

**CITY OF NEENAH**  
**SPECIAL FINANCE AND PERSONNEL COMMITTEE MEETING**  
**Wednesday, September 17, 2025 at 5:30 p.m.**  
**Hauser Room, Neenah City Administration Building**  
**211 Walnut Street, Neenah, Wisconsin**

1. Call to Order.
2. Public Appearances.
3. [Approval of Minutes from September 8, 2025 Regular Meeting](#). (minutes can be found on the City's website)
4. Make recommendation on Authorization for Jurisdictional Offer for 105 W. Winneconne Avenue, for the Commercial Street Right Turn Lane at Winneconne Avenue. (Kaiser) (Attachments forthcoming)
5. 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@neenahwi.gov](mailto:clerk@neenahwi.gov)** at least 48 hours prior to the scheduled meeting or event to request an accommodation.



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

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## M E M O R A N D U M

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**DATE:** September 15, 2025  
**TO:** Mayor Lang and Members of the Public Services and Safety Committee  
**FROM:** Gerry Kaiser, Director of Public Works  
City Attorney David Rashid  
**RE:** Authorization for Jurisdictional Offer: 105 W. Winneconne Avenue  
Commercial Street Right Turn Lane at Winneconne Avenue

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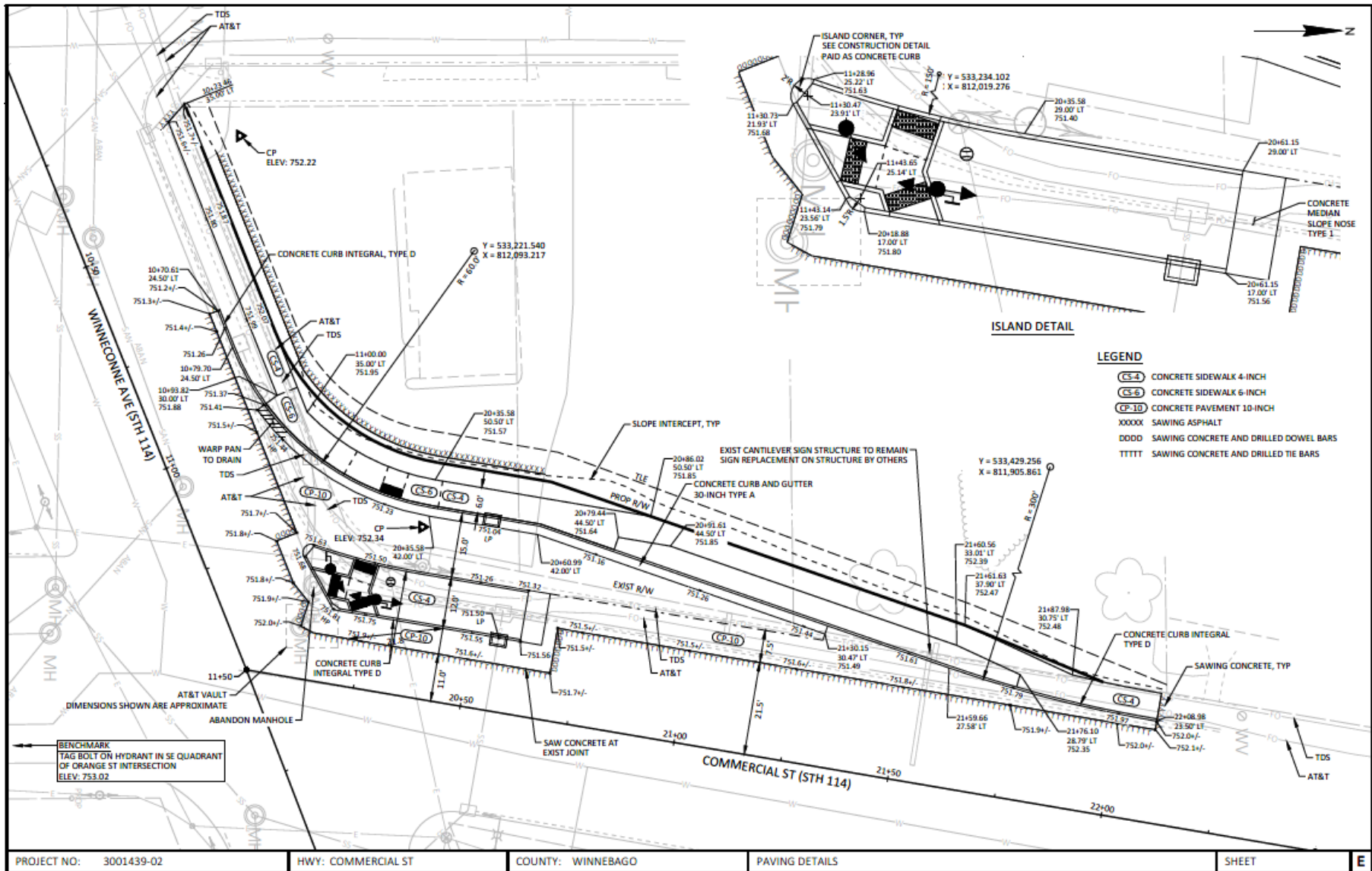
In late 2023, the Neenah Common Council adopted Resolution 2023-23, a relocation order to acquire the land interests needed to construct a southbound right turn lane on Commercial Street at Winneconne Avenue. For the past year, the City has been working toward the acquisition of those interests from 105 W. Winneconne Avenue for that project with the owner, Computer Corner Holdings, LLC.

Negotiations for that acquisition have reached an impasse. After discussions with our consultant, it has been decided that our best path is to issue a jurisdictional offer (“JO”). A JO sets into motion a process whereby the City can acquire the property regardless of the wishes of the property owner (commonly referred to as “eminent domain” or a “taking”). When the taking involves transportation needs, like for this turn lane, a special (more expedited) statutory process applies.

The JO is a formal purchase price offer presented to the owner. The offer does not have to match any previously presented offer. From the date of presentation of the JO, two timelines begin:

1. A 20-day period begins for the owner to respond to the JO. If the owner rejects the JO or does not respond, then any time after that 20-day period an Award of Compensation can be presented to the owner in the amount of the JO after which the City takes legal title to the property. If the JO is accepted within the 20-day period, the owner has 6 months thereafter in which to contest the amount of compensation, but not the taking itself. If the JO is not accepted within the 20-day period, the owner has two years thereafter in which to contest the amount of compensation.
2. Simultaneously, a 40-day period begins during which the owner can contest the City’s right to acquire the property through eminent domain.

**Staff recommends authorization to issue a jurisdictional offer to Computer Corner Holdings, LLC, in the amount of \$70,000. This offer amount is based on the updated appraisal prepared for the City, the appraisal prepared for the owner, and our negotiations to date.**



LINE	BEARING	LENGTH
1-2	N00°19'52"W	1.44'
2-3	N88°57'07"E	55.44'
4-6	N09°38'52"E	26.44'
6-7	N09°06'16"E	100.99'
7-8	N22°19'54"E	34.50'

POINT #	F	E	COORDS	STA	OFFSET
1 - WINN	533153.60	812060.03	10+23.71	33.66'	
2 - WINN	533155.04	812060.03	10+24.26	35.00'	
3 - WINN	533175.55	812111.53	10+79.70	35.00'	
4 - CDM	533213.25	812142.02	20+35.58	54.50'	
6 - CDM	533239.32	812146.45	20+42.03	54.50'	
7 - CDM	533234.74	812179.50	21+61.63	37.90'	
8 - CDM	533266.65	812192.61	21+95.29	30.32'	

Curve #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
3-4	50.66'	49.50'	058°38'35"	48.48'	N38°57'49"E

SCHEDULE OF LANDS AND INTERESTS REQUIRED			AREAS SHOWN IN THE TOTAL ACRES COLUMN MAY BE APPROXIMATE AND ARE DERIVED FROM TAX ROLLE OR OTHER AVAILABLE SOURCES AND MAY NOT INCLUDE LANDS OF THE OWNER WHICH ARE NOT CONTIGUOUS TO THE AREA TO BE ACQUIRED. OWNERS NAME ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTEREST TO THE CITY.		
PARCEL NUMBER	SHEET NUMBER(S)	OWNER(S)	R/W AREA REQUIRED - SF		TLE SF
			NEW	EXISTING	
1	4.03	105 W WINNECONNE AVE LLC	2867	0	1560
501	4.03	TDS TELCOM			
RELEASE OF RIGHTS					

REVISION DATE				

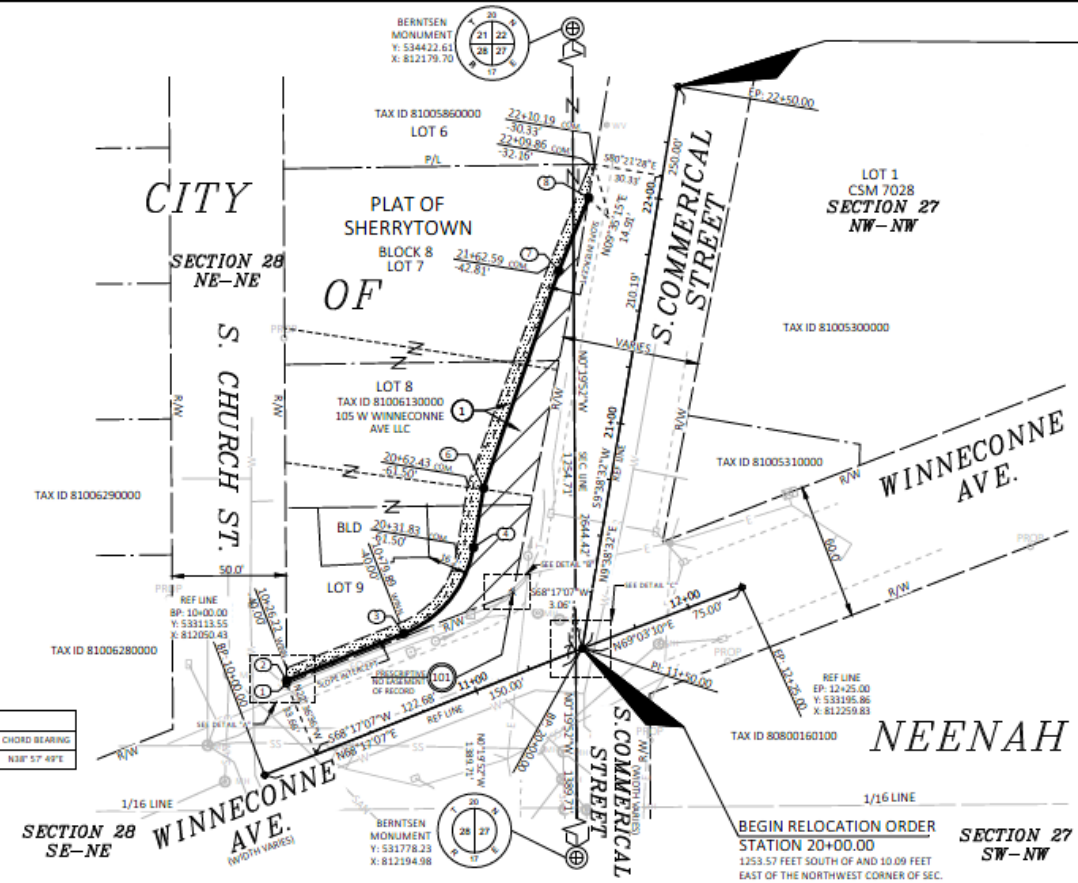
DATE	8-17-2023
GRID FACTOR	



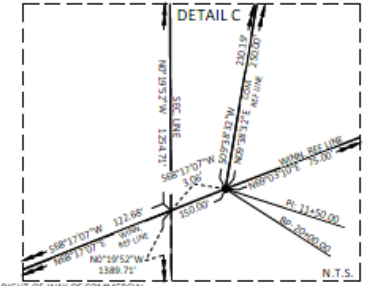
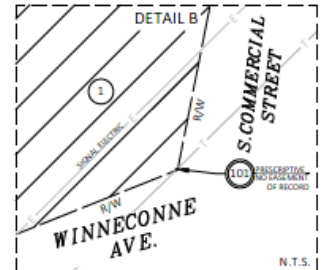
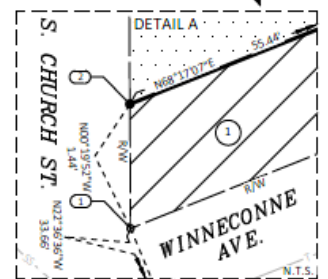
HWY: COMMERCIAL STREET  
 COUNTY: WINNEBAGO

STATE R/W PROJECT NUMBER: 3001439.02  
 CONSTRUCTION PROJECT NUMBER: 3001439.02

PLAT SHEET: 4.03  
 PS&E SHEET: E



**END RELOCATION ORDER**  
**STATION 22+50.00**  
 1007.10 FEET SOUTH OF AND 51.86 FEET EAST OF THE NORTHWEST CORNER OF SEC. 27, T20N, R17E, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN  
 Y: 533415.51  
 X: 812231.66



EXISTING RIGHT-OF-WAY OF COMMERCIAL STREET AND WINNECONNE AVENUE 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