



NEENAH PLAN COMMISSION

January 25, 2022

4:15 P.M.

Council Chambers - City Administration Building or

Attend virtually via the web link below:

<https://global.gotomeeting.com/join/901734445>

[+1 \(872\) 240-3412](tel:+18722403412)

Access Code: 901-734-445

1. Approval of Minutes: **January 11, 2022**
2. Public Appearances (Ten minutes divided among those wishing to speak on topics pertinent to the Plan Commission)
3. Public Hearings: **None**
4. Action Items:
 - a. **CSM** - 100 W. Wisconsin Avenue - 2 Lots
 - b. **Annexation #225** - Woodenshoe Road - City of Neenah
 - c. **Annexation #226** - County Highway G - The Way to Succulents Properties, LLC
 - d. **Final Plat** - Woodenshoe Road - The Homes at Freedom Meadows
5. Announcements and future agenda items:
 - a. Next Meeting: February 8, 2022

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

MINUTES OF THE NEENAH PLAN COMMISSION
Tuesday, January 11, 2022
4:15 p.m.

Present:

Mayor Dean Kaufert, Chairman	PRESENT	Gerry Kaiser, Director of Public Works	PRESENT	David Williams	ABSENT
Kate Hancock-Cooke	ABSENT	Karen Genett	PRESENT	Betsy Ellenberger	ABSENT
Gerry Andrews	PRESENT	Ald. Jane Lang, Vice Chairperson	PRESENT		

Also present:

Brad Schmidt, Deputy Director of Community Development	Rachael Eiting, Administrative Assistant, Department of Community Development	ThedaCare Project Manager, Gary Karls
Graef, Christine Pichler	Cari Lendrum, Neenah Alderperson	John Skyrms, Neenah Alderperson

Minutes: MSC Andrews/Kaiser the Plan Commission to approve the December 7, 2021 meeting minutes. Motion passed.

Public Appearances:

Mayor Kaufert opened the public appearance section. No one from the public spoke.

Public Hearings:

- A. Community Health District – Master Plan Amendment #1-22
- B. Community Health District - Project Plan Approval #1-22

Mayor Kaufert opened the public hearings. No one attendance spoke.

Action Items:

- A. Community Health District – Master Plan Amendment #1-22
- B. Community Health District - Project Plan Approval #1-22

These two items were discussed simultaneously but voted on separately.

ThedaCare, Inc. has submitted a request to amend the Community Health District Master Plan and requests approval of a project plan for the construction of a building addition to accommodate a larger Emergency Department and to construct a new helipad on the north side of the campus adjacent to the expanded Emergency Department at its ThedaCare Regional Medical Center – Neenah facility located at 130 2nd Street.

The Community Health (CH) District was created in 1991 for the purpose of assuring growth related to the ThedaCare Regional Medical Center - Neenah was planned in an orderly fashion and to recognize the long-term goal of preserving the adjacent residential neighborhoods. The CH District includes roughly 27 acres of land between First Street, Forest Avenue, Fourth Street, and Clark Street. To ensure consistent, quality development of the hospital, no new development, reconstruction or alteration can occur until a project approval has been granted by Common Council. The project approval requires consistency with the associated Master Plan for the CH District.

The Master Plan was originally adopted in 1991 in conjunction with the CH District with the goal of creating a planning framework which provides an orderly growth pattern, establishing a technical approach to infrastructure needs, addressing traffic impacts and parking needs, and ensuring that new building massing, location and landscape treatments are sensitive to the surrounding residential neighborhoods. Since its adoption, the Master Plan has been amended four times.

Plan Commission Minutes

January 11, 2022

Page 2

Mayor Kaufert asked about the location of the generators and the chiller. Where will they be located and how are they being screened?

Deputy Director Schmidt indicated on a digital rendering where the generators and chiller will be located and also answered they will be screened from view by fence and landscaping.

Member Genett asked about the parking for the emergency department. She shared concerns that the new helipad will limit parking.

Gary, the project manager for this project from ThedaCare, shared with the commission that the majority of the parking in that location is dedicated to employees for the Children's Hospital of Wisconsin Clinic. They will be vacating the second floor of the hospital and will no longer require those parking spots.

Member Andrews brought up potential downdraft and wash issues from the helipad being so close to 2nd Street.

Gary answered that those issues have been thoroughly considered and are being mitigated with thoughtful shrubbery and a grass buffer area around the helipad.

Member Andrews asked if there was any consideration to putting the biofilter in the grass buffer area around the helipad.

Christine, a representative from Graef, the contracted engineer for the project, answered that they would need to look into that to provide an answer on its feasibility.

Member Genett inquired about what will be occupying the second floor once the Children's Hospital of Wisconsin Clinic vacates the space.

Gary answered that ThedaCare's long term plan includes facilitating a medical teaching component. That space is slotted to become the first phase of that plan.

Alderman Lang asked for clarification on which portions of the Children's Hospital of Wisconsin would be leaving ThedaCare.

Gary clarified it would only be the clinic, pediatrics and the NICU would be remaining at ThedaCare.

Alderman Lang inquired about the proposed location for the Emergency Room drop off.

Deputy Director Schmidt indicated on the digital renderings where drop off is proposed to be located.

Mayor Kaufert asked both Gary and Christine if they felt comfortable with the distance from 1st St and the sidewalk there. Will they be able to effectively shield the street and sidewalk?

Both Christine and Gary affirmed that careful consideration was put into the design and location to protect the public. Flight patterns for the new helipad were reviewed.

Alderman Lendrum asked about the Biofilter that is being proposed. How will it be maintained?

Christine clarified that biofilters require careful maintenance. Gary answered that ThedaCare will carefully maintain it as directed.

Member Andrews asked about Roosevelt Elementary School closing and what the hospital has planned for that space.

Gary answered that there is no solid plan for that land at this time, he agreed the Island does not need more concrete (i.e. another parking lot).

MSC Lang/Andrews, the Plan Commission recommends Council approve Ordinance #2022-01, approving CH District Master Plan Amendment #1-22 All aye. Motion passed.

MSC Andrews/Genett, the Plan Commission recommends Council approve Project Plan Approval #1-22 for the ThedaCare Medical Center Community Health District, allowing for the construction of a building addition for the Emergency Department and the construction of a helipad on the north side of the campus located at 130 2nd Street. All aye. Motion passed.

Discussion Items:

a. Snow Shoveling.

Member Genett asked that the city remind the public of their responsibility to shovel snow withing 24 hours of it falling.

Mayor Dean answered that he would make sure information is shared via social media and digital message board pertaining to snow shoveling.

Announcements and Future Agenda Items:

The Homes at Freedom Acres, the second phase of the new development will be discussed at the next meeting.

Next meeting: January 25, 2022.

Adjournment: The Commission adjourned its meeting at 5:06 PM MSC Kaiser/Genett. All Aye. Motion passed.

Respectfully Submitted,



Rachael Eiting
Administrative Assistant, Community Development



M E M O R A N D U M

DATE: January 25, 2022
TO: Mayor Kaufert and Members of the Plan Commission
FROM: Brad Schmidt, AICP, Deputy Director
RE: 2 Lot CSM – 100 W. Wisconsin Avenue

The CSM proposes to split off and recreate the original Lot 3 of the Plat of Winnebago Rapids. The property located at 100 W. Wisconsin Avenue includes the Associated Bank building, a parking lot south of the building, and another building attached to the main building. In the late 1980's Associated Bank purchased this attached building and renovated it for office space. In 2011, the parcel with the attached building was combined with the Associated Bank parcel. Lot 1 of the proposed CSM is approximately 2,900 square feet in size and includes the existing building and a portion of a shared sidewalk and parking lot in the rear of the building. Lot 2, the remaining portion of the Associated Bank parcel is approximately 19,250 square feet in size. The purpose of the CSM is to create a new parcel for in order to sell the property. Both parcels would maintain the C-2, Central Business District zoning designation.

Recommendation

An appropriate action at this time is for the Plan Commission to approve the 2 lot CSM for the property located at 100 W. Wisconsin Avenue.



W
S
N
E 1 inch = 69 feet

W DOTY AVE

2 Lot CSM

EDOTY AVE

S COMMERCIAL ST

W WISCONSIN AVE

E WISCONSIN AVE

N COMMERCIAL ST

NEENAH CENTER

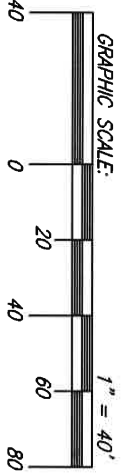
CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 1, CERTIFIED SURVEY MAP NO. 6583 AS RECORDED IN DOCUMENT NO. 1584218, SECTION 22, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

- LEGEND:**
- ⊗ = 1" I.D. ROUND IRON PIPE FOUND
 - ⊗ = CUT CROSS FOUND
 - = MAG NAIL SET
 - = MAG NAIL FOUND
 - = CORNERS BURIED AT TIME OF SURVEY
 - ⊙ = EXISTING BERTSEN MONUMENT
 - () = RECORDED AS BEARING OR DISTANCE

OWNERS OF RECORD:
ASSOCIATED BANK, NATIONAL ASSOCIATION

TAX PARCEL NO. (S):
810 00760000



CHRISTOPHER E. PERREAULT, PLS-2249 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNDALE DR., P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A1110.15-21 DATED: 1-7-2022
DRAFTED BY: jdb-bit MRH

SOUTHWEST CORNER SECTION 22-20-17

S89°33'58"W

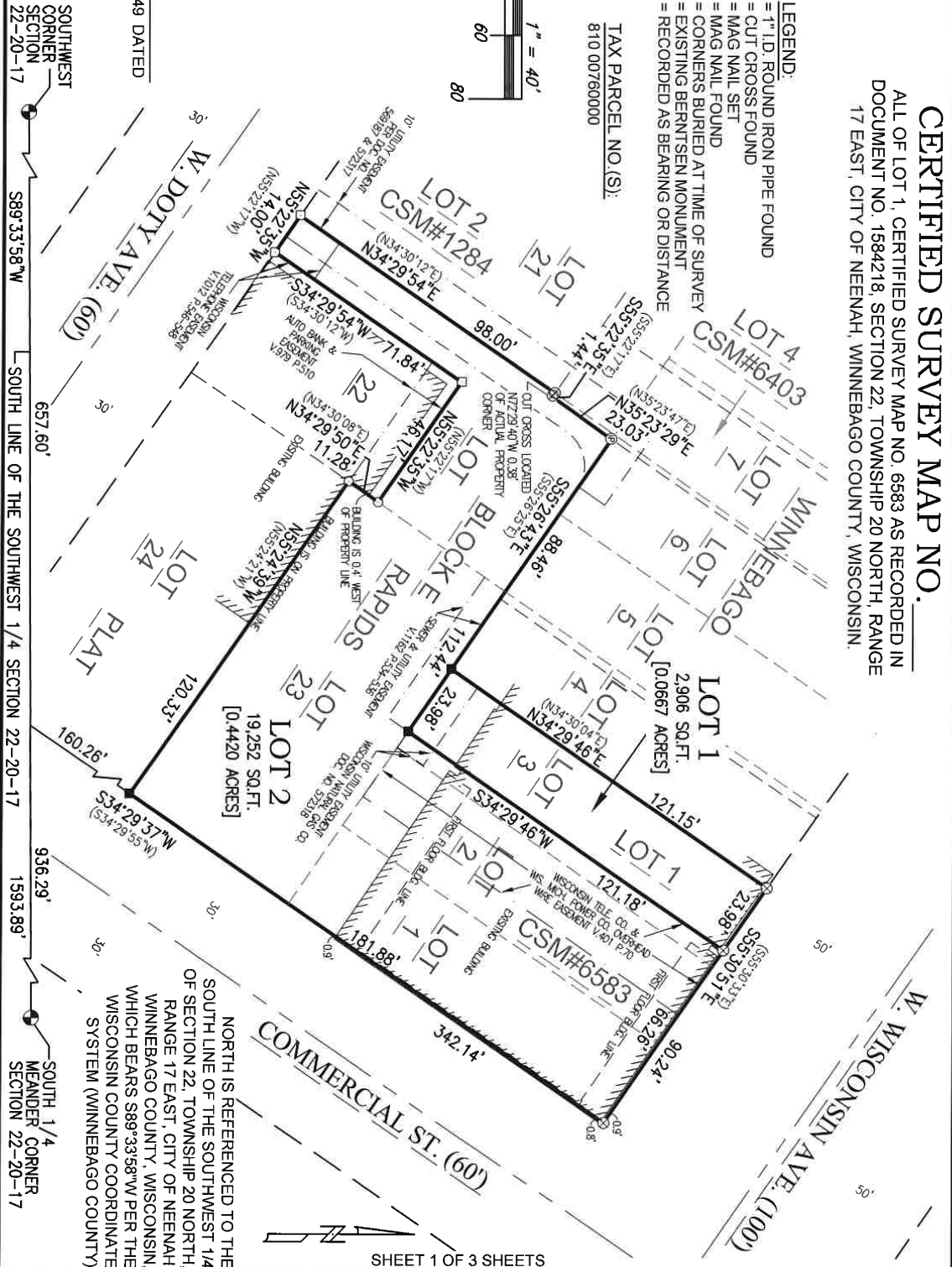
657.60'

SOUTH LINE OF THE SOUTHWEST 1/4 SECTION 22-20-17

936.29'

SOUTH 1/4 MEANDER CORNER SECTION 22-20-17

1593.89'



CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 6583 AS RECORDED IN DOCUMENT NO. 1584218, SECTION 22, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, CHRISTOPHER E. PERREAULT, PROFESSIONAL WISCONSIN LAND SURVEYOR, CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 6583 AS RECORDED IN DOCUMENT NO. 1584218, SECTION 22, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE SUCH SURVEY UNDER THE DIRECTION OF UMER SHEIKH, 409 E. WISCONSIN ST., NEENAH, WISCONSIN 54956.

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

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCE OF THE CITY OF NEENAH.

CHRISTOPHER E. PERREAULT, PLS-2249 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDALE DRIVE, P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A1110.15-21 (RFR) 1-7-2022

TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LAND INCLUDED ON THIS CERTIFIED SURVEY MAP.

CITY TREASURER DATED COUNTY TREASURER DATED

CITY OF NEENAH APPROVAL:

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

MAYOR DATED CITY CLERK DATED



MEMORANDUM

DATE: January 25, 2022
TO: Mayor Kaufert, and Members of Plan Commission
FROM: Brad Schmidt, AICP, Deputy Director
RE: Annexation #225 (Woodenshoe Road) – 1.15 Acres

The City of Neenah, under Wisconsin State Statute Sec. 66.0223, is proposing to annex land contiguous to the City for the purpose of future single-family residential development. The proposed annexation area is part of the next phase of the residential development along County Highway G. Upon annexation, the property will be zoned R-1, Single-Family Residence District. The next development, The Homes at Freedom Acres, will consist of smaller residential lots with access along Woodenshoe Road and County Highway G via Honor Street and

The City's Comprehensive Plan Future Land Use Map (2017) currently identifies the annexation area as Residential Neighborhood Investment Area. The purpose of the Residential Neighborhood Investment Area future land use category is to protect and strengthen residential neighborhoods in the City. The proposed use is consistent with the City's Comprehensive Plan.

The Plan Commission's role in reviewing annexation requests is to determine whether the proposed annexation is consistent with established City Plans. The City's Finance and Personnel Committee reviews the financial impacts an annexation might have on City services.

Recommendation

Appropriate action at this time is for Plan Commission to recommend Common Council approve Annexation #225 (Ordinance #2022-03) and the property also receive an R-1, Single-Family Residence District zoning classification.



211 Walnut Street
Neenah, WI 54956

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

ORDINANCE NO. 2022-03

Introduced: _____

Committee/Commission Action: _____

AN ORDINANCE

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

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

A part of Lot 2 of Certified Survey Map No. 5779 as recorded in Volume 1 of Certified Survey Maps on Page 5779 as Document No. 1368620, located in the Northeast 1/4 of the Southeast 1/4 and a part of the Northeast 1/4 of the Southeast 1/4 of Section 1, Township 19 North, Range 16 East, all in the Town of Vinland, Winnebago County, Wisconsin containing 50,181 square feet (1.152 acres) of land and more particularly described as follows:

Commencing at the East 1/4 corner of said Section 1; thence S00°20'42"E, 936.30 feet along the East line of the Southeast 1/4 of said Section 1 to the Point of Beginning; thence S00°20'42"E, 384.80 feet along said East line to the Easterly extension of the South line of Lot 2 of said Certified Survey Map No. 5779; thence S88°35'37"W, 130.02 feet along said Easterly extension and the South line of said Lot 2; thence N00°20'42"W, 387.21 feet parallel with and 130.00 feet Westerly of the East line of the Southeast 1/4 of said Section 1; thence N89°39'18"E, 130.00 feet to the Point of Beginning.

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

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

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

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

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

Adopted: _____

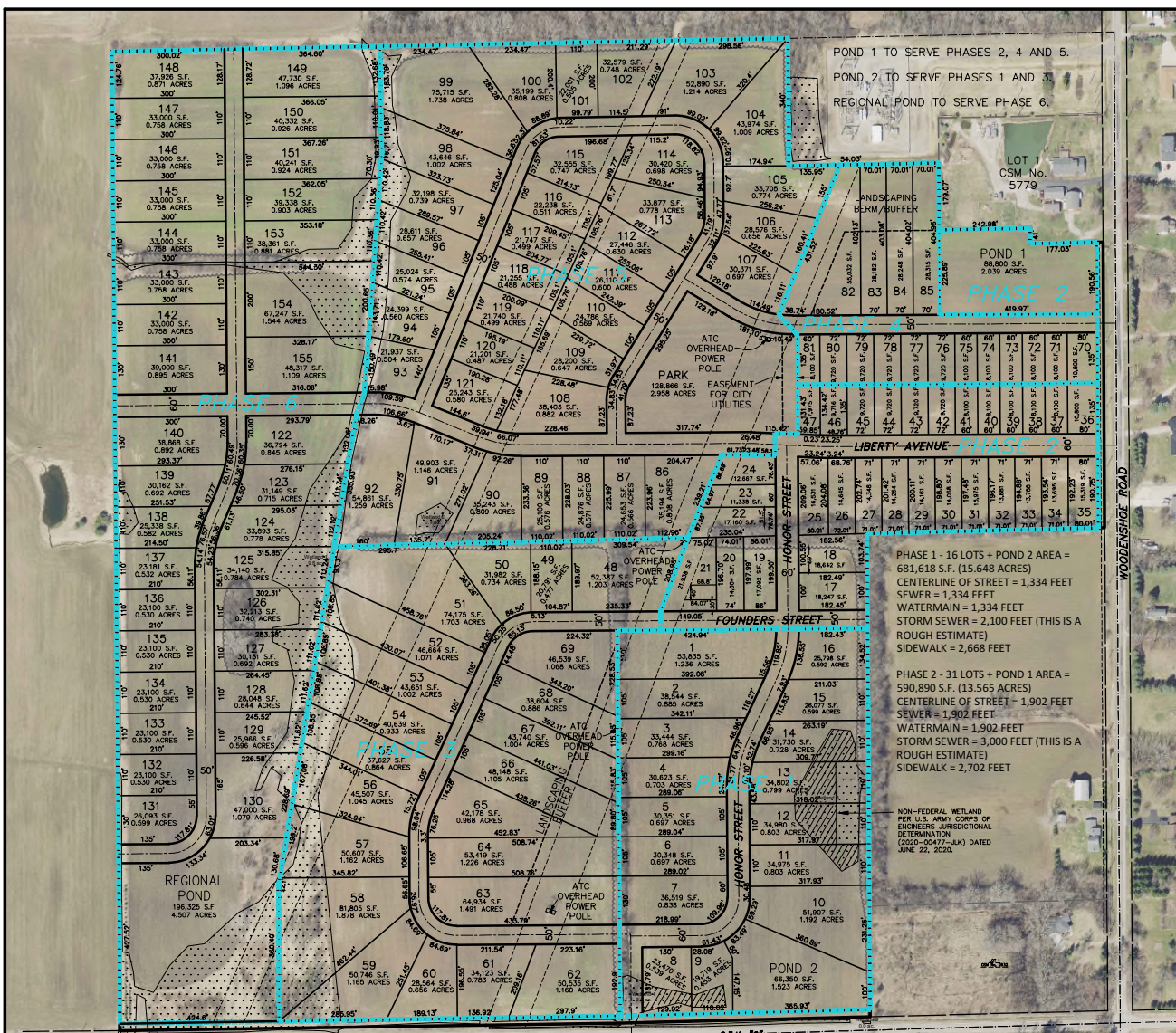
Published: _____

Approved:

Dean R. Kaufert, Mayor

Attest:

Charlotte Nagel, City Clerk

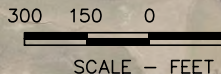


POND 1 TO SERVE PHASES 2, 4 AND 5.
 POND 2 TO SERVE PHASES 1 AND 3.
 REGIONAL POND TO SERVE PHASE 6.

PHASE 1 - 16 LOTS + POND 2 AREA = 681,618 S.F. (15.648 ACRES)
 CENTERLINE OF STREET = 1,334 FEET
 SEWER = 1,334 FEET
 WATERMAIN = 1,334 FEET
 STORM SEWER = 2,100 FEET (THIS IS A ROUGH ESTIMATE)
 SIDEWALK = 2,668 FEET

PHASE 2 - 31 LOTS + POND 1 AREA = 590,890 S.F. (13.565 ACRES)
 CENTERLINE OF STREET = 1,902 FEET
 SEWER = 1,902 FEET
 WATERMAIN = 1,902 FEET
 STORM SEWER = 3,000 FEET (THIS IS A ROUGH ESTIMATE)
 SIDEWALK = 2,702 FEET

NON-FEDERAL WETLAND PER U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL DETERMINATION (2020-20477-JL) DATED JUNE 22, 2020.



DISCLAIMER:
 The property lines, right-of-way lines and other property information on this drawing were developed or obtained as part of the County Geographic Information System or through the County property tax mapping function. McMahon does not guarantee this information to be correct, current or complete. The property and right of way information are only intended for use as a general reference and are not intended or suitable for site-specific uses. Any use to the contrary of the above stated uses is the responsibility of the user and such use is at the user's own risk.

DESIGNED	CHK
DRAWN	CHK
PROJECT NO.	E0408 9180075.00
DATE	JAN. 2021
SHEET NO.	1

CONCEPTUAL LAYOUT
ETERNITY HOMES LLC PROPERTY
C. OF NEENAH, WINNEBAGO COUNTY, WI

McMAHON ASSOCIATES, INC. PROVIDES THIS DRAWING & DATA REGARDLESS OF FORM, AS INSTRUMENTS OF SERVICE. ALL RIGHTS INCLUDING COPYRIGHTS ARE RESERVED BY McMAHON ASSOCIATES, INC. THE CLIENT AND/OR RECIPIENT AGREES TO THE FULLEST EXTENT PERMITTED BY LAW TO INDEMNIFY AND HOLD HARMLESS FOR ANY REUSE OF OR CHANGES MADE TO THE ORIGINAL DRAWING OR DATA WITHOUT PRIOR WRITTEN CONSENT BY McMAHON ASSOCIATES, INC.

McMAHON
 ENGINEERING ARCHITECTURE
 McMAHON ASSOCIATES, INC.
 1445 McMAHON DRIVE NEENAH, WI 54956
 Mailing: P.O. BOX 1025 NEENAH, WI 54967-1025
 PH 920.751.4200 FX 920.751.4284 MCMGRP.COM



MEMORANDUM

DATE: January 25, 2022
TO: Mayor Kaufert, and Members of Plan Commission
FROM: Brad Schmidt, AICP, Deputy Director
RE: Annexation #226 (County Highway G – Town of Neenah) – 13.4781 Acres

The Way to Succulents Properties, LLC, under Wisconsin State Statute Sec. 66.0217(2) unanimous approval, is proposing to annex land contiguous to the City along County Highway G in the Town of Neenah. The petitioner is proposing to establish a business in the growing and selling of succulent plants on the northern portion of the subject property. The southern half would continue to be used for agricultural purposes in the short-term. Long-term, the land may be developed and used for light industrial purposes.

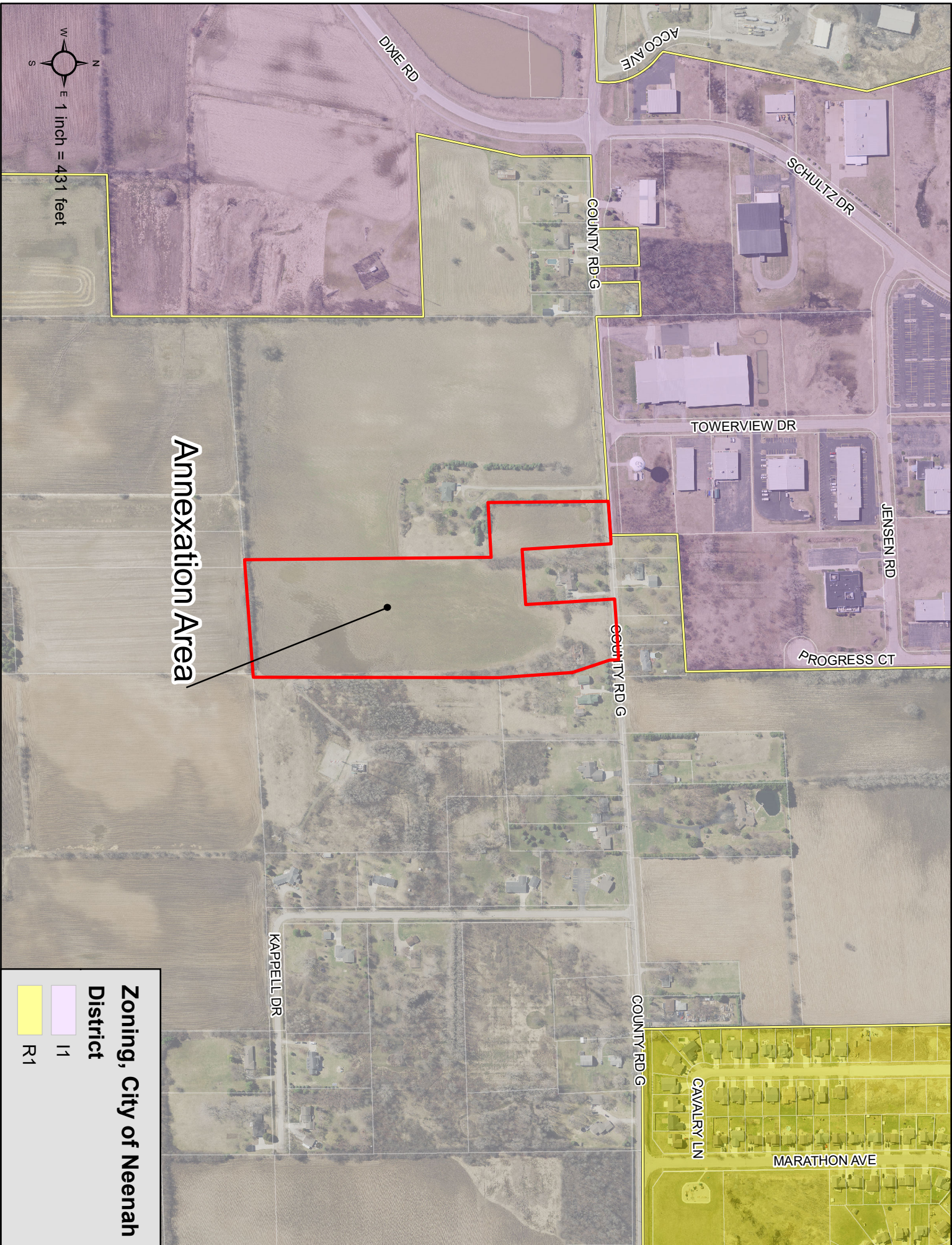
The proposed annexation includes one parcel which is 13.48 acres in size. The parcel, located along the south side of County Highway G and just east of Towerview Drive, is currently undeveloped and used primarily for agriculture purposes. Access to the property is via a driveway opening along the east side of the site. The land directly east, south and west include residential and agriculture uses, while land to the north include the City's Southpark Industrial Center and several residential uses. Water and sanitary sewer utilities will need to be extended to the site from Towerview Drive and Schultz Drive.

The City's Comprehensive Plan Future Land Use Map (2017) currently identifies the annexation area as the Neenah Industrial Corridor. As with all annexations, land is automatically placed in the zoning R-1, Single-Family Residence District or identified as a temporary district. Once the property has been annexed, the standard rezoning process is initiated to place the property in a permanent zoning district, if different than R-1. This process includes proper notifications to surrounding property owners and public notification in the newspaper. In this case, the appropriate zoning district for the intended use of the property is I-1, Planned Business Center District. The I-1 District is consistent with the Comprehensive Plan Future Land Use category.

The Plan Commission's role in reviewing annexation requests is to determine whether the proposed annexation is consistent with established City Plans. The City's Finance and Personnel Committee reviews the financial impacts an annexation has on City services. Finally, the proposed annexation area is located in the Town of Neenah and subject to the Town/City Boundary Agreement (2003). Per the agreement, this area is located within a City Growth Area, allowing for the annexation to the City.

Recommendation

Appropriate action at this time is for Plan Commission to recommend Common Council approve Annexation #226 (Ordinance #2022-04) and the property also receive a temporary I-1, Planned Business Center District zoning classification.



W
N
S
E 1 inch = 431 feet

Annexation Area

Zoning, City of Neenah

District

I1

R1

ACCO AVE

DWE RD

SCHULTZ DR

COUNTY RD G

TOWERVIEW DR

JENSEN RD

PROGRESS CT

COUNTY RD G

KAPPELL DR

COUNTY RD G

CAVALRY LN

MARATHON AVE

PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL
PURSUANT TO SECTION 66.0217(2), WISCONSIN STATUTES (NO ELECTORS)


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

LOT 2 OF CERTIFIED SURVEY MAP NO. 4426 AS RECORDED IN DOCUMENT NO.1081788, LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 17 EAST, TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

This parcel of land has been assigned tax parcel number 01001680101

The current population of such territory is 0.

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

Signature of Petitioner	Date of Signing	Owner	Petition Address
 Wei Ying Member Manager	<u>12/30/2021</u>	The Way to Succulents Properties LLC	900 KEYES STREET MENASHA, WI 54952



211 Walnut Street
Neenah, WI 54956

AN ORDINANCE: By the Neenah Plan Commission
Re: Annexing – 13.4781 acres of land along County
Highway G in the Town of Neenah to the City of
Neenah.

ORDINANCE NO. 2022-04

Introduced: _____

Committee/Commission Action: _____

AN ORDINANCE

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

Section 1. Pursuant to Section 66.0217(2), Wis. Stats., the following described territory contiguous to the City of Neenah and presently in the Town of Neenah, be and the same hereby is, annexed to the City of Neenah, and the corporate limits of said City are hereby extended so as to include the following described property and shown on the attached Exhibit A:

LOT 2 OF CERTIFIED SURVEY MAP NO. 4426 AS RECORDED IN DOCUMENT NO. 1081788, LOCATED IN THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 17 EAST, TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

Section 2. Said annexation is proposed to be zoned temporary I-1, Planned Business Center District upon annexation.

Section 3. The petition for annexation is conducted under unanimous approval (Wisconsin State Statute Sec. 66.0217(2)). The Wisconsin Department of Administration issued this annexation petition Municipal Boundary Review number 14474. The annexation area is 13.4781 acres in size and is wholly located in the Town of Neenah, Winnebago County. The parcel number of the land being annexed is 01001680101 and the population of all people living on the transferred land is 0.

Section 4. That the limits of the Second Aldermanic District in the City of Neenah are hereby extended in such manner as to include said territory.

Section 5. Severability. In the event any section, subsection, clause, phrase or portion of this ordinance is for any reason held illegal, invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remainder of this ordinance. It is the legislative intent of the

Common Council that this ordinance would have been adopted if such illegal provision had not been included or any illegal application had not been made.

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

Adopted: _____

Published: _____

Approved:

Dean R. Kaufert, Mayor

Attest:

Charlotte Nagel, City Clerk

"PLAT OF SURVEY"

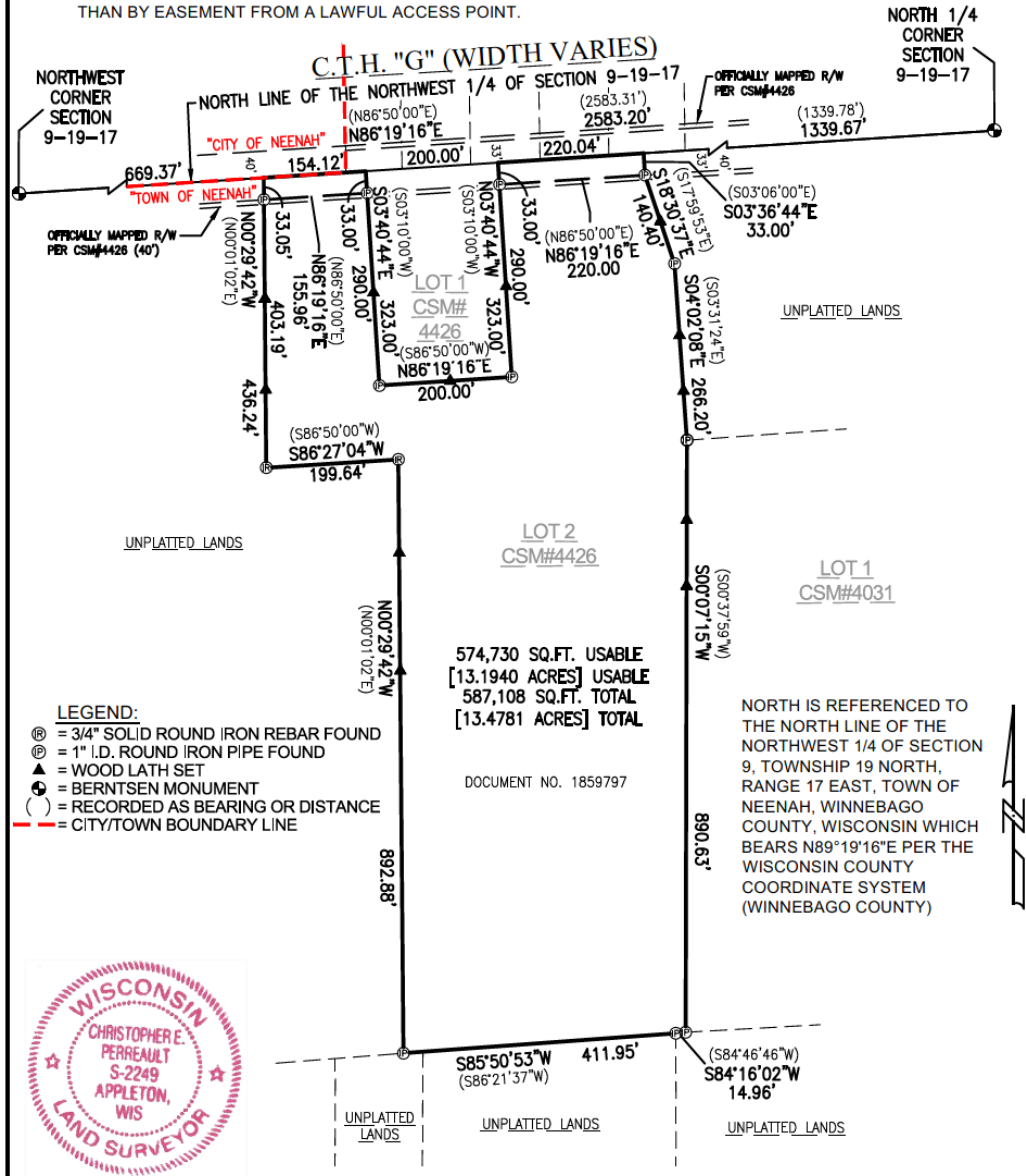
LOT 2 OF CERTIFIED SURVEY MAP NO. 4426 AS RECORDED IN DOCUMENT NO. 1081788, LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 17 EAST, TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

NOTE:

- NO IMPROVEMENTS SHOWN PER CLIENT'S INSTRUCTIONS
- PRIOR TO ANY CONSTRUCTION OR OTHER LAND USE ACTIVITY, ALL BUILDING SETBACKS AND OTHER LAND USE REQUIREMENTS SHOULD BE VERIFIED WITH THE TOWN OF NEENAH AND/OR WINNEBAGO COUNTY.
- C.T.H. "G" IS AN ACCESS CONTROLLED HIGHWAY AND NO ADDITIONAL ACCESS TO LOT 2 WILL BE GRANTED OTHER THAN BY EASEMENT FROM A LAWFUL ACCESS POINT.

CLIENT:

THE WAY TO SUCCULENTS PROPERTIES, LLC
ATTN: PREM MANSUKHANI
900 KEYES ST.
MENASHA, WI 54952



- LEGEND:**
- ⊙ = 3/4" SOLID ROUND IRON REBAR FOUND
 - ⊕ = 1" I.D. ROUND IRON PIPE FOUND
 - ▲ = WOOD LATH SET
 - ⊙ = BERNTSEN MONUMENT
 - () = RECORDED AS BEARING OR DISTANCE
 - - - = CITY/TOWN BOUNDARY LINE

574,730 SQ.FT. USABLE
[13.1940 ACRES] USABLE
587,108 SQ.FT. TOTAL
[13.4781 ACRES] TOTAL

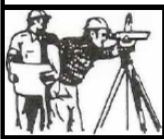
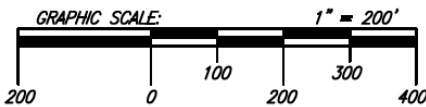
DOCUMENT NO. 1859797

NORTH IS REFERENCED TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 17 EAST, TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN WHICH BEARS N89°19'16"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM (WINNEBAGO COUNTY)



I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED AND MAPPED IN ACCORDANCE WITH AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE AND IS CORRECT REPRESENTATION OF SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Christopher E. Perreault
CHRISTOPHER E. PERREAULT, PLS-2249 DATED 11-9-2021
REVISED: 1-11-2022



CAROW LAND SURVEYING CO., INC.
615 N. LYNNDAL DRIVE, P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168 FAX: (920)731-5673

SCALE:	1" = 200'
DRAWN BY:	ajd-btl MRH
PROJECT NO.:	A2109.47



M E M O R A N D U M

DATE: January 25, 2022
TO: Mayor Kaufert and Members of Plan Commission
FROM: Brad Schmidt, Deputy Director
RE: Final Plat Review – The Homes at Freedom Meadows

Request/Background

The Department of Community Development has received a final plat from The Homes at Freedom Meadows subdivision. The preliminary plat was approved by Common Council in May 2021.

Consideration

The final plat, 14 acres in size, includes 29 single-family residential lots and one outlot. The land is zoned R-1, Single-Family Residence District. The average lot size is approximately 12,800 square feet (0.30 acres) which exceeds the minimum lot size requirement for single-family residential lots (7,200 square feet). The lots in this phase of the development are smaller than the Freedom Acres development to the south (0.68 acre average size). This development is being marketed for smaller homes and is intended to be part of a home owners association (HOA) where the maintenance of grass, driveways and sidewalks would be centralized. The proposed outlot will include a storm water management pond that will be constructed to serve the development and land west of the development.

Honor Street is proposed to be extended north from the Freedom Acres subdivision through the proposed development and connecting to Liberty Avenue which will serve as the main east/west street through the development. Liberty Avenue will connect to Woodenshoe Road on the east side of the development. Finally, Founders Street will be dedicated as part of this plat and will provide access to future Phase III of the development to the west and future development to the east.

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 of the City and the developer will be negotiated. That agreement will be reviewed by the Finance Committee and the Board of Public Works and ultimately approved by Common Council.

The Homes at Freedom Meadows is the second of six phases within the larger development plan. The City is currently the owner of the subject land and the remaining 100 acres adjacent to this development.

Recommendation

Appropriate action at this time is to recommend Common Council approve the Final Plat for The Homes at Freedom Meadows subject to the comments on the plat review letter.

THE HOMES AT FREEDOM MEADOWS

PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 5779 AS RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 5779 AS DOCUMENT NO. 1368620, LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 1 AND A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 16 EAST, CITY OF NEEHAW, WINNEBAGO COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE.

I, Corey W. Kalkofen, Wisconsin Professional Land Surveyor, PLS-2726, certify that I have surveyed, divided and mapped part of Lot 2 of Certified Survey Map No. 5779 as recorded in Volume 1 of Certified Survey Maps on Page 5779 as Document No. 1368620, located in the Northeast 1/4 of the Southeast 1/4 and the Southeast 1/4 of Section 1, Township 19 North, Range 16 East, City of Neenah, Winnebago County, Wisconsin containing 376,640 square feet (13,243 acres) of land and more particularly described as follows:

Commencing at the Southeast corner of said Section 1; thence S88°18'14"W, 666.88 feet along the South line of the Southeast 1/4 of said Section 1 to the Southeast corner of said Section 1; thence N00°22'45"W, 1070.71 feet along the East line of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of said Section 1 and the East line of Freedom Acres to the Northeast corner of Freedom Acres and the Point of Beginning; thence S89°35'51"W, 667.37 feet along the North line of said Freedom Acres to the Northwest corner of said Section 1; thence N89°45'51"E, 115.90 feet; thence N20°21'13"E, 206.94 feet; thence N22°03'06"E, 304.16 feet; thence N89°39'18"E, 36.88 feet to the start of a 530.00 radius curve to the right; thence 26.48 feet along the arc of said curve with a chord distance of 26.48 feet which bears S88°54'50"E; thence S89°39'18"E, 367.21 feet to the Point of Beginning; thence S00°20'42"E, 387.21 feet to the South line of Lot 2 of said Certified Survey Map No. 5779; thence S88°53'37"W, 537.57 feet along said South line to the Northeast corner of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of said Section 1; thence S00°22'45"E, 253.75 feet along the East line of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of said Section 1 to the Point of Beginning.

AND

Commencing at the above described Point "A"; thence N00°20'42"W, 195.00 feet to the Point of Beginning; thence S89°39'18"W, 339.96 feet; thence N00°20'42"W, 225.88 feet to the Southwest corner of Lot 1 of said Certified Survey Map No. 5779; thence N88°52'53"E, 242.88 feet along the South line of said Lot 1; thence S00°20'42"E, 41.00 feet to the Southeast corner thereof and the West right-of-way line of Woodenshoe Road; thence S00°20'42"E, 190.78 feet along the East line of Lot 2 of said Certified Survey Map No. 5779 and said West right-of-way line; thence S89°39'18"W, 97.00 feet to the Point of Beginning.

That I have made such survey, land division, and plot under the directions of the Owner(s) of said land. That such plot is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made. That I have fully complied with the provisions of the laws of the State of Wisconsin relating to the subdivision regulations of the City of Neenah in surveying, dividing and mapping the same.

Dated this _____ day of _____, 20____.

Corey W. Kalkofen, PLS-2726
Wisconsin Professional Land Surveyor

CERTIFICATE OF CITY TREASURER.

I, Michael K. Esaker, being the duly elected qualified and acting City Treasurer of the City of Neenah, Wisconsin, do hereby certify that the records in my office affecting the lands included in The Homes At Freedom Meadows.

Date _____ City Treasurer - Michael K. Esaker

CITY OF NEEHAW APPROVAL

Resolved that "The Homes At Freedom Meadows" in the City of Neenah, City of Neenah, as Owner(s) is hereby approved by the Common Council.

Date _____ Approved _____ Mayor

Date _____ Signed _____ Mayor

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

City Clerk _____ Charlotte Nagel

STATE OF WISCONSIN)

WINNEBAGO COUNTY)

I, Charlotte Nagel, being the duly elected, qualified and acting Clerk of the City of Neenah, Wisconsin, do hereby certify that the records in my office authorizing me to issue a certificate of approval of the Final Plat of The Homes At Freedom Meadows upon satisfaction of certain conditions, City of Neenah and I do hereby certify that all conditions were satisfied and the approval was granted and effective on the _____ day of _____, 20____.

Charlotte Nagel, Clerk

COUNTY TREASURER'S CERTIFICATE

I, Mary E. Krueger, being the duly elected, qualified and acting County Treasurer of the County of Winnebago, do hereby certify that the records in my office show no unredemmed tax sales and no unpaid taxes or special assessments as affecting the lands included in The Homes At Freedom Meadows.

Date _____ County Treasurer

Mary E. Krueger

OWNER'S CERTIFICATE.

Van Stahle Homes, LLC, as Owner(s), I/we hereby certify that I/we caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on The Homes At Freedom Meadows as shown on the attached plat. The plat is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection.

Approving Authority
City of Neenah
Agencies having Authority to Object:
City of Neenah
Winnebago County Planning & Zoning

Dated this _____ day of _____, 20____.

Printed Name and Title _____ Authorized Signature _____

Printed Name and Title _____ Authorized Signature _____

Printed Name and Title _____ Authorized Signature _____

State of _____)
County)

Personally appeared before me on the _____ day of _____, 20____, the above named person(s), known to be the persons who executed the foregoing instrument, and acknowledged the same.

Notary Public _____

My commission expires _____ County _____

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by the Van Stahle Homes, LLC, Grantor(s), to

WISCONSIN PUBLIC SERVICE CORPORATION, a Wisconsin corporation, Grantee,

AT&T Wisconsin, a Wisconsin corporation, Grantee, and

SPECTRUM MID-AMERICA, LLC by Charter Communications, Inc., its Manager, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time overhead and underground utility lines for the 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 these areas on the plat designated as "Utility Easement", and the property designated on the plat as "Right-of-Way". The easement shall be used for the purposes stated herein and shall not be used for any other purpose. The easement shall be used for the purposes stated herein, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incidental to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The easement shall be used for the purposes stated herein, or on adjacent lots, and shall be reasonably possible, to the condition existing prior to such entry by the Grantee 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 other vegetation located on the property shown on the plat designated as "Utility Easement" which shall not be placed over Grantee's facilities or in, upon or over the property within the lines marked "Utility Easement" without the prior written consent of Grantee. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of Grantee. This Utility Easement Provision does not prevent or prohibit others from utilizing or crossing the Utility Easement as the Utility easement(s) are non-assignable.

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

NO UTILITY TRANSFORMERS OR FEDESTALS ARE TO BE SET WITHIN 2 FEET OF A LOT CORNER MONUMENT.

NO CONDUCTORS ARE TO BE BURIED WITHIN 1 FOOT OF A LOT CORNER MONUMENT.

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.

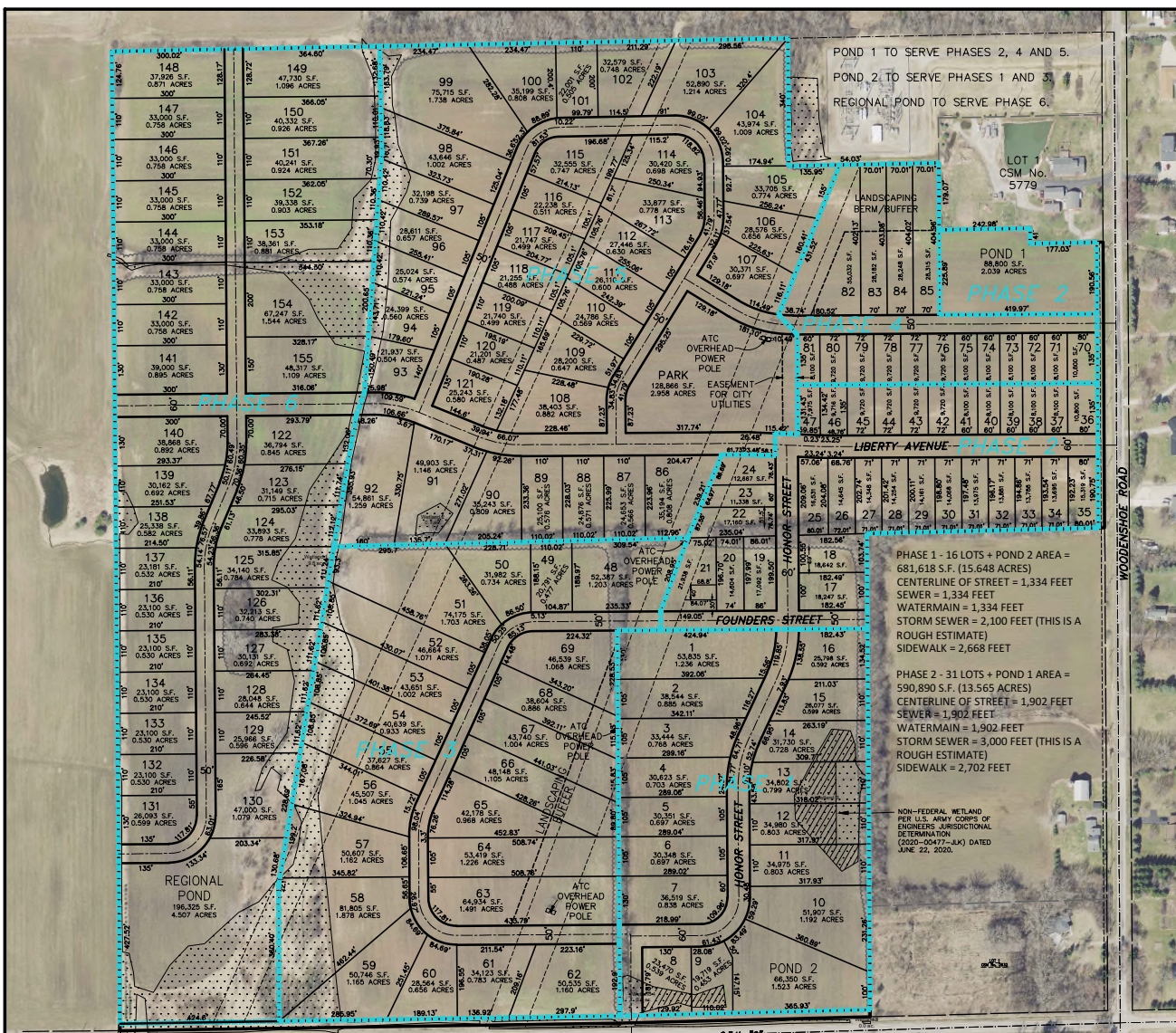
Certified _____, 20____



Department of Administration



McMAHON SURVEYORS & ENGINEERS
1400 P. O. BOX 1028, NEEHAW, WI 54957-1028
Tel: (800) 444-9999 ext. 4284



POND 1 TO SERVE PHASES 2, 4 AND 5.
 POND 2 TO SERVE PHASES 1 AND 3.
 REGIONAL POND TO SERVE PHASE 6.

PHASE 1 - 16 LOTS + POND 2 AREA = 681,618 S.F. (15.648 ACRES)
 CENTERLINE OF STREET = 1,334 FEET
 SEWER = 1,334 FEET
 WATERMAIN = 1,334 FEET
 STORM SEWER = 2,100 FEET (THIS IS A ROUGH ESTIMATE)
 SIDEWALK = 2,668 FEET

PHASE 2 - 31 LOTS + POND 1 AREA = 590,890 S.F. (13.565 ACRES)
 CENTERLINE OF STREET = 1,902 FEET
 SEWER = 1,902 FEET
 WATERMAIN = 1,902 FEET
 STORM SEWER = 3,000 FEET (THIS IS A ROUGH ESTIMATE)
 SIDEWALK = 2,702 FEET

NON-FEDERAL WETLAND
 PER U.S. ARMY CORPS OF
 ENGINEERS JURISDICTIONAL
 DETERMINATION
 (2020-20477-JL) DATED
 JUNE 22, 2020.

LOT 1
 CSM No. 4346

LOT 2
 CSM No. 4346



300 150 0 300
 SCALE - FEET

DISCLAIMER:
 The property lines, right-of-way lines and other property information on this drawing were developed or obtained as part of the County Geographic Information System or through the County property tax mapping function. McMahon does not guarantee this information to be correct, current or complete. The property and right of way information are only intended for use as a general reference and are not intended or suitable for site-specific uses. Any use to the contrary of the above stated uses is the responsibility of the user and such use is at the user's own risk.

DESIGNED CMK	DRAWN CMK
PROJECT NO. E0408 9180075.00	DATE JAN. 2021
SHEET NO. 1	

**CONCEPTUAL LAYOUT
 ETERNITY HOMES LLC PROPERTY
 C. OF NEENAH, WINNEBAGO COUNTY, WI**

McMAHON ASSOCIATES, INC.
 PROVIDES THIS DRAWING & DATA REGARDLESS OF FORM, AS INSTRUMENTS OF SERVICE. ALL RIGHTS INCLUDING COPYRIGHTS ARE RESERVED BY McMAHON ASSOCIATES, INC. THE CLIENT AND/OR RECIPIENT AGREES TO THE FULLEST EXTENT PERMITTED BY LAW TO INDEMNIFY AND HOLD HARMLESS FOR ANY REUSE OF OR CHANGES MADE TO THE ORIGINAL DRAWING OR DATA WITHOUT PRIOR WRITTEN CONSENT BY McMAHON ASSOCIATES, INC.

McMAHON
 ENGINEERING ARCHITECTURE

McMAHON ASSOCIATES, INC.
 1445 McMAHON DRIVE NEENAH, WI 54956
 Mailing: P.O. BOX 1025 NEENAH, WI 54967-1025
 PH 920.751.4200 FX 920.751.4284 MCMGRP.COM



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

January 20, 2022

COREY KALKOFEN
MCMAHON ASSOCIATES, INC.
1445 MCMAHON DRIVE
NEENAH, WI 54956

RE: Final Plat #1-22 - The Homes at Freedom Meadows Final Plat Review () Status Approved

Dear COREY KALKOFEN:

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@ci.neenah.wi.us
920-886-6126

Plan Review Comments

**Planning - Brad Schmidt -
bschmidt@ci.neenah.wi.us**

Approved

Review Comments:

1. Sidewalks will be installed on both sides of Honor Street and Liberty Avenue. Please update Note 1 on the face of the plat to include Liberty Avenue.
2. The final plat will only be signed once a development agreement has been approved and signed by all parties.
3. Annexation of the "gap" along the east side of the proposed plat and Woodenshoe Road will occur concurrently with the review and approval of the plat. Once annexed, please submit a CSM subdividing and dedicating the extension of Liberty Avenue to Woodenshoe Road.

**Community Development - Chris Haese -
chaese@ci.neenah.wi.us**

Approved

Review Comments:

**Engineering - Heath Kummerow - 920-886-6245
hkummerow@ci.neenah.wi.us**

Approved

Review Comments:

**Finance - Andy Kahl -
akahl@ci.neenah.wi.us**

Approved

Review Comments:

**Public Works - Gerry Kaiser -
gkaiser@ci.neenah.wi.us**

Approved

Review Comments:

**Water Utility - Anthony Mach - 920-886-6180
amach@ci.neenah.wi.us**

Approved

Review Comments:

**Fire Department - Shane Krueger - 920-886-6201
skrueger@nmfire.org**

Approved

Review Comments:

**Inspections - Building Residential Major - Kyle Pederson - 920-886-6131
kpederson@ci.neenah.wi.us**

Approved

Review Comments:

Review Comments:
