



NEENAH PLAN COMMISSION

Tuesday, May 7, 2024

4:00 P.M.

Hauser Room, City Administration Building

1. Approval of Minutes: **April 23, 2024**
2. Public Appearances (Ten minutes divided among those wishing to speak on topics pertinent to the Plan Commission)
3. Public Hearings: None
4. Action Items:
 - a. Site Plan Review (Sidewalk Café) - 218 W. Wisconsin Avenue - Layla's Place
 - b. Certified Survey Map #4-24 - 1712 Dixie Road - 4 Lots
 - c. Certified Survey Map #5-24 - 1750 Dixie Road - 2 Lots
 - d. Final Plat #1-24 - 3rd Addition to Homes at Freedom Meadows
5. Comprehensive Plan - Plan Commission Implementation Items
6. Announcements and future agenda items:
 - a. Next Meeting: May 28, 2024

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Neenah will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance, or reasonable accommodation in participating in this meeting or event due to a disability as defined under the ADA, please call the Community Development Department Administrative Assistant at 920-886-6125 or the City's ADA Coordinator at (920) 886-6106 or e-mail attorney@ci.Neenah.wi.us at least 48 hours prior to the scheduled meeting or event to request an accommodation.

MINUTES OF THE NEENAH PLAN COMMISSION
Tuesday, April 23, 2024
4:15 p.m.

Present:

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

Also Present:

Brad Schmidt, Deputy Director of Community Development	Kayla Kubat, Administrative Assistant of Community Development	Frank Cuthbert, 1533 Fallow Dr Neenah WI
Larry Langohr, 522 Muttart Road Neenah WI	David Schultz, 530 Muttart Rd Neenah WI	Christine Schultz, 530 Muttart Rd Neenah WI
Chris Haese, Director of Community Development	Brandon Robaidek, 1250 Centennial Centre Blvd Hobart WI	Brad Tilque, W1249 County Rd HR Brillion WI
Ryan Scray, 4365 Hilton Head Ct Oneida WI	Tom Thibodeau, 1050 Broadway St Wrightstown WI	Jamie Sprutles, 1919 Hillcrest Dr Green Bay WI

Minutes: MSC Andrews/Moore-Nokes , the Plan Commission, to approve the April 9, 2024 meeting minutes. All voting aye. Motion passed.

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

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

Election of Vice Chair: Chairperson Mayor Lang opened up nominations for the position of Vice Chair.

MSC Steiner/Andrews, to nominate Member Moore-Nokes as Vice Chair of the Plan Commission. All voting aye. Motion passed.

Meeting time change

Chairperson Mayor Lang discussed the change of the standing Public Services and Safety meeting from 6:30 p.m. to now 5:00 p.m. The proposal would be to change the Plan Commission meeting to 4:00 p.m.

MSC Andrews/Moore-Nokes, to approve the Plan Commission meeting time change from 4:15 p.m. to 4:00 p.m. All voting aye. Motion passed.

Public Hearings:

- a. **Rezoning #1-24 – 1730 Dixie Road – I1, Planned Business Center District**

Larry Langohr 522 Muttart Road- He stated owns a barn, performance riding arena and storage facilities across from the proposed site plan. He stated several concerns and hopes the developers will be able to answer. He would like to know what the traffic pattern will be on the

site. Will there be an entrance off Muttart or can the business function with traffic coming only off Dixie Road. He also asked if the building could be moved back 10-15 feet to accommodate a berm with evergreens. His last concern was how the water was going to be moved from the property, especially on the southeast side. He stated the water currently gets backed up and he is concerned with any additional water.

David Schultz 530 Muttart Road – He stated he has documents of standards from when N&M Transfer did a similar site plan, which was placing a berm and no traffic coming onto Muttart. He is also concerned about water drainage and the walking trail. He believes a berm would cut down on the noise. Lastly, he addressed the lighting on the south side, which would be visible from his home.

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

Action Items:

a. Site Plan Review #4-24 – 1750 Dixie Road – RGL Logistics

Deputy Director Schmidt went over the site plan for a warehousing distribution facility located on the northeast corner of Dixie Road and Muttart Road. The property is currently zoned I-1, Planned Business Center District. The first phase of this development is located on about 20 acres. There is a second phase to this development that isn't being approved as part of this site plan but it will be brought to this committee in the future. The proposal is to construct a 357,500 square foot facility. The facility is located on the southern end of the site towards Muttart Road. The building would be setback about 75 feet at its minimum from Muttart Road, 197 feet from Dixie Road, and 22 feet on the north side of the site, which is where the plan property line will be, and 330 feet from the east.

He went over the site complication with the existing wetlands. The question about shifting the building location is complicated because of where the wetlands are located. There is also a proposal to install a 420 square foot guard shed along Dixie Road. With the guard shed and the building, it covers about 40% of the property and green space is about 20%.

Vice Chairperson Member Moore-Nokes asked what a guard shed is. Deputy Director Schmidt stated it is where any trucks coming into the site would check into first.

Deputy Director Schmidt went over landscaping on the site. When there is an industrial development, it must have a minimum of one shade tree and three shrubs for every 40 linear feet. In this proposal, the minimum is met and exceeded. A berm is not required, however, if there was a change from deciduous trees to evergreens, there would need to be two evergreens for each deciduous tree.

Deputy Director Schmidt questioned where the location of a dumpster would go on the site. One of the plans showed it on the east side of the building but no other plans did. In moving forward, the dumpster location would need to be known and that it's properly screened with a minimum six-foot-tall fence. The building itself is going to be made of precast concrete panels around the entire building. There will be loading docks on the east and the west side of the building totaling 28 loading docks, which is where the primary truck action will be. In addition, within the building,

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there is about 10,000 square feet of office and forklift charging and storage area as well. The building has a wall height of about 33 feet. The guard shed will be constructed of primarily metal panels, but it will have a stone veneer on the exterior.

He went over the drainage on the site with two stormwater ponds. This will help maintain the stormwater that is on the site and collected. One pond will be on the corner of Dixie Road and Muttart Road and one pond planned further north on the site. All the stormwater collected on the east side of the building will go north and discharge into the north stormwater pond and then to the city's regional pond on Dixie Road and County Highway G.

Deputy Director Schmidt lastly went over the traffic pattern on the site, which is proposed as a clockwise pattern around the building with trucks entering off of Dixie Road.

Chairperson Mayor Lang wanted clarification the trucks will be entering on Dixie. Deputy Director Schmidt stated the trucks can either come off Dixie Road and go around the building or enter off Muttart and go around the building.

Vice Chairperson Member Moore-Nokes asked about the nature trail near this site. Deputy Director Schmidt stated it is a paved trail on Dixie Road. The trail is located along the entire length of the proposed site. Vice Chairperson Member Moore-Nokes asked if the concern is pedestrians walking while traffic is turning into the driveway. Deputy Director Schmidt stated there are minimal concerns, however, this trail also extends into the industrial park and there has not been an issue with safety.

Deputy Director Schmidt went over the lighting on the property. All the lighting fixtures in the parking lot must be full cut off fixtures, not spotlights. The security lighting, which tend to be less intense lighting, does not need to be full cut off.

Member Andrews asked if the entire site fenced. Deputy Directory Schmidt stated there is no fence around the property.

Tom Thibodeau stated the building height will be approximately 40 feet at the peak. He went over the guard shed will have a full block veneer to make a cohesive look with the other building on site. The fire department requested an emergency vehicle access driveway on the southeast corner. This driveway would be used on by emergency vehicles, the intent it to have all traffic directed to the west side of the building and check in at the guard shed.

Ryan Scray went over the traffic intent is to direct the truck traffic in and out of Dixie Road. They may look into putting a gate at the driveway at the southwest corner. There was not a plan to use Muttart Road for entering or exiting of traffic. He stated they can be flexible with the proposed trees.

Brandon Robaideh went over the stormwater and wetland. There is a ridge that cuts through the middle of property and that water currently goes to the wetland and drains to the north. Most of the water will be going into the pond in the north.

Member Andrews asked if the future phase is to the north and wanted to know how that will work with the wetlands. Deputy Director Schmidt showed on the site plan the second phase building footprint in relation to the wetlands.

Director Kaiser stated there was a traffic study done incorporating this development along with other potential developments. This looked at the overall traffic impact and where improvements are potentially needed.

Member Andrews asked if the storm sewer is sized for the development that is happening in this area. Director Kaiser stated yes, it is sized appropriately.

Vice Chairperson Member Moore-Nokes asked about the updated traffic study and how long it may take to start seeing improvements. Director Kaiser stated it would be a few years.

Larry Langohr stated he has done development in the past and would still like to have the developer look at moving the building back 10-15 feet to place a berm on the property.

Member Andrews stated a three-to-four-foot berm does help with the traffic noise but does not do much for blocking. However, adding trees would be more helpful in both aspects.

MSC Kaiser/Andrews, the Plan Commission, to approve the site plan for a new warehouse facility located at 1750 Dixie Road subject to the Site Plan Review letter comments. All voting aye. Motion passed.

b. Certified Survey Map #3-24 – 2001 Marathon Avenue – 3 Lots

Deputy Director Schmidt went over the certified survey map received to subdivide 2001 Marathon Avenue, which is currently owned and operated by Marathon Flats. This lot was originally split into two separate lots with the intention of developing multi-family on the east side of the property. This property is zoned C1, which offers a variety of uses on the site. All the lots being created or proposed to being created have a minimum of 60 feet of frontage.

Member Andrews asked what the need for this CSM is. Deputy Directory Schmidt stated the applicant would like to develop the site in the future.

Director Kaiser asked about stormwater easement drainage and if it will be shared between the lots. Deputy Director Schmidt stated it is currently a large parking lot, but working with the developer on whatever gets built on the site will be utilizing a shared stormwater pond.

MSC Moore-Nokes/Andrews, the Plan Commission, to approve the 3 lot CSM for property located at 2001 Marathon Avenue. All voting aye. Motion passed.

c. Rezoning #1-24 – 1730 Dixie Road – I1, Planned Business Center District

Deputy Director Schmidt went over the land the city purchased and then annexed into the City. When annexation happens, the land comes in as either a Residential R1 zoning or as a temporary zoning district, since the zoning cannot modify until the property is in the city. This rezoning

would be to make the temporary I1 zoning, as the permanent zoning of this land. This land will be used for a storage warehouse facility and part of the larger RLG Logistics plan.

MSC Kaiser/Moore-Nokes, the Plan Commission, to recommend Common Council approve Ordinance No. 2024-05 placing a permanent zoning designation of I-1, Planned Business Center District for the property located at 1730 Dixie Road. All voting aye. Motion passed.

Comprehensive Plan – Plan Commission Implementation Items

Deputy Director Schmidt went over priorities with zoning related to the comprehensive plan.

Frank Cuthbert 1533 Fallow Dr- He brought a handout of suggestions with items to focus on from the comprehensive plan (see attached document).

Alderman Steiner stated it may be best to look at one item from the document to focus on as it may get overwhelming focusing on more than one item. He suggested the zoning items could be looked at first.

Deputy Director Schmidt stated a lot of higher priority items were to look at zoning, however, a lot of the zoning changes dealt with housing. Due to being in the process of putting together a housing study, this may change some of our zoning. It may be better to wait on the zoning until after the study is done. He brought up the lack of general design standards in the current zoning code, not only in looks but how buildings are built throughout the city.

Chairperson Mayor Lang would like to look at the priority list but agrees starting with the design standards is the good idea.

Announcements and Future Agenda Items: Next meeting is scheduled for May 7, 2024.

Adjournment: The Commission adjourned its meeting at 5:21 p.m. MSC Andrews/Kaiser. All voting Aye. Motion passed.

Respectfully Submitted,



Kayla Kubat
Administrative Assistant, Department of Community Development

Suggestions of Items to focus on from the Comprehensive Plan

Submitted by Frank Cuthbert – 1533 Fallow Drive, Neenah

1. Table 10-2; Implementation – Plan Commission

LU 1.4.3 / H 1.4.3 Create a zoning district for neighborhood level commercial uses. Develop a New zoning district.

LU 1.4.3 / H 3.1.1 Establish progressive resource protection standards that new neighborhood developments should follow, to insure that natural features function to both enhance the value of adjoining property and continue their environmental purpose.

ED 2.2.6 / LU 1.5.5 Protect the historic character of the downtown area by adopting historical preservation design standards to enhance and preserve the historical significance of the Central Business District.

ED 2.2.6 / LU 1.5.5 Protect the historic character of the downtown area by adopting historical preservation design standards to enhance and preserve the historical significance of the Central Business District.

IO 1.8.2 Identify districts/areas within the City that would benefit from consistent design standards.

H 2.2.6 Consider establishing a historical regulated district in various locations within the City.

2. Review of ordinances to update

IO 1.7.4 Review local ordinance for restrictions (guidelines) for murals.

LU 1.9.1 Review zoning ordinances for community gardens / urban farms.
AG 2.1.6/2.1.8

IO 1.7.2 Develop art selection guidelines (ordinances), and approval process.

NR 1.2.5 Update zoning ordinance to include language to protect trees during construction.

LU 1.10.2/1.10.4 Review existing development codes, ordinances to improve mgmt. of stormwater.

CR 1.4.7

NR 2.1.10

IO 1.3.1

T 2.1.5 Develop a 'complete streets' policy (ordinance).

IO 1.5.1/1.5.3 Develop (complete) signage code that was updated in 2023, and adopted in 1977.

3. Review of future development

CF 1.3.2 Develop a sanitary sewer replacement plan.

CF 1.3.4 Identify an equitable distribution of costs for future systems extensions.

LU 1.8.4 Consider acquiring vacant building for a community center.

CF 4.4.1

IO 1.2.3 Pursue a plan to promote burial of existing overhead lines. Coordinate

NR 1.4.2 effort with a terrace tree planting program.

NR 1.2.2

NR 1.2.6



MEMORANDUM

DATE: May 7, 2024
TO: Mayor Lang, Plan Commission
FROM: Brad Schmidt, Deputy Director of Community Development
RE: Site Plan for Sidewalk Café, Layla’s Place, 218 W. Wisconsin Avenue

Background

The Community Development Department has received a request from Chris Paulson (Generation Paulson, Inc.) for Site Plan Approval to allow for a Sidewalk Cafe to serve Layla’s Place patrons along Wisconsin Avenue. The subject site is located 218 W. Wisconsin Avenue.

Consideration

The owners propose a sidewalk café along W. Wisconsin Avenue which includes three tables. The width of the building is approximately 24 feet. All sidewalk café furniture must remain within the 24-foot wide area. The sidewalk width in the proposed seating location is approximately 15 feet and will allow over 6 feet of sidewalk width for safe pedestrian passage, exceeding the minimums set by ordinance. The furniture, as proposed, will not block any pedestrian access. The proposed sidewalk café meets all locational requirements as set forth in the ordinance and must adhere to all other requirements of the City’s Sidewalk Cafe Ordinance (i.e., maintenance, advertising, signage, insurance).

Standards	Yes	No
Is the property located in the C2 Zoning District?	X	
Will a minimum of 6 feet of sidewalk remain for safe passage of pedestrians?	X	
Is the sidewalk café furniture located within the limits of the property?	X	
Will any changes in direction of pedestrian travel along the sidewalk exceed an angle of 30°?		X
Is the sidewalk café furniture located within 10 feet of any		X

marked/unmarked crosswalk or access ramp?		
Is the sidewalk café furniture located within 5 feet of any fire hydrant?		X
Is the sidewalk café furniture located within 10 feet of any driveway?		X
Is the sidewalk café furniture located within 5 feet ahead of or 15 feet to the rear of any sign marking a designated bus stop?		X
Is the sidewalk café located on or within 2 feet of any water valve, manhole, or other similar structure?	X	
Is the sidewalk café furniture located at any location closer to the center of the street than a location at the widest point of the street?		X
Has liability insurance naming the City as an unrestricted additional insured on the sidewalk café owner's insurance policy been submitted?	X	

The role of the Plan Commission is to review the requirements of the Outdoor Service/beer garden ordinance (Sec. 4-106). In addition, the applicant is requesting the outdoor extension of their liquor license to serve alcohol within these areas. This request is also reviewed by the Public Services and Safety Commission and Common Council.

Recommendation

Appropriate action at this time is to approve the Site Plan for the Sidewalk Generation Paulson, Inc., 218 W. Wisconsin Avenue subject to the conditions of the site plan review letter.





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

May 01, 2024

CHRIS PAULSON
GENERATION PAULSON, INC.
W5793 ROYAL TROON ROAD
MENASHA, WI 54952

**RE: Site Plan (Sidewalk Cafe) - 218 W Wisconsin Avenue - Laylas Place Site Plan - Minor Review () Status
Approved**

Dear CHRIS PAULSON:

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

Sincerely,

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

Planning - Brad Schmidt -
bschmidt@neenahwi.gov

Approved

Review Comments:

1. Windblown devices such as balloon, banners, or other similar item shall not be attached or otherwise made part of the sidewalk café furniture and no advertising shall be permitted on sidewalk café furniture.
 2. Umbrellas, flags, heaters and such tall equipment/furniture shall not interfere with pedestrians below a height of seven feet on a sidewalk.
 3. Advertising on sidewalk café furniture is prohibited, except for the placement of the permittee's business name in an unobtrusive or incidental manner, not to exceed two inches in height by eight inches in width (three inches in height by eight inches in width on umbrellas), with a limit of one per piece of sidewalk café furniture; incidental logos that are affixed by the manufacturer and do not advertise the permittee's business.
 4. Sidewalk café furniture must be kept in a state of good repair and condition and free from the following conditions: rust, chipped or peeling paint or finishes, delaminating or peeling materials, missing hardware, rotting materials, poor craftsmanship or construction that would cause the item to be structurally unsound and thereby pose a health or safety hazard, or any other condition that the Department of Community Development deems to be contrary to the purposes of promoting visually appealing and structurally sound sidewalk furniture.
 5. Each sidewalk café serving alcohol beverages shall be responsible for policing the area of the sidewalk café to be sure that customers are of the legal drinking age and that alcohol beverages are not removed from the premises, or left unattended.
 6. Service in the sidewalk cafés shall be limited to persons seated at tables or at a bar. Appropriate signage must be affixed to each table notifying customers that alcoholic beverages may only be in possession while seated within the approved sidewalk café.
 7. Maintain a minimum 2-foot separation from the water valve cover on the sidewalk.
-

CITY OF NEENAH
Application for a Sidewalk Café

New Application -OR- Change of Ownership (waive site plan review)

Individual Partnership Corporation Limited Liability Company

Name: Generation Paulson, Inc.
(Individuals/Partners/Registered Name of Corporation/LLC)

If Partnership, Corporation or LLC, list names and addresses of all members:

CHRIS PAULSON W5793 ROYAL TRAIL DR MENAISHA, WI 54952

Address of premise for which the sidewalk café permit is being applied for: 218 W. WISCONSIN AVE NEENAH, WI 54956

Trade Name: Layler Place

Business Phone: 1-920-215-3575 Cell 920-475-2122

- Is the premise for which the sidewalk café permit is being sought located in C-2 Central Business zoning districts as that term is defined in Chapter 26. Yes No (If no, the premise does not qualify for an outdoor dining area)

- Is the proposed sidewalk café located in an area where a minimum of six (6) feet of sidewalk width will remain for safe passage of pedestrians and will not change the direction of travel along the sidewalk more than 30 degrees? Yes No
(If no, the premise does not qualify for an outdoor dining area)

- Is the sidewalk café furniture located in such a manner so as to block access for the pedestrians or in a manner that the street furniture would constitute a tripping hazard or other hazard to pedestrians. Yes No
(If no, the premise does not qualify for an outdoor extension)

- If the outdoor premise is located in the front yard of licensed premise, has the height barrier been approved by the City of Neenah Community Development Department? Yes No
(If no, the premise does not qualify for an outdoor extension)

- Is the applicant a "Class B", Class "B" and/or "Class C" License holder? Yes No
(If yes, an Application for Outdoor Extension of Retail "Class B", Class "B" and/or "Class C" License must be filed concurrently with this application. Approval of this application and the application for Outdoor Extension are contingent upon one another)

- Has a Certificate of Insurance been placed on file? Yes No
Does this Certificate satisfy the required liability limits? Yes No
Does the Certificate list the City of Neenah as an unrestricted additional insured? Yes No
(If no to any of the above, the premise does not qualify for an outdoor extension)

Service in the sidewalk café shall be limited to persons seated at tables. Appropriate signage must be affixed to each table notifying customers that alcoholic beverages may only be in possession while seated within the approved sidewalk café.

Each sidewalk café serving alcohol beverages shall be responsible for policing the area of the sidewalk café to be sure customers are of the legal drinking age and that alcohol beverages are not being removed from the premise or left unattended.

Outdoor Area Uses: The outdoor premises shall only be used for serving food and alcohol and no part of said area shall be used for recreational activities, including, but not limited to, volleyball, horseshoes, darts, and softball. Service in the outdoor premises shall be limited to persons seated at tables. Number of Tables: 3

Sidewalk Cafe Furniture: Sidewalk cafe furniture must be kept in a state of good repair and condition and free from the following conditions: rust, chipped or peeling paint or finishes, delaminating or peeling materials, missing hardware, rotting materials, poor craftsmanship or construction that would cause the item to be structurally unsound and thereby pose a health or safety hazard, or any other condition that the Department of Community Development deems to be contrary to the purposes of promoting visually appealing and structurally sound sidewalk furniture. It shall be placed, installed, used or maintained as follows:

- (a) Within ten feet of any marked or unmarked crosswalk or access ramp.
- (b) Within five feet of any fire hydrant.
- (c) Within ten feet of any driveway.
- (d) Within five feet ahead of and 15 feet to the rear of any sign marking a designated bus stop, measured along the edge of pavement.
- (e) On or within two feet of any water valve, manhole, or other similar structure.
- (f) Within the vision-clearance triangle as defined in the Neenah Zoning Code (Municipal Code Chapter 26).
- (g) At any location that is closer to the center of the street than a location at the widest point of the street, measured at the curb line (i.e. bump outs).
- (h) Windblown devices such as balloon, banners, or other similar item shall not be attached or otherwise made part of the sidewalk cafe furniture and no advertising shall be permitted on sidewalk cafe furniture.
- (i) Sidewalk cafe furniture shall be stored indoors overnight and/or when the business is closed..
- (j) Umbrellas, flags, heaters and such tall equipment/furniture shall not interfere with pedestrians below a height of seven feet on a sidewalk.
- (k) Advertising on sidewalk cafe furniture is prohibited, except for the placement of the permittee's business name in an unobtrusive or incidental manner, not to exceed 2 inches in height by 8 inches in width (3 inches in height by 8 inches in width on umbrellas), with a limit of one per piece of sidewalk café furniture; incidental logos that are affixed by the manufacturer and do not advertise the permittee's business.

Lighting: Lighting of the area must be shielded and not be of intensity or brilliance to create glare which is distracting to adjoining property owners or can become a hazard or danger to vehicular traffic.

Sound: Sound from any source that is emitted from the outdoor area and measured at any border of the real property on which the licensed premises is located shall not exceed 75 db from 7 a.m. to 9 p.m. and 65 db from 9 p.m. until closing. Three or more noise complaints filed against the owner of an Outdoor Premise during a license period (July 1 to June 30), and verified by the Neenah Police Department, shall constitute sufficient grounds to revoke the Outdoor Premise Permit granted under this section, subject to a hearing requirement under section 4.96(7) of this Code.

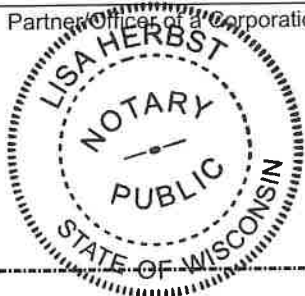
Closing Hours: All service in the outdoor premises (beverage and food) shall stop no later than bar closing as set by §125.32(3) and §125.68(4): Mon-Fri 2 a.m. and Sat-Sun 2:30 a.m.

READ CAREFULLY BEFORE SIGNING: Under penalty provided for by law, the undersigned states that each of the above questions has been truthfully answered to the best of his/her/their knowledge. Applicant acknowledges receiving a copy of Ordinance No. 2011-08 and agrees to comply with its terms and conditions should this application be approved. (Individual applicants, each member of a partnership, officers of a corporation and members of an LLC must sign)

(Partner/Individual/Officer of a Corporation, Member of an LLC)

(Partner/Officer of a Corporation/Member of an LLC)

(Additional Partner/Officer of a Corporation/Member of an LLC)



SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th
DAY OF April, 2024.

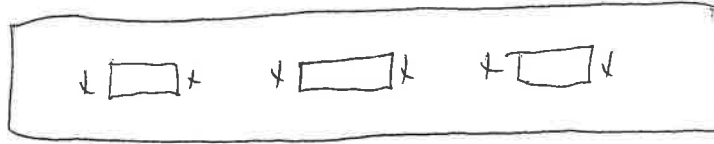
[Signature]
Clerk/Notary Public
My Commission Expires: 10/22/27

TO BE COMPLETED BY CLERK

Date Received: 4/18/24 Clerk Signature: [Signature]
Date \$125 Site Plan Fee Paid: 4/19/24 Account No. **010-0000-534-11-00**
Date to Plan Commission: _____ Granted Denied
Date to Public Services & Safety Committee: _____ Granted Denied
Date to Council: _____ Granted Denied
Date Final Inspection Completed: _____
Date of Signed Insurance Agreement: _____
License No. Issued: _____ Date: _____

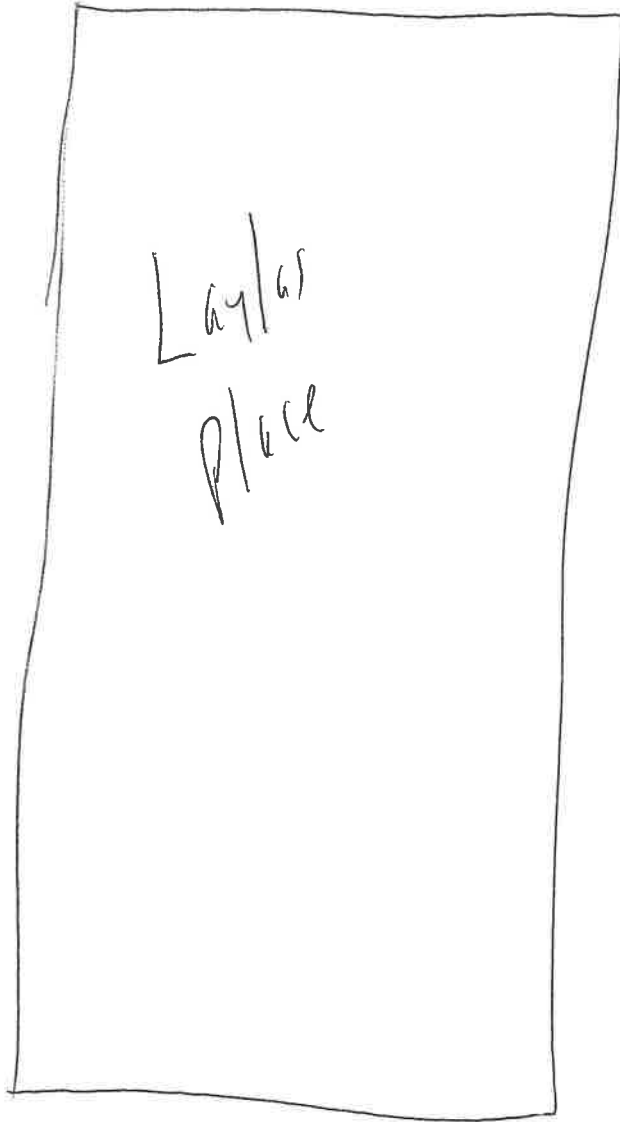
Note: Permit will not be issued until final inspections are complete.

☐ table
x chair



☐ Planter

Sidewalk





M E M O R A N D U M

DATE: May 7, 2024
TO: Mayor Lang and Plan Commission
FROM: Brad Schmidt, AICP, Deputy Director
RE: 4 Lot CSM and 2 Lot CSM – 1712/1750 Dixie Road

The City of Neenah purchased approximately 65 acres of land along the east side of Dixie Road in 2003. A few years later, the city realigned Dixie Road south of County Highway G and constructed a regional storm water pond east of the old Dixie Road right-of-way and south of County Highway G. The property is made up of several parcels and has been used for agricultural purposes since 2003.

The city recently approved a development agreement which would sell approximately 32 acres along the northeast corner of Dixie Road and Muttart Road to Checker Logistics. Prior to the sale of the land to Checker Logistics, the city must subdivide and redefine the lots as agreed to in the development agreement. There are two proposed CSMs, one for the northern portion of the property and one for the southern portion.

The first CSM, for the northern portion of the property, proposes the creation of two lots and two outlots. Lots are developable pieces of land while outlots are remnant pieces of land, undevelopable, and typically don't meet the design standards associated with developable lots. Lot 2 of the CSM will be owned by the city and marketed as a future development site. Lot 1 will be sold to Checker Logistics. Outlot 1 is mostly undevelopable due to wetlands and contains a radio tower. Outlot 2 contains the regional storm water pond.

The next CSM, for the southern portion of the property, contains one lot and one outlot. Both lots are intended to be sold to Checker Logistics. Lot 1 will include Phase 1 of the Checker Logistics warehouse development and Outlot 1 will be combined with Lot 1 of the previous CSM, and the property located at 1730 Dixie Road in the future. This land will include Phase II of the development. All land within both CSMs is zoned I-1 Planned Business Center District.

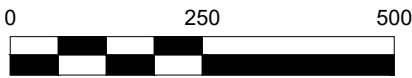
Recommendations

An appropriate action at this time is for the Plan Commission to approve the 4 lot CSM for the property located at 1712 Dixie Road.

An appropriate action at this time is for the Plan Commission to approve the 2 lot CSM for the property located at 1750 Dixie Road.

Certified Survey Map No. _____

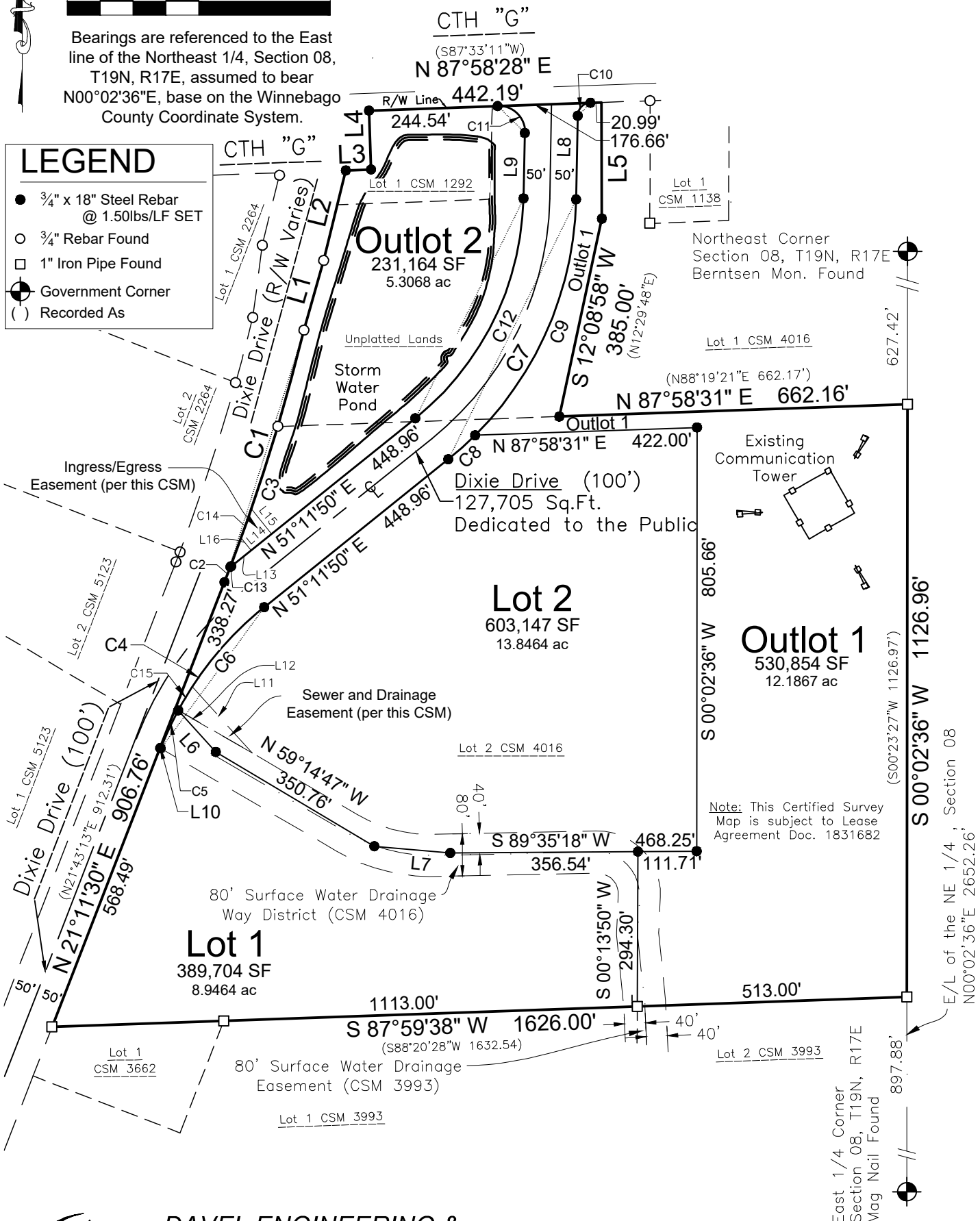
Lot 2, Certified Survey Map No. 4016, Lot 1, Certified Survey Map No. 1292, and Part of the Northeast 1/4 of the Northeast 1/4, all being located in the Northeast 1/4 of Section 08, Township 19 North, Range 17 East, City of Neenah, Winnebago County, Wisconsin.



Bearings are referenced to the East line of the Northeast 1/4, Section 08, T19N, R17E, assumed to bear $N00^{\circ}02'36''E$, base on the Winnebago County Coordinate System.

LEGEND

- $\frac{3}{4}$ " x 18" Steel Rebar @ 1.50lbs/LF SET
- $\frac{3}{4}$ " Rebar Found
- 1" Iron Pipe Found
- Government Corner
- () Recorded As



Note: This Certified Survey Map is subject to Lease Agreement Doc. 1831682



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
 Civil Engineers and Land Surveyors
 1164 Province Terrace, Menasha, WI 54952
 Ph: 920-991-1866 Fax: 920-441-0804
 www.davel.pro

Scott R. Andersen
 Professional Land Surveyor
 No. S-3169

Date _____

File: 8043CSM2.dwg
 Date: 04/30/2024
 Drafted By: scott
 Sheet: 1 of 5

Certified Survey Map No. _____

Lot 2, Certified Survey Map No. 4016, Lot 1, Certified Survey Map No. 1292, and Part of the Northeast 1/4 of the Northeast 1/4, all being located in the Northeast 1/4 of Section 08, Township 19 North, Range 17 East, City of Neenah, Winnebago County, Wisconsin.

CURVE TABLE							
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	3869.72'	N 17°28'02" E	502.73'	503.09'	7°26'56"	S 21°11'30" W	S 13°44'34" W
C2	3869.72'	N 20°57'41" E	31.11'	31.11'	0°27'38"	N 20°43'51" E	N 21°11'30" E
C3	3869.72'	N 17°14'13" E	471.68'	471.98'	6°59'17"	N 13°44'34" E	N 20°43'51" E
C4	642.67'	N 36°13'45" E	332.51'	336.33'	29°59'05"	N 21°14'13" E	N 51°13'17" E
C5	642.67'	N 24°46'36" E	79.36'	79.41'	7°04'46"	N 21°14'13" E	N 28°18'59" E
C6	642.67'	N 39°46'08" E	255.21'	256.92'	22°54'18"	N 28°18'59" E	N 51°13'17" E
C7	650.59'	N 26°11'17" E	550.56'	568.47'	50°03'51"	N 51°13'12" E	N 01°09'22" E
C8	650.59'	N 48°12'12" E	68.48'	68.51'	6°02'02"	N 51°13'12" E	N 45°11'11" E
C9	650.59'	N 23°10'16" E	487.75'	499.96'	44°01'49"	N 45°11'11" E	N 01°09'22" E
C10	25.00'	N 44°33'55" E	34.36'	37.88'	86°49'06"	N 01°09'22" E	N 87°58'28" E
C11	50.00'	N 45°26'05" W	72.65'	81.32'	93°10'54"	N 01°09'22" E	S 87°58'28" W
C12	550.59'	N 26°11'21" E	465.95'	481.11'	50°03'58"	N 51°13'20" E	N 01°09'22" E
C13	742.67'	N 51°08'28" E	2.04'	2.04'	0°09'27"	N 51°03'44" E	N 51°13'11" E
C14	3869.72'	N 19°25'38" E	58.81'	58.81'	0°52'15"	N 19°51'45" E	N 18°59'30" E
C15	642.67'	N 30°39'03" E	52.35'	52.37'	4°40'08"	N 32°59'07" E	N 28°18'59" E

LINE TABLE				
Line	Bearing		Length	
L1	N 15°57'46" E		137.55'	
L2	N 13°45'37" E	(S13°20'45"W)	176.26'	
L3	N 87°58'28" E	(S87°33'11"W)	47.94'	(48.07')
L4	N 02°01'23" W	(S02°26'49"E)	112.00'	(112.47')
L5	S 00°12'57" E	(N00°07'53"E)	220.84'	(220.72')
L6	N 42°06'10" W		106.28'	
L7	N 84°57'14" W		144.95'	
L8	N 01°09'22" E		159.29'	
L9	N 01°09'22" E		124.53'	
L10	S 68°45'47" E		1.21'	
L11	S 42°06'10" E		170.05'	
L12	N 60°01'59" W		162.41'	
L13	N 51°11'50" E		48.29'	
L14	N 51°11'50" E		50.00'	
L15	N 38°48'37" W		61.08'	
L16	S 38°48'37" E		30.12'	

 Scott R. Andersen Date
 Professional Land Surveyor
 No. S-3169

Certified Survey Map No. _____

Lot 2, Certified Survey Map No. 4016, Lot 1, Certified Survey Map No. 1292,
and Part of the Northeast 1/4 of the Northeast 1/4, all being located in the
Northeast 1/4 of Section 08, Township 19 North, Range 17 East,
City of Neenah, Winnebago County, Wisconsin.

Surveyor's Certificate

I, Scott R. Andersen, Professional Land Surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Neenah, and under the direction of the City of Neenah, the property owners of said land, I have surveyed divided and mapped this Certified Survey Map; that such map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is All of Lot 2, Certified Survey Map No. 4016, Doc. No. 1014605, All of Lot 1, Certified Survey Map No. 1292, Doc. No. 616667, and Part of the Northeast 1/4 of the Northeast 1/4, all being located in the Northeast 1/4 of Section 08, Township 19 North, Range 17 East, City of Neenah, Winnebago County, Wisconsin, containing 1,754,869 Square Feet (40.2863 Acres) of land described as follows:

Commencing at the Northeast Corner of Section 08, Township 19 North, Range 17 East; thence $S00^{\circ}02'36''W$ along the East line of the Northeast 1/4 of said Section 08, 627.42 feet to the northeast corner of Lot 2 of Certified Survey Map No. 4016 and to the point of beginning; thence continuing $S00^{\circ}02'36''W$ along said east line and the east line of said Lot 2, 1126.96 feet to the south line of said Lot 2 and the north line of Certified Survey Map No. 3993; thence $S87^{\circ}59'38''W$ along the south line of said Lot 2 and along the north line of said Map No. 3993 and along the north line of Lot 1 of Certified Survey Map No. 3662, 1626.00 feet to the east line of Dixie Drive, a public right of way; thence $N21^{\circ}11'30''E$ along said east line, 906.76 feet to a point of curvature of a curve to the left having a radius of 3869.72 feet and a central angle of $07^{\circ}26'56''$; thence northeasterly 503.09 feet along said east line and the arc of a curve which has a chord that bears $N17^{\circ}28'02''E$, 502.73 feet; thence $N15^{\circ}57'46''E$ along said east line, 137.55 feet; thence $N13^{\circ}45'37''E$ along said east line, 176.26 feet to the south line of County Highway "G"; thence $N87^{\circ}58'28''E$ along said south line, 47.94 feet to the west line of Lot 1 of Certified Survey Map No. 1292; thence $N02^{\circ}01'23''W$ along said west line, 112.00 feet to the south line of County Highway "G"; thence $N87^{\circ}58'28''E$ along said south line, 442.19 feet to the west line of Lot 1 of Certified Survey Map No. 4016; thence $S00^{\circ}12'57''E$ along said west line, 220.84 feet; thence $S12^{\circ}08'58''W$ along said west line, 385.00 feet to the south line of said Lot 1; thence $N87^{\circ}58'31''E$ along said south line, 662.16 feet to the point of beginning. Described parcel is subject to all easements, and restrictions of record.

Scott R. Andersen, Wisconsin Professional Land Surveyor No. S-3169

Certified Survey Map No. _____

Lot 2, Certified Survey Map No. 4016, Lot 1, Certified Survey Map No. 1292,
and Part of the Northeast 1/4 of the Northeast 1/4, all being located in the
Northeast 1/4 of Section 08, Township 19 North, Range 17 East,
City of Neenah, Winnebago County, Wisconsin.

Owner's Certificate

The City of Neenah, a Wisconsin Municipal Corporation duly organized and existing under and by virtue of the Laws of the State of Wisconsin, as the property owner, does hereby certify that we caused the land above described to be surveyed, divided, and mapped all as shown and represented on this map.

We do further certify this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of Neenah

Dated this _____ day of _____, 20_____

Jane B. Lang
Mayor

Char Nagel
City Clerk

State of Wisconsin)
)SS
_____ County)

Personally came before me on the _____ day of _____, 20_____, the above property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

_____ My Commission Expires _____
Notary Public, Wisconsin

Scott R. Andersen Date
Professional Land Surveyor
No. S-3169

File: 8043CSM2.dwg
Date: 04/30/2024
Drafted By: scott
Sheet: 4 of 5

Certified Survey Map No. _____

Lot 2, Certified Survey Map No. 4016, Lot 1, Certified Survey Map No. 1292,
and Part of the Northeast 1/4 of the Northeast 1/4, all being located in the
Northeast 1/4 of Section 08, Township 19 North, Range 17 East,
City of Neenah, Winnebago County, Wisconsin.

Common Council Resolution

Resolved, that this certified survey map in the City of Neenah, Winnebago County, The City of Neenah, the property owners, is hereby approved by the Common Council of the City of Neenah.

Jane B. Lang
Mayor

Date

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of Neenah.

Char Nagel
City Clerk

Date

Treasurers' Certificate

I, being the duly elected, qualified and acting Treasurers of the City of Neenah, do hereby certify that in accordance with the records in our office, there are no unredeemed tax sales and unpaid taxes, or special assessments on and of the land included in this certified survey map.

Vicky Rasmussen
City Treasurer

Date

This Certified Survey Map is contained wholly within the property described in the following recorded instruments:

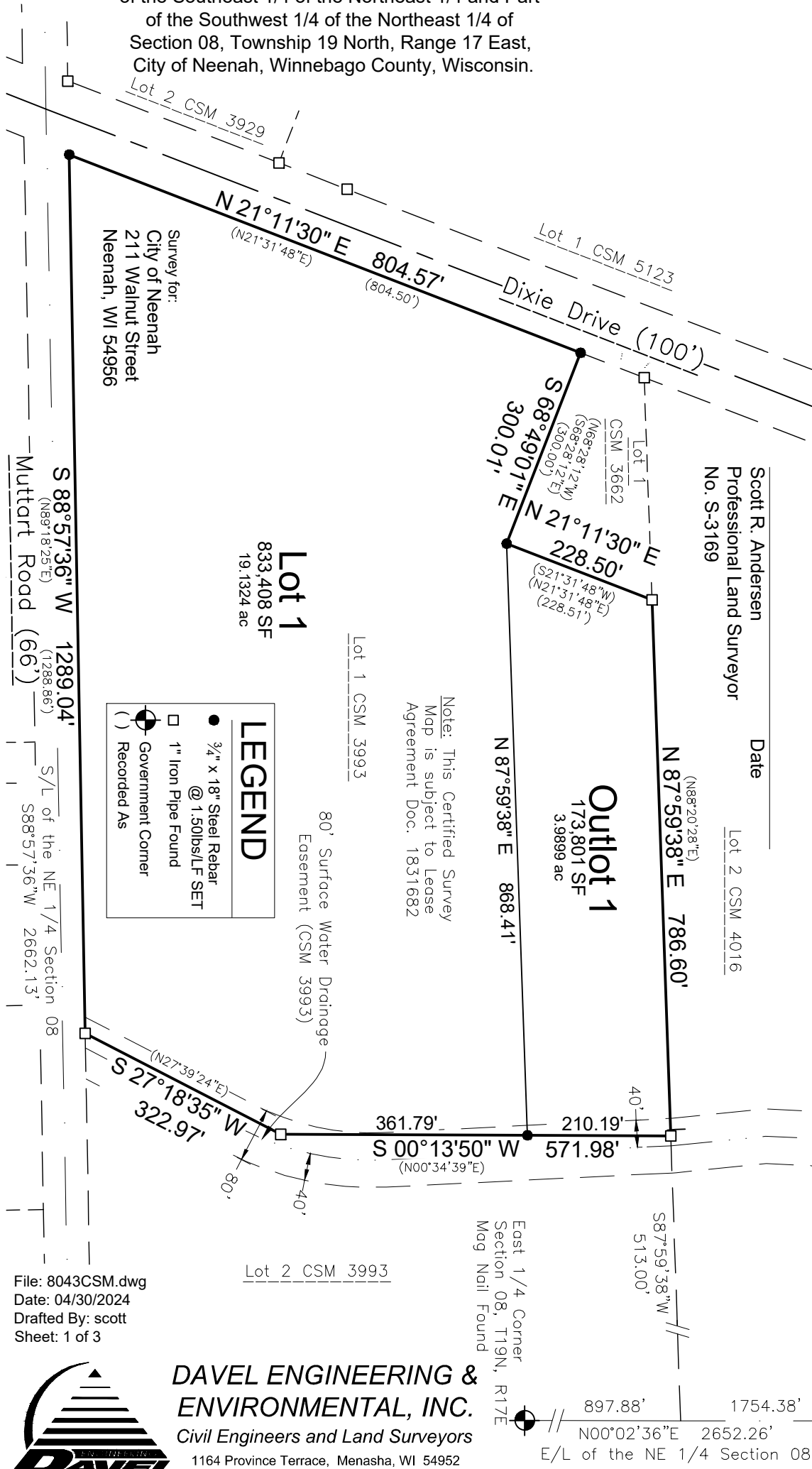
the property owners of record:	Recording Information:	Parcel Number(s):
City of Neenah	Doc. 1333560 Doc. 1374289 Doc. 1393542	802-300-00.00

Scott R. Andersen
Professional Land Surveyor
No. S-3169

Date

Certified Survey Map No. _____

Lot 2, Certified Survey Map No. 3993, being Part of the Southeast 1/4 of the Northeast 1/4 and Part of the Southwest 1/4 of the Northeast 1/4 of Section 08, Township 19 North, Range 17 East, City of Neenah, Winnebago County, Wisconsin.



Scott R. Andersen
Professional Land Surveyor
No. S-3169

Date _____
Lot 2 CSM 4016

File: 8043CSM.dwg
Date: 04/30/2024
Drafted By: scott
Sheet: 1 of 3



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro

Certified Survey Map No. _____

Lot 2, Certified Survey Map No. 3993, being Part of the Southeast 1/4 of the Northeast 1/4 and Part of the Southwest 1/4 of the Northeast 1/4 of Section 08, Township 19 North, Range 17 East, City of Neenah, Winnebago County, Wisconsin.

Surveyor's Certificate

I, Scott R. Andersen, Professional Land Surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Neenah, and under the direction of the City of Neenah, the property owners of said land, I have surveyed divided and mapped this Certified Survey Map; that such map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is All of Lot 2, Certified Survey Map No. 3993, being Part of the Southeast 1/4 of the Northeast 1/4 and Part of the Southwest 1/4 of the Northeast 1/4 of Section 08, Township 19 North, Range 17 East, City of Neenah, Winnebago County, Wisconsin, containing 1,007,209 Square Feet (23.1223 Acres). Described parcel is subject to all easements, and restrictions of record.

Scott R. Andersen, Wisconsin Professional Land Surveyor No. S-3169

Owner's Certificate

The City of Neenah, a Wisconsin Municipal Corporation duly organized and existing under and by virtue of the Laws of the State of Wisconsin, as the property owner, does hereby certify that we caused the land above described to be surveyed, divided, and mapped all as shown and represented on this map.

We do further certify this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of Neenah

Dated this _____ day of _____, 20_____

Jane B. Lang
Mayor

Char Nagel
City Clerk

State of Wisconsin)
)SS
_____ County)

Personally came before me on the _____ day of _____, 20_____, the above property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

_____ My Commission Expires _____
Notary Public, Wisconsin

Certified Survey Map No. _____

Lot 2, Certified Survey Map No. 3993, being Part of the Southeast 1/4 of the Northeast 1/4 and Part of the Southwest 1/4 of the Northeast 1/4 of Section 08, Township 19 North, Range 17 East, City of Neenah, Winnebago County, Wisconsin.

Common Council Resolution

Resolved, that this certified survey map in the City of Neenah, Winnebago County, The City of Neenah, the property owners, is hereby approved by the Common Council of the City of Neenah.

Jane B. Lang
Mayor

Date

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of Neenah.

Char Nagel
City Clerk

Date

Treasurers' Certificate

I, being the duly elected, qualified and acting Treasurers of the City of Neenah, do hereby certify that in accordance with the records in our office, there are no unredeemed tax sales and unpaid taxes, or special assessments on and of the land included in this certified survey map.

Vicky Rasmussen
City Treasurer

Date

This Certified Survey Map is contained wholly within the property described in the following recorded instruments:

the property owners of record:	Recording Information:	Parcel Number(s):
City of Neenah	Doc. 1333560	802-300-00.00

Scott R. Andersen
Professional Land Surveyor
No. S-3169

Date

File: 8043CSM.dwg
Date: 04/30/2024
Drafted By: scott
Sheet: 3 of 3



M E M O R A N D U M

DATE: May 7, 2024
TO: Mayor Lang and Members of Plan Commission
FROM: Brad Schmidt, Deputy Director
RE: Final Plat Review – Third Addition to the Homes at Freedom Meadows

Request/Background

Van Sistine Homes, LLC submitted a final plat for the Third Addition to the Homes at Freedom Meadows. Annexation of the subject property and a preliminary plat for this development was approved in January 2024.

Consideration

The proposed plat, 10.12 acres in size, includes 27 single-family residential lots and one outlot. The land is currently zoned R-1, Single-Family Residence District. The average lot size is approximately 13,500 square feet which exceeds the minimum lot size for single-family residential lots. The average residential lot width is 72 feet, which exceed the minimum 60-foot width requirement.

Two streets are proposed to be dedicated through the new plat. Valor Place extends west and Founders Street extends north. Both streets maintain the required 60-foot right-of-way and sidewalks are planned on both sides of each of the streets.

The developer will be responsible for installing all public utilities (water, sanitary sewer, and storm sewer) as well as constructing all roads within the plat. As with all subdivisions in the City, an agreement outlining the fees and responsibilities between the City and the developer will be reviewed by the Finance Committee and the Board of Public Works and ultimately approved by Common Council.

Storm water will be managed through rear yard drainage swales, storm sewers and ultimately storm water from this plat will be diverted to storm water detention pond located along Freedom Meadows Drive east of the development. This pond is designed to manage storm water for this subdivision and future phases within the development.

The proposed plat is consistent with the Freedom Acres/Homes at Freedom Meadows concept plan recently updated and approved by Plan Commission. This phase represents the fourth out of five phases for the Homes at Freedom Meadows. The first of three phases of the Homes at Freedom Meadows have been completed or are under construction.

Recommendation

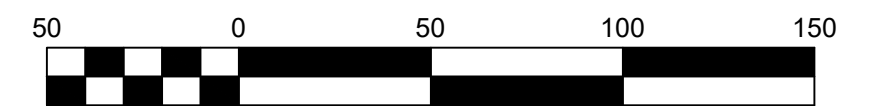
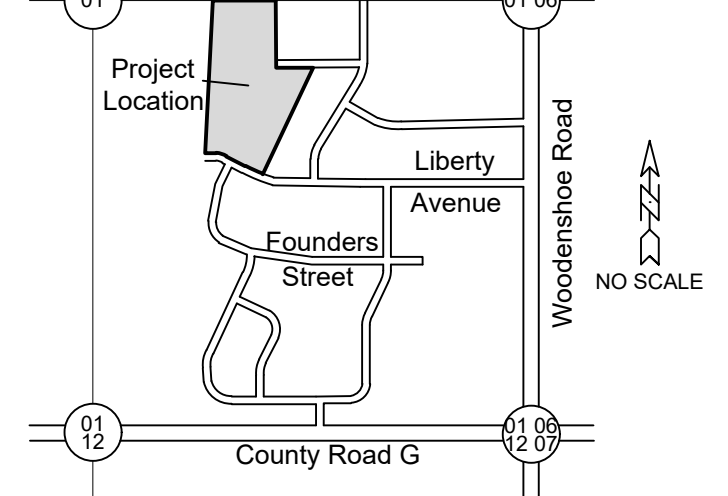
Appropriate action at this time is to recommend Common Council approve the Final Plat for the Third Addition to the Homes at Freedom Meadows subdivision.

3rd Addition to The Homes at Freedom Meadows

Part of the Northwest 1/4 of the Southeast 1/4 of Section 1, Township 19 North, Range 16 East,
City of Neenah, Winnebago County, Wisconsin

LOCATION MAP

SE 1/4 SEC 01, T 19 N, R 16 E,
CITY OF NEENAH,
WINNEBAGO COUNTY, WI



Bearings are referenced to the North line of the Southeast 1/4, Section 01, T19N, R16E, assumed to bear S88°52'57\" W, base on the Winnebago County Coordinate System

Center of Section
Section 1, T19N, R16E
Berntsen Found



NOTES

- All linear measurements have been made to the nearest one hundredth of a foot.
- All bearings are computed and measured to the nearest second.

LEGEND

- 2.3" O.D. x 18" Iron Pipe @ 3.65lbs/LF SET
- 3/4" Rebar Found
- 2.3" O.D. Iron Pipe Found
- ⊕ Government Corner
- SF Lot Area in Square Feet
- W.D. Delineated Wetlands

James R. Sehoff PLS 2692 Date

LINE TABLE		
Line	Bearing	Length
L1	N 88°52'57" E	60.00'

CURVE TABLE							
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	270.00'	N 73°51'52" W	79.15'	79.43'	16°51'23"	N 82°17'33" W	N 65°26'10" W
C2	180.00'	N 77°54'33" W	77.75'	78.37'	24°56'45"	N 65°26'10" W	N 89°37'05" W
C3	230.00'	S 11°47'37" W	102.78'	103.66'	25°49'21"	S 01°07'03" E	S 24°42'18" W
C4	230.00'	N 00°34'52" E	13.64'	13.64'	3°23'50"	N 01°07'03" W	N 02°16'47" E
C5	230.00'	N 11°59'58" E	77.66'	78.03'	19°26'22"	N 02°16'47" E	N 21°43'08" E
C6	230.00'	N 23°12'43" E	11.98'	11.99'	2°59'09"	N 21°43'08" E	N 24°42'18" E
C7	170.00'	N 11°47'37" E	75.97'	76.62'	25°49'21"	N 24°42'18" E	N 01°07'03" W
C8	170.00'	S 19°26'36" W	31.18'	31.22'	10°31'23"	S 24°42'18" W	S 14°10'55" W
C9	170.00'	S 06°31'56" W	45.26'	45.39'	15°17'58"	S 14°10'55" W	S 01°07'03" E

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20

Department of Administration



Revision Date: May 01, 2024
File: 8002Final.dwg
Date: 05/01/2024
Drafted By: Jim
Sheet: 1 of 2



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro

3rd Addition to The Homes at Freedom Meadows

Part of the Northwest 1/4 of the Southeast 1/4 of Section 1, Township 19 North, Range 16 East,
City of Neenah, Winnebago County, Wisconsin

Surveyor's Certificate

I, James R. Sehloff, professional land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Neenah, and under the direction of Van Sistine Homes, LLC, owner of said land, I have surveyed, divided and mapped 3rd Addition to The Homes at Freedom Meadows; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is part of the Northwest 1/4 of the Southeast 1/4 of Section 1, Township 19 North, Range 16 East, Town of Vinland, Winnebago County, Wisconsin, containing 441,099 Square Feet (10.1262 Ac) of land described as follows:

Commencing at the East 1/4 corner of Section 01, Township 19 North, Range 16 East; thence, along the North line of said Section 01, S88°52'57"W, 1568.26 feet to Northwest corner of Outlot 6 of 2nd Addition to The Homes at Freedom Meadows, said point also being the point of beginning; thence, along the West line of said Outlot 6 and the extension thereof, S01°07'03"E, 377.95 feet to the South right of way line of Valor Place as currently platted; thence, along said South right of way line, N89°08'34"E, 192.60 feet to a point on a Westerly line of 2nd Addition to The Homes at Freedom Meadows; thence, along said Westerly line, S00°53'26"E, 50.00 feet to a bend point on said Westerly line; thence, continuing along said Westerly line, S24°42'39"W, 673.64 feet to the Northerly line of lands annexed by City of Neenah in Document No 1912110; thence, along said Northerly line, 79.43 feet along the arc of a curve to the right with a radius of 270.00 feet and a chord of 79.15 feet which bears N73°51'52"W; thence, continuing along said Northerly line, N65°28'10"W, 163.11 feet; thence, continuing along said Northerly line, 78.37 feet along the arc of a curve to the left with a radius of 180.00 feet and a chord of 77.75 feet which bears N77°54'33"W; thence, continuing along said Northerly line, S89°37'05"W, 49.59 feet; thence, N04°11'17"E, 745.71 feet; thence, N01°07'03"W, 179.98 feet to said North line of the Southeast 1/4; thence, along said North line, N88°52'57"E, 380.00 feet to the point of beginning.

Given under my hand this _____ day of _____, _____.

James R. Sehloff, Wisconsin Professional Land Surveyor No. S-2692

Owner's Certificate of Dedication

Van Sistine Homes, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Van Sistine Homes, LLC, does further certify this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of Neenah
Winnebago County Planning and Zoning Department
Department of Administration

Dated this _____ day of _____, 20_____.

In the presence of: Van Sistine Homes, LLC

Richard C. Van Sistine III, Managing Member

State of Wisconsin

_____ County) ss

Personally came before me this _____ day of _____, 20_____, the above owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

My Commission Expires _____
Notary Public, Wisconsin

Utility Easement Provisions

An easement for electric, natural gas, and communications service is hereby granted by

Van Sistine Homes, LLC, Grantor, to

Wisconsin Public Service Corporation, LLC, Wisconsin corporations, Grantee,
SBC Wisconsin, Grantee,
TDS Metrocom, LLC, Grantee
and
Spectrum, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

Van Sistine Homes, LLC

Richard C. Van Sistine III, Date
Managing Member

Mortgagee's Certificate

Nicolet Nation Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, Mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certificate of Van Sistine Homes, LLC, owner.

IN WITNESS WHEREOF, the said Nicolet Nation Bank has caused these presents to be signed by

_____, its President, and countersigned by

_____, its Secretary or Cashier, at _____, Wisconsin, and its corporate seal to be

hereunto affixed this _____ day of _____, 20_____.

President Date

Secretary or Cashier Date

State of Wisconsin

_____ County) ss

Personally came before me this _____ day of _____, 20_____, _____, President,

and _____, Secretary (cashier) of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary (cashier) of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

My Commission Expires _____

Notary Public, Wisconsin

Common Council Resolution

Resolved, 3rd Addition to The Homes at Freedom Meadows, in the City of Neenah is hereby approved by the Common Council on

this _____ day of _____, 20_____.

Mayor Date

Clerk Date

City of Neenah Planning Commission Approval Certificate

3rd Addition to The Homes at Freedom Meadows is hereby approved by the City of Neenah Planning Commission.

Planning Commission Representative Date

Treasurer's Certificate

We, being the duly elected, qualified and acting Treasurers of the City of Neenah and Winnebago County, do hereby certify that in accordance with the records in our office, there are no unredeemed tax sales and unpaid taxes, or special assessments on and of the land included in this Subdivision Plat.

County Treasurer Date

City Treasurer Date

This Plat is contained wholly within the property described in the following recorded instruments:

Owners of record:	Recording Information	Parcel No(s):
Van Sistine Homes, LLC.	Doc. No. _____	8114000006

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20_____

Department of Administration

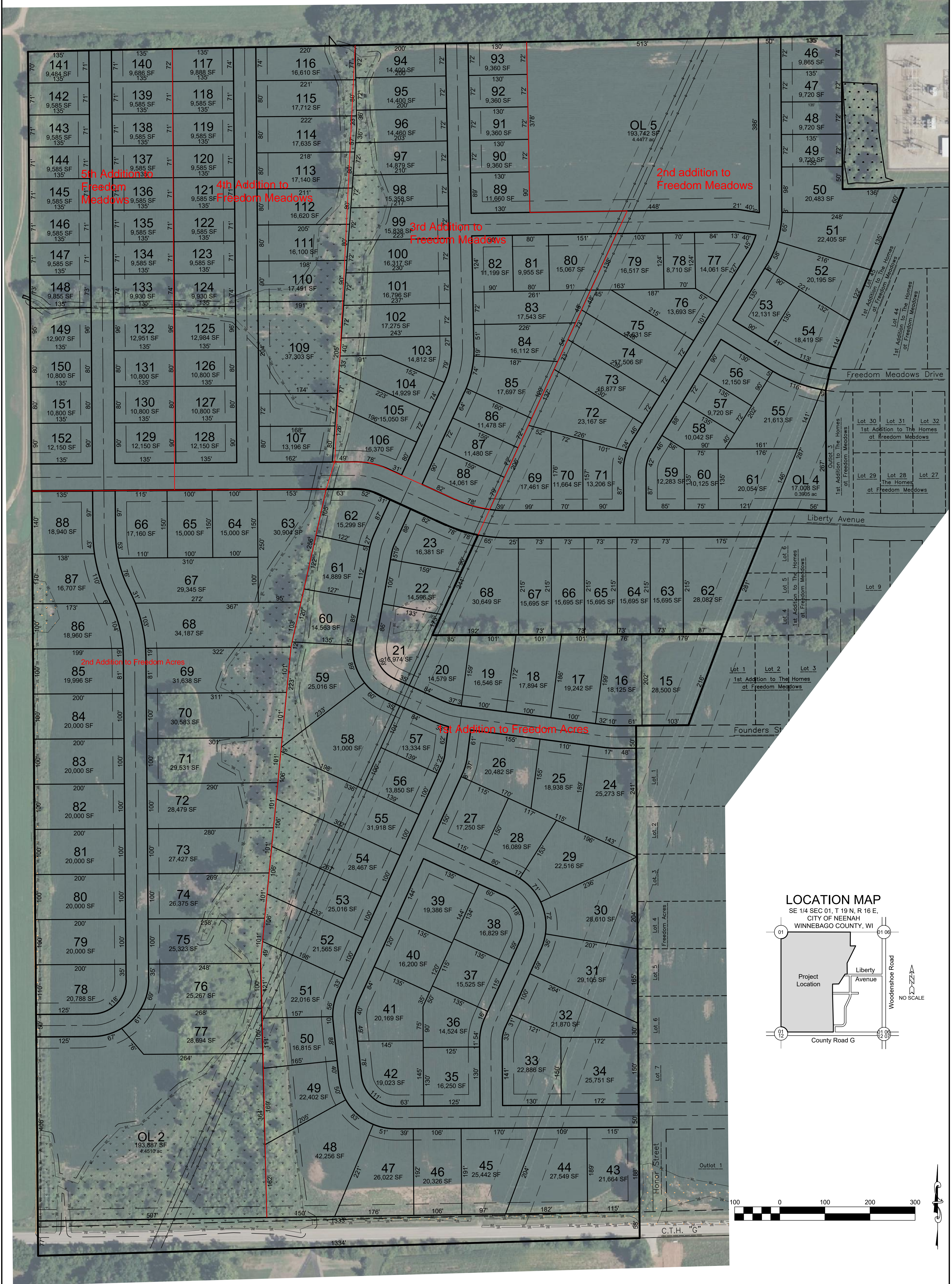


DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro

Revision Date: May 01, 2024
File: 8002Final.dwg
Date: 05/01/2024
Drafted By: Jim
Sheet: 2 of 2

Concept of

The Homes at Freedom Meadows and Freedom Acres Addition



Page 1	Last Saved by: KTSJY	Date: 04/11/2023
Author:	Flairing: 7571Concept.dwg	

The Homes at Freedom Meadows and Freedom Acres Addition
 City of Neenah, Winnebago County, WI
 For: Van Sistine Homes, LLC

Concept

Apr 11, 2023 - 12:40 PM J:\Projects\7571\van\dwg\Civil 3D\7571Concept.dwg Printed by: kristy



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