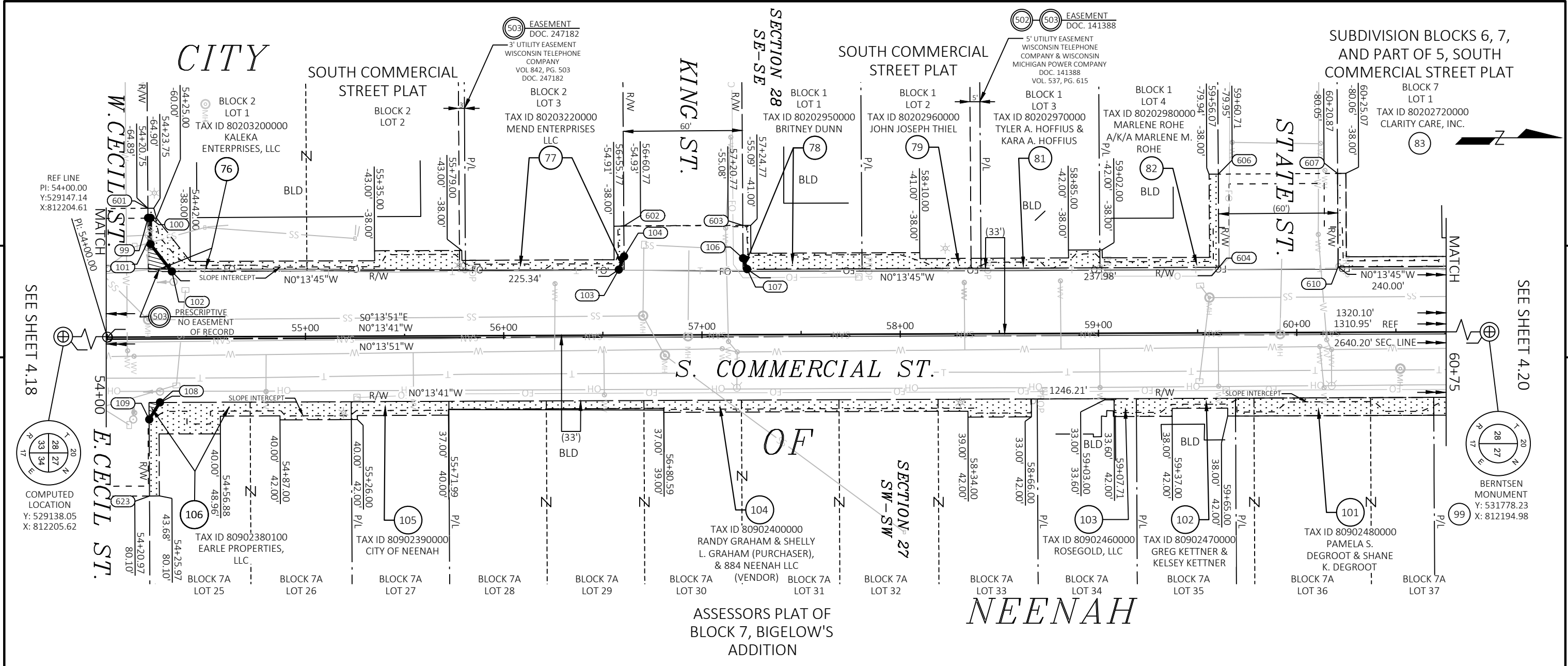
Line Table		
Line #	Length	Direction
32-559	5.00	S89° 37' 42"W
559-561	30.00	N00° 22' 18"W
561-562	65.79	N89° 37' 42"E
19-18	18.97	N59° 47' 24"E
18-568	5.66	N89° 37' 24"E
568-567	60.00	N00° 22' 36"W
567-566	21.91	S89° 37' 24"W
24-23	19.04	N59° 47' 24"E
23-564	30.16	N89° 43' 39"E
564-563	30.00	N00° 16'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

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



Line Table		
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 Table		
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

FEE POINT TABLE		
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

FEE POINT TABLE		
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

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

REVISION DATE
9-25-2023
11-10-2023-NC
9-17-2024-NC

DATE 8-1-2023

GRID FACTOR

SCALE, FEET
0 25 50

HWY: COMMERCIAL STREET

COUNTY: WINNEBAGO

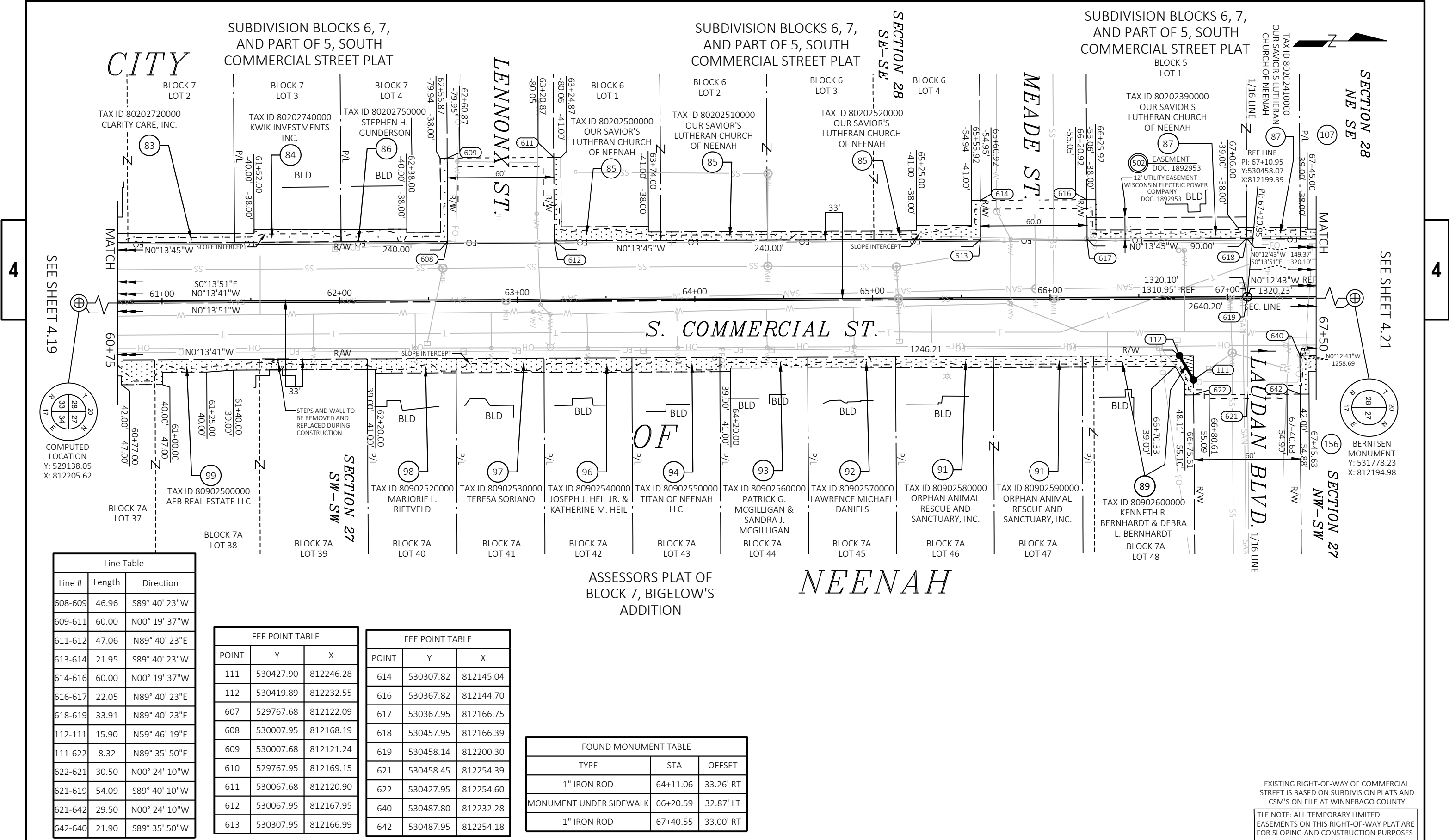
R/W PROJECT NUMBER 4993-01-01

CONSTRUCTION PROJECT NUMBER 4993-01-01

PLAT SHEET 4.19

PS&E SHEET

E



Line Table		
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

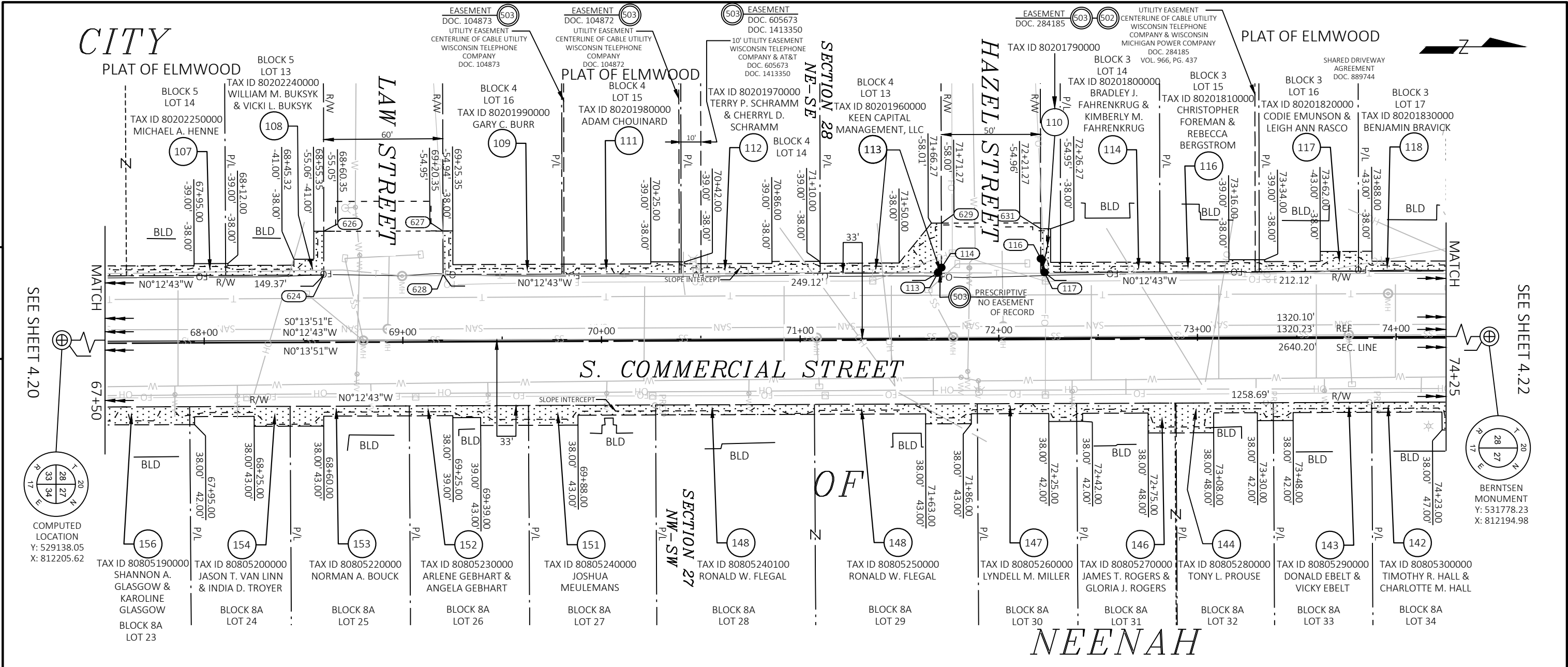
FEE POINT TABLE		
POINT	Y	X
111	530427.90	812246.28
112	530419.89	812232.55
607	529767.68	812122.09
608	530007.95	812168.19
609	530007.68	812121.24
610	529767.95	812169.15
611	530067.68	812120.90
612	530067.95	812167.95
613	530307.95	812166.99

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

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



Line Table		
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

FEE POINT TABLE		
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

FOUND MONUMENT TABLE		
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

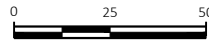
TLE NOTE: ALL TEMPORARY LIMITED EASEMENTS ON THIS RIGHT-OF-WAY PLAT ARE FOR SLOPING AND CONSTRUCTION PURPOSES

REVISION DATE
9-25-2023
11-10-2023-NC
9-17-2024

DATE 8-1-2023

GRID FACTOR

SCALE, FEET



HWY: COMMERCIAL STREET

COUNTY: WINNEBAGO

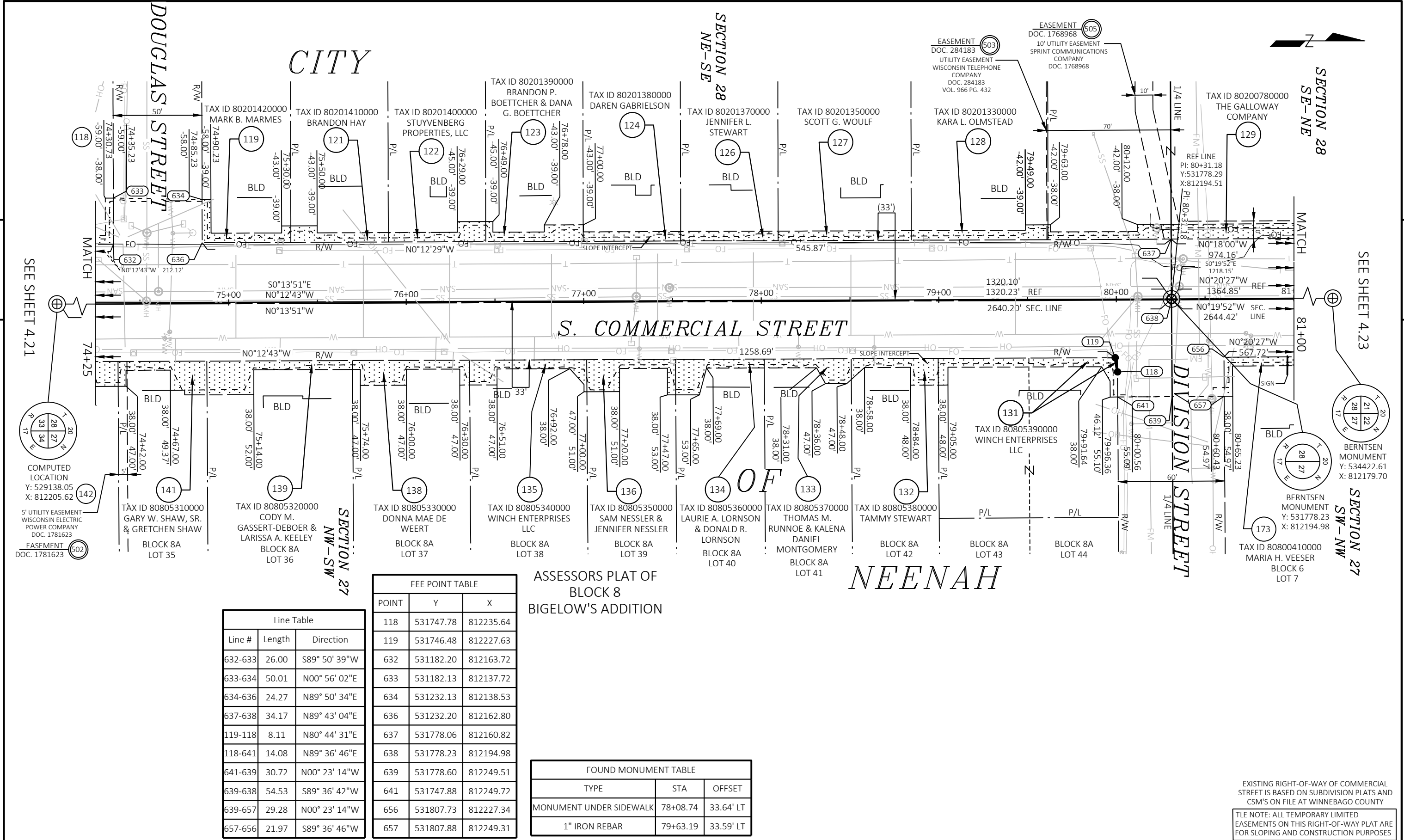
R/W PROJECT NUMBER 4993-01-01

CONSTRUCTION PROJECT NUMBER 4993-01-01

PLAT SHEET 4.21

PS&E SHEET

E



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

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

REVISION DATE 9-25-2023 11-10-2023-NC 9-17-2024-NC	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

S. COMMERCIAL STREET

ORANGE STREET

NEENAH

BASSETT'S 4TH
ADDITION TO NEENAH

SECTION 27
SW-NW

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

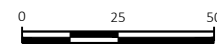
FOUND MONUMENT TABLE		
TYPE	STA	OFFSET
3/4" IRON REBAR (BENT)	81+53.35	33.54' RT
3/4" IRON REBAR (BENT)	83+05.12	32.72' RT
CHISELED MARK IN SIDEWALK	87+20.20	33.19' LT

REVISION DATE			
9-25-2023			
11-10-2023-NC			
9-17-2024			

DATE 8-1-2023

GRID FACTOR

SCALE, FEET



HWY: COMMERCIAL STREET

COUNTY: WINNEBAGO

R/W PROJECT NUMBER 4993-01-01

CONSTRUCTION PROJECT NUMBER 4993-01-01

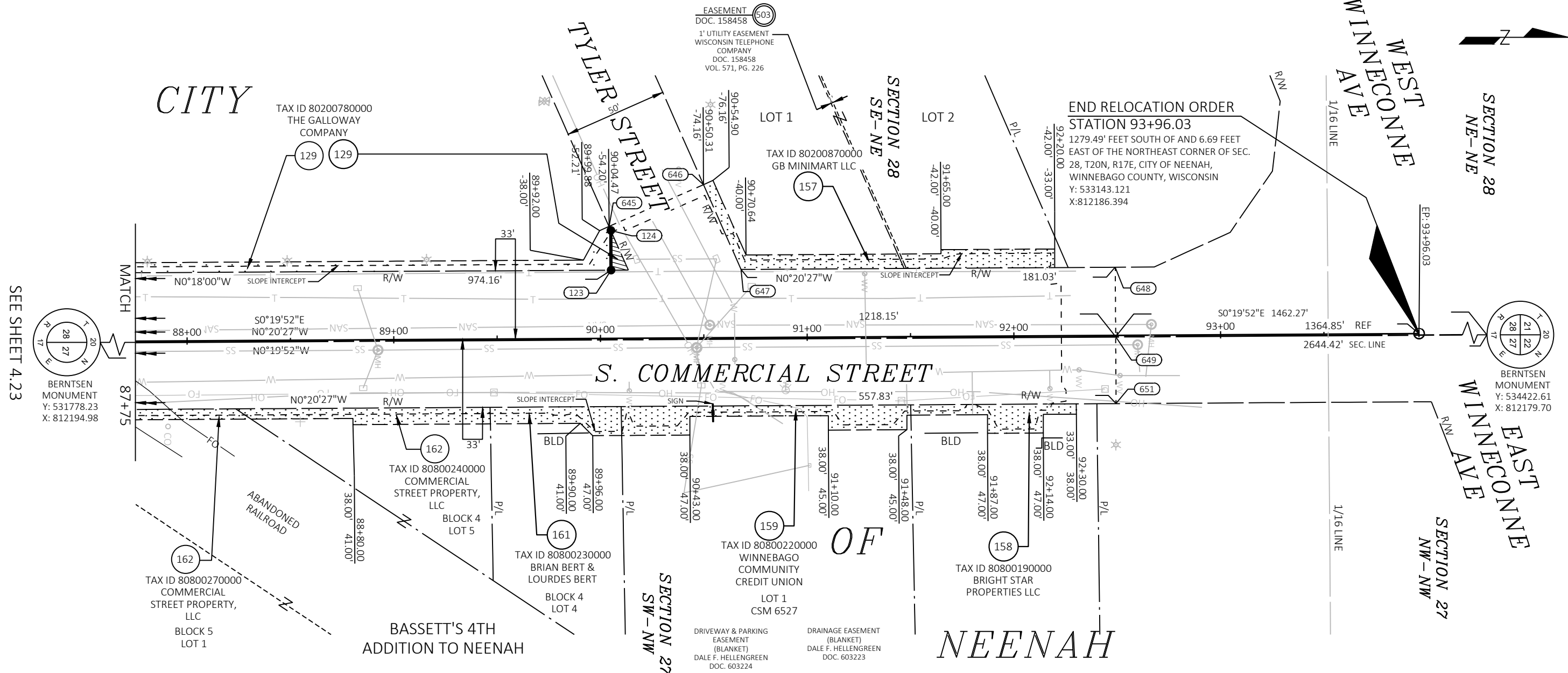
PLAT SHEET 4.23

PS&E SHEET

E

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



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

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



Department of Public Works
211 Walnut Street | Neenah, WI 54956
publicworks@neenahwi.gov
920.886.6240

M E M O R A N D U M

DATE: September 30, 2024
TO: Mayor Lang and Members of the Public Services & Safety Committee
FROM: James Merten, Traffic Engineer
RE: E. Doty Avenue Parking Regulation Changes

Prior to construction, East Doty Avenue between Commercial Street and Oak Street was 36 feet between curbs. This dimension *technically* provides enough room for a parked vehicle on each side of the street and two-way traffic for standard sized vehicles. However, in practicality, if there are parked vehicles opposite each other and there are moving vehicles approaching in both directions, drivers will generally treat the road as a single lane, taking turns passing through the area of parked vehicles.

Doty Avenue is often parked full during special events, especially during farmer's markets, concerts, as well as events hosted at the adjacent hotel. In the past, Doty Avenue has been used for city hall and library staff parking, as the permit areas during that time were full. It is currently posted as overflow permit parking for use at the Neenah Centers, should the businesses utilize their permits at pre-2019 capacities. Doty Avenue otherwise has light residential parking use.

As you know, the Valley Transit transfer site was relocated from the 100 block of South Church Street to East Doty Avenue adjacent to City Hall. With Doty Avenue now needing to accommodate bus traffic, allowance of parking on both sides of the street exacerbates flow and hazard issues.

Thus, when considering the design width of the street for this year's reconstruction project, staff considered widening the street to 40 feet to accommodate parking on both sides and two-way traffic and narrowing the street to 32 feet to accommodate parking on one side and two-way traffic. Staff proceed with the 32-foot design due to utility conflicts, driveway/terrace grade issues, and added cost. This was the design that was presented at the February 7th open house.

Given that the south side of the street can accommodate more parking and that the south side benefits residents from a proximity standpoint, the north side of the street is proposed to have a "no parking anytime" regulation. Notice of this proposal being presented at this meeting was sent out to abutting property owners.

Staff recommends instituting a "no parking anytime" regulation on the entire north side of East Doty Avenue from South Commercial Street to Oak Street.



Department of Public Works
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920.886.6240

M E M O R A N D U M

DATE: September 30, 2024
TO: Mayor Lang and Members of the Public Services & Safety Committee
FROM: James Merten, Traffic Engineer
RE: Woodenshoe Road Speed Limit Reduction

With the development of the Liberty Heights and Integrity Acres subdivisions, city staff have been receiving requests to lower the speed limit along the quarter-mile section of Woodenshoe Road from the city's southerly limits to CTH G.

The speed limit is currently posted at 45 mph. A traffic study taken at the south limit in May 2022 shows an average speed at 39 mph, the 85th percentile speed at 47 mph, the 10-mph pace at 52% for a 36 mph to 46 mph range, and a 1% excessive speeding rate (those going 10 mph over the speed limit). Eight new access points were added as a part of city development to the four existing ones prior to city development. Kobussen and Neenah Joint School District have recently made the intersection of Integrity Way and Woodenshoe Road a school bus stop. The city currently jointly owns this section of Woodenshoe Road with the Town of Vinland. In 2022, the towns of Neenah and Vinland jointly reduced the speed limit of Woodenshoe Road north of CTH G from 45 mph to 35 mph. I've spoken with members of both towns who have indicated support for lowering the speed limit to 35 mph on this segment of Woodenshoe Road. The Town of Vinland will be reviewing this concept at the board meeting scheduled for October 14th.

While the traffic count does not indicate any excessive speeding relative to the current speed limit and supports keeping the speed limit as is, the increase in land use density does warrant additional consideration for lowering the speed limit. Given the context stated above, staff recommend reducing the speed limit of Woodenshoe Road between the city south limits to CTH G from 45 mph to 35 mph.



Traffic Study Report

Study Description & Parameters

Street	Woodenshoe Rd		
Location	South of Integrity Way (at Culvert)		
Study Period	05/03/2022 to 05/15/2022 (School in Session)		
Exemptions	None		
Total Vehicles in Count	5,830	Total Days	13
Total Vehicles in Typical Day Count*	2,644	Typical Days*	6

Notes

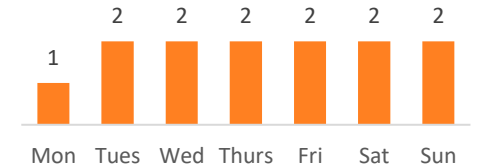
* Datasets marked with an asterisk comprise data collected only on Tuesdays, Wednesdays, and Thursdays for purposes of best representing a typical weekday.

** All weekday statistics indicate averages for each day of week.

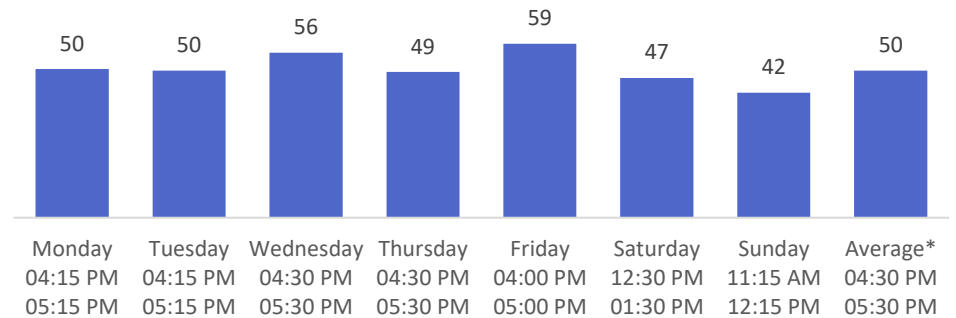
General Volume Statistics

Average Daily Traffic*	441
Standard Deviation*	38
Weekday Average	464
Total Week Average	448

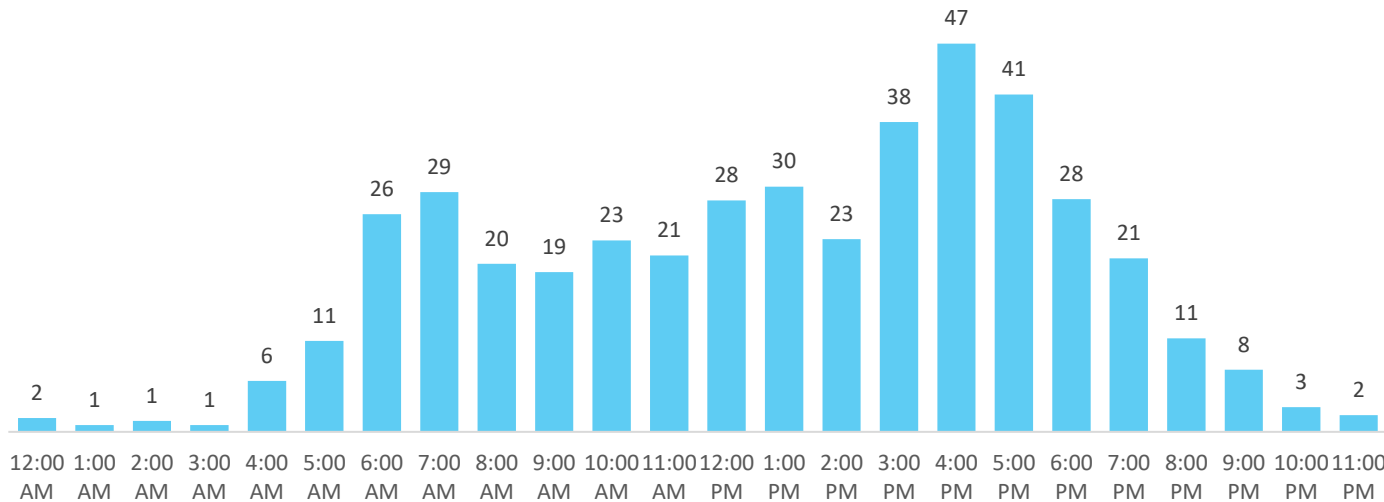
Day Count within Study



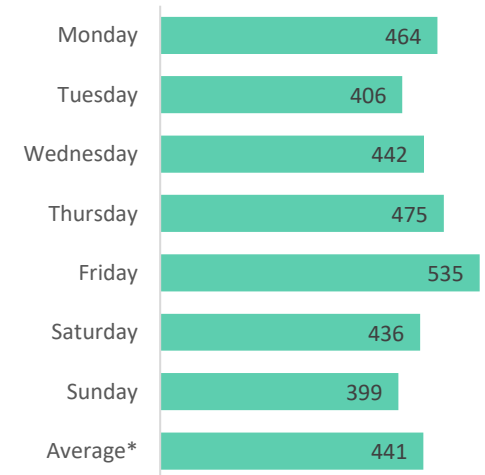
Peak Hour Volume by Weekday



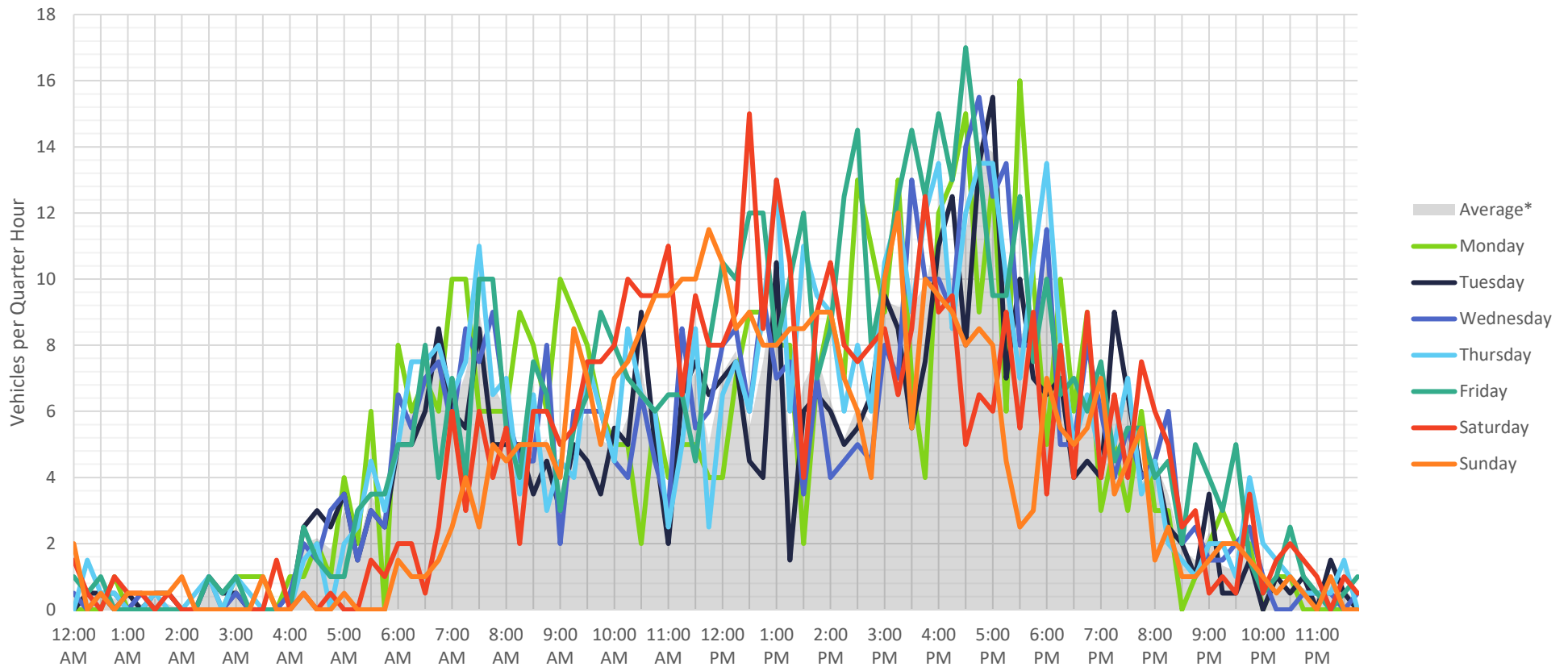
Hourly Volume*



Weekday Volume



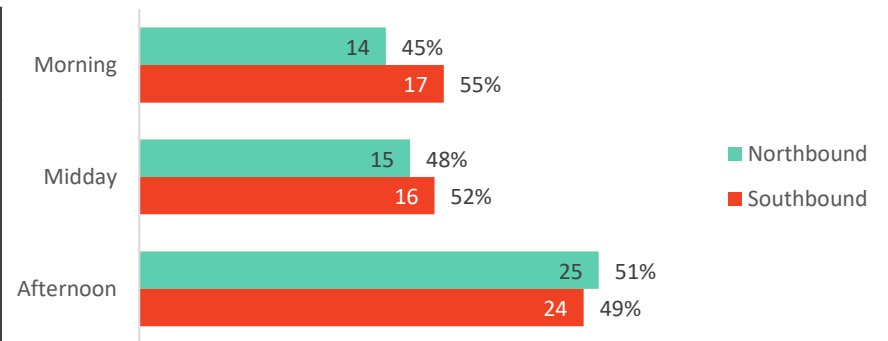
Quarter Hour (15-Minute) Volume by Weekday



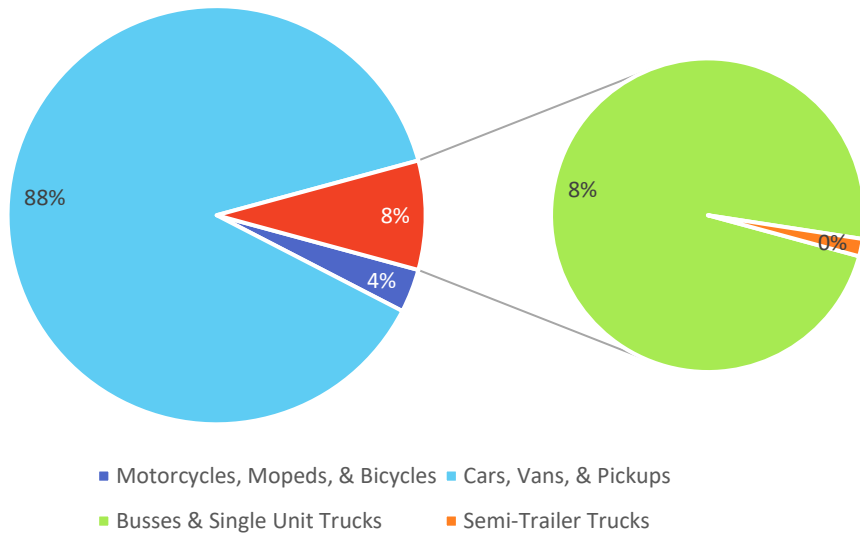
Peak Hour Statistics*

Period of Day	Time Frame		Peak Hour Factor	Total Volume	15-Min Volume	Peak Rate (sec/veh)
Morning (Before 10 AM)	6:45 AM	7:45 AM	0.84	30	9	100.0
Midday (10 AM - 2 PM)	12:15 PM	1:15 PM	0.76	31	10	88.5
Afternoon (After 2 PM)	4:30 PM	5:30 PM	0.87	50	14	63.5

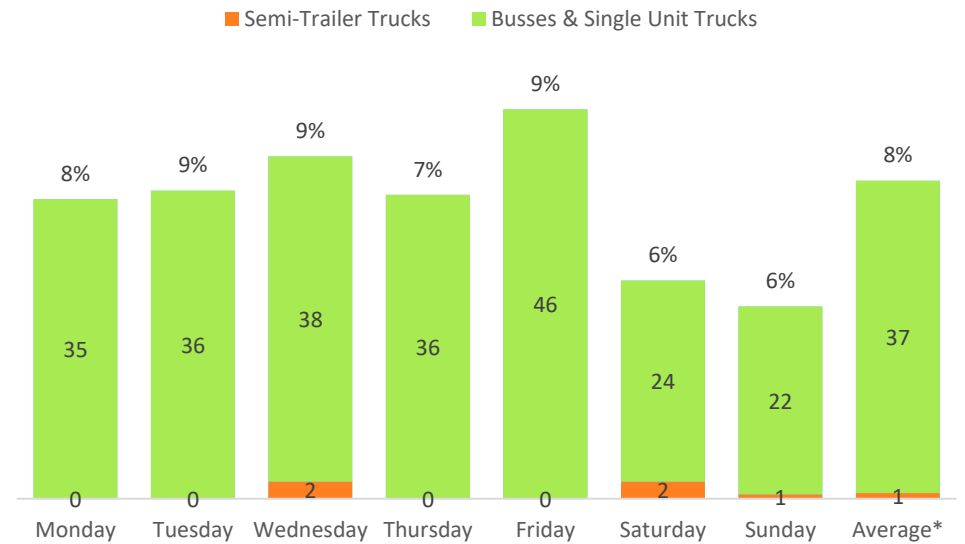
Peak Hour Volume by Direction*



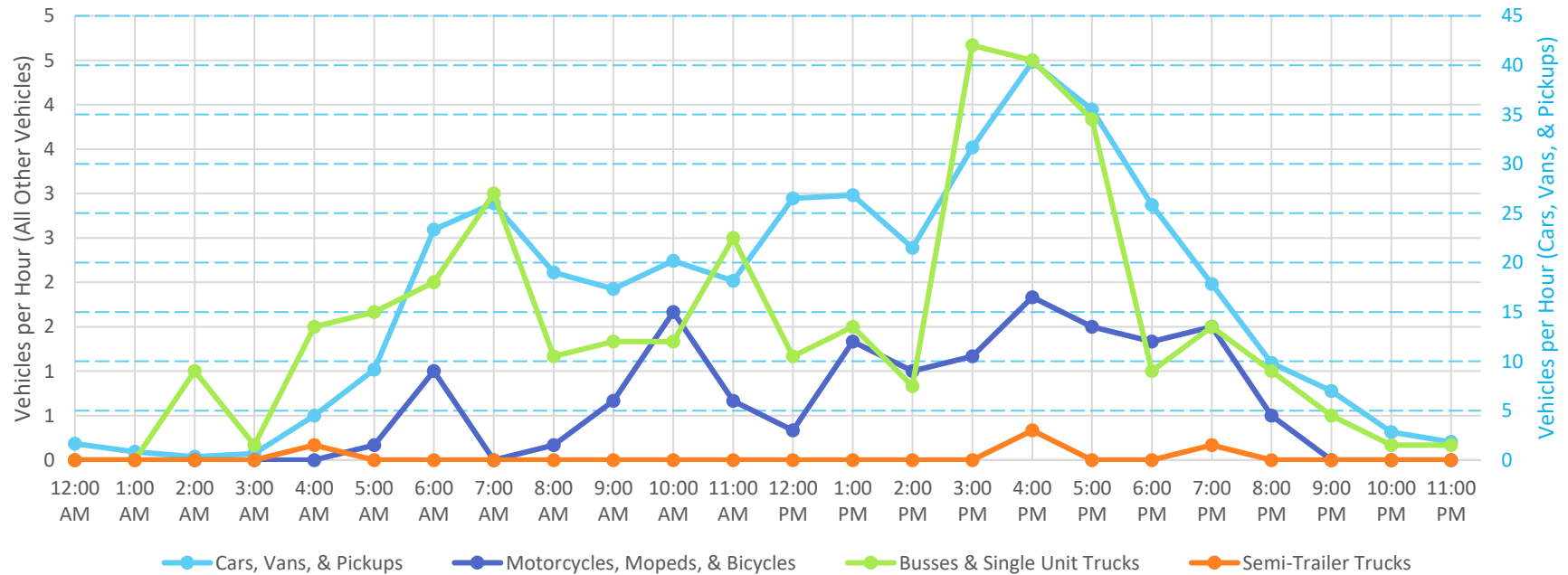
Vehicle Classification*



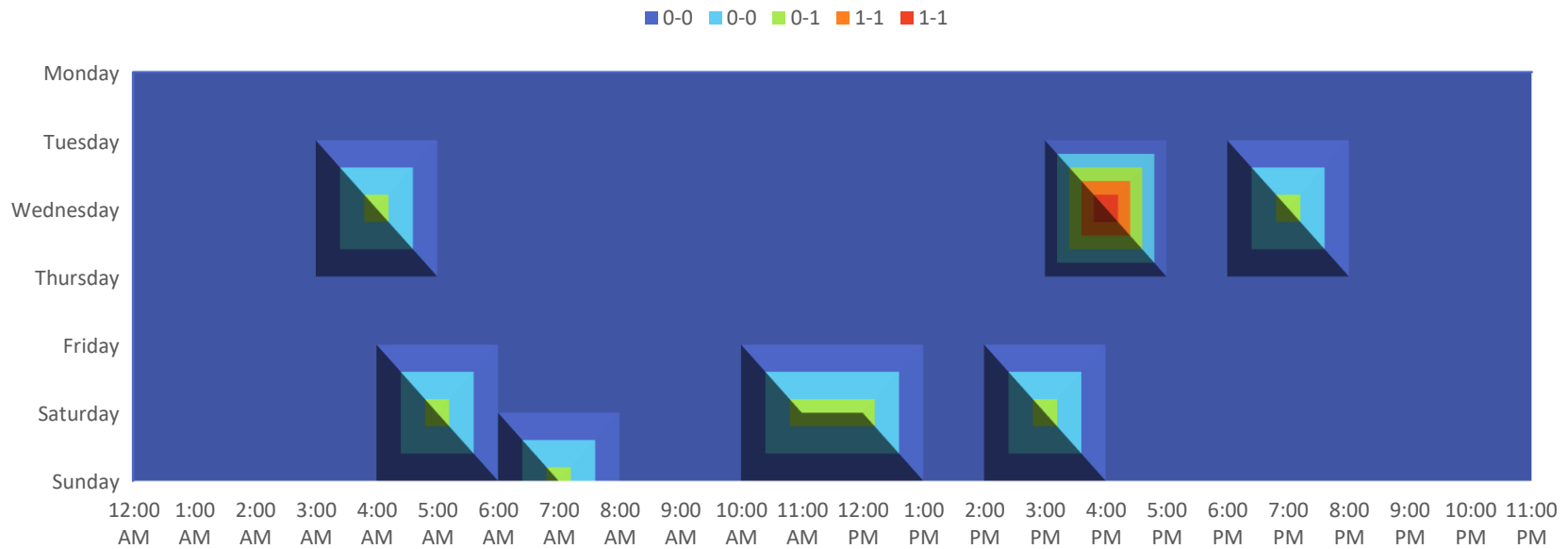
Weekday Truck Volume



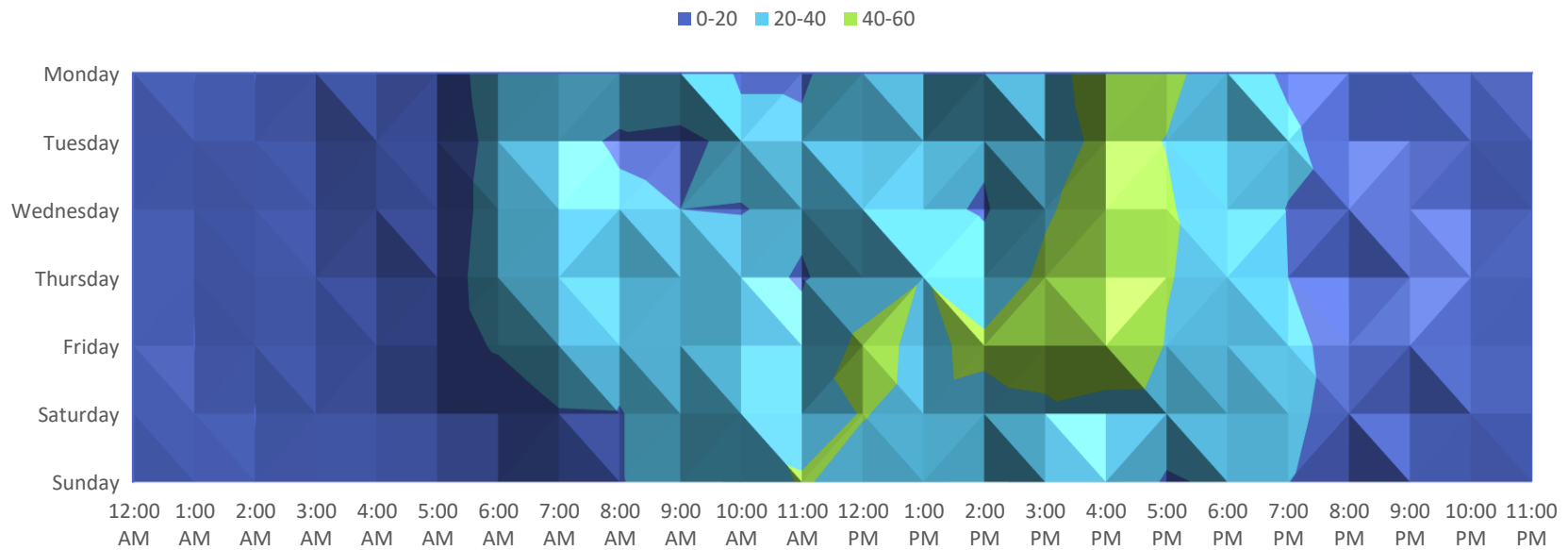
Hourly Volume by Vehicle Classification*



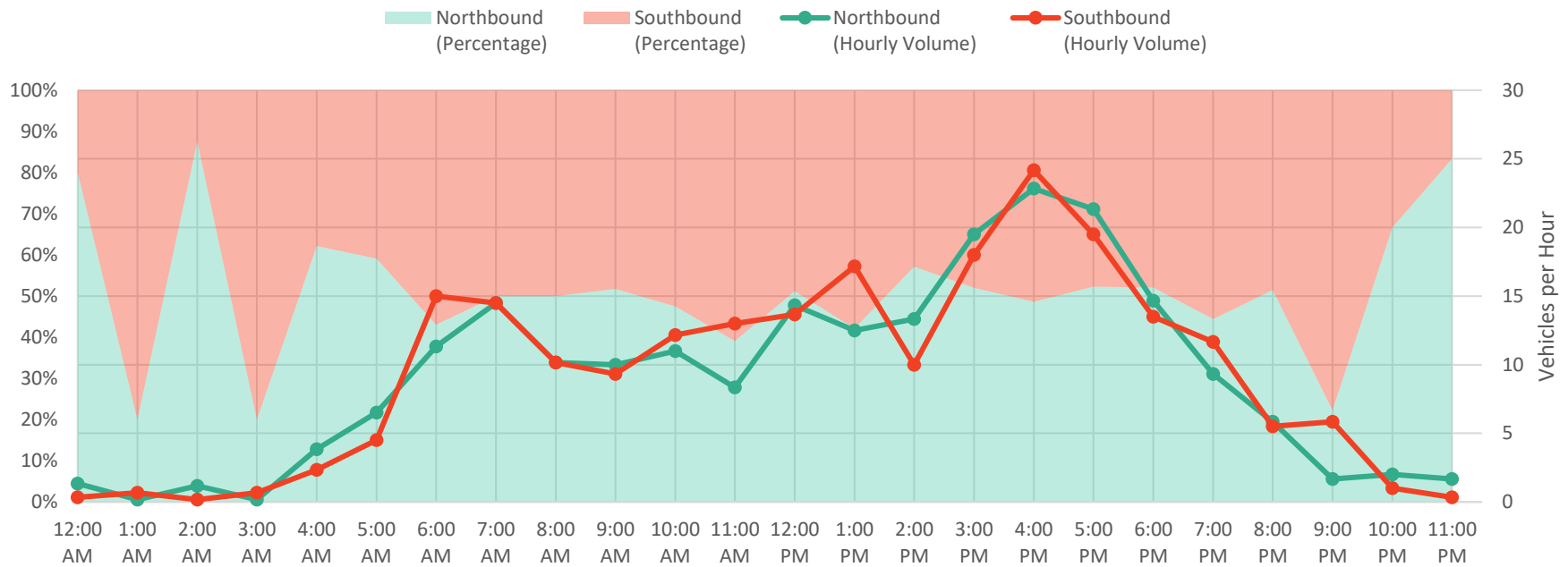
Semi-Trailer Truck Hourly Volumes by Weekday



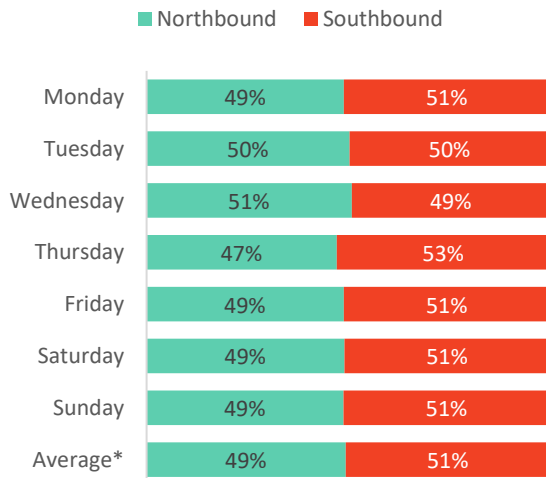
Hourly Volumes by Weekday



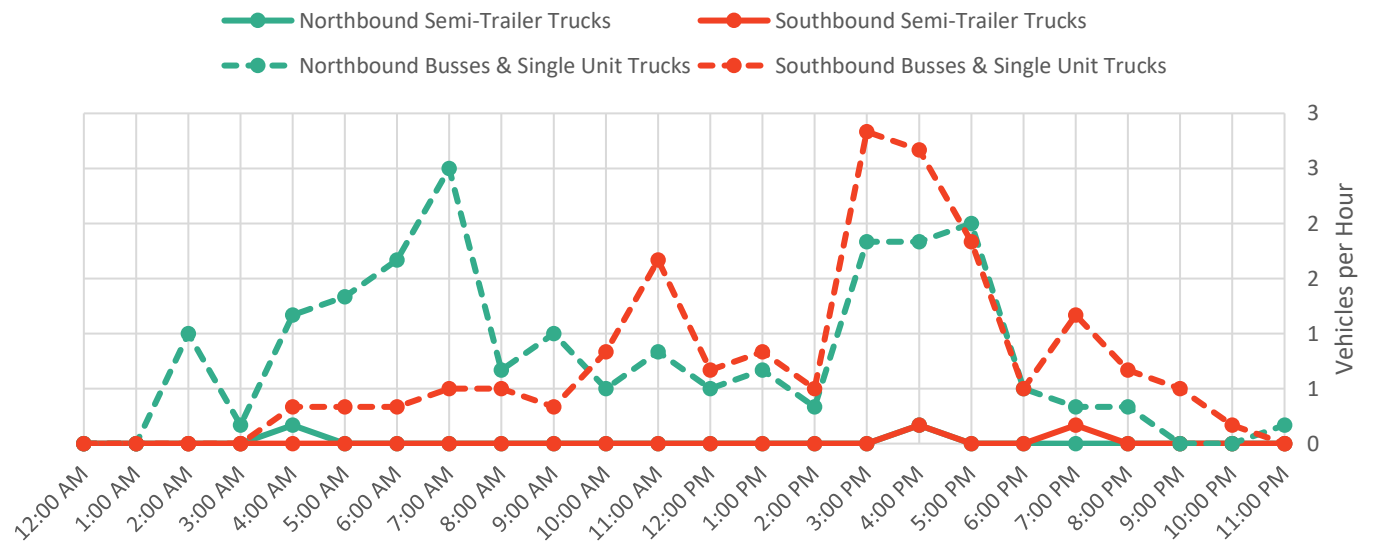
Hourly Directional Volume*



Weekday Volume by Direction



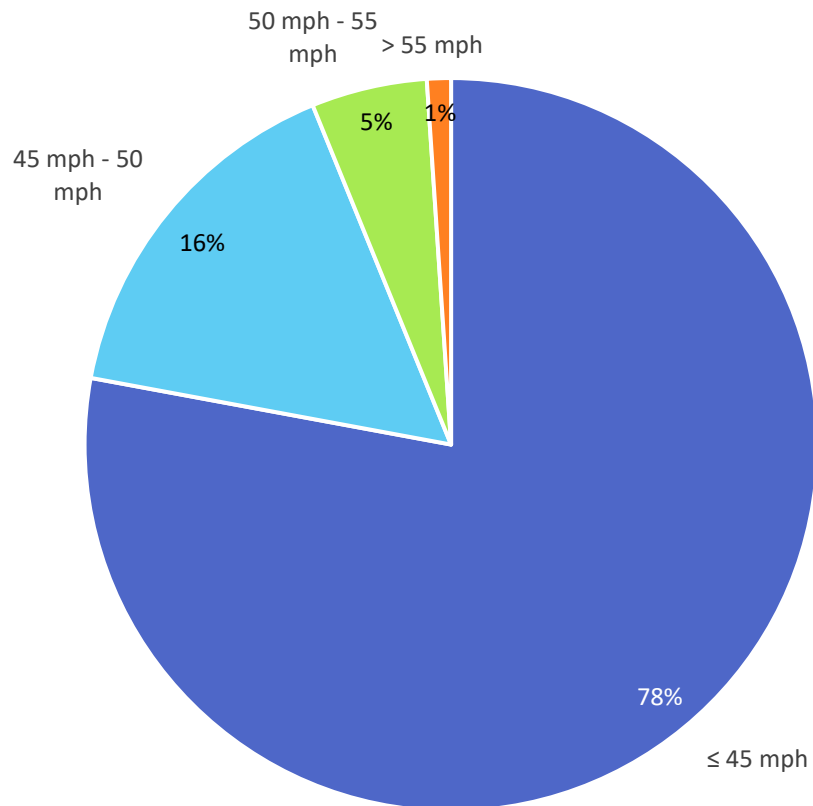
Hourly Directional Truck Volume*



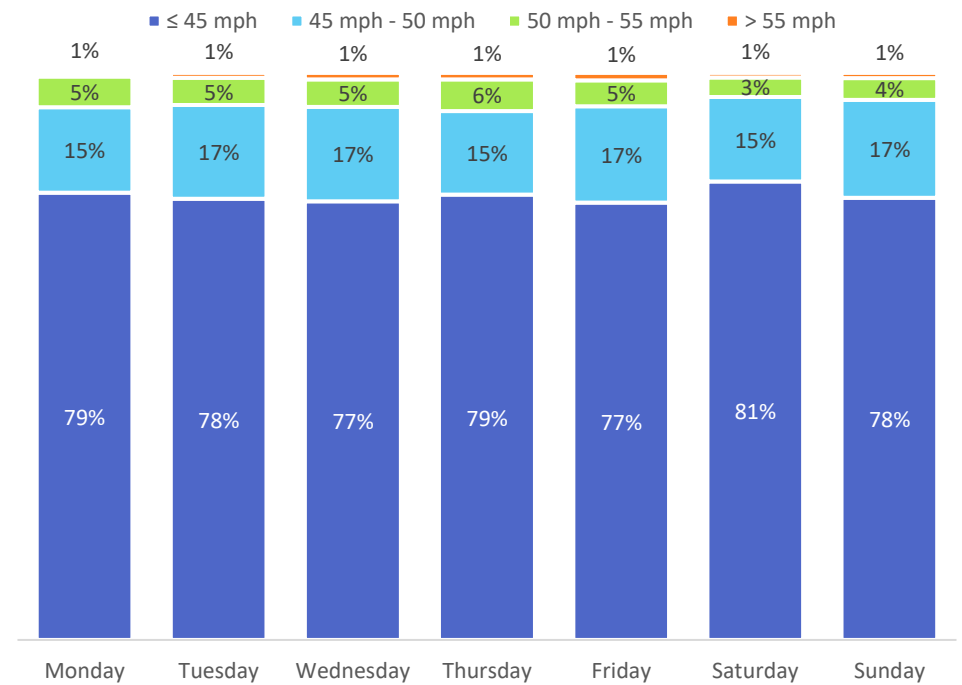
General Speed Statistics*

Posted Speed Limit	45 mph	Median Speed	39.8 mph
Average Speed	38.7 mph	85th Percentile Speed	46.5 mph
Standard Deviation	8.8 mph	95th Percentile Speed	50.7 mph
% Above Speed Limit	22.1%	10 mph Pace	36 - 46 mph
% Above 10 + Speed Limit	1.1%	Percent within Pace	52%

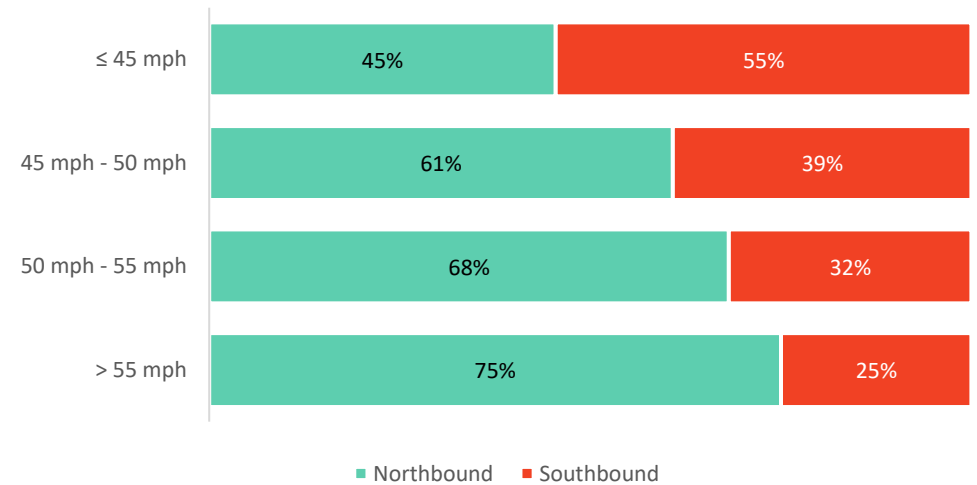
Speed Distribution*



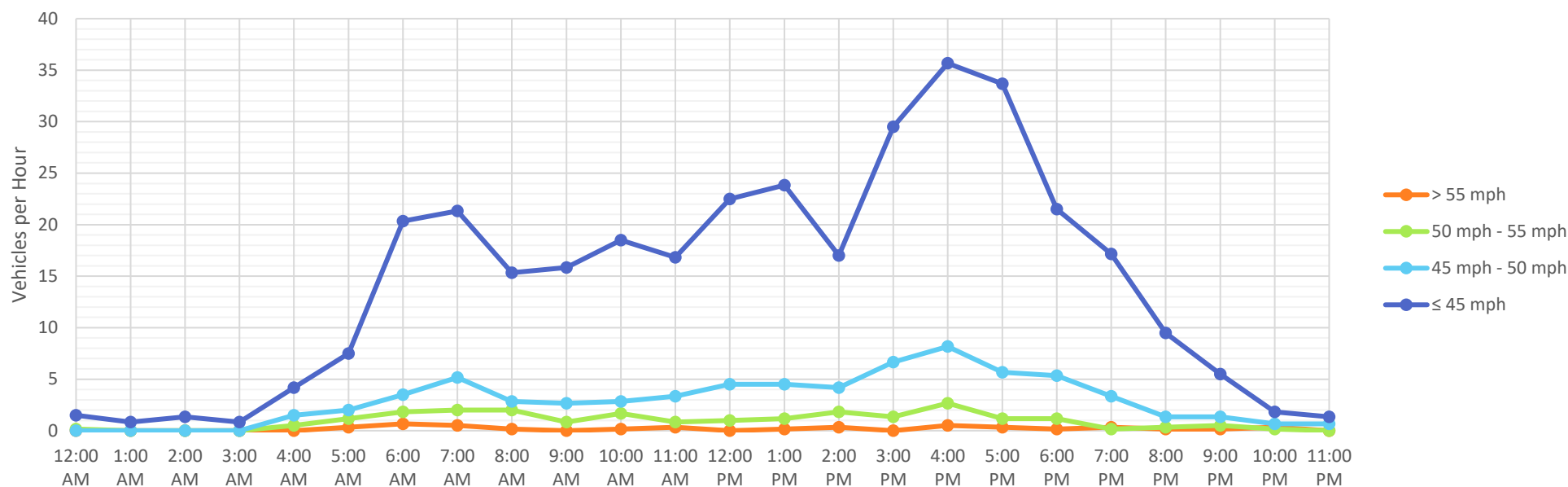
Speed Distribution by Weekday



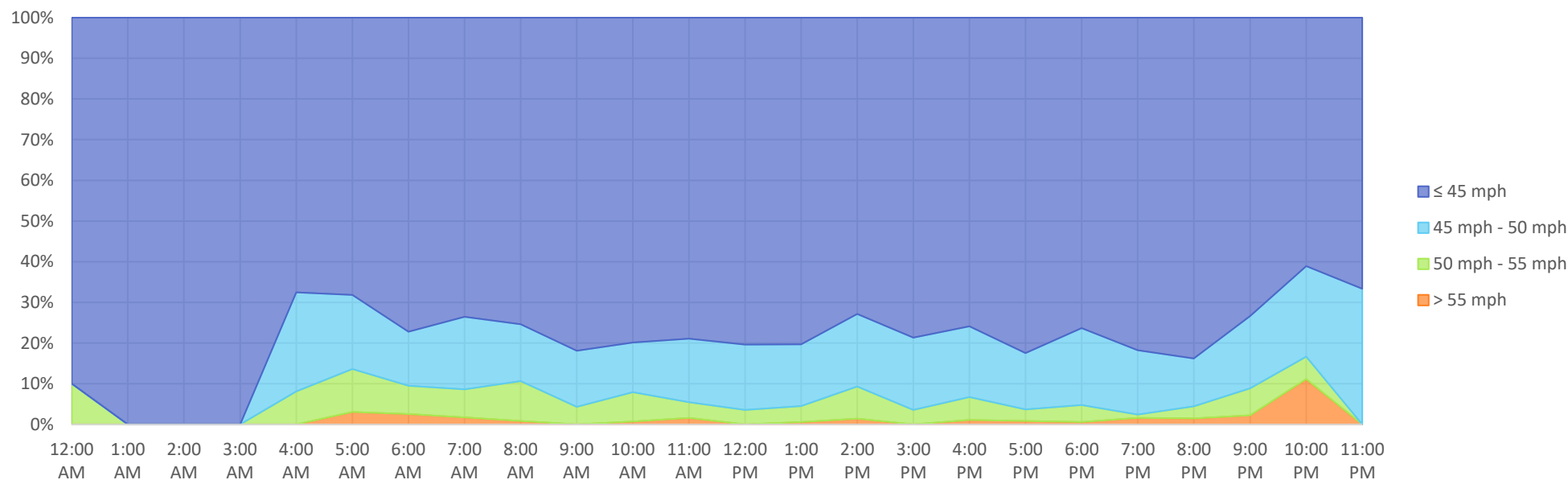
Speed Distribution by Direction*



Speed Distribution by Time of Day*

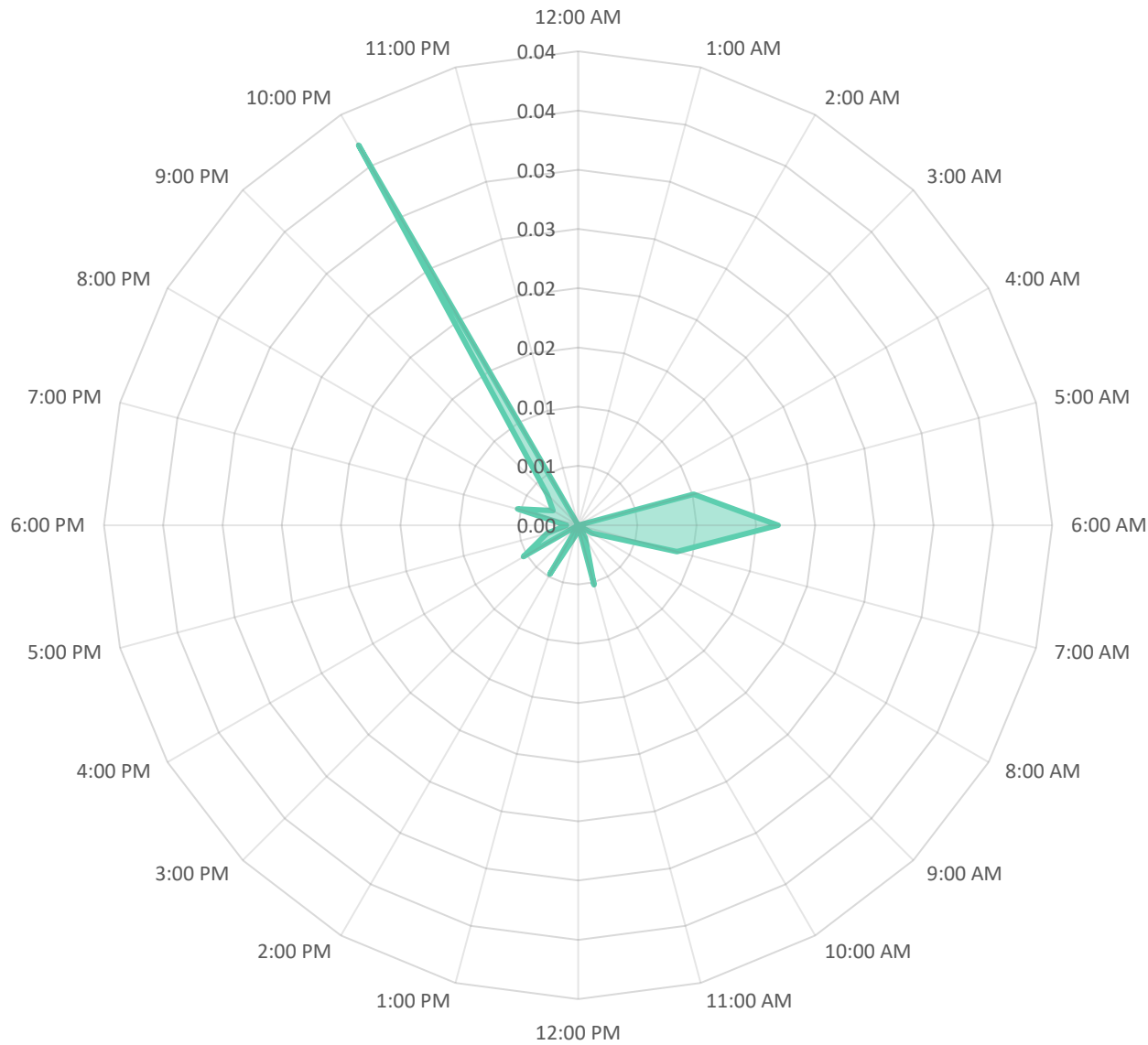


Speed Distribution by Time of Day*

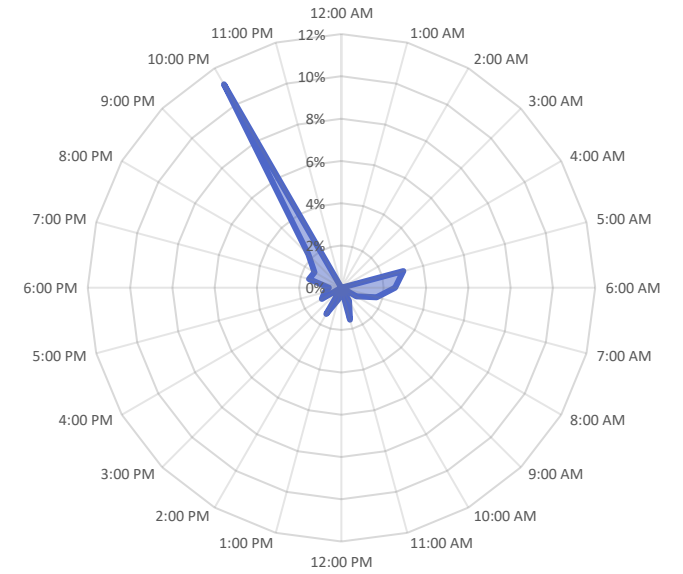


Speeding Severity Index*

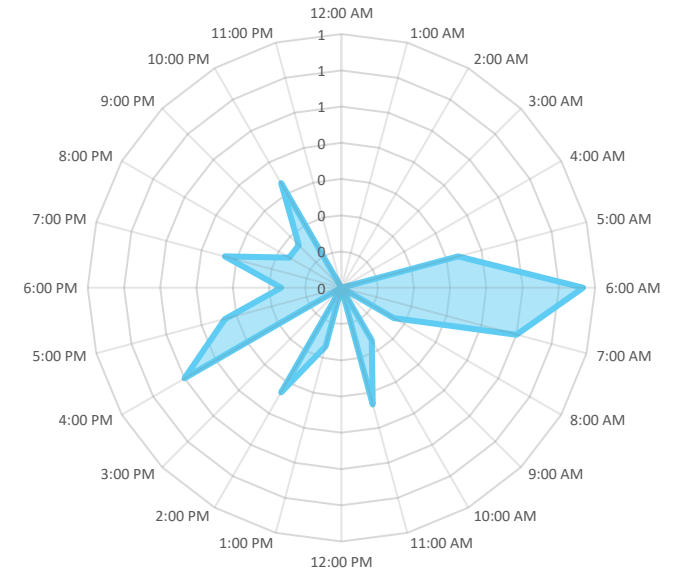
(Speeding Ratio x Quantity; Higher Value = More Speeding Occuring)



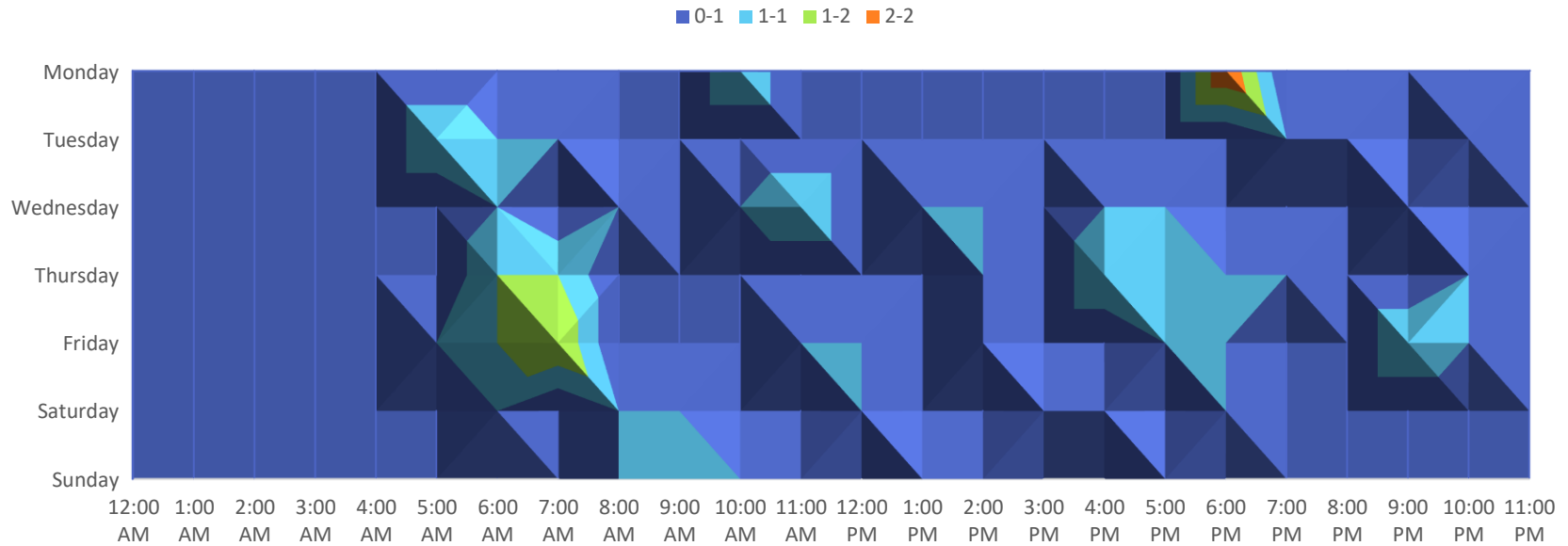
Percent of Speeds > 55 mph*



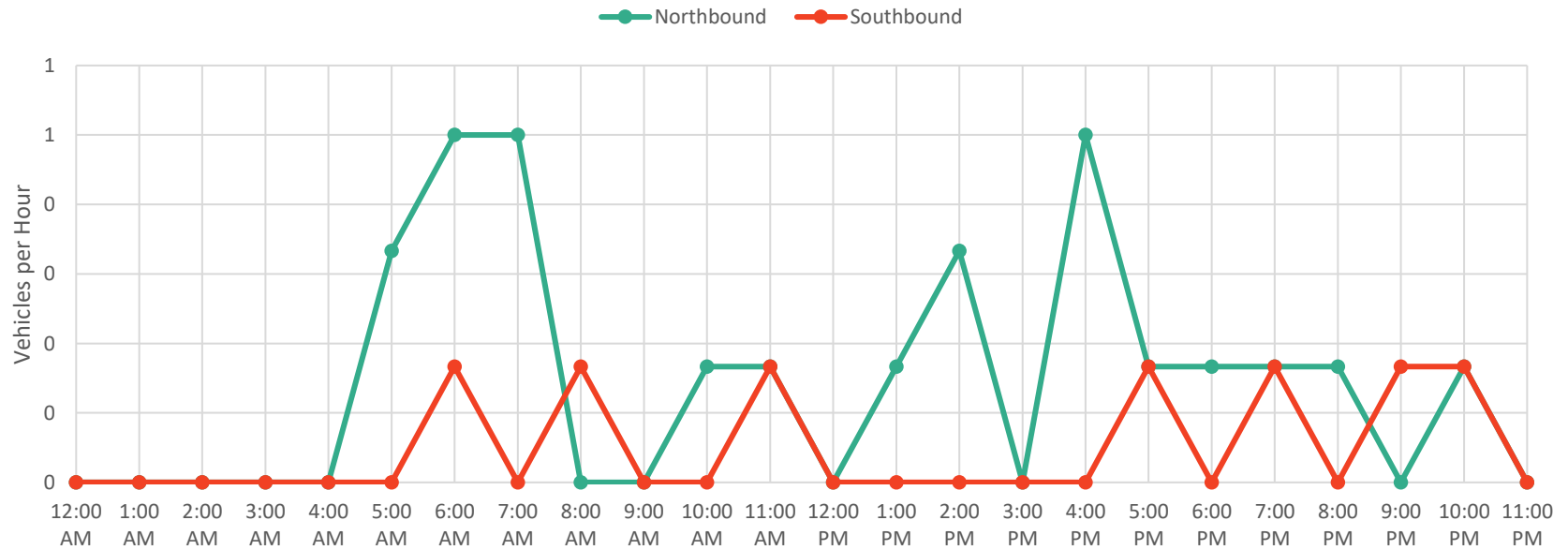
Quantity of Speeds > 55 mph*



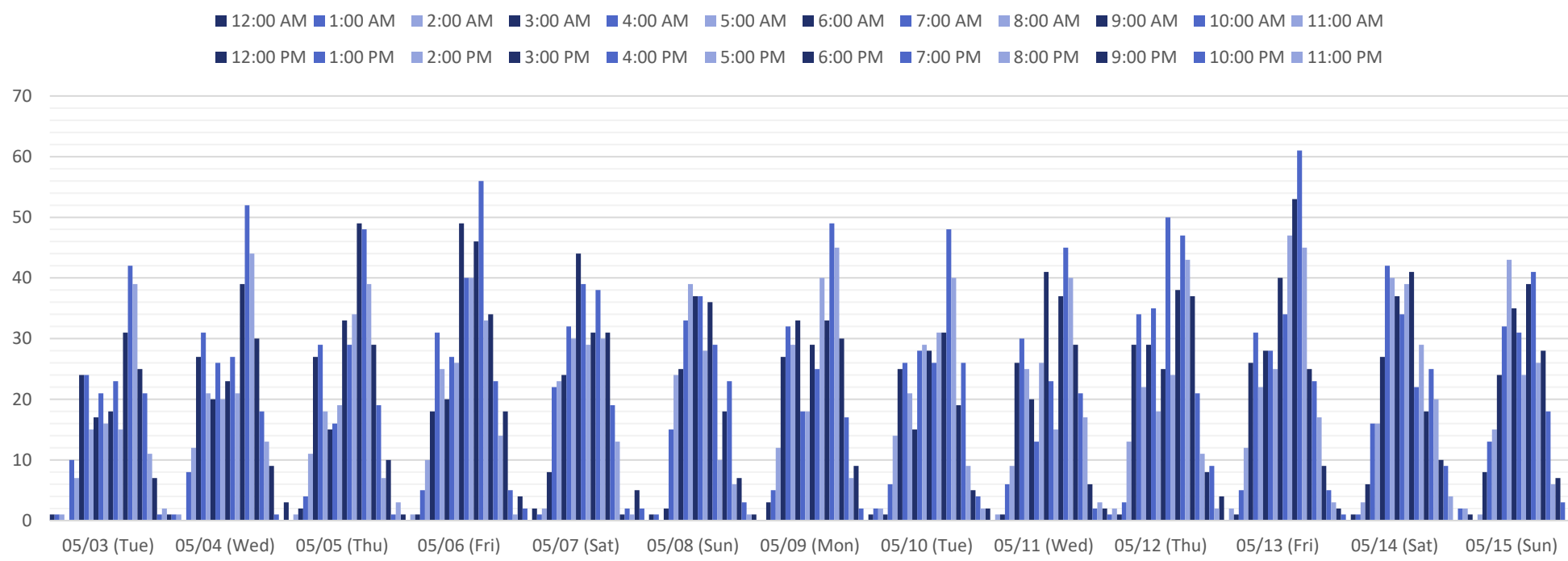
Vehicles Traveling > 55 mph by Weekday (per Hour)



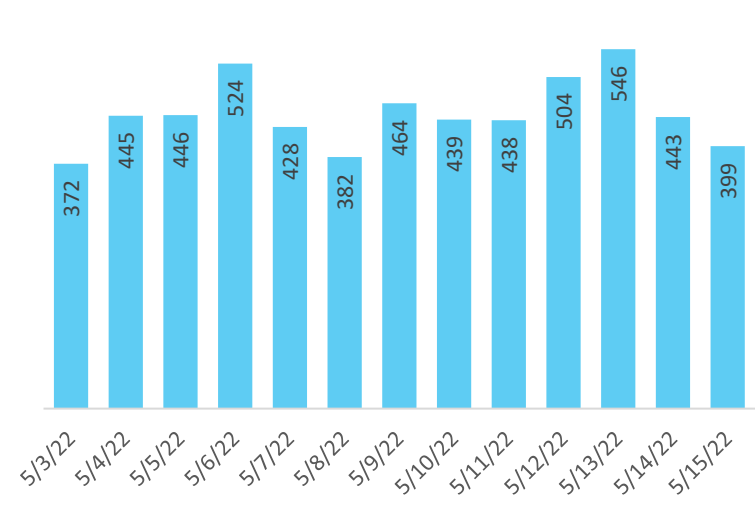
Vehicles Traveling > 55 mph by Direction (per Hour)*



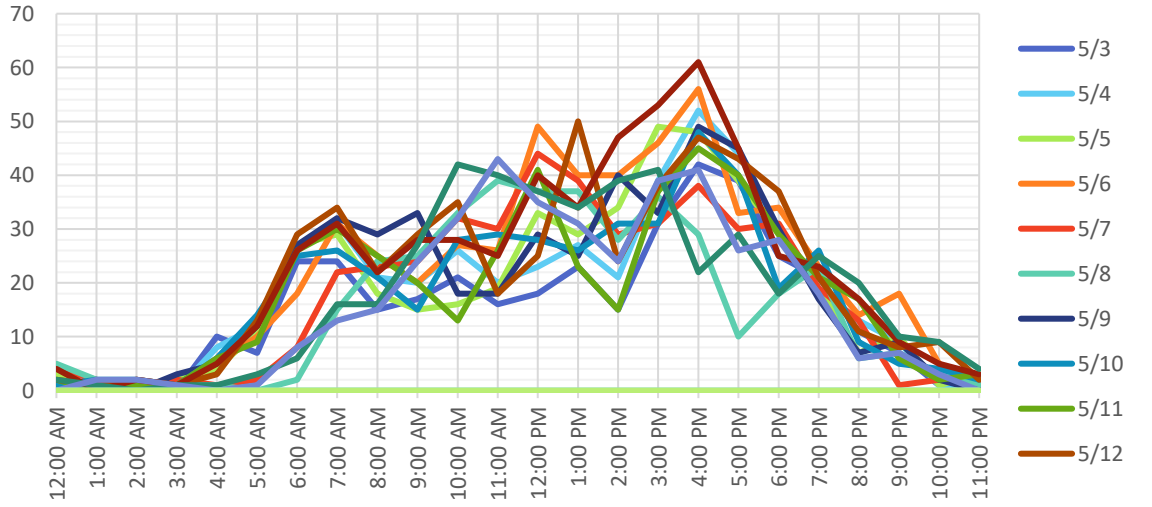
Hourly Volumes (Individual Days)



Daily Volume (Individual Days)



Hourly Volumes (Individual Days)





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

M E M O R A N D U M

DATE: October 4, 2024
TO: Mayor Lang and Members of the Public Services and Safety Committee
FROM: Gerry Kaiser, Director of Public Works
RE: Public Works General Activity

- 1) Contract 7-21 (Harrison Pond): Troubleshooting is being done on the pumps to get them in operation. Sidewalk and trail are being poured along the east side of the pond. The contractor has arranged for completing the remaining staining work at the patio steps and small retaining wall.
- 2) Contract 7-23 (High, River Utility and Street Construction): Work is complete. A punchlist was provided to the contractor. Final quantities have been prepared.
- 3) Contract 1-24 (Belmont Ct, Belmont Av, Cedar St, Stevens St-Utilities and Street): Utility and concrete paving work is complete. Sidewalk and curb repairs will be completed early the week of 10/7. Grading on the sections of Stevens and Belmont slated for resurfacing will begin that same week.
- 4) Contract 2-24 (E. Doty Av - Utilities and Street): Utility work is complete. Concrete paving and flatwork is complete between Commercial and Oak. Sidewalk and curb repairs are being completed east of Oak. The Oak Street intersection is scheduled to be closed for patching starting on 10/8. The intersection should be opened late the following week.
- 5) Contract 3-24 (Bayview Rd, Commercial St Water Crossings, Quarry Ln, Reed St - Utilities and Street):
 - a) Bayview Rd: Work is complete.
 - b) Commercial St Water Crossings: Utility installation is complete.
 - c) Quarry Ln: Utility and concrete paving work is complete. Driveway aprons and curb repairs are ongoing.
 - d) Homes at Freedom Meadows: Northeast Asphalt is scheduled to start temporary asphalt paving work on Freedom Meadows Drive and Liberty Avenue the week of 10/15.
- 6) Contract 4-24 (S. Park Avenue Easement – Utilities): A firm work schedule has not been set.
- 7) Contract 5-24 (North St - Utilities and Street): Utility installation and curb repairs are complete. Road grading started the week of 9/30.
- 8) Contract 7-24 (Misc Concrete Pavement/Sidewalk Repair): Miscellaneous pavement repairs are planned for the roundabouts at Fox Point, Bell/Harrison, and Breezewood/Gillingham.
- 9) Contract 8-24 (Misc Asphalt Pavement/Sidewalk Repair): This contract was awarded to MCC, Inc. A schedule has not been set.
- 10) Contract 9-24 (Pavement Marking): Work is complete. Final quantities are being prepared.
- 11) Contract 10-24 (Tullar Garage Roof, Phase 2): Work started on 9/28 and should be complete by 10/8. Blocking below the metal coping was found to be rotted and will be replaced.

- 12) Contract 11-24 (Douglas Park Pond): The [project will be advertised for bid the week of 10/7. The project permit was received from WDNR.
- 13) Contract 13-24 (S. Commercial St Turn Lane at Winneconne Av): The contract was awarded to Vinton Construction. A work has not been scheduled. We are working through the property acquisition.
- 14) S. Commercial Street Reconstruction: The plans, specifications and estimate package along with the real estate clearance information was provided to WisDOT for review. It is included in the bid lettings scheduled for 11/12.
- 15) Leaf collection starts the week of 10/7.
- 16) Office Manager Mroczkowski has started preparation of the 2025 Public Works Services Guide.