



NEENAH PLAN COMMISSION

October 10, 2023

4:15 P.M.

Hauser Room, City Administration Building

1. Approval of Minutes: **September 26, 2023**
2. Public Appearances (Ten minutes divided among those wishing to speak on topics pertinent to the Plan Commission)
3. Public Hearings:
 - a. Official Street Map Amendment - CTH II - Town of Clayton
 - b. Rezoning - Tyler Street parcels - Galloway Company
 - c. TID No. 9 Amendment 3 - Project Plan and Amended District Boundaries
4. Action Items:
 - a. Official Street Map Amendment - CTH II - Town of Clayton (Ord. No. 2023-15)
 - b. Rezoning - Tyler Street parcels - Galloway Company (Ord. No. 2023-16)
 - c. TID No. 9 Amendment 3 - Project Plan and Amended District Boundaries (PC Resolution No. 2023-01)
 - d. Amended Relocation Order for S. Commercial Street Construction (Resolution No. 2023-24)
5. Announcements and future agenda items:
 - a. Next Meeting: October 24, 2023

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MINUTES OF THE NEENAH PLAN COMMISSION
Tuesday, September 26, 2023
4:15 p.m.

Present:

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

Also Present:

Brad Schmidt, Deputy Director of Community Development	Kayla Kubat, Administrative Assistant of Community Development	David Rashid, City Attorney
Chris Haese, Director of Community Development	Char Nagel, City Clerk	Alderman Lee Hillstrom
Alderman Cari Lendrum	Tamara Hasz, 301 E Wisconsin Ave	Diane Eparvier, 669 Elm St
Roger Schregardus, Boldt	Bethanie Gengler, Neenah News	Samantha Cavalli, WBAY-TV

Minutes: MSC Genett/Nokes-Moore, the Plan Commission, to approve the August 29, 2023 meeting minutes. All voting aye. Motion passed. Members Ellenberger and Hancock-Cooke abstain.

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

Diane Eparvier- 669 Elm St – questioned who is responsible for the traffic lights in the City.
 Member Kaiser stated she can get in contact with Public Works Traffic Engineer, James Merten.

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

Public Hearings:

- a. Zoning Code Amendment – Tourist Housing (Sec. 26-661 (11))

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

- b. Zoning Code Amendment – Sign Code (Chapter 24)

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

Action Items:

- a. **Zoning Code Amendment – Tourist Housing (Sec. 26-661 (11)) – Ord No 2023-12**

Deputy Director Schmidt went over how this change will help align the code to state law. In 2017, the City amended the Zoning Code to include regulations for tourist housing (short-term rentals). Under the current ordinance, property owners with a valid tourist housing license are allowed to rent their house for up to 120 days within a calendar year. A few months after the City adopted the tourist housing ordinance, the State of Wisconsin adopted 2017 Act 59 which included limitations on municipal regulations for short term rentals. Specifically, the State law prohibits a

ORDINANCE NO.
2023-12

municipality from limiting the number of days a property owner can rent their house to no less than 180 days. The City's language should be amended to be consistent with the State's minimum of 180 days or a number greater than that. Staff recommends amending the ordinance to increase the allowable rental days in a calendar year from 120 days to 180 days.

Member Hancock-Cooke asked if there has been a lot of concern being brought up to staff in regard to tourist housing we were trying to get ahead of in 2017. Deputy Director Schmidt stated there haven't been many applications for tourist housing and there are probably some properties being used for tourist housing the City is unaware of. It is difficult to enforce due to not having a database of addresses on sites like AirBnb. Overall, there haven't been many complaints.

MSC Kaiser/Ellenberger, the Plan Commission, recommend Common Council approve Ordinance No. 2023-12, amending Section 26-661 (11) of the Code of Ordinances relating to Tourist Housing. All aye. Motion passed.

b. Zoning Code Amendment -- Sign Code (Chapter 24) – Ord No 2023-13

ORDINANCE NO.
2023-13

Deputy Director Schmidt went over the City's Sign Code (Chapter 24), in its current form, was adopted in 1977. There have been minor amendments since that time, most recently in 2010. A lawsuit brought against the City earlier this year identified several inconsistencies with a recent U.S. Supreme Court decision (Reed vs. Gilbert) which prohibits the regulation of signs based on their content unless such is merely and wholly incidental to it. The Supreme Court case established that sign regulations must be content-neutral otherwise there is a risk of infringing on a person's rights guaranteed by the First Amendment. Following the Supreme Court decision, Sign regulations must be content neutral and only be regulated by their size (height and area), location (location within a district and location on a property), or sign construction (material). Deputy Director Schmidt went over the updates looking to be made in the code, such as updating definitions for clarity and consolidating a number of sign types into one sign type. The proposed amendments are intended to eliminate the First Amendment discrepancies, however, a full re-write of the sign code is expected in 2024.

Vice Chairperson Alderman Steiner clarified that municipalities are able to define certain category of sign and then put reasonable restrictions around the category as long as it is content neutral. He also asked if it could vary by different zonings. Deputy Director Schmidt stated yes, there can be regulation of size, location, number of signs, area of sign, material, but when talking about a sign related to its content, then it is illegal. He also went over the different sign allowances in residential zonings versus commercial zonings.

Member Ellenberger asked if this in response to the signs opposing the recent rezoning. Deputy Director Schmidt stated the City was aware of the Supreme Court case in 2015 and this code was being worked on prior to the lawsuits, however, the lawsuits pushed this amendment along quicker.

Member Hancock-Cooke added there were numerous political yard signs left after the election months afterwards, which was violating the sign code.

Member Ellenberger asked if this policy change is targeting the certain signs the City has enforced against. Deputy Director Schmidt stated that is not the case and this is directly in response to being in line with the Supreme Court case and also that there are issues with the current Sign Code related to having content-based regulations.

Member Hancock-Cooke stated, in relation to the rezoning signs or political signs, the timeframe is what is being ignored for the sign to be allowed in a resident's yard. Member Ellenberger responded that the timeframe was part of the policy prior to this proposed change. Deputy Director Schmidt brought up how the regulations are being relaxed. In the example of the political signs, currently a campaign sign can only be up during the campaign period. With this proposed change there is nothing preventing a campaign sign being up for one month, taken down for 60 days and then put back out for another 30 days.

Member Kaiser clarified in 2024 there would be a sign code rewrite and how that would differ from what is happening right now. Deputy Director Schmidt stated his intent is to bring a request forward to rewrite and modernize the code in 2024, however, this current amendment is semi-related to the lawsuit. He went on to say how the current sign code is out-of-date and does not address more modern signage such as electronic message centers. The lawsuit is pushing us to address the concerns with the content-based regulations. Hopefully in 2024 there will be another look at this with some community input as well.

Member Genett asked if this change takes away the City's ability to enforce any signs. Deputy Direction Schmidt stated this change does not any enforcement abilities.

Member Moore-Nokes asked what a home occupation signs is. Deputy Director Schmidt explained in residential areas we allow for home occupations with a license or permit. These residents could advertise this home occupation.

MSC Steiner/Kaiser, the Plan Commission, recommend Common Council approve Ordinance No. 2023-13, repealing and recreating Chapter 24 of the Code of Ordinances relating to sign regulations. All aye. Motion passed.

c. **Annexation #230 – Honor Street (Freedom Acres)**

Deputy Director Schmidt went over the proposal to annex land contiguous to the City for the purpose of developing the First Addition to Freedom Acres subdivision. The 28.6 acres of land is currently undeveloped farmland located in the Town of Vinland west of Honor Street and north of CTH G. The Freedom Acres subdivision is located east of the annexation area. In 2020, the City purchased 130 acres of land along the Woodenshoe Road and County Highway G. This proposed annexation will be the fifth phase of the development.

Upon annexation the subject land will become part of the R-1, Single-Family Residence District. The City's Comprehensive Plan Future Land Use Map (2017) currently identifies the annexation area as Residential Neighborhood Investment Area. The proposed use is consistent with the City's Comprehensive Plan. This development will include 34 single-family lots and land intended for a future city park.

ORDINANCE NO.
2023-14

MSC Kaiser/Ellenberger, the Plan Commission, recommend Common Council approve Annexation #230 (Ordinance #2023-14) and the property also receive an R-1, Single-Family Residence District zoning classification. All aye. Motion passed.

d. **Preliminary Plat – 1st Addition to Freedom Acres**

CONSENT AGENDA

Deputy Director Schmidt went over the proposed plat, which is 28.6 acres in size, includes 48 single-family residential lots. The land is currently in the Town of Vinland but will be annexed to the City and receive a R-1, Single-Family Residence District zoning classification. The average lot size is approximately 21,022 square feet which exceeds the minimum lot size for single-family residential lots.

The plat proposes to extend Liberty Avenue, Founders Street and Honor Street to the west. One new street, Loyal Drive, is proposed. Staff is recommending changing the name of the proposed Honor Street extension to avoid confusion with Honor Street south and east of the proposed development. Lots which back up to County Road G shall include a note on the plat which states, "Access Restricted". This will prevent any of these properties from creating a driveway off County Road G. In addition, double frontage lots are prohibited unless there is an access restriction. Sidewalks are planned on both sides of all of the streets within the plat with the exception of Loyal Drive.

Member Genett wanted to make sure there are at least two forms of ingress and egress to this subdivision. Deputy Director Schmidt stated yes, there are three access points.

MSC Kaiser/Genett, the Plan Commission, recommend Common Council approve the Preliminary Plat for the First Addition to the Freedom Acres subdivision subject to the conditions on the preliminary plat review letter. All aye. Motion passed.

e. **Final Plat – 2nd Addition to the Homes at Freedom Meadows**

CONSENT AGENDA

Deputy Director Schmidt went over the final proposed plat, which is 19.94 acres in size, includes 34 single-family residential lots and three outlots. The land is currently zoned R-1, Single-Family Residence District. The average lot size is approximately 16,000 square feet which exceeds the minimum lot size for single-family residential lots. The residential lots range in width from 70 feet to 175 feet.

The development includes the west extension of Liberty Avenue and Freedom Meadows Drive. Two new streets, Valor Place and Patriot Way are proposed. The street right-of-way is 60-feet wide except for Freedom Meadows Drive which is 50 feet. Sidewalks are planned on both sides of all the streets within the development except for the northside of Freedom Meadows Drive.

Outlot 6 will be dedicated to the City as a public park. The park is 4.9 acres in size and has the possibility to expand north as future development occurs. The park will function as a neighborhood park, but could expand into a community park in the future.

MSC Ellenberger/Moore-Nokes, the Plan Commission, recommend Common Council approve the Final Plat for the Second Addition to the Homes at Freedom Meadows Subdivision. All aye. Motion passed.

f. Site Plan – 2475 Progress Court – Animal Shelter

Deputy Director Schmidt went over the site plan for the new Neenah Animal Shelter. The shelter currently operates at a facility located at 951 County Road G in the Town of Neenah. They are proposing to construct a new facility on an undeveloped site within the Neenah Southpark Industrial Center. The site plan includes a 7,238 square-foot building located on the east portion of the property. Off-street parking is located south and east of the building. An outdoor fence dog run is located north of the building. The west half of the 3.5-acre property will remain undeveloped. There would be landscape requirements along Progress Court and buffer yard standards due to the residents that are adjacent to this development. The fire department is also requiring fire truck access and turnaround requirements.

Vice Chairperson Alderman Steiner asked how much assessment there has been to noise carrying to the adjacent residents. Deputy Director Schmidt stated there hasn't been much assessment but hopefully with the buffer yard the noise will be reduced.

Vice Chairperson Alderman Steiner asked if the dogs would be outside in the evening. Roger Schregardus from Boldt stated the dogs will have a controlled access to the outside during the day but would not be out in the evening. He showed on the plan the noise would be directed to the industrial side and not towards the residential area.

MSC Ellenberger/Gennett, the Plan Commission, approve the site plan for a new animal shelter building located at 2475 Progress Court subject to the Site Plan Review letter comments. All aye. Motion passed.

Comprehensive Plan 2040 – 5-Year Review:

a. Chapter 4: Economic Development

Deputy Director Schmidt went over the updates to the chapter, such as the major employers in the community and updating labor statistics. Also adding language regarding closing TIF 5 and TIF 6 and opening TIF 11 and TIF 12. There are also updates to projects that have since been completed, like the Downtown Plan and adding the S. Commercial St corridor plan. There is also a lot of discussion of the potential closure of ThedaCare hospital, however, we can now add the improvements at the hospital in the years since. This chapter also talks about recommendations that are ongoing.

Member Hancock-Cooke suggested creating a separate document adjacent to this Comprehensive Plan that shows the projects that have been completed. Deputy Director Schmidt discussed how to prioritize these recommendations. More will be discussed about this in Chapter 10 of the Plan, which goes over the prioritization of projects and accomplishments.

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Vice Chairperson Alderman Steiner reiterated how this is only a planning document not set in stone, however, will there be opportunities to fine-tune some of the language instead of having vague recommendations. Deputy Director Schmidt said yes, when this was put together there was a comprehensive planning committee and with this review, there were will opportunities to update the language.

Announcements and Future Agenda Items: Next meeting is scheduled for October 10, 2023.

Adjournment: The Commission adjourned its meeting at 4:55p.m. MSC Genett/Kaiser. All voting Aye. Motion passed.

Respectfully Submitted,

A handwritten signature in black ink that reads "Kayla Kubat". The signature is written in a cursive, flowing style.

Kayla Kubat
Administrative Assistant, Department of Community Development



M E M O R A N D U M

DATE: October 10, 2023
TO: Mayor Lang and Plan Commission Members
FROM: Brad Schmidt, AICP, Deputy Director
RE: Official Map Amendment – County Road II – Town of Clayton

The City's Official Street Map identifies street reservations in the area between County Road II and Larsen Road in the Town of Clayton. The reservations include both north-south and east-west reservations which are 66 feet wide. The City's Official Street Map is a planning document which identifies future street extensions and street right-of-way.

The Town is proposing a new residential subdivision in this area. Due to challenges with a stream which bisects the plat, the street layout within the plat is slightly modified. The proposed plat contains a north-south street connecting County Road II and an east-west road which allows for further extensions. The City's extraterritorial authority requires the review of land divisions outside of City limits.

Recommendation

Appropriate Action at this time is to recommend Council approve Ordinance 2023-15, amending the Official Street Map by removing the 66-foot wide street reservations between County Road II and Larsen Road in the Town of Clayton.

EXHIBIT "A"

NORTH 1/4 CORNER
SECTION 24,
T.20N., R.16E.

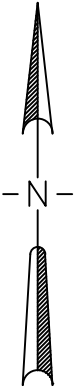
COUNTY ROAD II

OFFICIAL STREET MAP AMENDMENT

BEING PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4; PART OF THE NORTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4; PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4; AND PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4; ALL IN SECTION 24, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

OFFICIALLY MAPPED
STREETS TO BE
REMOVED

302,494 S.F.
6.944 ACRES



400 200 0 400

SCALE - FEET

McMAHON

ENGINEERS ARCHITECTS

McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

N89°22'19"E
33.00'

N89°19'45"E
33.00'

UNPLATTED LANDS
OWNER: LUKE & PATRICIA ST PIERRE
PARCEL NO. 006062002

LOT 2 CSM NO. 1863
OWNER: LUKE & PATRICIA ST PIERRE
PARCEL NO. 006062002

2602.10'

2565.10'

WEST LINE OF THE NE1/4

FUTURE SCHOLAR RIDGE ESTATES
OWNER: CLAYTON DEVELOPMENT GROUP LLC
PARCEL NO. 0060617

UNPLATTED LANDS
OWNER: SANDRA ECKSTEIN
& TERRI GRUEZTMACHER
PARCEL NO. 0060615

UNPLATTED LANDS
OWNER: IHDE FAMILY IRREVOCABLE TRUST
PARCEL NO. 0060624

N00°11'52"W

S00°11'52"E

CENTER OF
SECTION 24,
T.20N., R.16E.

S00°11'52"E

FUTURE SCHOLAR RIDGE ESTATES
OWNER: CLAYTON DEVELOPMENT GROUP LLC
PARCEL NO. 0060618

UNPLATTED LANDS
OWNER: SANDRA ECKSTEIN
& TERRI GRUEZTMACHER
PARCEL NO. 0060619

S00°15'17"E
33.00'

N89°23'36"E
1306.38'

S89°23'36"W
1296.66'

S00°12'30"E
33.00'

FUTURE SCHOLAR RIDGE ESTATES
OWNER: CLAYTON DEVELOPMENT GROUP LLC
PARCEL NO. 0060632

UNPLATTED LANDS
LOT 1 CSM NO. 3536
OWNER: SANDRA ECKSTEIN
& TERRI GRUEZTMACHER
PARCEL NO. 0060630

UNPLATTED LANDS
LOT 2 CSM NO. 4230
OWNER: LEISURE BOATING #4 LLC
PARCEL NO. 0060625

N14°59'14"W
677.30'

S14°59'14"E
647.49'

68.15'
S89°27'07"W

UNPLATTED LANDS
OWNER: KUEHNEL FARMS, INC.
PARCEL NO. 0060633

PARCEL
NO. 0060631

EXHIBIT "A"

OFFICIAL STREET MAP AMENDMENT

BEING PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4; PART OF THE NORTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4; PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4; AND PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4; ALL IN SECTION 24, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

LEGAL DESCRIPTION OF OFFICIALLY MAPPED STREETS TO BE REMOVED:

Part of Lot 2 of Certified Survey Map No. 4230, located in the Northeast 1/4 of the Southwest 1/4; Part of Lot 2 of Certified Survey Map No. 1863, located in the Northeast 1/4 of the Northwest 1/4; and unplatted lands being part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4; part of the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4; and part of the Northwest 1/4 of the Southeast 1/4; all in Section 24, Township 20 North, Range 16 East, Town of Clayton, Winnebago county, Wisconsin containing 302,494 square feet (6.944 acres) of land more or less being more particularly described as follows:

Commencing at the North 1/4 Corner of said Section 24; Thence S00°11'52"E, 50.00 feet along the West line of the Northeast 1/4 of said Section 24 to its intersection with the North line of the Officially Mapped Street to be removed and the Point of Beginning; Thence N89°19'45"E, 33.00 feet along said North line to the East line of said Officially Mapped Street; Thence S00°11'52"E, 2565.10 feet along said East line to the North line of said Officially Mapped Street; Thence N89°23'36"E, 1306.38 feet along said North line to the East line of the Southwest 1/4 of the Northeast 1/4 of said Section 24; Thence S00°15'17"E, 33.00 feet along said East line to the North line of the Northwest 1/4 of the Southeast 1/4 of said Section 24; Thence S00°12'30"E, 33.00 feet along the East line of said Northwest 1/4 of the Southeast 1/4 to the South line of the Officially Mapped Street to be removed; Thence S89°23'36"W, 1296.66 feet along said South line to the East line of said Officially Mapped Street; Thence S14°59'14"E, 647.49 feet along said East line to the South line of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section; Thence S89°27'07"W, 68.15 feet along said South line to the West line of the Officially Mapped Street to be removed; Thence N14°59'14"W, 677.30 feet along said West line; Thence N00°11'52"W, 2602.10 feet continuing along said West line to the North line of said Officially Mapped Street; Thence N89°22'19"E, 33.00 feet along said North line to the Point of Beginning.



McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

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PRELIMINARY PLAT
SCHOLAR RIDGE ESTATES
 ALL OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN

LEGEND

- 3/4" IRON REBAR FOUND
- RECORDED BEARING AND/OR DISTANCE
- SQUARE FEET
- CERTIFIED LAND CORNER WINNEBAGO COUNTY
- EXISTING STORM DRAINAGE
- EXISTING UTILITY WALL
- EXISTING BOX
- EXISTING POST
- EXISTING SIGN
- UTILITY POLE
- UTILITY POLE W/6/0 WIRE
- TELEPHONE OR TELEVISION PEDESTAL
- EXISTING BUILDING
- EXISTING CONTOURS
- EXISTING CULVERT WITH END SECTIONS
- TREE OR BRUSH LINE
- SOIL BORING LOCATION
- 1" = 100' IRON REBAR FOUND
- RECORDED BEARING AND/OR DISTANCE
- SQUARE FEET
- CERTIFIED LAND CORNER WINNEBAGO COUNTY
- EXISTING STORM DRAINAGE
- EXISTING UTILITY WALL
- EXISTING BOX
- EXISTING POST
- EXISTING SIGN
- UTILITY POLE
- UTILITY POLE W/6/0 WIRE
- TELEPHONE OR TELEVISION PEDESTAL
- EXISTING BUILDING
- EXISTING CONTOURS
- EXISTING CULVERT WITH END SECTIONS
- TREE OR BRUSH LINE
- SOIL BORING LOCATION

PROJECT LOCATION

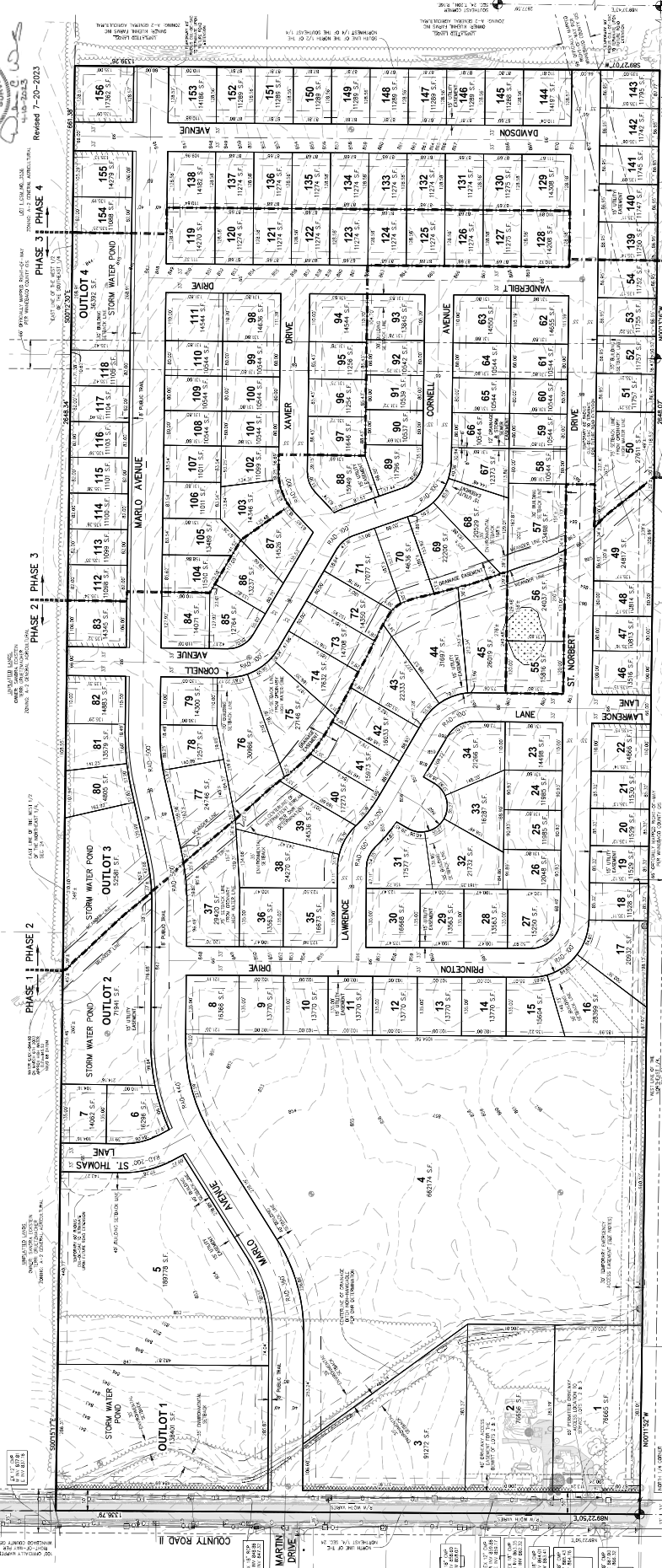
LOCATION MAP

DATE: 7/20/2023
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

DEPARTMENT OF TRANSPORTATION
WISCONSIN DEPARTMENT OF TRANSPORTATION
WISCONSIN DEPARTMENT OF TRANSPORTATION

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 16 EAST, WHICH BEARS N89°22'50"E P31.000' TO THE CORNER OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 16 EAST, AS PUBLISHED FOR WINNEBAGO COUNTY

DATE: 7-20-2023
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]



PHASE 1 PHASE 2

PHASE 3 PHASE 4

DATE: 7-20-2023
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

PHASE 1 PHASE 2

PHASE 3 PHASE 4

DATE: 7-20-2023
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]



AN ORDINANCE: By the Neenah Plan Commission
Re: Official Street Map Amendment removing a
officially mapped streets south of County Road
II in the Town of Clayton.

ORDINANCE NO. 2023-15
Introduced: _____
Committee/Commission Action: _____

AN ORDINANCE

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

Section 1. That the Official Street Map, as established by Section 26-30 of the Neenah Municipal Code, is hereby amended as follows:

The following section of an "Officially Mapped Road" is to be removed: Part of Lot 2 of Certified Survey Map No. 4230, located in the Northeast 1/4 of the Southwest 1/4; Part of Lot 2 of Certified Survey Map No. 1863, located in the Northeast 1/4 of the Northwest 1/4; and unplatted lands being part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4; part of the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4; and part of the Northwest 1/4 of the Southeast 1/4; all in Section 24, Township 20 North, Range 16 East, Town of Clayton, Winnebago county, Wisconsin containing 302,494 square feet (6.944 acres) of land more or less being more particularly described as follows:

Commencing at the North 1/4 Corner of said Section 24; Thence S00°11'52"E, 50.00 feet along the West line of the Northeast 1/4 of said Section 24 to its intersection with the North line of the Officially Mapped Street to be removed and the Point of Beginning; Thence N89°19'45"E, 33.00 feet along said North line to the East line of said Officially Mapped Street; Thence S00°11'52"E, 2565.10 feet along said East line to the North line of said Officially Mapped Street; Thence N89°23'36"E, 1306.38 feet along said North line to the East line of the Southwest 1/4 of the Northeast 1/4 of said Section 24; Thence S00°15'17"E, 33.00 feet along said East line to the North line of the Northwest 1/4 of the Southeast 1/4 of said Section 24; Thence S00°12'30"E, 33.00 feet along the East line of said Northwest 1/4 of the Southeast 1/4 to the South line of the Officially Mapped Street to be removed; Thence S89°23'36"W, 1296.66 feet along said South line to the East line of said Officially Mapped Street; Thence S14°59'14"E, 647.49 feet along said East line to the South line of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section; Thence S89°27'07"W, 68.15 feet along said South line to the West line of the Officially Mapped Street to be removed; Thence N14°59'14"W, 677.30 feet along said West line; Thence N00°11'52"W, 2602.10 feet continuing along said West line to the North line of said Officially Mapped Street; Thence N89°22'19"E, 33.00 feet along said North line to the Point of Beginning.

Parcel Numbers: 00606200202, 006062002, 0060624, 0060625, 0060632, 0060618, and 0060617.

Section 2. 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: _____

Approved:

Published: _____

Jane B. Lang, Mayor

Attest:

Charlotte Nagel, City Clerk

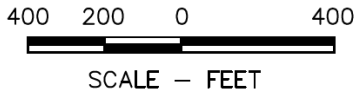
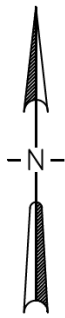
EXHIBIT A

EXHIBIT "A"

OFFICIAL STREET MAP AMENDMENT

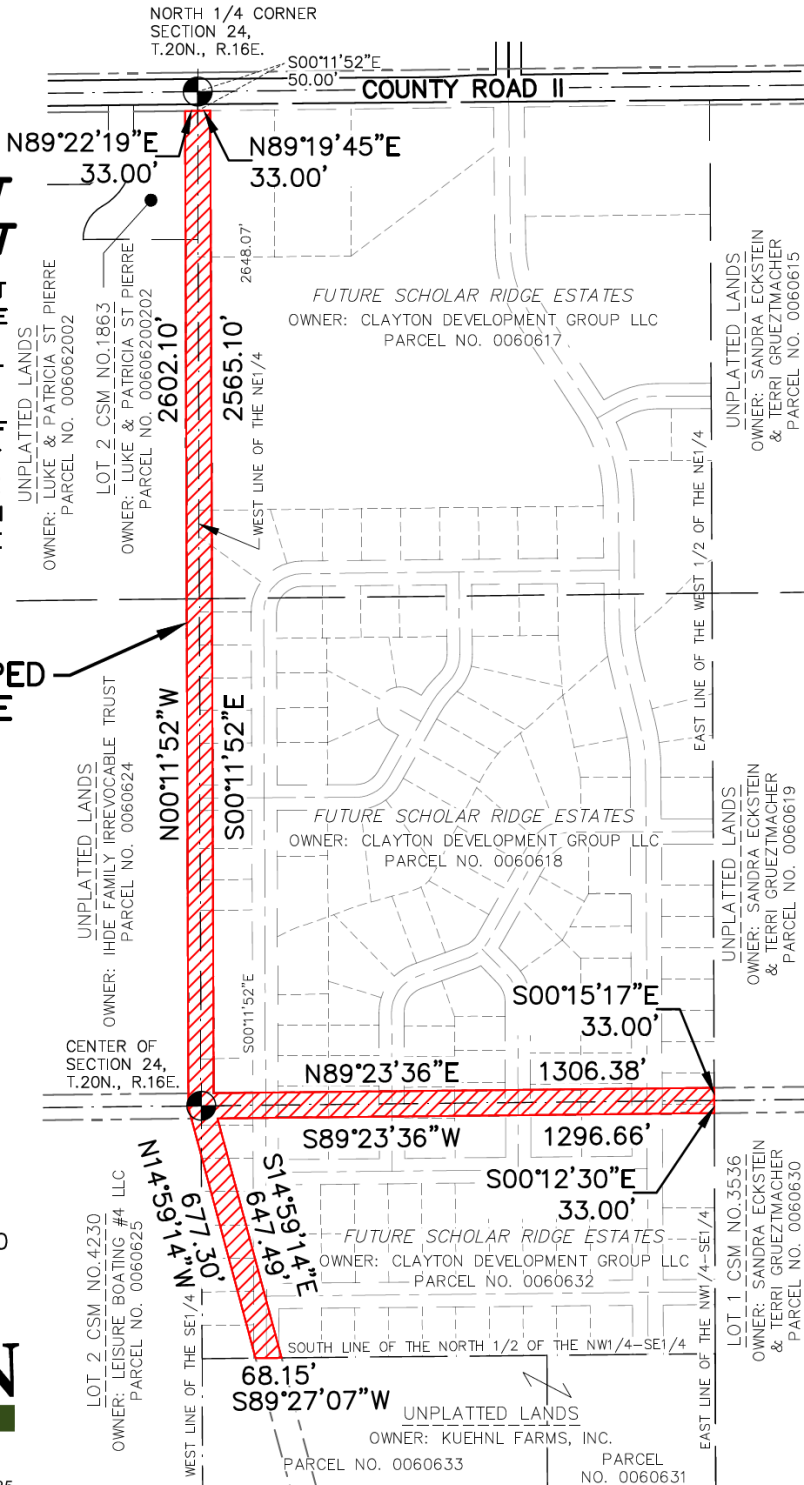
BEING PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4; PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4; PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4; AND PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4; ALL IN SECTION 24, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

OFFICIALLY MAPPED STREETS TO BE REMOVED
302,494 S.F.
6.944 ACRES



McMAHON
ENGINEERS ARCHITECTS

McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM





M E M O R A N D U M

DATE: October 10, 2023
TO: Mayor Lang and Plan Commission
FROM: Brad Schmidt, AICP, Deputy Director
RE: Rezoning Multiple Parcels to I-2 District –Henry St and Tyler St (**Ord. No 2023-16**)

Request

Galloway Company (601 S. Commercial Street) has submitted a request to rezone multiple parcels from the R-2, Two-Family Residence to the I-2, General Industrial District along Henry Street and Tyler Street.

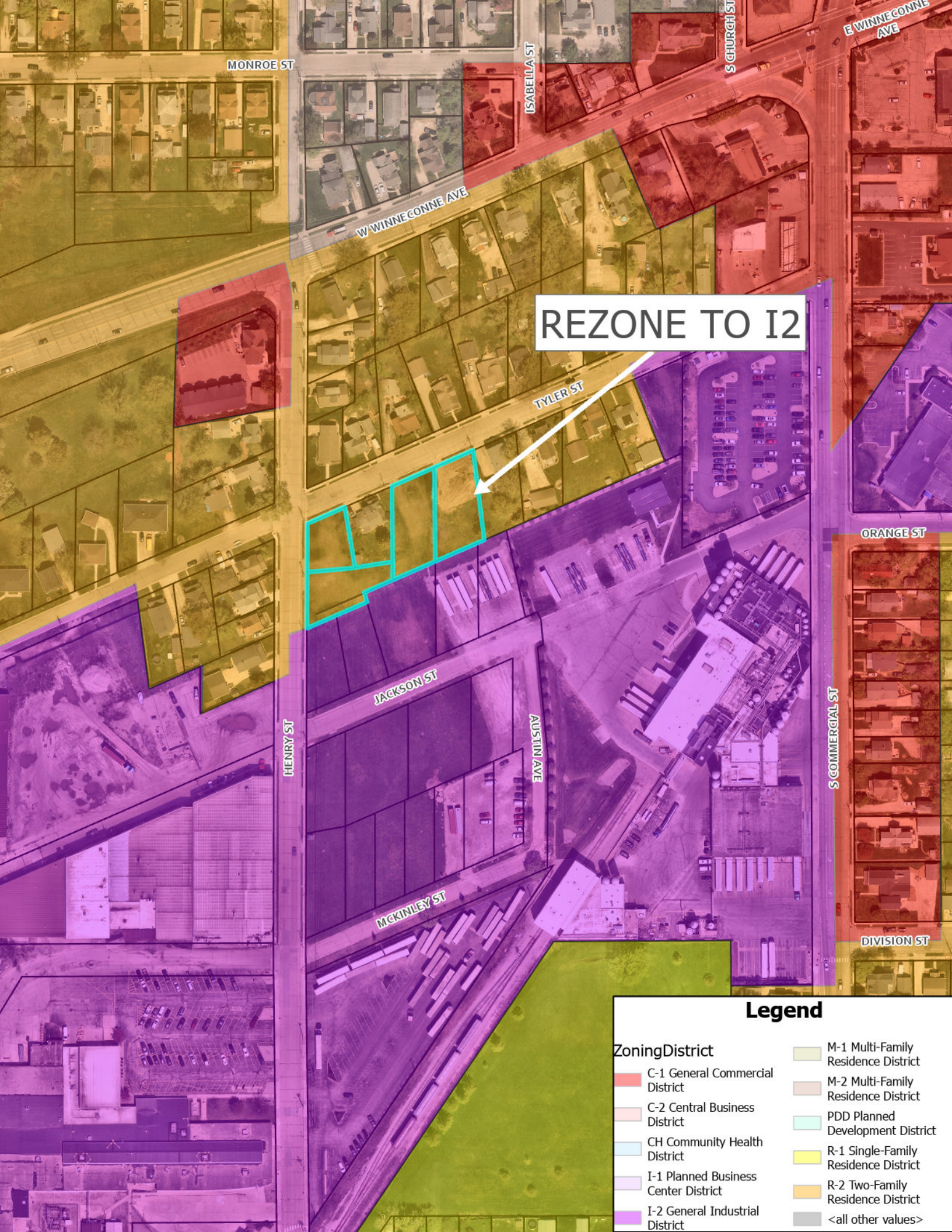
Background

The subject parcels are located along Henry Street and Tyler Street. All four of the parcels are owned by Galloway Company and don't include any structures.. The purpose of this request is to consolidate all of the remaining Galloway-owned parcels into the 601 S. Commercial Street parcel which is zoned I-2 District. The City's Zoning Code prohibits multiple zoning districts on one parcel. The rezoning and lot consolidation will help facilitate Galloway Company's future expansion projects and help improve site efficiency and on-site traffic/truck circulation.

As with all rezoning requests, the proposed zoning classification must be consistent with the City's Comprehensive Plan 2040 and future land use designation. In this case, the future land use map identifies this area as the Neenah Industrial Corridor and a small portion as Regional Commercial. The Industrial Corridor category is intended to promote business and industrial expansion. The I-2 zoning district is consistent with the Comprehensive Plan's future land use map.

Recommendation

An appropriate action at this time is for the Plan Commission to recommend Common Council approve Ordinance No. 2023-16 rezoning property located along Henry Street and Tyler Street to the I-2, General Industrial District.



MONROE ST

ISABELLA ST

S CHURCH ST

E WINNECONNE AVE

W WINNECONNE AVE

REZONE TO I2

TYLER ST

ORANGE ST

HENRY ST

JACKSON ST

AUSTIN AVE

S COMMERCIAL ST

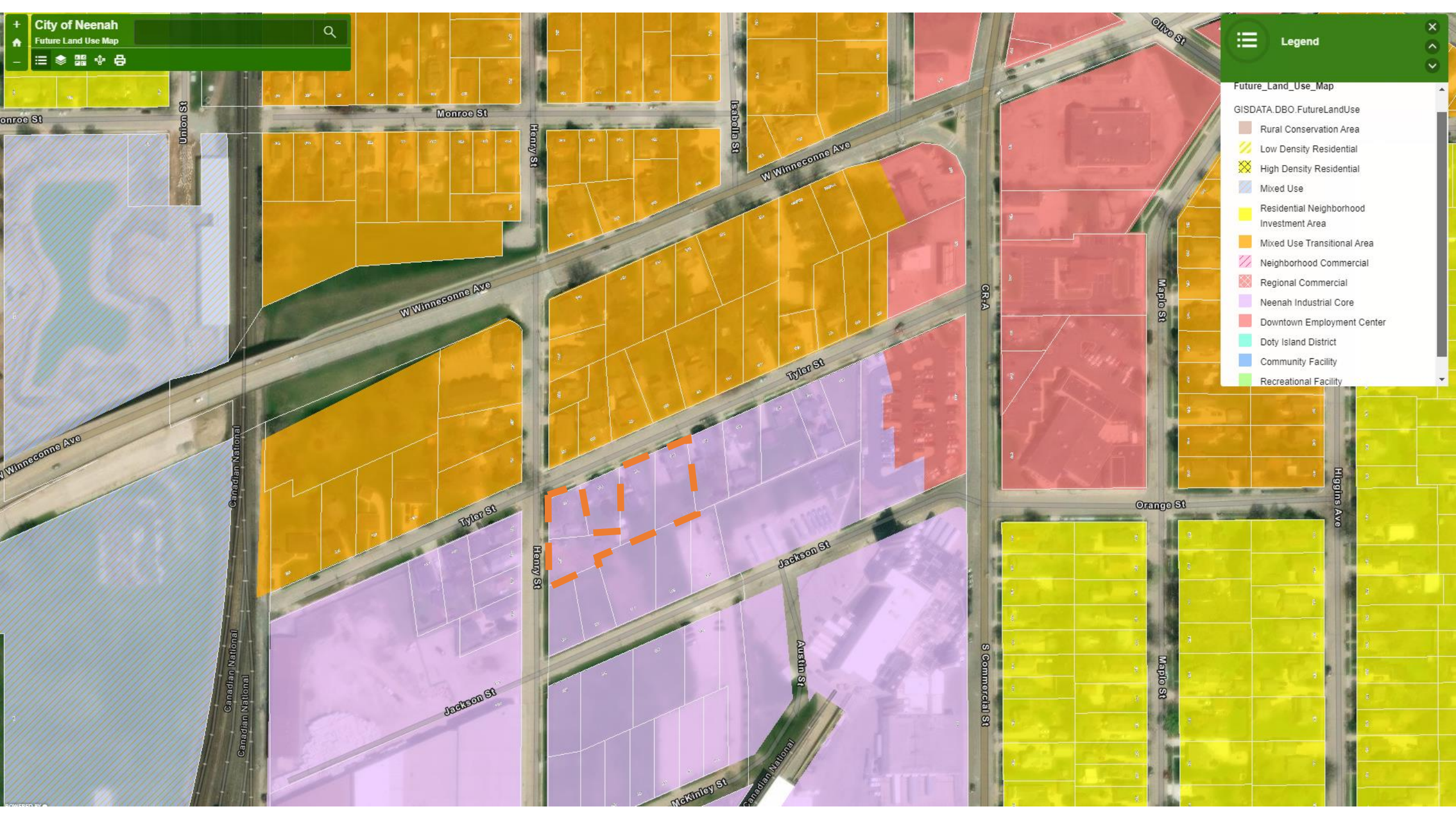
MCKINLEY ST

DIVISION ST

Legend

Zoning District

- C-1 General Commercial District
- C-2 Central Business District
- CH Community Health District
- I-1 Planned Business Center District
- I-2 General Industrial District
- M-1 Multi-Family Residence District
- M-2 Multi-Family Residence District
- PDD Planned Development District
- R-1 Single-Family Residence District
- R-2 Two-Family Residence District
- <all other values>



- Future_Land_Use_Map
- Rural Conservation Area
 - Low Density Residential
 - High Density Residential
 - Mixed Use
 - Residential Neighborhood Investment Area
 - Mixed Use Transitional Area
 - Neighborhood Commercial
 - Regional Commercial
 - Neenah Industrial Core
 - Downtown Employment Center
 - Doty Island District
 - Community Facility
 - Recreational Facility



AN ORDINANCE: By the Neenah Plan Commission
Re: Rezoning land located along Henry Street and
Tyler Street from the R-2, Two-Family
Residence District to the I-2, General Industrial
District.

ORDINANCE NO. 2023-16
Introduced: _____
Committee/Commission Action: _____

AN ORDINANCE

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

Section 1. Section 26-123 of the Neenah Municipal Code pertaining to zoning districts, and the map therein described, is hereby amended by rezoning approximately 0.75 Acres of land located along Henry Street and Tyler Street from the R-2, Two-Family Residence District to the I-2, General Industrial District. The properties are more particularly described as follows:

Lands described in Warranty Deed recorded in the Winnebago County Register of Deeds Office as Document No. 1873016 as Parcel 3:

Parcel I:
That part of Lot Twelve (12) of Block Five (5) in Sherry's Second Addition to Sherrytown, in the Second Ward, City of Neenah, Winnebago County, Wisconsin, described as follows: Commencing on the East line of Henry Street (Formerly Waverly Place) at the most Southerly corner of said lot, thence North along the East line of Henry Street, 69.35 feet, thence East to a point on the East line of said lot 46 1/2 feet North of the Southeast corner of said lot thence South along the East line of said Lot 46 1/2 feet to the Southeast corner of said lot, thence Southwesterly along the Southerly line of said lot to the place of beginning.

Parcel II:
That part of Lot Thirteen (13), Block Five (5), Sherry's Second Addition to Sherrytown, Second Ward, City of Neenah, Winnebago County, Wisconsin, described as follows: Beginning at a point on the North line of said Lot that is 45 feet Northeast of the Northwest corner of said Lot 13, thence Northeasterly along the North line of said Lot, 50 feet, thence South 16°59' East 15.2 feet, thence Southwesterly parallel to the North line of said Lot 45.6 feet, thence North 12°18' West 15.5 feet to the place of beginning.

Parcel III:
That part of Lot Thirteen (13), Block Five (5), Sherry's Second Addition to Sherrytown, Second Ward, City of Neenah, Winnebago County, Wisconsin, described as follows: Beginning at the Northwest corner of Lot 13, thence Northeasterly along the North line of said Lot, 45 feet; thence South 12°18' East 15.5 feet, thence Southwesterly parallel to the North line of said Lot, 47.3 feet to the East line of Henry Street, thence North along the East line of Henry Street 16.6 feet to the place of beginning.

Parcel IV:

All that part of Lot Eleven (11), Block Five (5), in Sherry's Second Addition to Sherrytown, Second Ward, City of Neenah, Winnebago County, Wisconsin, described as follows: Beginning at the Southwest corner of said Lot 11, thence North along the West line of Lot 11, 46.58 feet; thence Northeasterly to a point on the East line of Lot 11 that is 28 feet North of the Southeast corner of Lot 11; thence South along the East line of Lot 11, 28 feet to the Southeast corner of said Lot 11; thence Southwesterly along the South line of Lot 11 to the Southwest corner of said Lot 11, the place of beginning.
Parcel Number 80200530000

Lands described in Quit Claim Deed recorded in the Winnebago County Register of Deeds Office as Document No. 1878336:

Parcel I

Lot 12 of Block 5 in Sherry's Second Addition to Sherrytown, in the Second Ward, City of Neenah, Winnebago County, Wisconsin, excepting therefrom the 2 following described tracts of land:
Commencing at the most Southerly corner of said Lot; thence North, along the West line of said Lot, 69.35 feet; thence East, to a point on the East line of said Lot that is 46.5 feet North of the Southeast corner thereof; thence South, along the East line of said Lot, 46.5 feet, to the Southeast corner thereof; thence Southwesterly, along the Southerly line of said Lot, to the place of beginning.

AND

Commencing at the Northeast corner of said Lot; thence South, along the East line of said Lot, 47.62 feet; thence Northwesterly, 46.84 feet, to a point on the North line of said Lot that is 8 feet Southwesterly of the place of beginning; thence Northwesterly, along the Northerly line of said Lot, 8 feet, to the place of beginning.

Parcel II

That part of Lot 11 of Block 5 in Sherry's Second Addition to Sherrytown, in the Second Ward, City of Neenah, Winnebago County, Wisconsin, described as follows: Commencing at a point on the West line of said Lot that is 46.58 feet North of the Southwesterly (Most Southerly) corner thereof; thence N80°12'E, 8 feet; thence Northwesterly, 48.98 feet, to a point on the West line of said Lot that is 51.68 feet North of the place of beginning; thence South, along the West line of said Lot, 51.68 feet; to the place of beginning.

Parcel Number 80200520000

Lands described in Warranty Deed recorded in the Winnebago County Register of Deeds Office as Document No. 1892356:

A part of Lots Eight (8) and Nine (9) of Block Five (5) in Sherry's Second Addition to Sherrytown, in the Second Ward, City of Neenah, Winnebago County, Wisconsin, more particularly described as follows: Commencing at the Northwest corner of that parcel of land described in deed recorded as Document No. 846637; thence Southwesterly along the North boundary of said Lots 8 and 9 parallel with Tyler Street a distance of 11 feet to the point of beginning; thence continuing Southwesterly along the North boundary of said Lot 9, parallel with Tyler Street, to the Northwest corner of said Lot 9; thence South to the Southwest corner of said Lot 9; thence continuing Northeasterly along the South boundary of said Lots 8 and 9 a distance of 11 feet; thence Northwesterly to the point of beginning.

Parcel Number 80200490000

Lands described in Warranty Deed recorded in the Winnebago County Register of Deeds Office as Document No. 1871528:

Lot Ten (10), Block Five (5) in Sherry's Second Addition to Sherrytown, in the Second Ward of the City of Neenah, Winnebago County, Wisconsin.

Parcel Number 80200500000

Parcel IDs: 80200530000, 80200520000, 80200500000, and 80200490000

Section 2. 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 3. 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:

Jane Lang, Mayor

Attest:

Charlotte Nagel, City Clerk



M E M O R A N D U M

DATE: October 10, 2023
TO: Mayor Lang and Plan Commission Members
FROM: Brad Schmidt, Deputy Director
RE: TID #9 Amendment 3 – Amended Boundaries and Project Plan

This amendment would alter the boundaries of TID #9 to allow for the inclusion of the parcels on the southerly edge of the District (see adjoining map). The amendment to TID #9 will continue to support the rehabilitation/conservation of the industrial area adjacent to Highway 41.

The amendment to the District is to provide the opportunity for the development of City-owned parcels along Schultz Drive and promote expansion and reinvestment in existing industrial properties along Schultz Drive.

This amendment would represent the third. State law allows a maximum of four boundary amendments to the District. TID #9 was created in 2016 and has supported the construction of Menasha Corporation's headquarters, the purchase of the former Loren's Salvage Yard, and various public projects like the extension of the Bergstrom Road pedestrian trail.

The attached Project Plan lists the proposed projects, project costs, and projected tax increment generated from future projects.

Appropriate action at this time is to approve Plan Commission Resolution No. 2023-01, approving the amended Project Plan and amending Tax Increment District #9 boundaries, and recommend the Neenah Common Council approve the same.

October 10, 2023

NEENAH PLAN COMMISSION RESOLUTION NO. 2023-01

RESOLUTION ADOPTING THE AMENDED PROJECT PLAN AND DESIGNATING AMENDED BOUNDARIES FOR TID #9 – AMENDMENT No. 3

WHEREAS, the City of Neenah has received petitions requesting amendment of TID #9; and

WHEREAS, the Neenah Plan Commission has held a public hearing, pursuant to Section 66.1109, Wisconsin Statutes for the purpose of providing interested persons the opportunity to comment on the Initial Project Plan and proposed boundaries for TID #9; and

WHEREAS, TID #9 with created a stable stream of revenue from a broad base of benefactors aimed at achieving common objectives for the benefit of property and business owners.

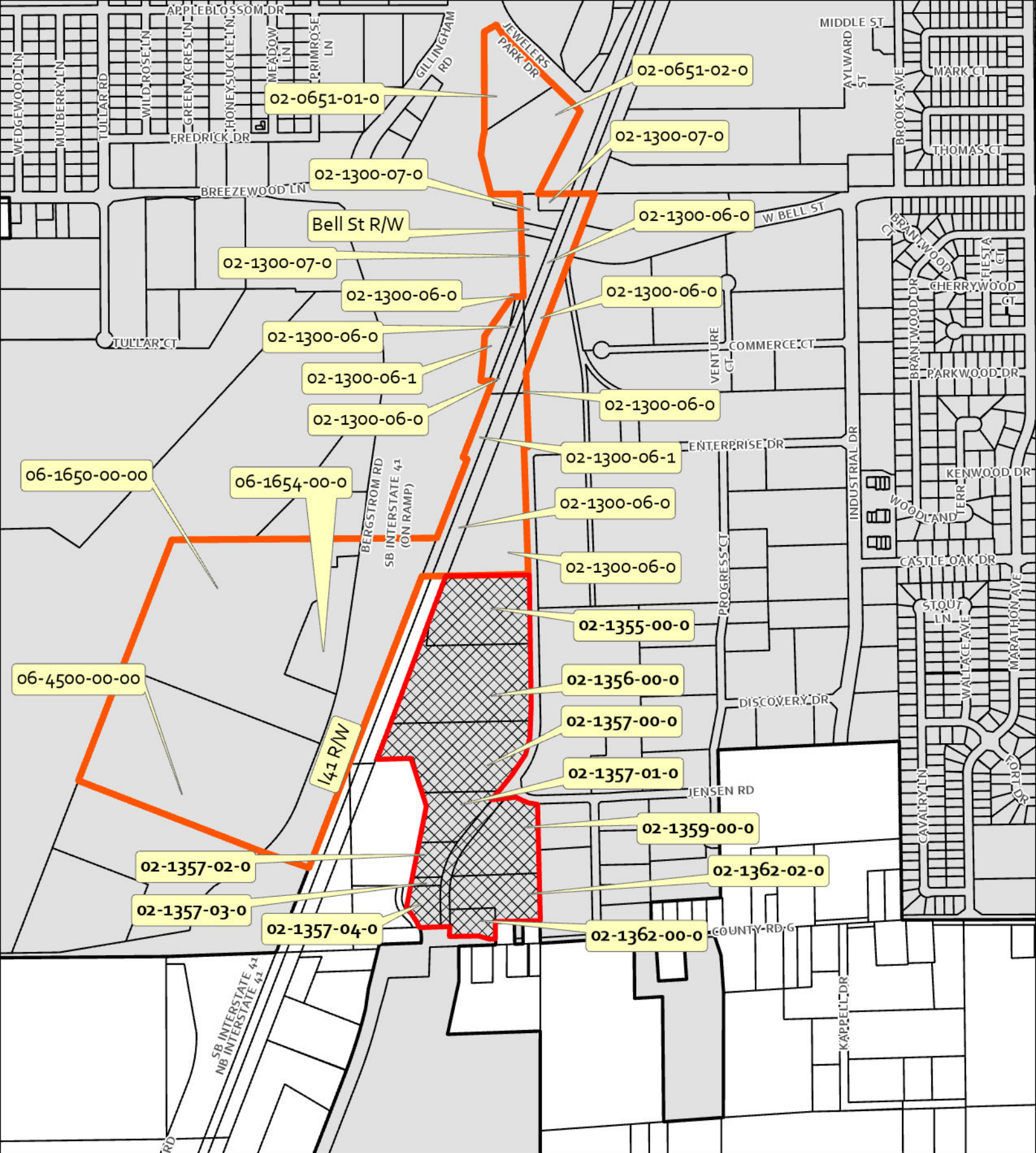
NOW, THEREFORE, BE IT RESOLVED, by the Neenah Plan Commission that pursuant to the provisions of Section 66.1109, Wisconsin Statutes, the Initial Project Plan is hereby adopted, and the boundaries of TID #9 are amended as described and depicted in the attached Exhibit A, which is incorporated and made a part of this Resolution.

Mayor, Plan Commission Chairman

Community Development Director
Plan Commission Secretary

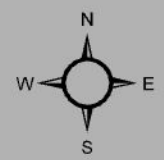
Passed:

Approved:



-  Current Boundary
-  Amendment Area
-  City Boundary

FIGURE 1
TID No. 9 - Amendment 3
Boundary Map



**CITY OF NEENAH TAX INCREMENT DISTRICT #9
PROJECT PLAN AMENDMENT NO. 3**

U.S. HIGHWAY 41 SOUTH INDUSTRIAL REDEVELOPMENT DISTRICT



DATE ADOPTED BY COMMON COUNCIL:
DATE ADOPTED BY JOINT REVIEW BOARD:
EXPENDITURE DEADLINE:
TID #9 EXPIRATION DATE:

CITY OF NEENAH OFFICIALS AND STAFF

Jane Lang	Mayor
Cari Lendrum	Aldersperson District 1
John Skyrms	Aldersperson District 1
Kathie Boyette	Aldersperson District 1
Dan Steiner	Aldersperson District 2
Tamara Erickson	Aldersperson District 2
Brian Borchardt	Aldersperson District 2
Todd Stevenson	Aldersperson District 3
Scott Weber	Aldersperson District 3
Lee Hillstrom	Aldersperson District 3
David C. Rashid	City Attorney
Charlotte Nagel	City Clerk
Vicki Rasmussen	Director of Finance
Chris Haese	Director of Community Development
Brad Schmidt	Deputy Director of Community Development
Samantha Jefferson	Community Development Specialist

PLANNING COMMISSION

Mayor Jane Lang	Chair
Gerry Andrews	Member
Karen Genett	Member
Dan Steiner	Aldersperson/Member
Kate Hancock-Cook	Parks and Rec. Commission Rep. /Member
Gerry Kaiser	Director of Public Works/Member
Sara Moore-Nokes	School Board Rep. /Member
Betsy Ellenberger	Member

JOINT REVIEW BOARD

John Skyrms	City Representative
Jon Dommel	Winnebago County
Amy Van Straten	Fox Valley Technical College
Jon Joch	Neenah Joint School District
Mike Faulks	Public Member

CITY OF NEENAH TAX INCREMENT DISTRICT #9
PROJECT PLAN AMENDMENT NO. 3
Effective January 1, 2024

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CITY OF NEENAH TAX INCREMENT DISTRICT #9
PROJECT PLAN AMENDMENT NO. 3
Effective January 1, 2024

SUMMARY FINDINGS

- District Name: City of Neenah Tax Increment District #9 (2024 Amendment No. 3)
- Location: U.S. Highway 41 South Industrial Redevelopment District.
- Purpose: Stimulate redevelopment, revitalization, and growth as a means to increase employment and ensure a vital and healthy tax base.
- Effective Date: The effective date of the amendment, for the capture of new taxable value within the expanded boundaries of Tax Increment District #9, is January 1, 2024.
- Proposed Costs: Total Project Costs are projected to be \$4.152 million over the life of the District. All costs are based on 2023 prices and are preliminary estimates that are based on best information available. The plan is not meant to be a budget nor an appropriation of funds for specific projects, but a framework within which to manage projects understanding the District can be in effect for a twenty-seven year period allowed by Wisconsin Statute. The City of Neenah reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2023 and the time of construction. The City retains the right to delete projects or change the scope and/or timing of projects implemented as the Common Council individually authorizes them, without amending the Plan.
- Project Financing: Capital financing of \$2.019 million, utilizing borrowing proceeds.
- Project Revenues: Tax Increment District #9, as amended, is projected to create \$14.5 million of tax base through its maximum life period (2041). It will generate an estimated \$6.3 million in tax increments during that same period.
- Economic Study: Based on project expenditures and revenue levels, all obligations of TID #9, as amended, will be paid in full during calendar year 2040, the 26th year of the District. Upon closure and dissolution of the District, all accrued and unencumbered increments will be promptly distributed among the local taxing entities (School District, County, Vocational District and City) and all future tax revenues will be directly distributed to them.

CITY OF NEENAH TAX INCREMENT DISTRICT #9
PROJECT PLAN AMENDMENT NO. 3

Effective January 1, 2024

INTRODUCTION

Tax Incremental District Number 9 (the “District”) was created in 2015 by the City of Neenah under the authority provided by the Wisconsin Statute Section 66.1105 “Tax Incremental Law” to assist with the rehabilitation and conservation of the industrial corridor adjacent to U. S. Highway 41 from approximately Breezewood Lane/Bell Street on the north to County Highway G on the south. A map of the District boundaries, as amended, is provided in Figure 1. This area is characterized by industrial development that, due primarily to the age, is experiencing a high degree of functional obsolescence. The District, as amended, will consists of 135 acres of property currently zoned for industrial use and an additional 36 acres of highway and railroad right-of-way.

The District, as amended, is created as a “Rehabilitation and Conservation District” based upon the finding that at least 50%, by area of the real property within the District, is in need of rehabilitation and conservation within the meaning of Wisconsin Statute Section 66.1337(2m)(a) described below. The map exhibit in Figure 2 illustrates existing uses and conditions of the District, including identifying approximately 139 acres of the District in need of rehabilitation and conservation. The remaining 36 acres is contained within railroad and highway right-of-way.

Rehabilitation of Conservation work includes any of the following:

1. Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements.
2. Acquisition of real property and demolition, removal or rehabilitation of buildings and improvements on the property where necessary to eliminate unhealthful, unsanitary or unsafe conditions, lessen density, reduce traffic hazards, eliminate obsolete or other uses detrimental to the public welfare, to otherwise remove or prevent the spread of blight or deterioration, or to provide land for needed public facilities.
3. Installation, construction or reconstruction of streets, utilities, parks, trails, playgrounds, and other improvements necessary for carrying out the objectives of the urban renewal project.
4. The disposition, for uses in accordance with the objectives of the urban renewal project, of any property acquired in the area of the project. The disposition shall be in the manner prescribed in this section for the disposition of property in a redevelopment project area.

The U.S. Highway 41 corridor has had a significant impact on Neenah’s industrial development, beginning in the early 1960’s when industrial manufacturing facilities were first constructed by PH Glatfelter and Menasha Corporation. These facilities have provided a consistent manufacturing base for the community for over 50 years. Over this half century, the properties within the District have begun to face both economic and physical obsolescence that must be overcome for the continued success of the District. These properties must either be cleared of aging, underutilized structures, or significant renovation and building conversion must be undertaken to transform older buildings into a modern and efficient space. In either case, excessive development costs seriously limit the ability of the private sector to fully front-end the costs of revitalization and economic growth. Without some level of public participation, the redevelopment projects could not succeed.

Tax increment financing provides the means for the City of Neenah to support economic development by upgrading public infrastructure, removing blight, completing environmental remediation, property assemblage, and awarding grants to qualified private sector recipients. Wisconsin’s Tax Increment law allows the City to use property tax revenues from new development in the District to recover the City’s investment in the District. The Tax Increment District (TID), as amended, will provide a 17-year period in which the City can make public investment in support of private revitalization efforts. The law allows a 27-year maximum debt retirement period, during which time tax revenues generated by new development and other growth in the TID are applied by the City to pay the public investment made in the project. When all project and associated holding costs are paid off, the TID is dissolved and all subsequent tax revenues generated are distributed to all taxing entities.

Tax increment financing ensures that the public investment made in support of private economic development efforts is done in a financially feasible manner, and that the benefits of the investment are distributed fairly, first to the affected area, and ultimately to the community as a whole. It promotes and supports growth in the tax base which otherwise might not occur. The law also recognizes that since the City is the only taxing unit that assumes financial risk in a District, it is entitled within a prescribed time period to receive all new tax revenues of the TID as the source of paying off its public investment costs. All taxing entities subsequently receive future benefits from the expanded tax base that was generated as a result of the City’s TID investment.

BOUNDARIES

The boundaries of TID #9 will be modified to add territory to the District. The amended boundaries are illustrated in Figure 1.

NAME OF DISTRICT

Upon amendment, the name of the TID shall remain City of Neenah, Tax Increment District #9 (TID #9).

CREATION DATE

TID #9 was created effective January 1, 2015. The effective date of the amendment, for the capture of new taxable value within the expanded boundary area of TID #9, is January 1, 2024.

PROPOSED IMPROVEMENTS AND PROJECT COSTS

Table 1 provides an annual listing of proposed improvements and project costs for TID #9 as amended. These are the projected activities that may be required in the District at this time. However, as development and rehabilitation of the District begins to occur, it may dictate additions or deletions from the following list. The City of Neenah reserves the right to such additions and deletions to the project list to the full extent allowed by law. Potential redevelopment sites and proposed uses are illustrated in Figure 3. A half mile buffer around TID #9, as amended, and in which project costs may be incurred is illustrated in Figure 4.

Project costs for amended TID #9 will encompass four areas:

1. Utility and Access Improvements -- Funds will provide upgraded public utilities and infrastructure to support redevelopment within the district.
2. Redevelopment Assistance -- Funds will be provided to assist with activities such as land packaging, site and building renovation, clearance, and site preparation at target sites where the private sector is committed to high value projects that will increase the tax base.
3. Planning/Project Support/Administration -- Administrative costs of managing district activities including promotion and Development, engineering, environmental and organizational cost.
4. Financing Cost – Interest, finance fees, bond discounts, redaction premiums, legal opinions, credit ratings, insurance and other expenses related to financing.

Table 1
Project Costs

Project/Activity	Total Cost	Estimated Timing
Municipal Utility and Access Improvements within the ½ Mile Boundary	\$729,000	2015-2030
Redevelopment Assistance	\$1,100,000	2018-2034
Land Acquisition	\$1,000,000	2019-2020
Planning/Project Support – Administrative, Professional, Environmental, and Promotion Services Cost. Filing fees and fees charged by the State. Audit costs.	\$1,100,000	2015-2041
Financing Costs <ul style="list-style-type: none"> • General Obligation Borrowing Interest Expense 	\$222,588	2015-2040
TOTAL	\$4,151,588	-

NON-PROJECT COSTS

There are no anticipated non-project costs within the expanded boundary of TID #9.

RELOCATION

Some potential redevelopment projects could require the acquisition of private properties, which might involve the displacement of families or businesses. All individuals, families, and business operations that might be displaced as a result of the City’s activities are entitled to assistance in conformance with the requirements set forth in Chapter 32, Wisconsin Statutes, and the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act, as applicable.

MASTER PLAN, ZONING, BUILDING AND OTHER CODE CONSIDERATIONS

TID #9, as amended, is consistent with the goals, objectives and strategies of the City of Neenah Comprehensive Plan. The Comprehensive Plan specifically identifies the need for maintaining a strong, diverse economic base that can provide steady employment with quality of jobs. In addition, the Comprehensive Plan states that the City should continually promote the community as a good location for business growth. The use of tax incremental financing is specifically identified in the Comprehensive Plan as a tool the City should use as a means to accomplish development and revitalization objectives throughout the City. City partnership and support, through the formation and modification of TID #9, will be required for successful and sustained local economic growth to occur -- much the same as the initiatives taken in the Downtown and Westside business corridors. Appropriate zoning designations and regulations are in place to manage revitalization in the corridor. No changes to zoning or building codes are anticipated.

ECONOMIC FEASIBILITY STUDY

Total revenues generated from property tax increments are projected to offset total costs, within the maximum allowed 27-year life of the District. Consequently, the TID #9, as amended, is economically feasible. Projected tax base growth is presented in Appendix A, and a financing plan and feasibility analysis is presented in Appendix B.

The total projected costs of public improvements and activities over the life of the District (2015-2041) are \$4.152 million. The District is expected to create \$14.5 million of tax base through its maximum life period (2015-2041) and will generate an estimated \$6.3 million in tax increments during that same period.

Based on projected expenditure and revenue levels, all obligations of TID #9, as amended, will be paid in full during calendar year 2040, the 26th year of the District. Upon closure and dissolution of the District, all remaining unencumbered increments will be promptly distributed among all taxing entities (School District, County, Vocational District and City). Following closure and dissolution, the tax base created as a result of development in the District will directly benefit the taxing entities and all future tax revenues will be directly distributed to them.

Recognizing that all taxing entities involved in the District will accrue significant long-term benefits from the projected success of TID #9, the City realizes that each entity is also a continuing partner in its progress, in that they will forego tax benefits on new development in the District until it is dissolved. Appendix C shows the projected increments over the life of the District, apportioned among the four entities, based on the formula prescribed by the Wisconsin Department of Revenue.

The following economic assumptions have been applied when developing the amended Project Plan for TID #9:

- The base equalized value of TID #9, as amended, has been established at \$19.169 million, which was the equalized value of real estate and personal property within this area on January 1, 2023.
- The current equalized tax rate of \$20.00 is assumed to remain level throughout the life of the District. For purposes of the Economic Feasibility Study, the equalized tax rate of \$20.00 was utilized in all calculations beginning in year 2023.
- General Obligation (G.O.) Notes and Bonds represent annual capital borrowing for public investment in the District. Initial borrowing has been assumed to be 15 years in length with repayment of principal on a schedule to match with accruing tax increments.
- All interest rates have been projected at 3.5%, approximately the same level as current Aa/AA-rated G.O. Notes. Guidance for estimating future rates was provided by the City's financial advisor. No attempt has been made to anticipate cyclical rate changes in

future years. Principal and interest payments of future scheduled debt installments are being planned to match the estimated tax increments generated on an annual basis.

FINANCING

The City of Neenah plans the use of G.O. Notes and Bonds or other permitted loan instruments in order to finance or refinance the costs of TID #9, as amended. City borrowing will be phased to coincide with need and refinancing schedule as necessary to properly manage the District's affairs.

Another option for financing is the use of developer-funded or "pay as you go" financing which minimizes the risk of non-performance of the TID to the City, while still assisting development that would not occur without assistance of a tax increment district. The type and method of financing each project in this District shall be made on a project by project basis to support the success of the District.

Repayment costs will be funded from tax increments generated by new tax base growth in the District.

ORDERLY DEVELOPMENT

The expansion of the boundaries of TID #9 will further promote the City's goal of orderly, sustained redevelopment and revitalization in the U.S. Highway 41 South Industrial Redevelopment District. By supporting efforts to revitalize the District, the City will help to ensure a healthy tax base and economy for the entire community.

EXISTING USES AND CONDITIONS

Figure 2 illustrates the existing land use patterns and conditions of real property within the expanded boundary of TID #9. Other uses and conditions identified in the previous Project Plan remain unchanged.

FINDINGS

- Within the expanded boundary of TID #9, properties in need of rehabilitation or conservation work represent 100%, by area of all real property excluding right-of-way.
- The redevelopment and revitalization of property within the expanded boundary of TID #9 will significantly enhance the value of all property in the District. Supporting private investment at key sites will increase property values District-wide.
- It is estimated that as of January 1, 2023, using equalized values, the base value of expanded TID #9 plus the increment values of TID #7, TID #8, TID #9, TID #10, TID #11 and TID #12 totals \$263,346,000, which is 8.47% of the total of all taxable property in the City of Neenah as shown below. State law requires that those values not exceed 12%.

TID #7 Increment Value (est)	\$124,869,300	
TID #8 Increment Value (est)	\$85,362,900	
TID #9 Increment Value (est)	\$9,971,300	
TID #10 Increment Value (est)	\$16,857,100	
TID #11 Increment Value (est)	\$16,982,300	
TID #12 Incremental Value (est)	\$609,800	
TID #9 Expanded Boundary Area Base Value (est)	\$8,693,300	
Total	\$263,346,000	
		÷
Total City Equalized Value (est)	\$3,107,857,600	=8.47%

- The project costs are consistent with the purpose of making feasible the revitalization of the U.S. Highway 41 South Industrial Redevelopment District. Without public financial participation, the redevelopment projects could not succeed.
- Based on projected expenditures and revenues all obligations of TID #9 as amended will be paid in full prior to dissolution of the District.

CITY OF NEENAH TAX INCREMENT DISTRICT #9
PROJECT PLAN AMENDMENT NO. 3
Effective January 1, 2024

FIGURES

FIGURE 1 – BOUNDARY MAP

FIGURE 2 – CURRENT LAND USES

FIGURE 3 – PROPOSED LAND USES

FIGURE 4 – HALF MILE BUFFER

APPENDICES

APPENDIX A – SCHEDULE OF PROJECTED TAX BASE GROWTH

APPENDIX B – FINANCING & FEASIBILITY PLAN

**APPENDIX C – SCHEDULE OF PROJECTED TAX INCREMENTS APPORTIONED AMONG
TAXING ENTITIES**

APPENDIX D – CITY ATTORNEY’S OPINION

FIGURE 1: BOUNDARY MAP

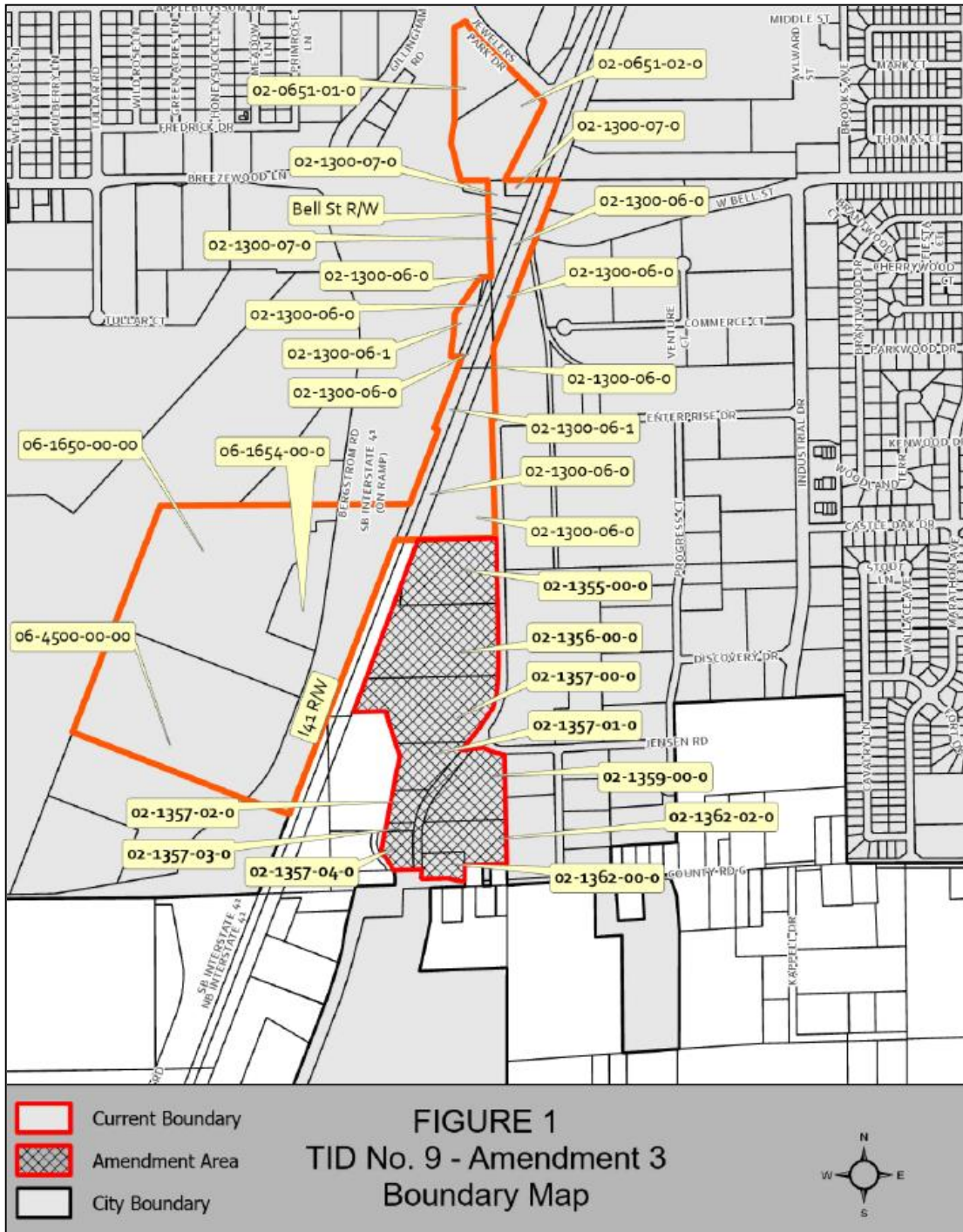


FIGURE 2: CURRENT LAND USES

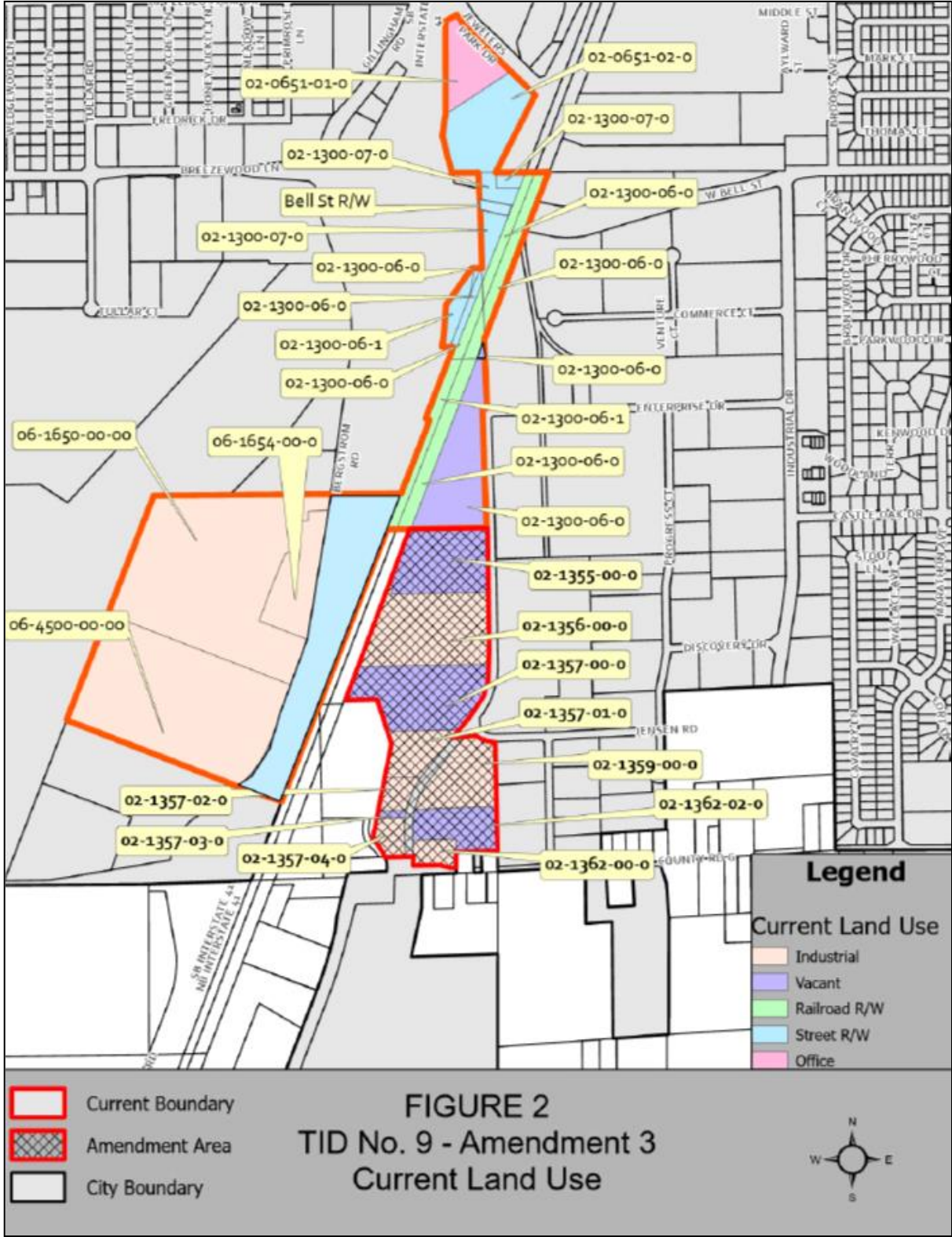


FIGURE 3: PROPOSED LAND USES

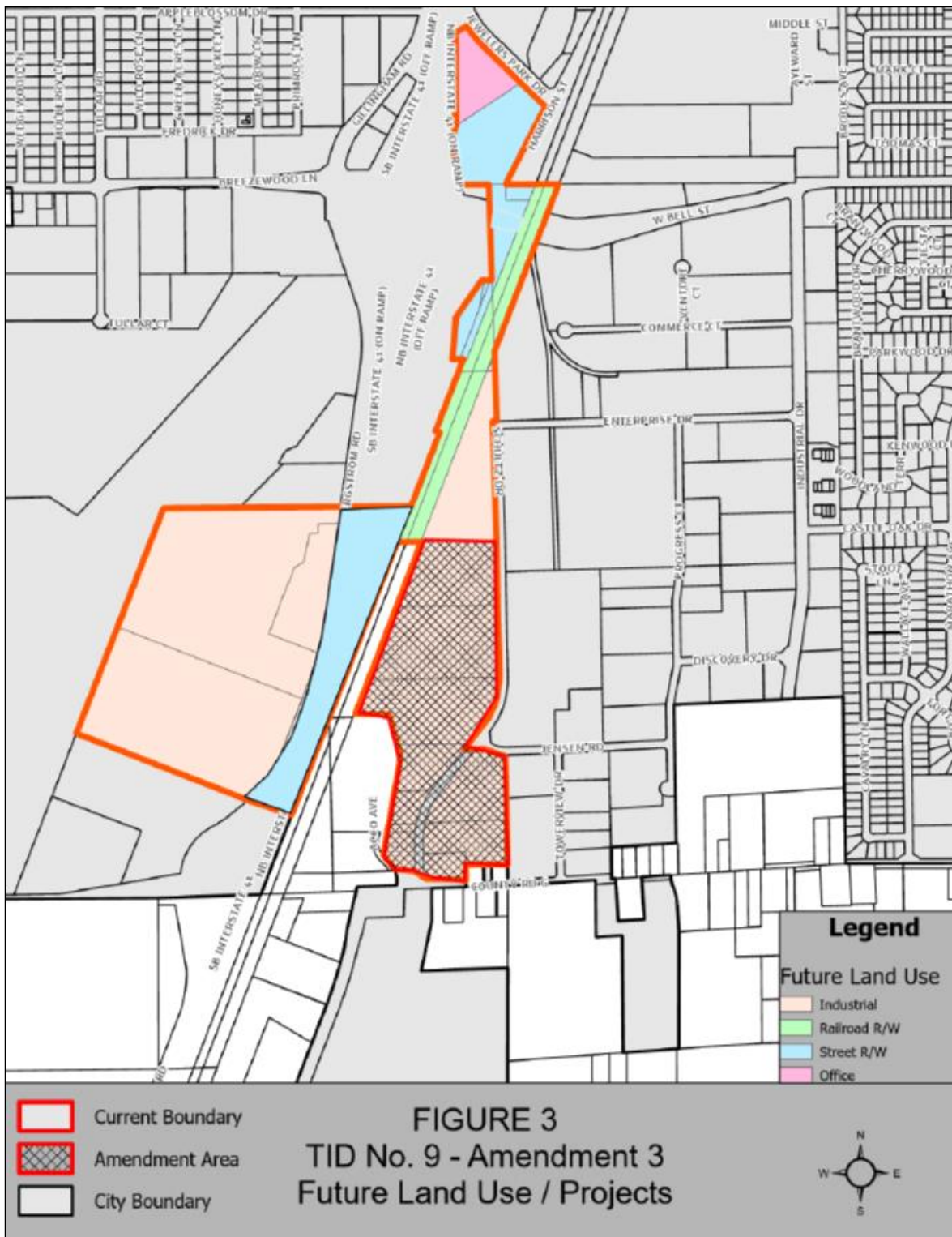
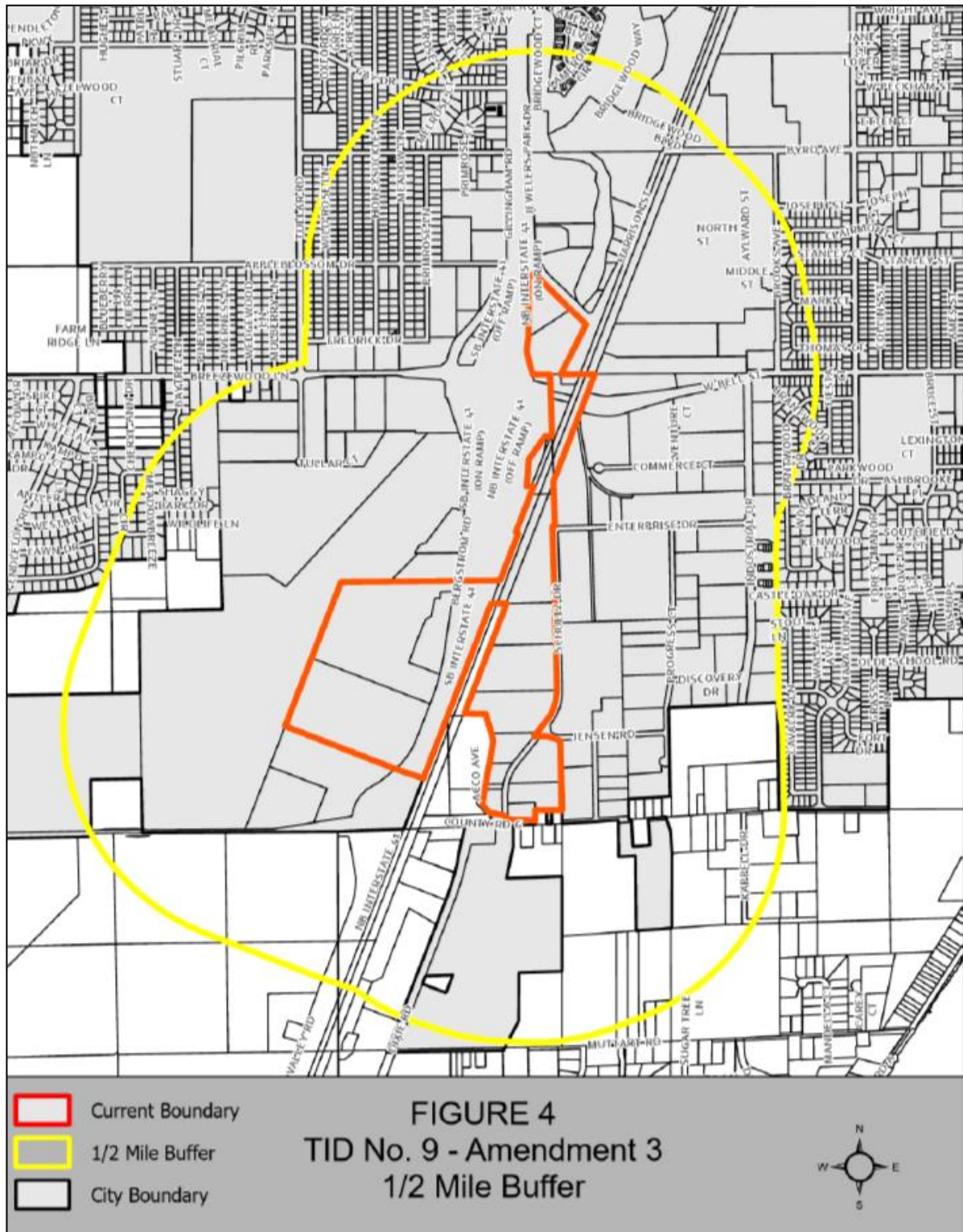


FIGURE 4: HALF MILE BUFFER



**APPENDIX B
FINANCING & FEASIBILITY PLAN**

	Year	Date	Project Costs				Capital Borrowing				Project Revenues			Net Excess Revenue Over Costs	Cumulative Revenue Over Costs	
			Utility & Access Improvements	Planning & Project Support	Land Acquisition	Administration	Redevelopment Assistance/Incentives	G.O. Debt Service Principal	G.O. Debt Service Interest	Other	Total Plan Costs	Property Tax Increment Projected	Other			Total Plan Revenues
	1	2015	\$ 100,000	\$ 40,000		\$ 30,000	\$ -	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ (60,000)	\$ -
	2	2016	\$ 300,000	\$ 40,000		\$ 30,000	\$ -	\$ -	\$ 3,374	\$ -	\$ 33,374	\$ -	\$ -	\$ -	\$ (63,374)	\$ -
	3	2017	\$ -	\$ 15,000		\$ 30,000	\$ -	\$ -	\$ 13,552	\$ -	\$ 43,552	\$ -	\$ -	\$ -	\$ (73,552)	\$ -
	4	2018	\$ -	\$ 15,000		\$ 30,000	\$ 100,000	\$ 25,000	\$ 11,975	\$ -	\$ 166,975	\$ 240,000	\$ -	\$ 240,000	\$ (56,975)	\$ (56,975)
	5	2019	\$ 179,000	\$ 15,000	\$1,000,000.00	\$ 30,000	\$ 100,000	\$ 65,000	\$ 11,630	\$ -	\$ 206,630	\$ 233,000	\$ -	\$ 233,000	\$ (103,630)	\$ (160,605)
	6	2020	\$ -	\$ 15,000		\$ 30,000	\$ 100,000	\$ 65,000	\$ 16,505	\$ -	\$ 211,505	\$ 233,000	\$ -	\$ 233,000	\$ (108,505)	\$ (269,110)
	7	2021	\$ -	\$ 15,000		\$ 30,000	\$ 100,000	\$ 244,000	\$ 25,682	\$ -	\$ 399,682	\$ 233,000	\$ -	\$ 233,000	\$ (296,682)	\$ (565,792)
	8	2022	\$ -	\$ 15,000		\$ 30,000	\$ 100,000	\$ 254,000	\$ 23,054	\$ -	\$ 407,054	\$ 233,000	\$ -	\$ 233,000	\$ (304,054)	\$ (869,846)
	9	2023	\$ -	\$ 15,000		\$ 30,000	\$ 100,000	\$ 251,000	\$ 20,053	\$ -	\$ 401,053	\$ 200,000	\$ -	\$ 200,000	\$ (331,053)	\$ (1,200,899)
	10	2024	\$ -	\$ 15,000		\$ 30,000	\$ 100,000	\$ 258,000	\$ 18,006	\$ -	\$ 406,006	\$ 200,000	\$ -	\$ 200,000	\$ (336,006)	\$ (1,536,905)
	11	2025	\$ -	\$ 15,000		\$ 30,000	\$ 40,000	\$ 265,000	\$ 14,205	\$ -	\$ 349,205	\$ 250,000	\$ -	\$ 250,000	\$ (169,205)	\$ (1,706,110)
	12	2026	\$ -	\$ 15,000		\$ 30,000	\$ 40,000	\$ 122,000	\$ 10,293	\$ -	\$ 202,293	\$ 250,000	\$ -	\$ 250,000	\$ (22,293)	\$ (1,728,403)
	13	2027	\$ -	\$ 15,000		\$ 30,000	\$ 40,000	\$ -	\$ 8,750	\$ -	\$ 78,750	\$ 250,000	\$ -	\$ 250,000	\$ 101,250	\$ (1,627,153)
	14	2028	\$ -	\$ 15,000		\$ 30,000	\$ 40,000	\$ 120,000	\$ 7,234	\$ -	\$ 197,234	\$ 250,000	\$ -	\$ 250,000	\$ (17,234)	\$ (1,644,387)
	15	2029	\$ -	\$ 15,000		\$ 30,000	\$ 40,000	\$ 110,000	\$ 4,070	\$ -	\$ 184,070	\$ 250,000	\$ -	\$ 250,000	\$ (4,070)	\$ (1,648,457)
Max Expenditure Date	16	2030	\$ 150,000.00	\$ 15,000		\$ 30,000	\$ 40,000	\$ 32,753	\$ 7,207	\$ -	\$ 109,959	\$ 290,000	\$ -	\$ 290,000	\$ 110,041	\$ (1,538,416)
	17	2031	\$ -	\$ -		\$ 30,000	\$ 40,000	\$ 33,206	\$ 6,393	\$ -	\$ 109,599	\$ 290,000	\$ -	\$ 290,000	\$ 110,401	\$ (1,428,016)
	18	2032	\$ -	\$ -		\$ 30,000	\$ 40,000	\$ 28,676	\$ 5,673	\$ -	\$ 104,349	\$ 290,000	\$ -	\$ 290,000	\$ 115,651	\$ (1,312,365)
	19	2033	\$ -	\$ -		\$ 30,000	\$ 40,000	\$ 49,162	\$ 4,337	\$ -	\$ 123,499	\$ 290,000	\$ -	\$ 290,000	\$ 96,501	\$ (1,215,865)
	20	2034	\$ -	\$ -		\$ 30,000	\$ 40,000	\$ 14,666	\$ 3,133	\$ -	\$ 87,799	\$ 290,000	\$ -	\$ 290,000	\$ 132,201	\$ (1,083,664)
	21	2035	\$ -	\$ -		\$ 30,000	\$ -	\$ 15,188	\$ 2,612	\$ -	\$ 47,799	\$ 290,000	\$ -	\$ 290,000	\$ 212,201	\$ (871,464)
	22	2036	\$ -	\$ -		\$ 30,000	\$ -	\$ 15,728	\$ 2,071	\$ -	\$ 47,799	\$ 290,000	\$ -	\$ 290,000	\$ 212,201	\$ (659,263)
	23	2037	\$ -	\$ -		\$ 30,000	\$ -	\$ 16,287	\$ 1,512	\$ -	\$ 47,799	\$ 290,000	\$ -	\$ 290,000	\$ 212,201	\$ (447,063)
	24	2038	\$ -	\$ -		\$ 30,000	\$ -	\$ 16,867	\$ 933	\$ -	\$ 47,799	\$ 290,000	\$ -	\$ 290,000	\$ 212,201	\$ (234,862)
Estimated Closure	25	2039	\$ -	\$ -		\$ 30,000	\$ -	\$ 17,467	\$ 333	\$ -	\$ 47,799	\$ 290,000	\$ -	\$ 290,000	\$ 212,201	\$ (22,662)
	26	2040	\$ -	\$ -		\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 290,000	\$ -	\$ 290,000	\$ 230,000	\$ 207,338
Max Closure Date	27	2041	\$ -	\$ -		\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 290,000	\$ -	\$ 290,000	\$ 230,000	\$ 437,338
		TOTALS	\$ 729,000	\$ 290,000.00	\$ 1,000,000.00	\$ 810,000	\$ 1,100,000	\$ 2,019,000	\$ 222,588	\$ -	\$ 4,151,588	\$ 6,302,000	\$ -	\$ 6,302,000	\$ 437,338	

APPENDIX C
SCHEDULE OF PROJECTED TAX INCREMENTS
APPORTIONED AMONG TAXING ENTITIES

			ESTIMATED APPORTIONMENT AMONG TAXING ENTITES				
			Neenah School District	City of Neenah	Winnebago County	Fox Valley Technical College	State of Wisconsin
Year	Collection Year	Projected Tax Increment	35.00%	39.00%	21.00%	4.00%	0.00%
1	2018	\$ 240,000	\$ 84,000.00	\$ 93,600.00	\$ 50,400.00	9,600	\$ -
2	2019	\$ 233,000	\$ 81,550.00	\$ 90,870.00	\$ 48,930.00	9,320	\$ -
3	2020	\$ 233,000	\$ 81,550.00	\$ 90,870.00	\$ 48,930.00	9,320	\$ -
4	2021	\$ 233,000	\$ 81,550.00	\$ 90,870.00	\$ 54,720.00	9,320	\$ -
5	2022	\$ 233,000	\$ 81,550.00	\$ 90,870.00	\$ 54,720.00	9,320	\$ -
6	2023	\$ 200,000	\$ 70,000.00	\$ 78,000.00	\$ 54,720.00	8,000	\$ -
7	2024	\$ 200,000	\$ 70,000.00	\$ 78,000.00	\$ 54,720.00	8,000	\$ -
8	2025	\$ 250,000	\$ 87,500.00	\$ 97,500.00	\$ 54,720.00	10,000	\$ -
9	2026	\$ 250,000	\$ 87,500.00	\$ 97,500.00	\$ 54,720.00	10,000	\$ -
10	2027	\$ 250,000	\$ 87,500.00	\$ 97,500.00	\$ 54,720.00	10,000	\$ -
11	2028	\$ 250,000	\$ 87,500.00	\$ 97,500.00	\$ 54,720.00	10,000	\$ -
12	2029	\$ 250,000	\$ 87,500.00	\$ 97,500.00	\$ 54,720.00	10,000	\$ -
13	2030	\$ 290,000	\$ 101,500.00	\$ 113,100.00	\$ 54,720.00	11,600	\$ -
14	2031	\$ 290,000	\$ 101,500.00	\$ 113,100.00	\$ 54,720.00	11,600	\$ -
15	2032	\$ 290,000	\$ 101,500.00	\$ 113,100.00	\$ 54,720.00	11,600	\$ -
16	2033	\$ 290,000	\$ 101,500.00	\$ 113,100.00	\$ 54,720.00	11,600	\$ -
17	2034	\$ 290,000	\$ 101,500.00	\$ 113,100.00	\$ 54,720.00	11,600	\$ -
18	2035	\$ 290,000	\$ 101,500.00	\$ 113,100.00	\$ 54,720.00	11,600	\$ -
19	2036	\$ 290,000	\$ 101,500.00	\$ 113,100.00	\$ 54,720.00	11,600	\$ -
20	2037	\$ 290,000	\$ 101,500.00	\$ 113,100.00	\$ 54,720.00	11,600	\$ -
21	2038	\$ 290,000	\$ 101,500.00	\$ 113,100.00	\$ 54,720.00	11,600	\$ -
22	2039	\$ 290,000	\$ 101,500.00	\$ 113,100.00	\$ 54,720.00	11,600	\$ -
23	2040	\$ 290,000	\$ 101,500.00	\$ 113,100.00	\$ 54,720.00	11,600	\$ -
24	2041	\$ 290,000	\$ 101,500.00	\$ 113,100.00	\$ 54,720.00	11,600	\$ -
TOTALS		\$ 6,302,000.00	\$ 2,205,700.00	\$ 2,457,780.00	\$ 1,297,380.00	\$ 252,080.00	\$ -

APPENDIX D
CITY ATTORNEY'S OPINION



Dept. of Legal & Administrative Services
Office of the City Attorney
211 Walnut St. • P.O. Box 426 • Neenah WI 54957-0426
Phone 920-886-6106 • Fax: 920-886-6109 • e-mail: drashid@neenahwi.gov
DAVID C. RASHID
City Attorney

September 28, 2023

Mr. Chris Haese
Director of Community Development & Assessment
211 Walnut Street
Neenah, WI 54956

RE: City of Neenah Tax Increment District #9, Third Amendment

Dear Mr. Haese:

You have asked me for a legal opinion as to the legal sufficiency and statutory compliance of the Project Plan for the City of Neenah Tax Increment Finance District #9 ("Project Plan"). I have reviewed the Project Plan for said district as well as the appendices attached thereto in relation to their compliance with the provisions of Sections 66.1105 generally and Wis. Stats §66.1105(4)(f) specifically. It is my opinion that the TID #9 Project Plan is in compliance with all of the provisions of Sections 66.1105(2)(g) and 66.1105(4)(f), Wis. Stats. This opinion is being offered in accordance with the requirements of Section 66.1105(4)(f), Wis. Stats.

If you have any questions concerning this matter, please contact me at your convenience.

Cordially,

David C. Rashid
City Attorney

DRCbdd



M E M O R A N D U M

DATE: October 3, 2023
TO: Mayor Lang, Members of the Common Council, & Members of the Plan Commission
FROM: James Merten, Traffic Engineer
RE: Amended Relocation Order for S. Commercial Street Construction

S. Commercial Street between Stanley Street and Tyler Street is scheduled for construction in 2025. Resolution 2023-18 was approved by the Neenah Common Council on August 2, 2023 authorizing the relocation order for the project.

Westwood Professional Services, the consultant providing design and real estate services for the project, has since recommended the following modifications to the plat approved as part of Resolution 2023-18:

- Parcel 2 (Neenah Plaza): Existing and proposed signal infrastructure is outside the right-of-way on the east side of the Commercial/Alcott intersection. Proposed change is to modify the right-of-way to include the proposed signal infrastructure.
- Parcel 42 (Rob's Repair): Pedestrian curb is required behind the sidewalk at the curb ramp on Professional Plaza and was not included in the plat. Proposed change is to modify the right-of-way to include the proposed pedestrian curb.
- Parcel 46 (My Place): A small section of the proposed curb ramp is outside the proposed right-of-way. Proposed change is to modify the right-of-way to include the entire curb ramp area.
- Parcel 76 (BP): The existing sidewalk along Cecil Street is encroaching on the BP property and the sidewalk is proposed to be installed in the same location. Proposed change is to modify the right-of-way to include the sidewalk encroachment.
- There are also 38 parcels whose temporary limited easement (TLE) has minor boundary adjustments due to modeling refinements.

Attached are the proposed resolution, relocation order, and the revised right of way plat to incorporate the proposed modifications.

Staff recommend the Common Council approve Resolution 2023-24, the relocation order to amend the plat for the 2025 S. Commercial Street reconstruction project between Stanley Street and Tyler Street.



RESOLUTION NO. 2023-24

A RESOLUTION OF THE CITY OF NEENAH APPROVING AND AUTHORIZING THE EXECUTION OF A RELOCATION ORDER FOR THE RECONSTRUCTION OF S. COMMERCIAL STREET (STANLEY STREET TO TYLER STREET).

WHEREAS, the Neenah Common Council approved Resolution 2023-18, which issued a Resolution Order to acquire certain adjoining lands in order to properly reconstruct S. Commercial Street (Stanley Street to Tyler Street); and

WHEREAS, the City has identified additional changes to the S. Commercial Street Right of Way necessary to properly reconstruct S. Commercial Street (Stanley Street to Tyler Street); and

WHEREAS, such acquisition will be accomplished pursuant to authority granted under sections 32.05 and 62.22 of the Wisconsin Statutes.

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF NEENAH, WISCONSIN, that the Relocation Order for Project ID 4993-01-01, attached hereto as Exhibit A, is hereby approved and the proper City officials are authorized and directed to execute the Order for acquisition of the properties shown.

Recommended by:

CITY OF NEENAH, WISCONSIN

Moved: _____

Jane Lang, Mayor

Passed: _____

Charlotte Nagel, City Clerk

RELOCATION ORDER

LPA1708 07/2022 (Replaces LPA3006)

Project 4993-01-01 COMMERCIAL STREET	Road name Commercial Street City of Neenah Winnebago County, Wisconsin	Highway Commercial Street	County Winnebago
Right of way plat date 9-25-2023	Plat sheet number(s) 4.13, 4.14, 4.15, 4.16, 4.17, 4.18, 4.19, 4.20, 4.21, 4.22, 4.23, 4.24	Previously approved Relocation Order date 8-1-2023	

Description of termini of project: Beginning at a point that is 1273.76 feet North of and 0.60 feet East of the Southwest Corner of Section 34, T20N, R17E, City of Neenah, Winnebago County, Wisconsin; thence Northerly to the End of the Relocation Order. Said End being 1279.49 feet South of and 6.69 feet East of the Northeast Quarter Corner of Section 28, T20N, R17E, City of Neenah, Winnebago County, Wisconsin as shown on the plat of right-of-way, or a copy thereof marked.

Total net length of centerline is approximately 8,021.03' feet (1.52 miles)

Outagamie County Coordinate System, NAD 83 (2012):

Beginning Coordinates:

Y: 525122.505

X: 812232.127

End Coordinates:

Y: 533143.121

X: 812186.394

To properly establish, lay out, widen, enlarge, extend, construct, reconstruct, improve, or maintain a portion of the highway designated above, it is necessary to relocate or change and acquire certain lands or interests in lands as shown on the right of way plat for the above project.

To effect this change, pursuant to authority granted under Sections 62.22 and 62.23(10), Wisconsin Statutes, City of Neenah orders that:

1. The said road is laid out and established to the lines and widths as shown on the plat.
2. The required lands or interests in lands as shown on the plat shall be acquired by: City of Neenah
3. This order supersedes and amends any previous order issued by the: City of Neenah

Name and Title

Date

R/W PROJECT NUMBER 4993-01-01	SHEET NUMBER 4.01	TOTAL SHEETS 24
CONSTRUCTION PROJECT NUMBER 4993-01-01		
PLAT OF RIGHT OF WAY REQUIRED FOR COMMERCIAL STREET STANLEY ST. - WINNECONNE AVE.		
COMMERCIAL STREET, CITY OF NEENAH		WINNEBAGO COUNTY

CONVENTIONAL SYMBOLS		
SECTION LINE		SECTION CORNER SYMBOL
QUARTER LINE		SECTION CORNER MONUMENT
SIXTEENTH LINE		GEODETIC SURVEY MONUMENT
NEW REFERENCE LINE		RIGHT OF WAY IRON FOUND
NEW R/W LINE		SIGN
EXISTING R/W OR HE LINE		OFF-PREMISE SIGN
PROPERTY LINE		
LOT, TIE & OTHER MINOR LINES		
SLOPE INTERCEPT		
CORPORATE LIMITS		
UNDERGROUND FACILITY (COMMUNICATIONS, ELECTRIC, ETC)		
NEW R/W (FEE OR HE) (HATCHING VARIES BY OWNER)		
TEMPORARY LIMITED EASEMENT AREA		
EASEMENT AREA (PERMANENT LIMITED OR RESTRICTED DEVELOPMENT)		
TRANSMISSION STRUCTURES		
BUILDING TO BE REMOVED		
BRIDGE		
CULVERT		
PARALLEL OFFSETS		

CONVENTIONAL UTILITY SYMBOLS		CURVE DATA ABBREVIATIONS	
WATER		LONG CHORD	LCH
GAS		LONG CHORD BEARING	LCB
TELEPHONE		RADIUS	R
OVERHEAD TRANSMISSION LINES		DEGREE OF CURVE	D
ELECTRIC		CENTRAL ANGLE	Δ/DELTA
CABLE TELEVISION		LENGTH OF CURVE	L
FIBER OPTIC		TANGENT	T
SANITARY SEWER		DIRECTION AHEAD	DA
STORM SEWER		DIRECTION BACK	DB
ELECTRIC TOWER			

CONVENTIONAL ABBREVIATIONS			
ACCESS RIGHTS	AR	PAGE	P
ACRES	AC	POINT OF TANGENCY	PT
AHEAD	AH	PERMANENT LIMITED EASEMENT	PLE
ALUMINUM	ALUM		
AND OTHERS	ET AL	POINT OF BEGINNING	POB
BACK	BK	POINT OF CURVATURE	PC
BLOCK	BLK	POINT OF COMPOUND CURVE	PCC
CENTERLINE	C/L	POINT OF INTERSECTION	PI
CERTIFIED SURVEY MAP	CSM	PROPERTY LINE	P/L
CONCRETE	CONC	RECORDED AS (100')	(100')
COUNTY	CO	REEL / IMAGE	R/I
COUNTY TRUNK HIGHWAY	CTH	REFERENCE LINE	R/L
DISTANCE	DIST	REMAINING	REM
CORNER	COR	RESTRICTIVE DEVELOPMENT	RDE
DOCUMENT NUMBER	DOC	EASEMENT	
EASEMENT	EASE	RIGHT	RT
EXISTING	EX	RIGHT OF WAY	R/W
GAS VALVE	GV	SECTION	SEC
GRID NORTH	GN	SEPTIC VENT	SEPV
HIGHWAY EASEMENT	HE	SQUARE FEET	SF
IDENTIFICATION	ID	STATE TRUNK HIGHWAY	STH
LAND CONTRACT	LC	STATION	STA
LEFT	LT	TELEPHONE PEDESTAL	TP
MONUMENT	MON	TEMPORARY LIMITED EASEMENT	TLE
NATIONAL GEODETIC SURVEY	NGS		
NUMBER	NO	TRANSPORTATION PROJECT PLAT	TPP
OUTLOT	OL	UNITED STATES HIGHWAY	USH
		VOLUME	V

NOTES:

POSITIONS SHOWN ON THIS PLAT ARE WISCONSIN COORDINATE REFERENCE SYSTEM COORDINATES (WISCRS), WINNEBAGO COUNTY, NAD83 (2012) IN US SURVEY FEET. VALUES SHOWN ARE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.

ALL NEW RIGHT-OF-WAY MONUMENTS WILL BE TYPE 2 (TYPICALLY 3/4" X 24" IRON REBARS), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

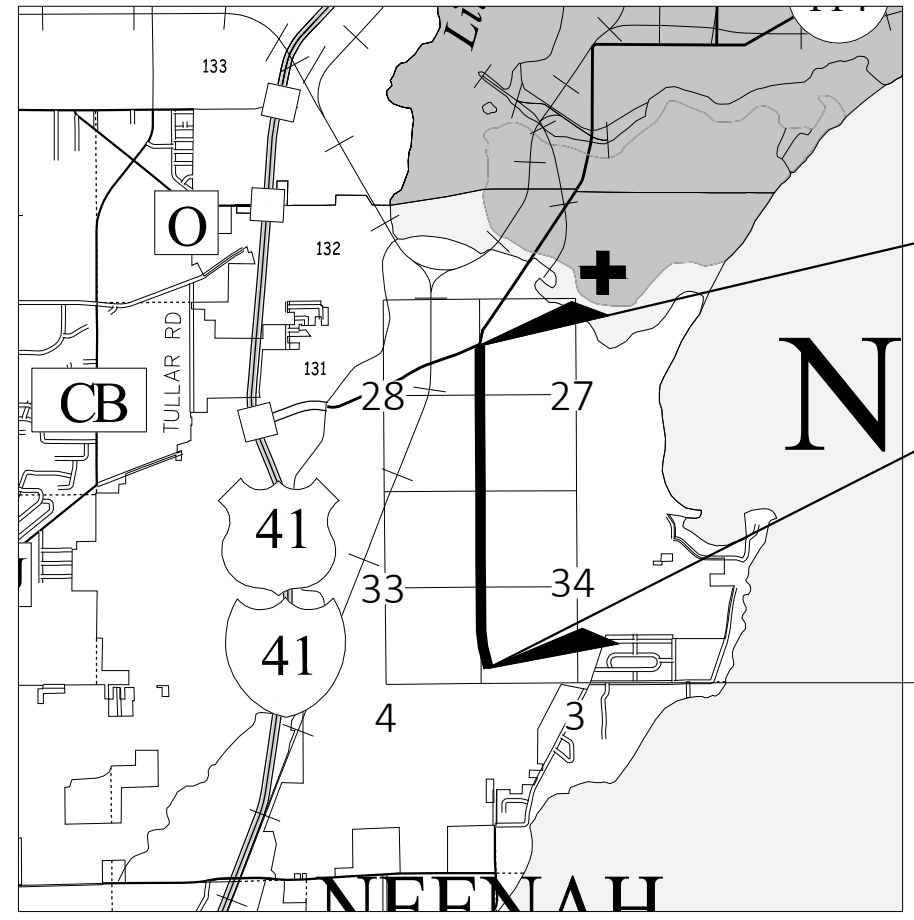
DIMENSIONING FOR THE NEW RIGHT-OF-WAY IS MEASURED ALONG AND PERPENDICULAR TO THE NEW REFERENCE LINES.

RIGHT-OF-WAY BOUNDARIES ARE DEFINED WITH COURSES OF THE PERIMETER OF THE HIGHWAY LANDS REFERENCED TO THE U.S. PUBLIC LAND SURVEY SYSTEM OR OTHER "SURVEYS" OF PUBLIC RECORD.

FOR THE CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT CITY OF NEENAH.

PARCEL AND UTILITY IDENTIFICATION NUMBERS MAY NOT POINT TO ALL AREAS OF ACQUISITION, AS NOTED ON THE DETAIL PAGES.

INFORMATION FOR THE BASIS OF EXISTING HIGHWAY RIGHT-OF-WAY POINTS OF REFERENCE AND ACCESS CONTROL ARE LISTED ON THE DETAIL PAGES.



END RELOCATION ORDER
 STATION 93+96.03
 1279.49 FEET SOUTH OF AND 6.69 FEET EAST OF THE NORTHEAST CORNER OF SEC. 28, T20N, R17E, TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.
 Y: 533143.121
 X: 812186.394

BEGIN RELOCATION ORDER
 STATION 13+75.00
 1273.76 FEET NORTH OF AND 0.60 FEET EAST OF THE SOUTHWEST CORNER OF SEC. 34, T20N, R17E, TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN
 Y: 525122.505
 X: 812232.127



Terry L. Van Hout

8-1-2023
 REVISED 9-25-2023

LAYOUT
 SCALE 0 5280'
 TOTAL NET LENGTH OF CENTERLINE = 8,021.03' (1.52 MILES)

REVISION DATE 9-25-2023	CITY OF NEENAH
	APPROVED FOR THE COUNTY
	DATE: _____ (Signature)

SCHEDULE OF LANDS AND INTERESTS REQUIRED

AREAS SHOWN IN THE TOTAL ACRES COLUMN MAY BE APPROXIMATE AND ARE DERIVED FROM TAX ROLE OR OTHER AVAILABLE SOURCES AND MAY NOT INCLUDE LANDS OF THE OWNER WHICH ARE NOT CONTIGUOUS TO THE AREA TO BE ACQUIRED. OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE CITY.

PARCEL NUMBER	SHEET NUMBER(S)	OWNER(S)	INTEREST REQUIRED	R/W AREA REQUIRED - SF			TLE SF
				NEW	EXISTING	TOTAL	REQUIRED
1	4.13	SOUTHGATE APARTMENTS LLC A/K/A SOUTHGATE APARTMENTS, LLC	TLE	0	0	0	1483
2	4.13, 4.14	NEENAH PLAZA CONDOMINIUMS (NEENAH PLAZA CONDOMINIUM OWNERS ASSOCIATION)	FEE, TLE	421	0	421	2131
3	4.13	GRISHABER MAIN STREET PARTNERSHIP	TLE	0	0	0	1027
4	4.13, 4.14	CAPITAL CREDIT UNION	TLE	0	0	0	1559
6	4.14	PIONEER DEVELOPMENT, INC.	TLE	0	0	0	1107
7	4.14	THE YOUNK FAMILY, LLC	TLE	0	0	0	3458
8	4.14	CHARLOTTE'S CAR WASH LLC	FEE, TLE	64	0	64	1913
9	4.14, 4.15	D-JON PROPERTIES, LLC	TLE	0	0	0	1022
10	4.14	PIONEER DEVELOPMENT, INC.	FEE, TLE	130	0	130	1088
11	4.14	O'BRIEN INVESTMENT PROPERTIES LLC	TLE	0	0	0	1347
12	4.14	FLOREK HENDERSON DENTAL LLC A/K/A FLOREK HENDERSON DENTAL, LLC & R&L PROPERTIES, LLC	FEE, TLE	112	0	112	1321
13	4.13, 4.14	EXCEL PROPERTIES, LLC	TLE	0	0	0	2367
14	4.13	VICKI A. WEINAWG (PURCHASER) & MICHAEL L. JOHNSON (VENDOR)	TLE	0	0	0	627
16	4.13	DANIEL C. STRONG	TLE	0	0	0	1528
17	4.13	WESNER HOLDINGS, INC.	TLE	0	0	0	1099
18	4.15	DAVID L. GERARDEN & SARAH L. GERARDEN	TLE	0	0	0	1395
19	4.15	LIND REAL ESTATE, LLC (PURCHASER) & MYKEL, LLC (VENDOR)	TLE	0	0	0	1137
20	4.13	1504 SOUTH, LLC	TLE	0	0	0	469
21	4.15	CITY OF NEENAH	TLE	0	0	0	1010
22	4.15, 4.16	KRIST OIL CO., INC A/K/A KRIST OIL CO., INC. A MICHIGAN CORPORATION	TLE	0	0	0	1823
23	4.16	PSAM, LLC.	TLE	0	0	0	525
24	4.16	SCRIBNER PROPERTIES, LLC	TLE	0	0	0	912
25	4.16	CITY OF NEENAH	TLE	0	0	0	1495
26	4.16	AUTOZONE, INC.	TLE	0	0	0	1270
27	4.16	JOHN A. NENNIG	FEE, TLE	0	2256	2256	430
28	4.16	E&B PROPERTIES, LLC	FEE, TLE	0	2275	2275	627
29	4.16	KRISTINA M. & DAVID A. SCHMIDT (PURCHASERS), & JUDITH A. ZARETZKE TRUST (VENDOR)	FEE, TLE	0	2036	2036	419
31	4.16	BERO REAL ESTATE LLC	FEE, TLE	0	4338	4338	1281
32	4.16	JPACK REAL ESTATE LLC	FEE, TLE	7	0	7	975
34	4.16	L.A. RENTALS AND REAL ESTATE, LLC.	TLE	0	0	0	423

REVISION DATE 9-25-2023	DATE 8-1-2023	SCALE, FEET 0 25 50	HWY: COMMERCIAL STREET	R/W PROJECT NUMBER 4993-01-01	PLAT SHEET 4.02
GRID FACTOR	COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER 4993-01-01	PS&E SHEET	E	

SCHEDULE OF LANDS AND INTERESTS REQUIRED

AREAS SHOWN IN THE TOTAL ACRES COLUMN MAY BE APPROXIMATE AND ARE DERIVED FROM TAX ROLE OR OTHER AVAILABLE SOURCES AND MAY NOT INCLUDE LANDS OF THE OWNER WHICH ARE NOT CONTIGUOUS TO THE AREA TO BE ACQUIRED. OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE CITY.

PARCEL NUMBER	SHEET NUMBER(S)	OWNER(S)	INTEREST REQUIRED	R/W AREA REQUIRED - SF			TLE SF
				NEW	EXISTING	TOTAL	REQUIRED
36	4.15, 4.16	KRISTIN ZAGRODNIK & SHAWN ZAGRODNIK	FEE, TLE	0	2740	2740	651
37	4.15	CEDAR BAR & GRILL, LLP	FEE, TLE	0	5530	5530	732
38	4.15	KACE, LLC.	FEE, TLE	0	4909	4909	765
39	4.15	COMMERCIAL BREAK, LLC	TLE	0	0	0	503
41	4.15	LESLIE LOHFF	TLE	0	0	0	1226
42	4.17	ROB'S REPAIR, LLC	FEE, TLE	13	0	13	393
43	4.17	ELLIOT KRUEGER	TLE	0	0	0	570
44	4.17	WAITE PROPERTY MANAGEMENT LLC	TLE	0	0	0	836
46	4.17	MY PLACE T N S, LLC (PURCHASER) & KUBINSKI INVESTMENTS, LLC (VENDOR)	FEE, TLE	3	0	3	600
47	4.17	A S GILL, INC.	FEE, TLE	14	0	14	2509
48	4.18	D & M PROPERITES I, LLC	FEE, TLE	9	0	9	1836
49	4.18	CRANKY PAT'S PROPERTIES, LLC	FEE, TLE	74	6657	6730	2138
51	4.18	VDH AUTOMOTIVE, LLC	FEE, TLE	78	0	78	1381
52	4.18	1016 S COMMERCIAL, LLC	TLE	0	0	0	1675
53	4.17, 4.18	PRSHEO, LLC	FEE, TLE	78	0	78	1274
54	4.17	PETER G. MORTON REVOCABLE LIVING TRUST	FEE, TLE	0	5944	5944	1614
56	4.17	K AND E LIMITED PARTNERSHIP	FEE, TLE	0	3255	3255	2010
57	4.16, 4.17	DAVID TATE	FEE, TLE	0	2156	2156	437
76	4.19	KALEKA ENTERPRISES, LLC	FEE, TLE	107	0	107	1214
77	4.19	MEND ENTERPRISES LLC	FEE, TLE	9	0	9	477
78	4.19	BRITNEY DUNN	FEE, TLE	6	0	6	532
79	4.19	JOHN JOSEPH THIEL	TLE	0	0	0	388
81	4.19	TYLER A. HOFFIUS & KARA A. HOFFIUS	TLE	0	0	0	364
82	4.19	MARLENE ROHE A/K/A MARLENE M. ROHE	TLE	0	0	0	501
83	4.19, 4.20	CLARITY CARE, INC.	TLE	0	0	0	778
84	4.20	KWIK INVESTMENTS INC.	TLE	0	0	0	398
85	4.20	OUR SAVIOR'S LUTHERAN CHURCH OF NEENAH	TLE	0	0	0	1694
86	4.20	STEPHEN H. GUNDERSON	TLE	0	0	0	542
87	4.20	OUR SAVIOR'S LUTHERAN CHURCH OF NEENAH	TLE	0	0	0	721

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REVISION DATE 9-25-2023	DATE 8-1-2023	SCALE, FEET 0 25 50	HWY: COMMERCIAL STREET	R/W PROJECT NUMBER 4993-01-01	PLAT SHEET 4.03
GRID FACTOR	COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER 4993-01-01	PS&E SHEET	E	

SCHEDULE OF LANDS AND INTERESTS REQUIRED

AREAS SHOWN IN THE TOTAL ACRES COLUMN MAY BE APPROXIMATE AND ARE DERIVED FROM TAX ROLE OR OTHER AVAILABLE SOURCES AND MAY NOT INCLUDE LANDS OF THE OWNER WHICH ARE NOT CONTIGUOUS TO THE AREA TO BE ACQUIRED. OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE CITY.

PARCEL NUMBER	SHEET NUMBER(S)	OWNER(S)	INTEREST REQUIRED	R/W AREA REQUIRED - SF			TLE SF REQUIRED
				NEW	EXISTING	TOTAL	
89	4.20	KENNETH R. BERNHARDT & DEBRA L. BERNHARDT	FEE, TLE	54	0	54	425
91	4.20	ORPHAN ANIMAL RESCUE AND SANCTUARY, INC.	TLE	0	0	0	630
92	4.20	LAWRENCE MICHAEL DANIELS	TLE	0	0	0	297
93	4.20	PATRICK G. MCGILLIGAN & SANDRA J. MCGILLIGAN	TLE	0	0	0	309
94	4.20	TITAN OF NEENAH LLC	TLE	0	0	0	396
96	4.20	JOSEPH J. HEIL JR. & KATHERINE M. HEIL	TLE	0	0	0	396
97	4.20	TERESA SORIANO	TLE	0	0	0	396
98	4.20	MARJORIE L. RIETVELD	TLE	0	0	0	391
99	4.19, 4.20	PHILLIP J. ABENDSCHEIN & JOAN S. ABENDSCHEIN	TLE	0	0	0	1120
101	4.19	PAMELA S. DEGROOT & SHANE K. DEGROOT	TLE	0	0	0	900
102	4.19	GREG KETTNER & KELSEY KETTNER	TLE	0	0	0	338
103	4.19	ROSEGOLD, LLC	TLE	0	0	0	104
104	4.19	RANDY GRAHAM & SHELLY L. GRAHAM (PURCHASER), & 884 NEENAH LLC (VENDOR)	TLE	0	0	0	1642
105	4.19	CITY OF NEENAH	TLE	0	0	0	350
106	4.19	EARLE PROPERTIES, LLC	FEE, TLE	23	0	23	1239
107	4.20, 4.21	MICHAEL A. HENNE	TLE	0	0	0	370
108	4.21	WILLIAM M. BUKSYK	TLE	0	0	0	333
109	4.21	GARY C. BURR	TLE	0	0	0	384
110	4.21	CITY OF NEENAH	FEE, TLE	6	0	6	128
111	4.21	ADAM CHOUINARD	TLE	0	0	0	315
112	4.21	TERRY P. SCHRAMM & CHERYL D. SCHRAMM	TLE	0	0	0	376
113	4.21	KEEN CAPITAL MANAGEMENT, LLC	FEE, TLE	2	0	2	565
114	4.21	BRADLEY J. FAHRENKRUG & KIMBERLY M. FAHRENKRUG	TLE	0	0	0	250
116	4.21	MAXIMUM ENTERPRISES, LLC	TLE	0	0	0	265
117	4.21	DANIEL B. ZELINSKI & ALEX D. ZELINSKI	TLE	0	0	0	349
118	4.21, 4.22	BENJAMIN BRAVICK	TLE	0	0	0	398
119	4.22	MARK B. MARMES	TLE	0	0	0	379
121	4.22	BRANDON HAY	TLE	0	0	0	350
122	4.22	STUYVENBERG PROPERTIES, LLC	TLE	0	0	0	387

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REVISION DATE 9-25-2023	DATE 8-1-2023	SCALE, FEET 0 25 50	HWY: COMMERCIAL STREET	R/W PROJECT NUMBER 4993-01-01	PLAT SHEET 4.04
GRID FACTOR	COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER 4993-01-01	PS&E SHEET	E	

SCHEDULE OF LANDS AND INTERESTS REQUIRED

AREAS SHOWN IN THE TOTAL ACRES COLUMN MAY BE APPROXIMATE AND ARE DERIVED FROM TAX ROLE OR OTHER AVAILABLE SOURCES AND MAY NOT INCLUDE LANDS OF THE OWNER WHICH ARE NOT CONTIGUOUS TO THE AREA TO BE ACQUIRED. OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE CITY.

PARCEL NUMBER	SHEET NUMBER(S)	OWNER(S)	INTEREST REQUIRED	R/W AREA REQUIRED - SF			TLE SF
				NEW	EXISTING	TOTAL	REQUIRED
123	4.22	BRANDON P. BOETTCHER & DANA G. BOETTCHER	TLE	0	0	0	404
124	4.22	DAREN GABRIELSON	TLE	0	0	0	294
126	4.22	JENNIFER L. STEWART	TLE	0	0	0	294
127	4.22	SCOTT G. WOULF	TLE	0	0	0	403
128	4.22	KARA L. OLMSTEAD	TLE	0	0	0	454
129	4.22, 4.23, 4.24	THE GALLOWAY COMPANY	FEE, TLE	81	0	81	7910
131	4.22	WINCH ENTERPRISES LLC	FEE, TLE	5	0	5	644
132	4.22	TAMMY STEWART	TLE	0	0	0	426
133	4.22	THOMAS M. RUNNOE & KALENA DANIEL MONTGOMERY	TLE	0	0	0	396
134	4.22	LAURIE A. LORNSON & DONALD R. LORNSON	TLE	0	0	0	481
135	4.22	WINCH ENTERPRISES LLC	TLE	0	0	0	525
136	4.22	SAM NESLLER & JENNIFER NESSLER	TLE	0	0	0	558
138	4.22	DONNA MAE DE WEERT	TLE	0	0	0	614
139	4.22	CODY M. GASSERT-DEBOER & LARISSA A. KEELEY	TLE	0	0	0	780
141	4.22	GARY W. SHAW, SR. & GRETCHEN SHAW	TLE	0	0	0	557
142	4.21, 4.22	TIMOTHY R. HALL & CHARLOTTE M. HALL	TLE	0	0	0	381
143	4.21	DONALD EBELT & VICKY EBELT	TLE	0	0	0	287
144	4.21	TONY L. PROUSE	TLE	0	0	0	466
146	4.21	JAMES T. ROGERS & GLORIA J. ROGERS	TLE	0	0	0	403
147	4.21	LYNDELL M. MILLER	TLE	0	0	0	306
148	4.21	RONALD W. FLEGAL	TLE	0	0	0	925
151	4.21	JOSHUA MEULEMANS	TLE	0	0	0	445
152	4.21	ARLENE GEBHART & ANGELA GEBHART	TLE	0	0	0	434
153	4.21	NORMAN A. BOUCK	TLE	0	0	0	385
154	4.21	JASON T. VAN LINN & INDIA D. TROYER	TLE	0	0	0	353
156	4.20, 4.21	SHANNON A. GLASGOW & KAROLINE GLASGOW	TLE	0	0	0	532
157	4.24	GB MINIMART LLC	TLE	0	0	0	1375

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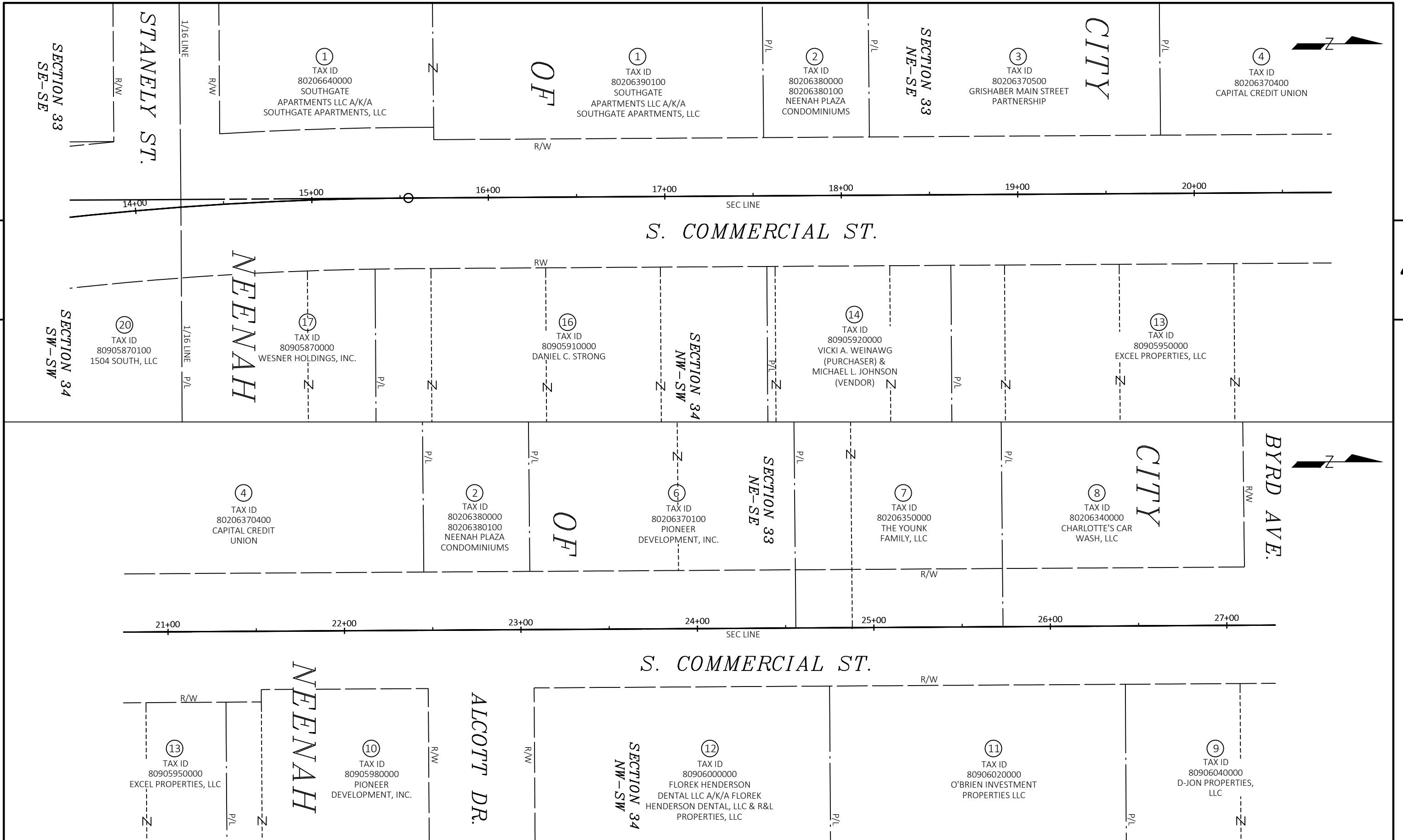
REVISION DATE 9-25-2023	DATE 8-1-2023	SCALE, FEET 0 25 50	HWY: COMMERCIAL STREET	R/W PROJECT NUMBER 4993-01-01	PLAT SHEET 4.05
	GRID FACTOR		COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER 4993-01-01	PS&E SHEET

SCHEDULE OF LANDS AND INTERESTS REQUIRED

AREAS SHOWN IN THE TOTAL ACRES COLUMN MAY BE APPROXIMATE AND ARE DERIVED FROM TAX ROLE OR OTHER AVAILABLE SOURCES AND MAY NOT INCLUDE LANDS OF THE OWNER WHICH ARE NOT CONTIGUOUS TO THE AREA TO BE ACQUIRED. OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE CITY.

PARCEL NUMBER	SHEET NUMBER(S)	OWNER(S)	INTEREST REQUIRED	R/W AREA REQUIRED - SF			TLE SF REQUIRED
				NEW	EXISTING	TOTAL	
158	4.24	BRIGHT STAR PROPERTIES LLC	TLE	0	0	0	643
159	4.24	WINNEBAGO COMMUNITY CREDIT UNION	TLE	0	0	0	1264
161	4.24	BRIAN BERT & LOURDES BERT	TLE	0	0	0	608
162	4.23, 4.24	COMMERCIAL STREET PROPERTY, LLC	FEE, TLE	6	0	6	1607
163	4.23	KELLY M. POLSIN	TLE	0	0	0	358
164	4.23	MEHO, LLC	TLE	0	0	0	230
165	4.23	AKEY PROPERTY MANAGEMENT LLC	TLE	0	0	0	409
166	4.23	EPL INVESTMENTS, LLC	TLE	0	0	0	240
167	4.23	LAURYN SCHMUDLACH	TLE	0	0	0	442
168	4.23	ANDREW BOEHM	TLE	0	0	0	359
169	4.23	WILLIAM P. MOORE & BARBARA R. MOORE	TLE	0	0	0	316
171	4.23	KEVIN C. MESKO & RHONDA J. MESKO	TLE	0	0	0	702
172	4.23	TONI MUELLER	TLE	0	0	0	619
173	4.22, 4.23	MARIA H. VEESER	TLE	0	0	0	597
501	4.13, 4.14	CITY OF NEENAH	RELEASE OF RIGHTS				
502	4.13, 4.14, 4.15, 4.16, 4.18, 4.19, 4.21, 4.22, 4.23	WE ENERGIES	RELEASE OF RIGHTS				
503	4.13, 4.14, 4.15, 4.16, 4.17, 4.19, 4.20, 4.21, 4.22, 4.23, 4.24	AT&T	RELEASE OF RIGHTS				
505	4.22, 4.23	SPRINT	RELEASE OF RIGHTS				

REVISION DATE 9-25-2023	DATE 8-1-2023	SCALE, FEET 0 25 50	HWY: COMMERCIAL STREET	R/W PROJECT NUMBER 4993-01-01	PLAT SHEET 4.06
GRID FACTOR	COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER 4993-01-01	PS&E SHEET	E	



REVISION DATE	DATE	SCALE, FEET	HWY: COMMERCIAL STREET	R/W PROJECT NUMBER	4993-01-01	PLAT SHEET	4.07
NC	8-1-2023	0 25 50	COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER	4993-01-01	PS&E SHEET	

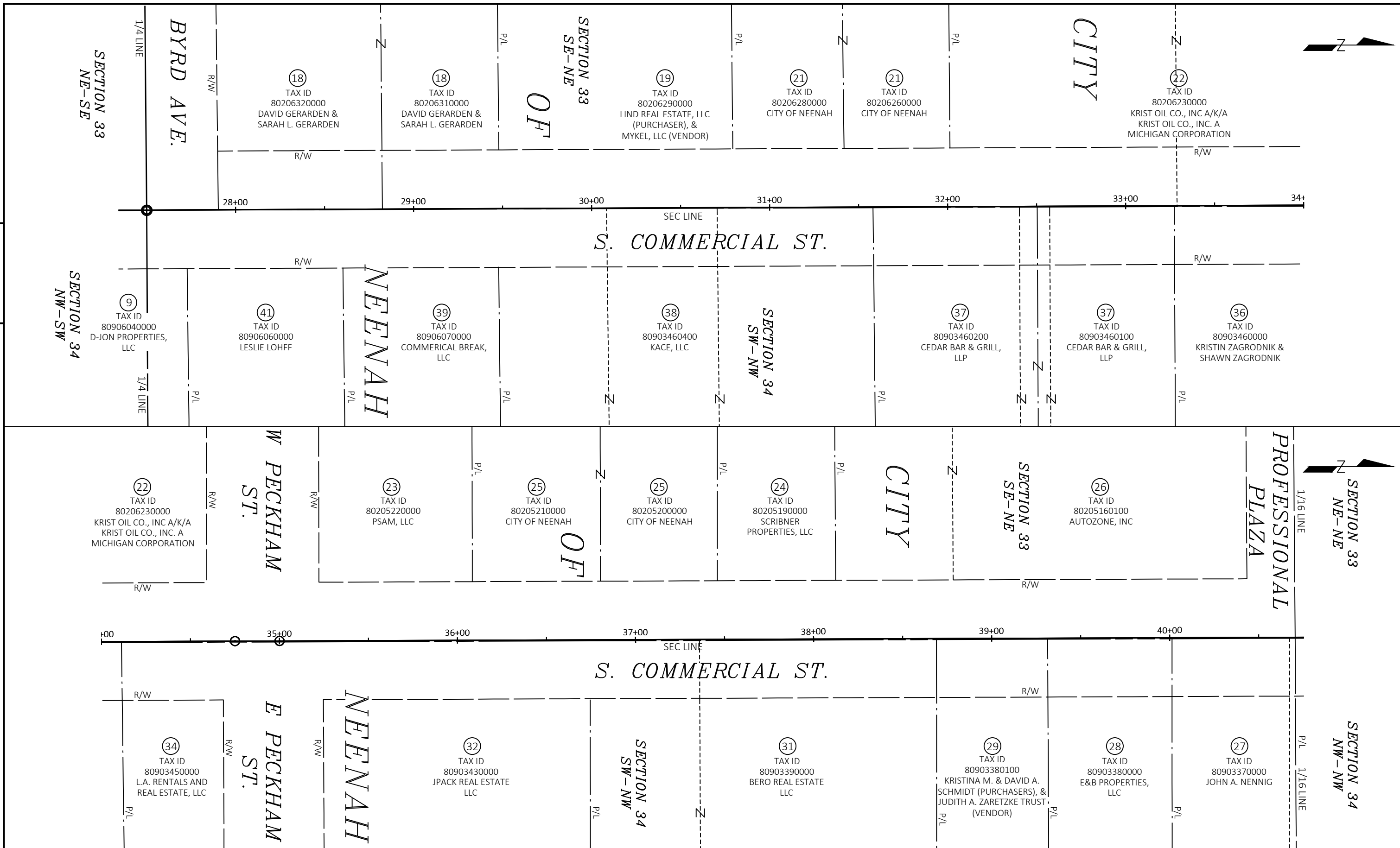
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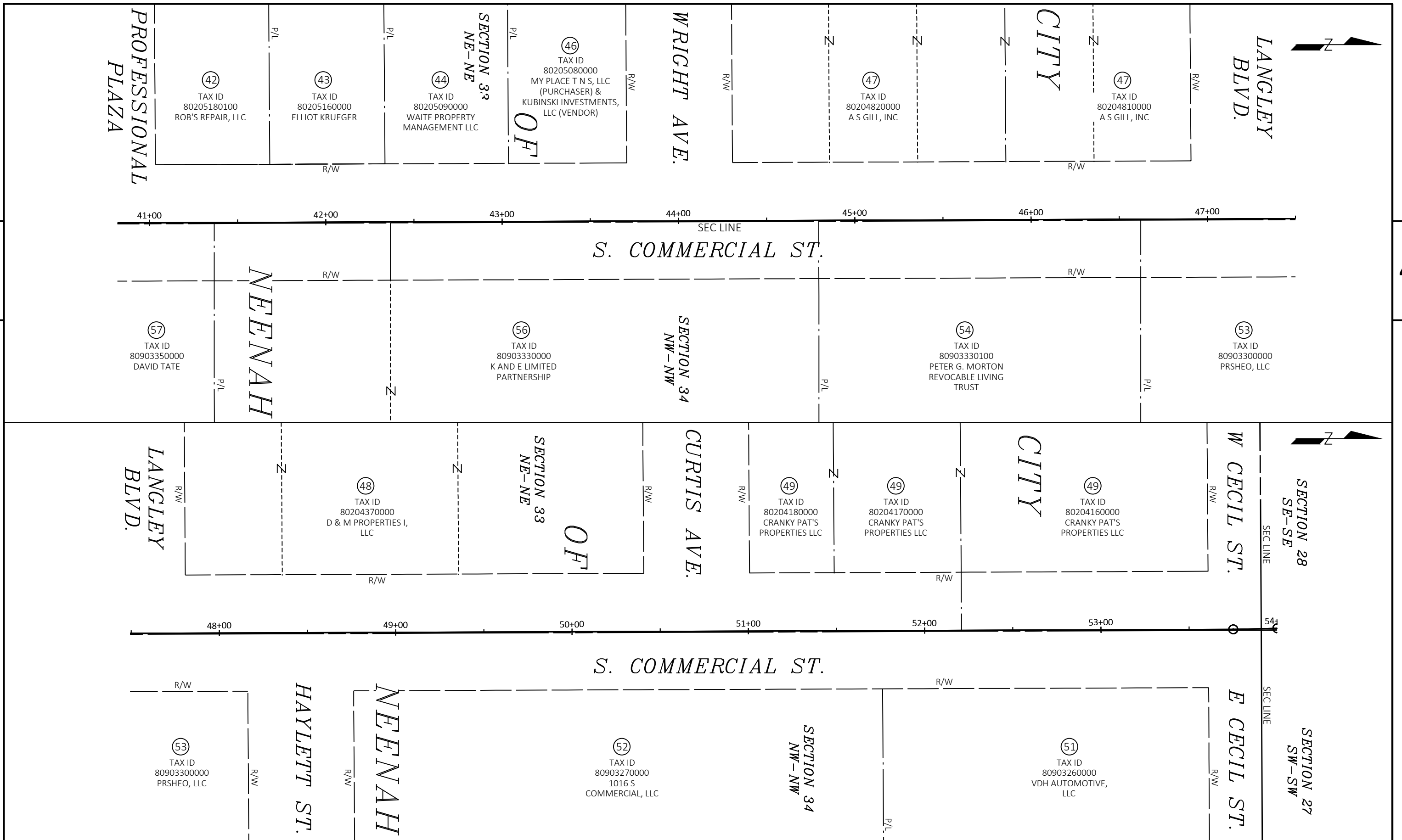
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PS&E SHEET	



REVISION DATE	DATE	SCALE, FEET	HWY: COMMERCIAL STREET	R/W PROJECT NUMBER	4993-01-01	PLAT SHEET	4.08
NC	8-1-2023	0 25 50	COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER	4993-01-01	PS&E SHEET	
	GRID FACTOR						

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REVISION DATE	_____	_____	_____	_____
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DATE	8-1-2023
GRID FACTOR	_____

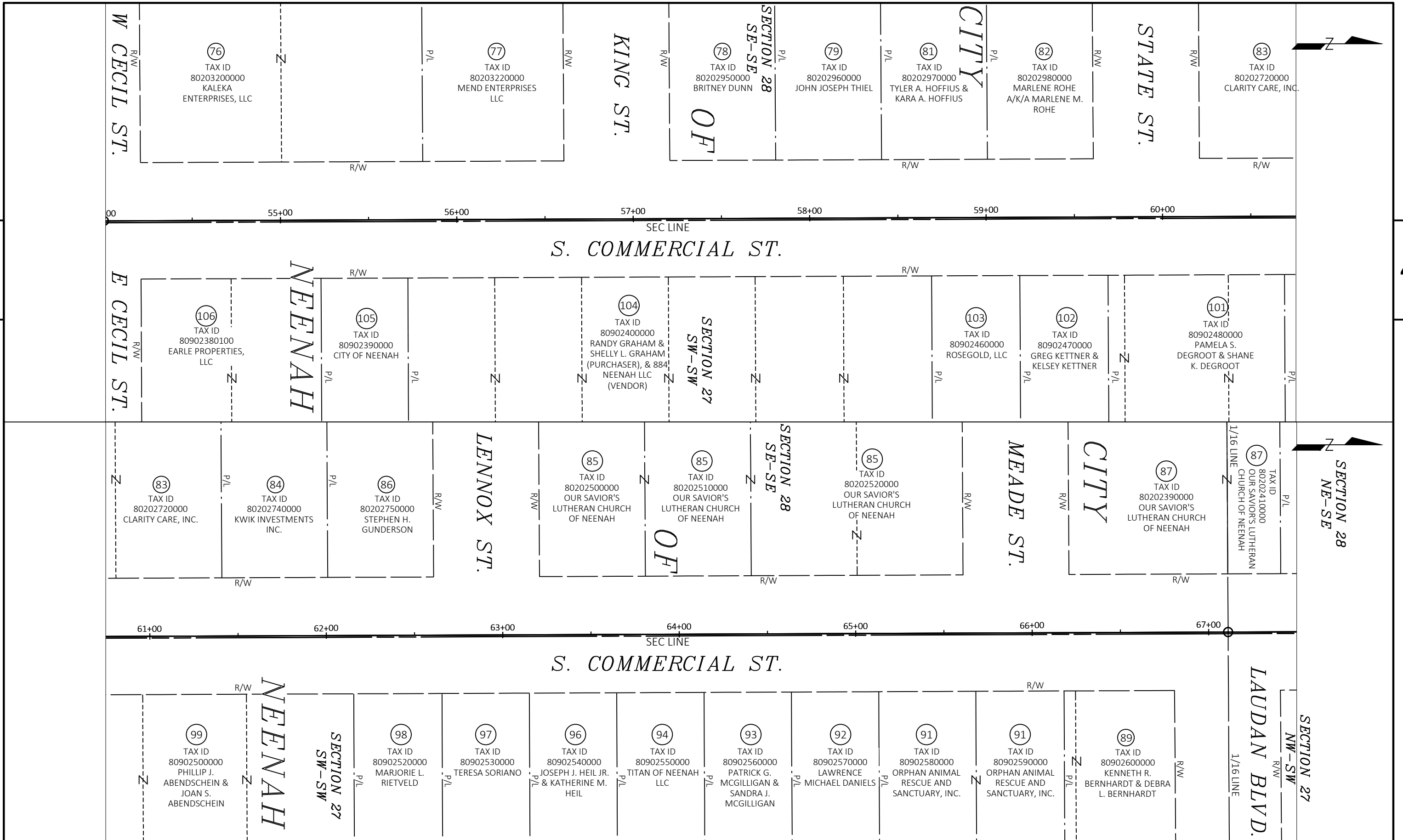


HWY:	COMMERCIAL STREET
COUNTY:	WINNEBAGO

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

PLAT SHEET	4.09
PS&E SHEET	_____

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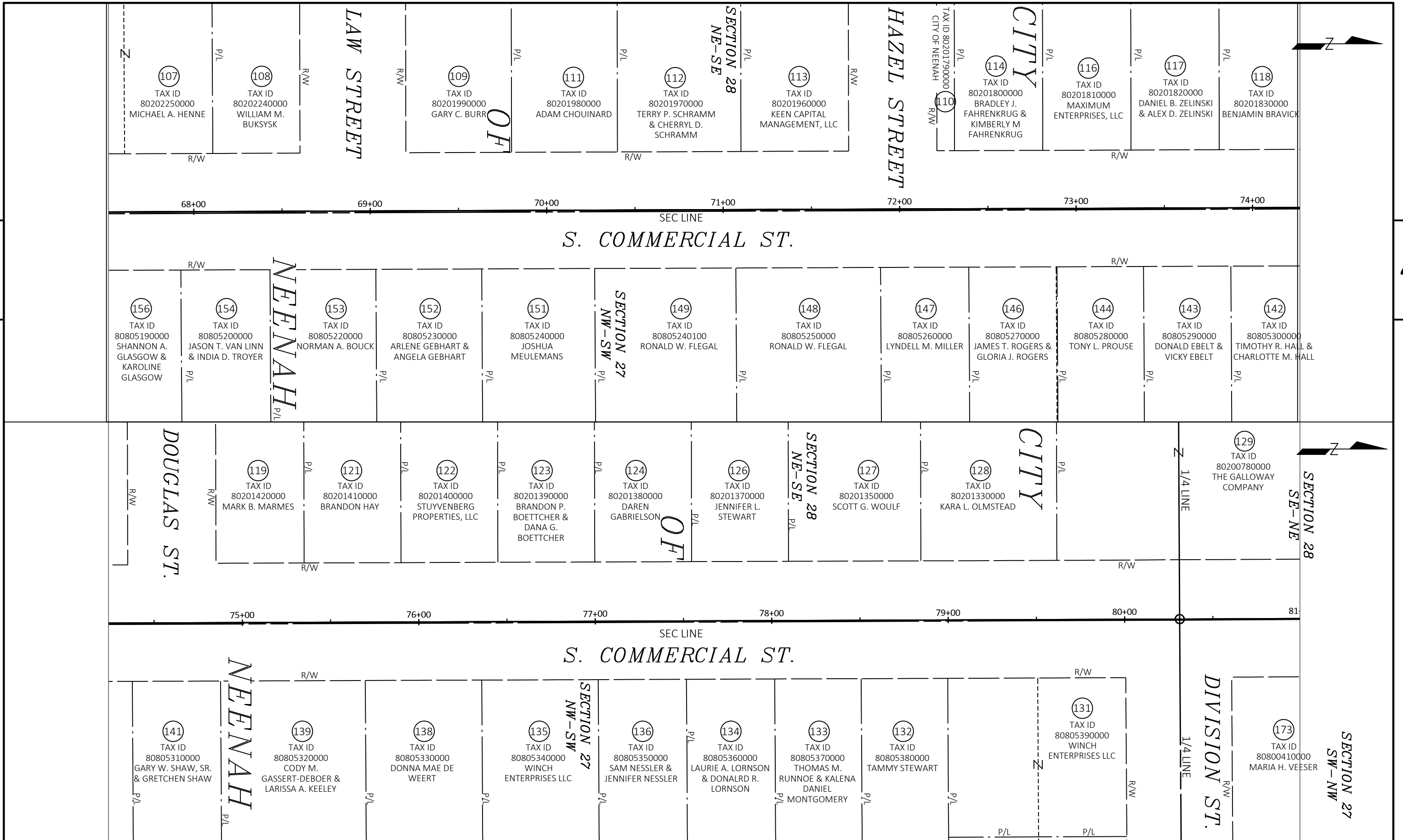
REVISION DATE	DATE	SCALE, FEET	HWY: COMMERCIAL STREET	R/W PROJECT NUMBER	PLAT SHEET
NC	8-1-2023	0 25 50	COUNTY: WINNEBAGO	4993-01-01	4. 10
	GRID FACTOR			CONSTRUCTION PROJECT NUMBER	PS&E SHEET
				4993-01-01	

REVISION DATE	DATE	SCALE, FEET	HWY: COMMERCIAL STREET	R/W PROJECT NUMBER	PLAT SHEET
NC	8-1-2023	0 25 50	COUNTY: WINNEBAGO	4993-01-01	4. 10
	GRID FACTOR			CONSTRUCTION PROJECT NUMBER	PS&E SHEET
				4993-01-01	

REVISION DATE	DATE	SCALE, FEET	HWY: COMMERCIAL STREET	R/W PROJECT NUMBER	PLAT SHEET
NC	8-1-2023	0 25 50	COUNTY: WINNEBAGO	4993-01-01	4. 10
	GRID FACTOR			CONSTRUCTION PROJECT NUMBER	PS&E SHEET
				4993-01-01	

REVISION DATE	DATE	SCALE, FEET	HWY: COMMERCIAL STREET	R/W PROJECT NUMBER	PLAT SHEET
NC	8-1-2023	0 25 50	COUNTY: WINNEBAGO	4993-01-01	4. 10
	GRID FACTOR			CONSTRUCTION PROJECT NUMBER	PS&E SHEET
				4993-01-01	

REVISION DATE	DATE	SCALE, FEET	HWY: COMMERCIAL STREET	R/W PROJECT NUMBER	PLAT SHEET
NC	8-1-2023	0 25 50	COUNTY: WINNEBAGO	4993-01-01	4. 10
	GRID FACTOR			CONSTRUCTION PROJECT NUMBER	PS&E SHEET
				4993-01-01	



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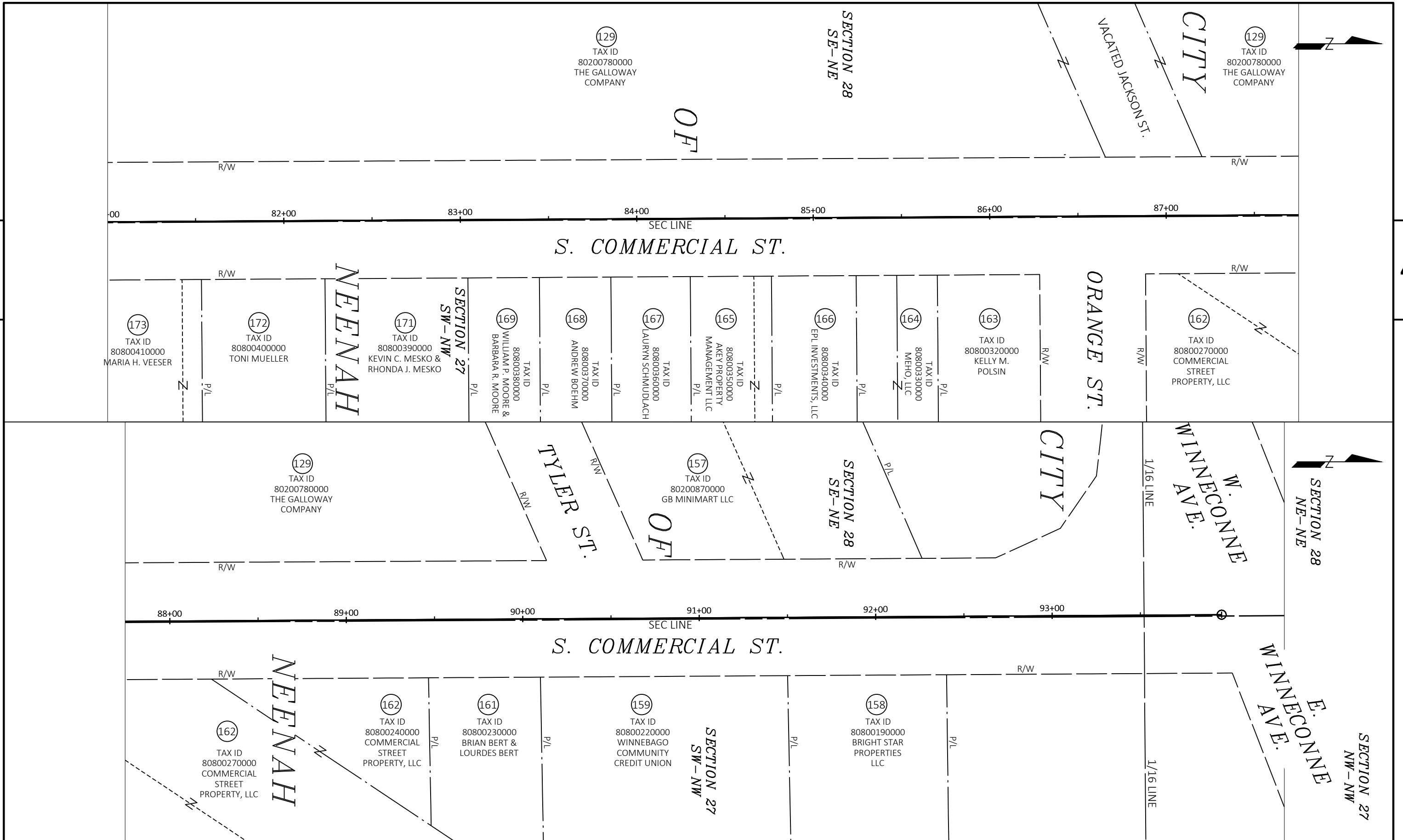
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NC	8-1-2023	0 25 50	COUNTY: WINNEBAGO	4993-01-01	4. 11
	GRID FACTOR			CONSTRUCTION PROJECT NUMBER	PS&E SHEET
				4993-01-01	

REVISION DATE	DATE	SCALE, FEET	HWY: COMMERCIAL STREET	R/W PROJECT NUMBER	PLAT SHEET
NC	8-1-2023	0 25 50	COUNTY: WINNEBAGO	4993-01-01	4. 11
	GRID FACTOR			CONSTRUCTION PROJECT NUMBER	PS&E SHEET
				4993-01-01	

REVISION DATE	DATE	SCALE, FEET	HWY: COMMERCIAL STREET	R/W PROJECT NUMBER	PLAT SHEET
NC	8-1-2023	0 25 50	COUNTY: WINNEBAGO	4993-01-01	4. 11
	GRID FACTOR			CONSTRUCTION PROJECT NUMBER	PS&E SHEET
				4993-01-01	

REVISION DATE	DATE	SCALE, FEET	HWY: COMMERCIAL STREET	R/W PROJECT NUMBER	PLAT SHEET
NC	8-1-2023	0 25 50	COUNTY: WINNEBAGO	4993-01-01	4. 11
	GRID FACTOR			CONSTRUCTION PROJECT NUMBER	PS&E SHEET
				4993-01-01	

REVISION DATE	DATE	SCALE, FEET	HWY: COMMERCIAL STREET	R/W PROJECT NUMBER	PLAT SHEET
NC	8-1-2023	0 25 50	COUNTY: WINNEBAGO	4993-01-01	4. 11
	GRID FACTOR			CONSTRUCTION PROJECT NUMBER	PS&E SHEET
				4993-01-01	



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REVISION DATE	_____	_____	_____	_____
9-25-2023	_____	_____	_____	_____
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DATE	8-1-2023
GRID FACTOR	_____

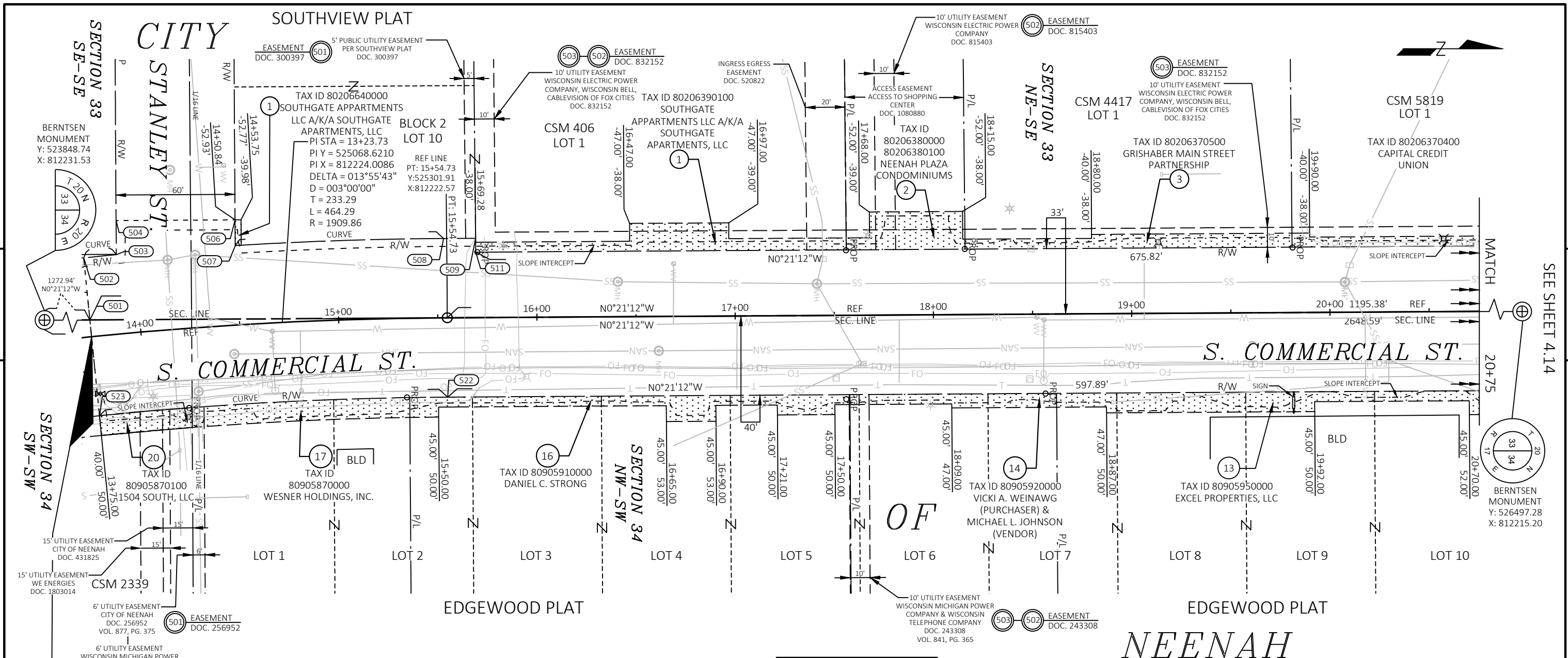


HWY:	COMMERCIAL STREET
COUNTY:	WINNEBAGO

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

PLAT SHEET	4. 12
PS&E SHEET	_____

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TYPE	STA	OFFSET
1" IRON PIPE WITH CAP	14+21.38	40.16' RT
MONUMENT UNDER SIDEWALK	15+33.69	39.91' RT
3/4" IRON REBAR	15+70.13	32.93' LT
1" IRON PIPE	17+55.75	42.34' RT
1" IRON PIPE	17+56.05	32.76' LT
1" IRON PIPE WITH CAP	18+15.97	33.00' LT
1" IRON PIPE	18+56.23	40.11' RT
IRON PIPE UNDER SIDEWALK	19+81.31	32.72' LT

Line #	Length	Direction
501-502	31.51	S84° 15' 18"W
503-504	17.17	S89° 38' 51"W
504-506	60.00	N00° 21' 09"W
506-507	12.98	N89° 38' 48"E
508-509	16.18	N00° 21' 12"W
509-511	7.00	N89° 25' 48"E
501-523	48.49	N84° 15' 18"E

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

Curve	Length	Radius	Delta	CHORD LENGTH	CHORD BEARING
502-503	16.57	1949.86	000°29'13"	16.57	N05° 30' 05"W
507-508	105.14	1873.98	003°12'53"	105.13	N01° 57' 38"W
523-522	175.96	1869.86	005°23'30"	175.89	N03° 02' 57"W

BEGIN RELOCATION ORDER
STATION 13+75.00
 1273.76 FEET NORTH OF AND 0.60 FEET EAST OF THE SOUTHWEST CORNER OF SEC. 34, T20N, R17E, TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN
 Y: 525122.505
 X: 812232.127

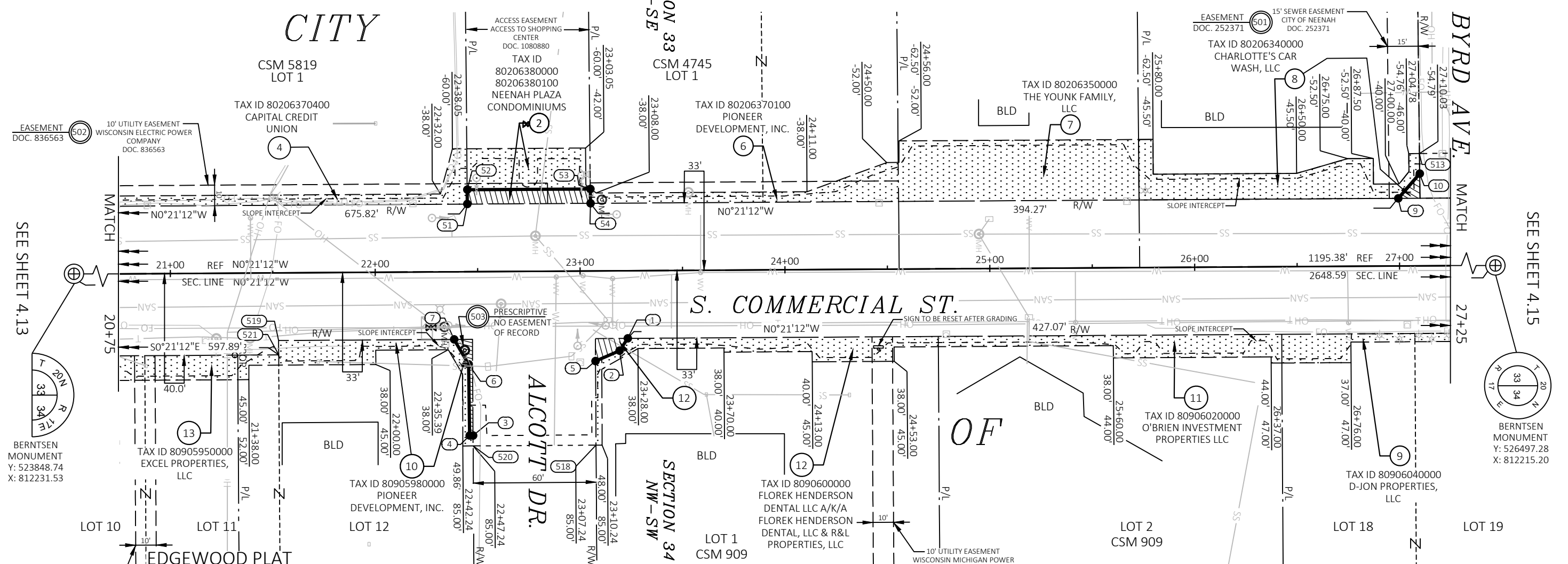
EXISTING RIGHT-OF-WAY OF COMMERCIAL STREET IS BASED ON SUBDIVISION PLATS AND CSM'S ON FILE AT WINNEBAGO COUNTY
 NOTE: ALL TEMPORARY LIMITED EASEMENTS ON THIS RIGHT-OF-WAY PLAT ARE FOR SLOPING AND CONSTRUCTION PURPOSES

REVISION DATE 9-25-2023	DATE 8-1-2023	SCALE, FEET 0 25 50	HWY: COMMERCIAL STREET	R/W PROJECT NUMBER 4993-01-01	PLAT SHEET 4.13
	GRID FACTOR		COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER 4993-01-01	PS&E SHEET



4

4



SEE SHEET 4.13

SEE SHEET 4.15

BERNTSEN MONUMENT
Y: 523848.74
X: 812231.53

BERNTSEN MONUMENT
Y: 526497.28
X: 812215.20

POINT	Y	X
1	526070.37	812250.83
2	526066.41	812256.86
3	525994.90	812298.30
5	526054.68	812261.93
6	525992.76	812263.49
7	525985.66	812251.36
9	526446.46	812182.51
10	526456.97	812170.45
51	525992.09	812185.31
52	525992.03	812178.32
53	526052.13	812177.94
54	526052.20	812184.94
513	526456.86	812160.66

Line #	Length	Direction
9-10	16.00	N48° 55' 10"W
10-513	9.80	S89° 20' 43"W
513-514	39.93	N00° 39' 17"W
521-519	7.00	S89° 38' 49"W
519-7	85.67	N00° 21' 12"W
7-6	14.06	N59° 38' 48"E
6-4	34.82	N89° 18' 00"E
4-3	1.72	N00° 21' 11"W
3-520	5.00	N89° 38' 49"E
520-518	60.00	N00° 21' 11"W
518-5	41.00	S89° 38' 49"W
5-2	12.78	N23° 22' 08"W
2-1	7.21	N56° 40' 23"W

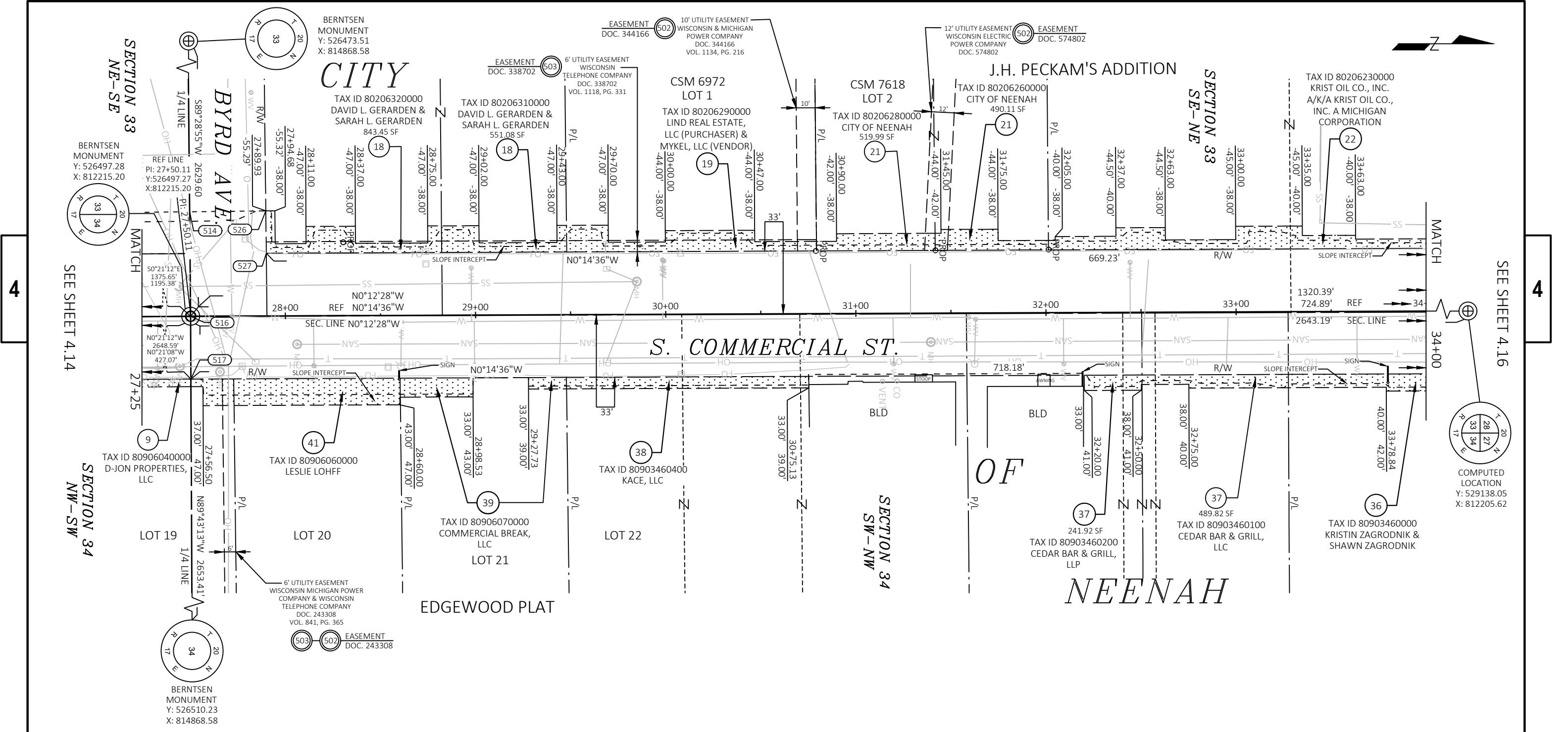
POINT	Y	X
518	526054.93	812302.93
519	525899.99	812251.88
520	525994.93	812303.30
521	525900.03	812258.88

TYPE	STA	OFFSET
3/4" IRON REBAR	21+31.17	40.00' RT

EXISTING RIGHT-OF-WAY OF COMMERCIAL STREET IS BASED ON SUBDIVISION PLATS AND CSM'S ON FILE AT WINNEBAGO COUNTY

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

REVISION DATE 9-25-2023	DATE 8-1-2023	SCALE, FEET 0 25 50	HWY: COMMERCIAL STREET	R/W PROJECT NUMBER 4993-01-01	PLAT SHEET 4.14
	GRID FACTOR		COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER 4993-01-01	PS&E SHEET



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

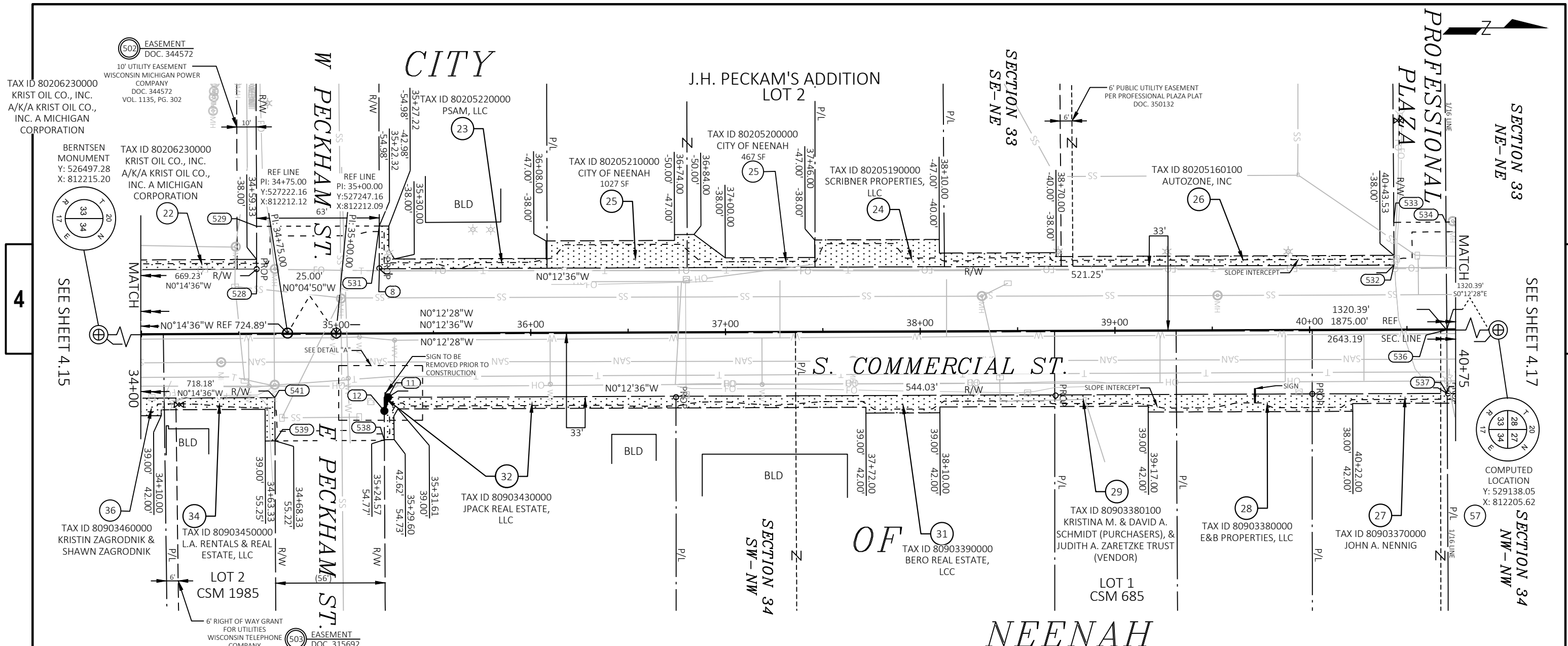
FEE POINT TABLE		
POINT	Y	X
514	526496.78	812160.20
516	526497.27	812215.20
517	526497.44	812248.21

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

EXISTING RIGHT-OF-WAY OF COMMERCIAL STREET IS BASED ON SUBDIVISION PLATS AND CSM'S ON FILE AT WINNEBAGO COUNTY

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

REVISION DATE 9-25-2023	DATE 8-1-2023	SCALE, FEET 0 25 50	HWY: COMMERCIAL STREET	R/W PROJECT NUMBER 4993-01-01	PLAT SHEET 4.15
	GRID FACTOR		COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER 4993-01-01	PS&E SHEET E

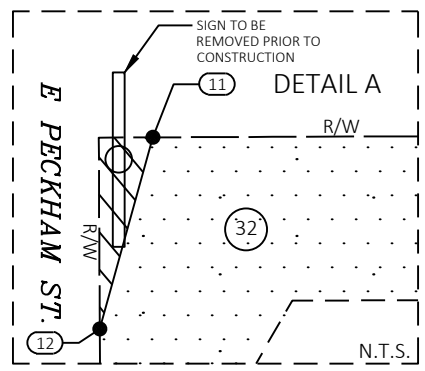


Line #	Length	Direction
528-529	21.97	S89° 49' 29"W
529-531	63.01	N00° 10' 31"W
531-8	21.98	N89° 51' 42"E
532-533	21.91	S89° 36' 32"W
533-534	26.81	N00° 23' 28"W
534-536	55.41	N89° 33' 20"E
541-539	22.22	N89° 43' 38"E
539-538	56.20	N00° 16' 21"W
538-12	15.09	S89° 43' 39"W
12-11	7.29	N74° 29' 58"W
537-536	32.59	S89° 43' 26"W

FEE POINT TABLE		
POINT	Y	X
8	527269.33	812179.00
11	527273.80	812244.99
12	527271.85	812252.01
528	527206.33	812179.19
529	527206.26	812157.21
531	527269.28	812157.02
532	527790.57	812177.09

FEE POINT TABLE		
POINT	Y	X
533	527790.42	812155.19
534	527817.24	812155.01
536	527817.66	812210.41
537	527817.82	812243.00
538	527271.92	812267.10
539	527215.72	812267.37
541	527215.62	812245.15

FOUND MONUMENT TABLE		
TYPE	STA	OFFSET
1" IRON PIPE	34+59.32	33.00' LT
3/4" IRON REBAR	35+22.30	33.26' LT
3/4" IRON REBAR	36+74.45	33.51' RT
3/4" IRON REBAR	38+69.41	33.37' RT
1" IRON PIPE	40+01.24	33.00' RT
1" IRON PIPE	40+70.99	33.00' RT



EXISTING RIGHT-OF-WAY OF COMMERCIAL STREET IS BASED ON SUBDIVISION PLATS AND CSM'S ON FILE AT WINNEBAGO COUNTY

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

REVISION DATE 9-25-2023	DATE 8-1-2023	SCALE, FEET 0 25 50	HWY: COMMERCIAL STREET	R/W PROJECT NUMBER 4993-01-01	PLAT SHEET 4.16
	GRID FACTOR		COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER 4993-01-01	PS&E SHEET

CITY PROFESSIONAL PLAZA

PROFESSIONAL PLAZA LOT 2
6' UTILITY EASEMENT PER PROFESSIONAL PLAZA PLAT DOC. 350132

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

(503) EASEMENT DOC. 339141
15' RIGHT OF WAY GRANT WISCONSIN TELEPHONE COMPANY DOC. 339141 VOL. 1119, PG. 476

REPLAT OF AIRPORT HEIGHTS
TAX ID 80205080000
MY PLACE T N S, LLC (PURCHASER) & KUBINSKI INVESTMENTS, LLC (VENDOR)

SECTION 33 NE-NE WRIGHT AVE.

REPLAT OF AIRPORT HEIGHTS

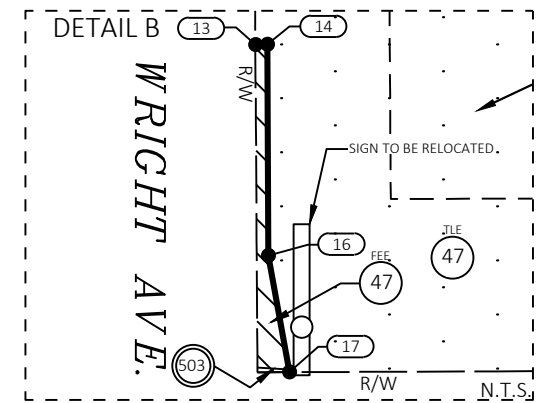
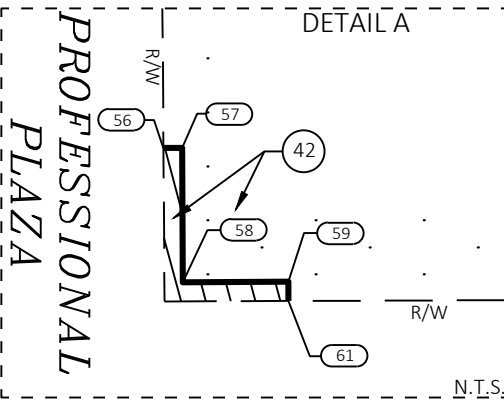
LANGLEY BLVD.

S. COMMERCIAL ST.

OF

SECTION 34 NW-NW

NEENAH



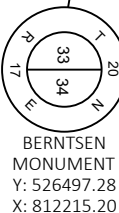
FOUND MONUMENT TABLE		
TYPE	STA	OFFSET
2" IRON PIPE	41+03.41	32.89' LT
1" IRON PIPE	41+36.66	33.15' RT
1" IRON PIPE	42+44.40	33.57' LT
RAILROAD SPIKE	43+02.29	32.93' LT
1" IRON PIPE	44+31.32	33.00' LT
3/4" IRON REBAR	44+79.53	33.35' RT
1" IRON PIPE	45+87.74	33.89' LT
3/4" IRON REBAR	46+62.06	33.21' RT

FEE POINT TABLE		
POINT	Y	X
13	528177.72	812158.61
14	528178.35	812158.60
16	528178.39	812169.59
17	528179.50	812175.67
56	527850.52	812168.87
57	527851.50	812168.87
58	527851.53	812175.87
59	527857.03	812175.85
61	527857.03	812176.85
62	528113.28	812175.91
63	528117.83	812174.40
544	527850.42	812154.78
548	528117.69	812153.98
549	528177.69	812153.59
551	528437.83	812174.72
552	528437.69	812152.86

Line Table		
Line #	Length	Direction
534-544	33.19	N00° 23' 28"W
544-56	14.10	N89° 36' 32"E
56-57	0.98	N00° 12' 36"W
57-58	7.00	N89° 47' 24"E
58-59	5.50	N00° 12' 36"W
59-61	1.00	N89° 47' 24"E
62-63	4.79	N18° 26' 39"W
63-548	20.42	S89° 37' 42"W
548-549	60.00	N00° 22' 18"W
549-13	5.01	N89° 37' 42"E
13-14	0.63	N00° 22' 18"W
14-16	10.99	S89° 47' 32"W
16-17	6.18	N79° 40' 52"E
551-552	21.87	S89° 37' 42"W
552-553	90.00	N00° 22' 18"W

SEE SHEET 4.16

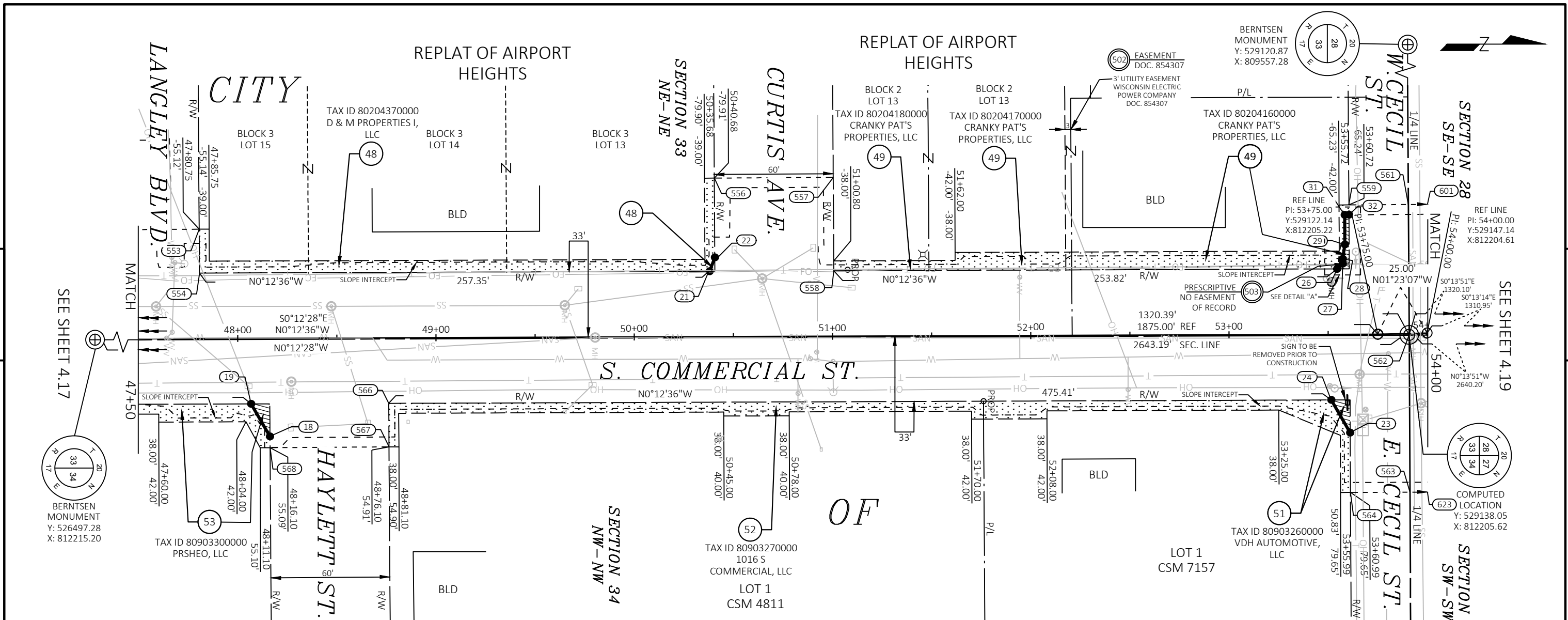
SEE SHEET 4.18



EXISTING RIGHT-OF-WAY OF COMMERCIAL STREET IS BASED ON SUBDIVISION PLATS AND CSM'S ON FILE AT WINNEBAGO COUNTY

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

REVISION DATE 9-25-2023	DATE 8-1-2023	SCALE, FEET 0 25 50	HWY: COMMERCIAL STREET	R/W PROJECT NUMBER 4993-01-01	PLAT SHEET 4.17
	GRID FACTOR		COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER 4993-01-01	PS&E SHEET



FEE POINT TABLE

POINT	Y	X
18	528563.41	812256.69
19	528553.86	812240.30
21	528785.19	812173.45
22	528787.79	812166.52
23	529108.28	812254.76
24	529098.70	812238.30
26	529101.65	812172.29
27	529104.48	812169.63
28	529104.47	812167.28
29	529105.55	812160.02
31	529105.45	812145.04
32	529107.66	812145.03
553	528527.69	812152.27

FEE POINT TABLE

POINT	Y	X
554	528527.83	812174.39
556	528787.53	812126.53
557	528847.53	812126.14
558	528847.83	812173.22
559	529107.62	812140.03
561	529137.62	812139.83
562	529138.05	812205.62
563	529138.43	812284.77
564	529108.43	812284.91
566	528623.30	812240.04
567	528623.44	812261.96
568	528563.44	812262.35

Line Table

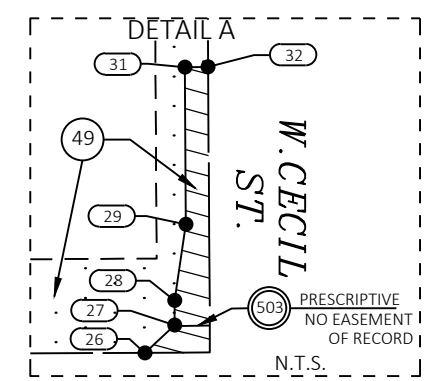
Line #	Length	Direction
552-553	90.00	N00° 22' 18"W
553-554	22.12	N89° 37' 42"E
21-22	7.41	N69° 25' 25"W
22-556	39.99	S89° 37' 42"W
556-557	60.00	N00° 22' 18"W
557-558	47.08	N89° 37' 42"E
26-27	3.88	N43° 11' 05"W
27-28	2.35	S89° 37' 42"W
28-29	7.34	N81° 30' 55"W
29-31	14.98	S89° 37' 42"W
31-32	2.20	N00° 22' 18"W

Line Table

Line #	Length	Direction
32-559	5.00	S89° 37' 42"W
559-561	30.00	N00° 22' 18"W
561-562	65.79	N89° 37' 42"E
19-18	18.97	N59° 47' 24"E
18-568	5.66	N89° 37' 24"E
568-567	60.00	N00° 22' 36"W
567-566	21.91	S89° 37' 24"W
24-23	19.04	N59° 47' 24"E
23-564	30.16	N89° 43' 39"E
564-563	30.00	N00° 16' 21"W
563-562	79.15	S89° 43' 39"W

FOUND MONUMENT TABLE

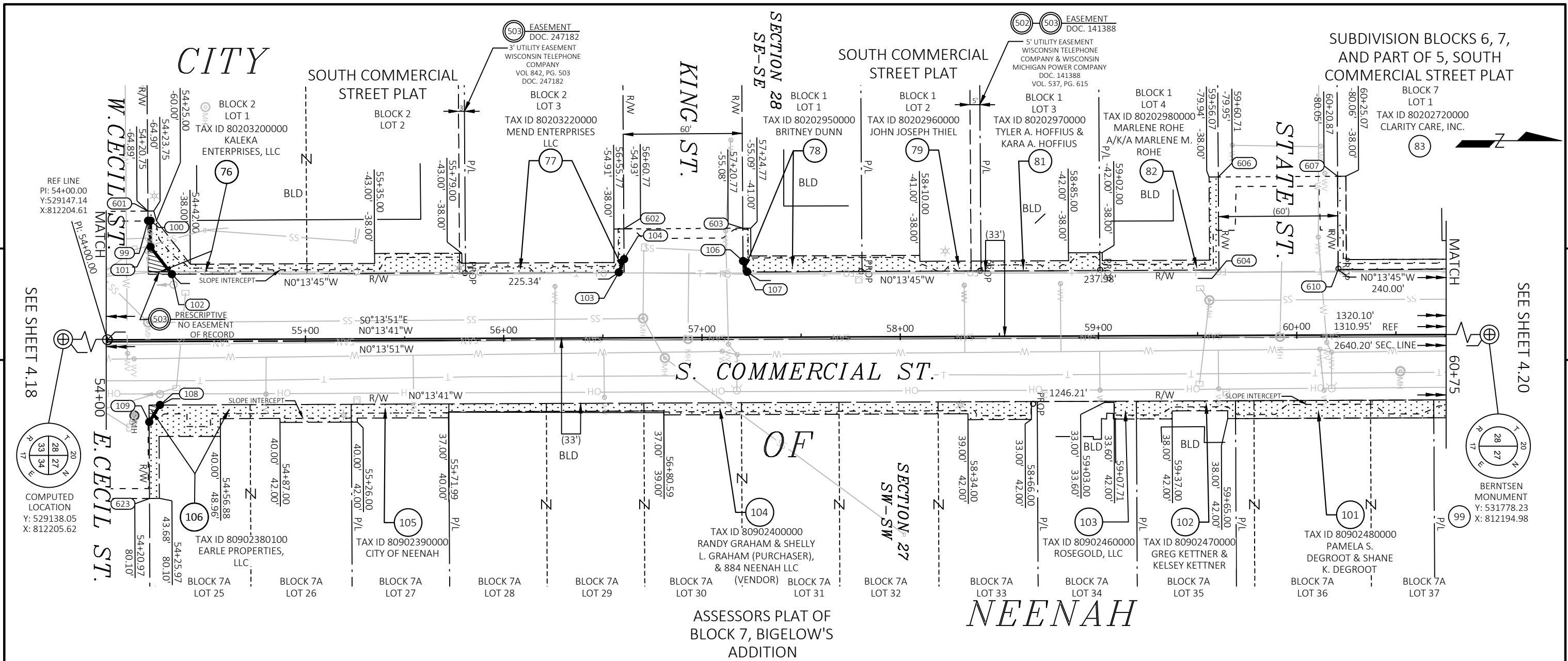
TYPE	STA	OFFSET
1" IRON PIPE (LAYING ON SIDE)	51+07.74	33.47' LT
1" IRON PIPE	51+76.02	33.00' RT



EXISTING RIGHT-OF-WAY OF COMMERCIAL STREET IS BASED ON SUBDIVISION PLATS AND CSM'S ON FILE AT WINNEBAGO COUNTY

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

REVISION DATE 9-25-2023	DATE 8-1-2023	SCALE, FEET 0 25 50	HWY: COMMERCIAL STREET	R/W PROJECT NUMBER 4993-01-01	PLAT SHEET 4.18
	GRID FACTOR		COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER 4993-01-01	PS&E SHEET E



ASSESSORS PLAT OF
BLOCK 7, BIGELOW'S
ADDITION

NEENAH

Line #	Length	Direction
561-601	30.00	N00° 22' 18"W
601-99	4.89	N89° 37' 42"E
99-100	1.24	N00° 22' 18"W
100-101	13.22	N89° 46' 19"E
101-102	17.48	N51° 56' 23"E
103-104	7.17	N67° 42' 07"W
104-602	15.32	S89° 37' 42"W
602-603	60.00	N00° 22' 18"W

Line #	Length	Direction
603-106	16.64	N89° 37' 42"E
106-107	5.83	N69° 19' 17"E
604-606	46.96	S89° 37' 42"W
606-607	60.16	N00° 19' 37"W
607-610	47.06	N89° 40' 23"E
563-623	30.00	N00° 16' 21"W
623-109	38.57	S89° 43' 39"W
109-108	10.14	N57° 28' 43"W

POINT	Y	X
99	529167.65	812144.53
100	529168.90	812144.52
101	529168.95	812157.74
102	529179.73	812171.50
103	529405.06	812170.60
104	529407.79	812163.97
106	529467.79	812164.89
107	529469.85	812170.34

POINT	Y	X
108	529173.70	812237.51
109	529168.24	812246.06
601	529167.62	812139.64
602	529407.69	812148.65
603	529467.68	812148.26
604	529707.83	812169.39
606	529707.52	812122.43
623	529168.43	812284.63

FOUND MONUMENT TABLE		
TYPE	STA	OFFSET
3/4" IRON REBAR	55+80.48	33.00' LT
MONUMENT UNDER SIDEWALK	57+80.35	33.00' LT
1" IRON PIPE	58+40.37	33.10' LT
2" IRON PIPE	58+66.81	34.16' RT
3/4" IRON REBAR	59+00.91	33.29' LT
1" IRON PIPE	60+21.10	33.40' LT

EXISTING RIGHT-OF-WAY OF COMMERCIAL STREET IS BASED ON SUBDIVISION PLATS AND CSM'S ON FILE AT WINNEBAGO COUNTY

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

REVISION DATE 9-25-2023	DATE 8-1-2023	SCALE, FEET 0 25 50	HWY: COMMERCIAL STREET	R/W PROJECT NUMBER 4993-01-01	PLAT SHEET 4.19
	GRID FACTOR		COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER 4993-01-01	PS&E SHEET

SUBDIVISION BLOCKS 6, 7,
AND PART OF 5, SOUTH
COMMERCIAL STREET PLAT

SUBDIVISION BLOCKS 6, 7,
AND PART OF 5, SOUTH
COMMERCIAL STREET PLAT

SUBDIVISION BLOCKS 6, 7,
AND PART OF 5, SOUTH
COMMERCIAL STREET PLAT

CITY

LENNONX ST.

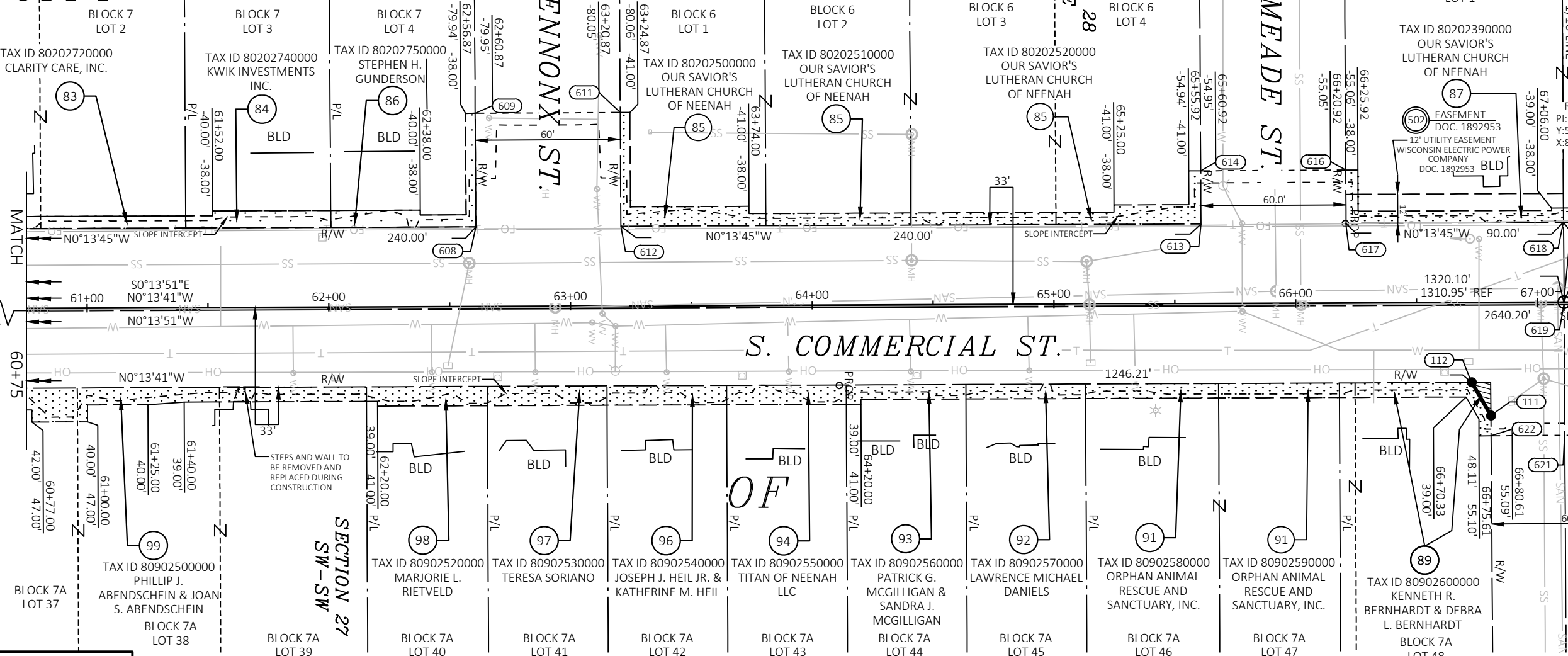
MEADE ST.

LAUDAN BLVD.

S. COMMERCIAL ST.

NEENAH

ASSESSORS PLAT OF
BLOCK 7, BIGELOW'S
ADDITION



COMPUTED
LOCATION
Y: 529138.05
X: 812205.62

Line #	Length	Direction
608-609	46.96	S89° 40' 23"W
609-611	60.00	N00° 19' 37"W
611-612	47.06	N89° 40' 23"E
613-614	21.95	S89° 40' 23"W
614-616	60.00	N00° 19' 37"W
616-617	22.05	N89° 40' 23"E
618-619	33.91	N89° 40' 23"E
112-111	15.90	N59° 46' 19"E
111-622	8.32	N89° 35' 50"E
622-621	30.50	N00° 24' 10"W
621-619	54.09	S89° 40' 10"W
621-642	29.50	N00° 24' 10"W
642-640	21.90	S89° 35' 50"W

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

FEE POINT TABLE		
POINT	Y	X
614	530307.82	812145.04
616	530367.82	812144.70
617	530367.95	812166.75
618	530457.95	812166.39
619	530458.14	812200.30
621	530458.45	812254.39
622	530427.95	812254.60
640	530487.80	812232.28
642	530487.95	812254.18

FOUND MONUMENT TABLE		
TYPE	STA	OFFSET
1" IRON ROD	64+11.06	33.26' RT
MONUMENT UNDER SIDEWALK	66+20.59	32.87' LT
1" IRON ROD	67+40.55	33.00' RT

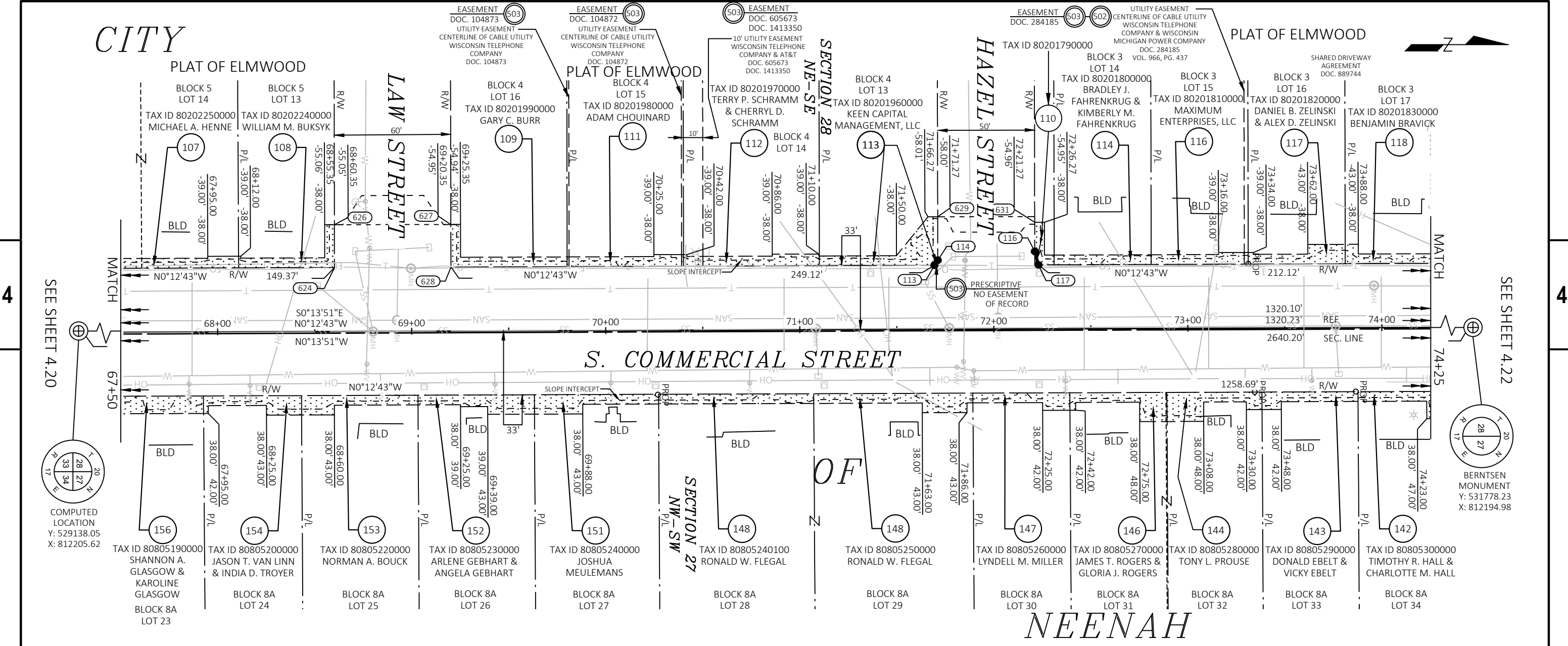
EXISTING RIGHT-OF-WAY OF COMMERCIAL STREET IS BASED ON SUBDIVISION PLATS AND CSM'S ON FILE AT WINNEBAGO COUNTY
 TITLE NOTE: ALL TEMPORARY LIMITED EASEMENTS ON THIS RIGHT-OF-WAY PLAT ARE FOR SLOPING AND CONSTRUCTION PURPOSES

REVISION DATE 9-25-2023	DATE 8-1-2023	SCALE, FEET 0 25 50	HWY: COMMERCIAL STREET	R/W PROJECT NUMBER 4993-01-01	PLAT SHEET 4.20
	GRID FACTOR		COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER 4993-01-01	PS&E SHEET

CITY

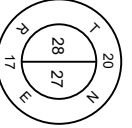
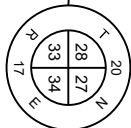
PLAT OF ELMWOOD

PLAT OF ELMWOOD



SEE SHEET 4.20

SEE SHEET 4.22



COMPUTED LOCATION
Y: 529138.05
X: 812205.62

BERNTSEN MONUMENT
Y: 531778.23
X: 812194.98

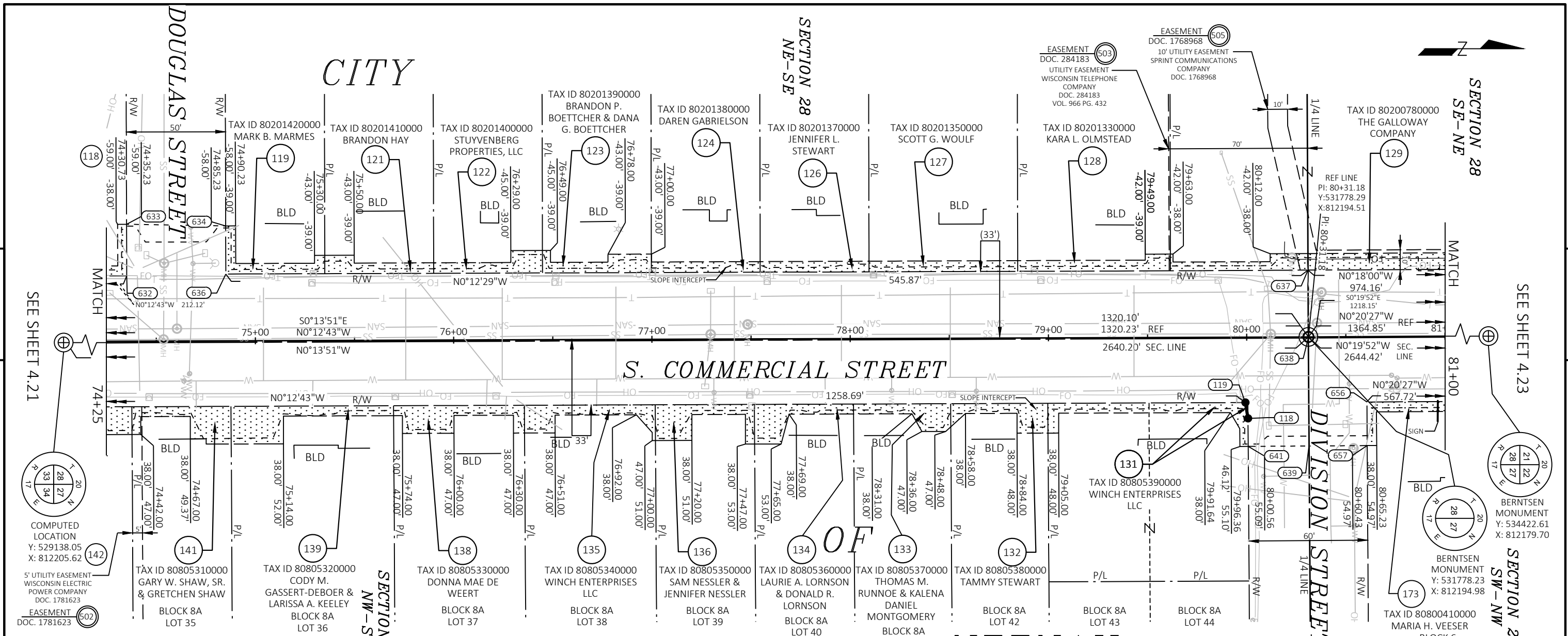
Line #	Length	Direction
624-626	22.05	S89° 53' 11"W
626-627	60.00	N00° 06' 49"W
627-628	21.95	N89° 53' 11"E
113-114	3.15	N55° 22' 35"W
114-629	22.41	S89° 53' 11"W
629-631	50.00	N00° 06' 49"W
631-116	18.03	N89° 53' 11"E
116-117	7.13	N74° 47' 17"E

POINT	Y	X
113	530916.43	812164.70
114	530918.22	812162.11
116	530968.22	812157.62
117	530970.09	812164.50
624	530607.32	812165.84
626	530607.27	812143.79
627	530667.27	812143.67
628	530667.32	812165.62
629	530918.18	812139.70
631	530968.18	812139.60

TYPE	STA	OFFSET
1" IRON PIPE (BENT)	70+26.73	33.25' RT
MONUMENT UNDER SIDEWALK	73+31.20	33.00' LT
3/4" IRON REBAR	73+34.28	32.90' RT
1" IRON PIPE	73+86.43	33.00' RT

EXISTING RIGHT-OF-WAY OF COMMERCIAL STREET IS BASED ON SUBDIVISION PLATS AND CSM'S ON FILE AT WINNEBAGO COUNTY
TLE NOTE: ALL TEMPORARY LIMITED EASEMENTS ON THIS RIGHT-OF-WAY PLAT ARE FOR SLOPING AND CONSTRUCTION PURPOSES

REVISION DATE 9-25-2023	DATE 8-1-2023	SCALE, FEET 0 25 50	HWY: COMMERCIAL STREET	R/W PROJECT NUMBER 4993-01-01	PLAT SHEET 4.21
GRID FACTOR			COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER 4993-01-01	PS&E SHEET



ASSESSORS PLAT OF
BLOCK 8
BIGELOW'S ADDITION

Line Table		
Line #	Length	Direction
632-633	26.00	S89° 50' 39"W
633-634	50.01	N00° 56' 02"E
634-636	24.27	N89° 50' 34"E
637-638	34.17	N89° 43' 04"E
119-118	8.11	N80° 44' 31"E
118-641	14.08	N89° 36' 46"E
641-639	30.72	N00° 23' 14"W
639-638	54.53	S89° 36' 42"W
639-657	29.28	N00° 23' 14"W
657-656	21.97	S89° 36' 46"W

FEE POINT TABLE		
POINT	Y	X
118	531747.78	812235.64
119	531746.48	812227.63
632	531182.20	812163.72
633	531182.13	812137.72
634	531232.13	812138.53
636	531232.20	812162.80
637	531778.06	812160.82
638	531778.23	812194.98
639	531778.60	812249.51
641	531747.88	812249.72
656	531807.73	812227.34
657	531807.88	812249.31

FOUND MONUMENT TABLE		
TYPE	STA	OFFSET
MONUMENT UNDER SIDEWALK	78+08.74	33.64' LT
1" IRON REBAR	79+63.19	33.59' LT

REVISION DATE 9-25-2023	DATE 8-1-2023	SCALE, FEET 0 25 50	HWY: COMMERCIAL STREET	R/W PROJECT NUMBER 4993-01-01	PLAT SHEET 4.22
GRID FACTOR			COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER 4993-01-01	PS&E SHEET

EXISTING RIGHT-OF-WAY OF COMMERCIAL STREET IS BASED ON SUBDIVISION PLATS AND CSM'S ON FILE AT WINNEBAGO COUNTY

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



CITY

SECTION 28
SE-NE

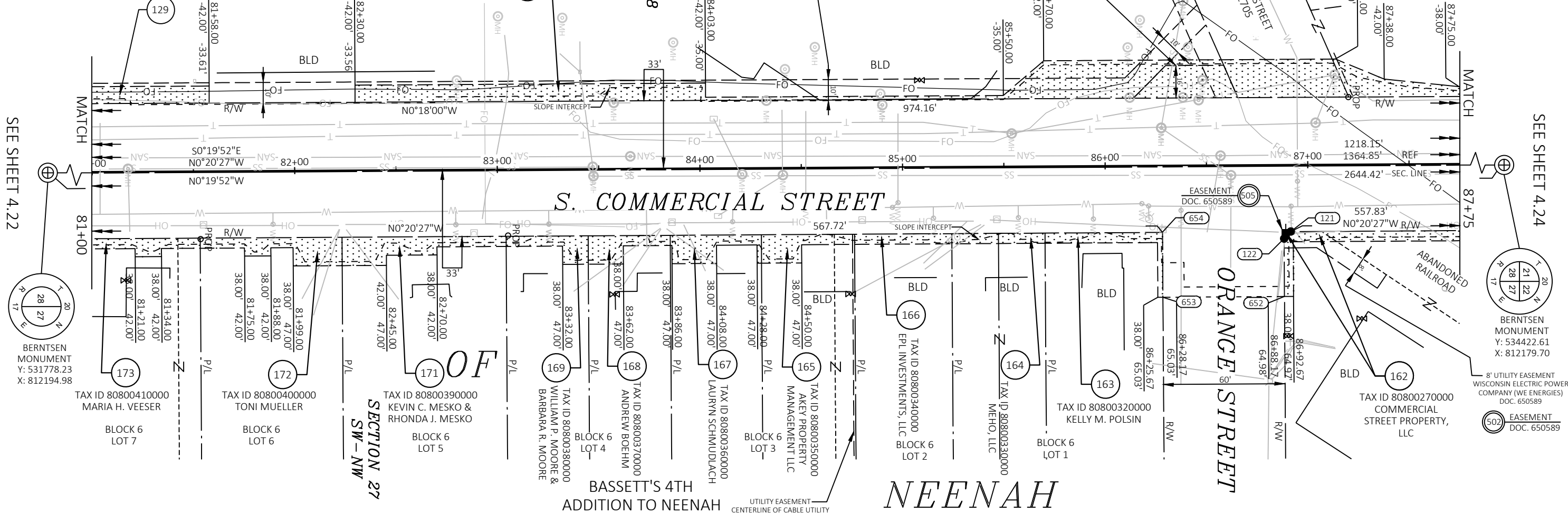
TAX ID 80200780000
THE GALLOWAY
COMPANY

505 EASEMENT
DOC. 1768968
10' UTILITY EASEMENT
SPRINT COMMUNICATIONS
COMPANY
DOC. 1768968

503 EASEMENT
DOC. 1828050
16' UTILITY EASEMENT
AT&T CORPORATION
DOC. 1828050

509 EASEMENT
DOC. 1217498
10' UTILITY EASEMENT
AT&T CORPORATION
DOC. 1217498

12' DISTRIBUTION EASEMENT
WISCONSIN ELECTRIC POWER
COMPANY (WE ENERGIES)
DOC. 1687839



SEE SHEET 4.22

SEE SHEET 4.24

BERNTSEN
MONUMENT
Y: 531778.23
X: 812194.98

BERNTSEN
MONUMENT
Y: 534422.61
X: 812179.70

TAX ID 80800410000
MARIA H. VEESER

TAX ID 80800400000
TONI MUELLER

TAX ID 80800390000
KEVIN C. MESKO &
RHONDA J. MESKO

TAX ID 80800380000
WILLIAM P. MOORE &
BARBARA R. MOORE

TAX ID 80800370000
ANDREW BOEHM

TAX ID 80800360000
LAURYN SCHWUDLACH

TAX ID 80800350000
AKEY PROPERTY
MANAGEMENT LLC

TAX ID 80800340000
EPL INVESTMENTS, LLC

TAX ID 80800330000
MEHO, LLC

TAX ID 80800320000
KELLY M. POLSIN

TAX ID 80800270000
COMMERCIAL
STREET PROPERTY,
LLC

UTILITY EASEMENT
CENTERLINE OF CABLE UTILITY
WISCONSIN TELEPHONE COMPANY
DOC. 158454
VOL. 571, PG. 222

503 EASEMENT
DOC. 158454

FEE POINT TABLE		
POINT	Y	X
121	532438.73	812223.58
122	532435.46	812227.09
652	532435.66	812255.58
653	532375.66	812255.99
654	532375.44	812223.96

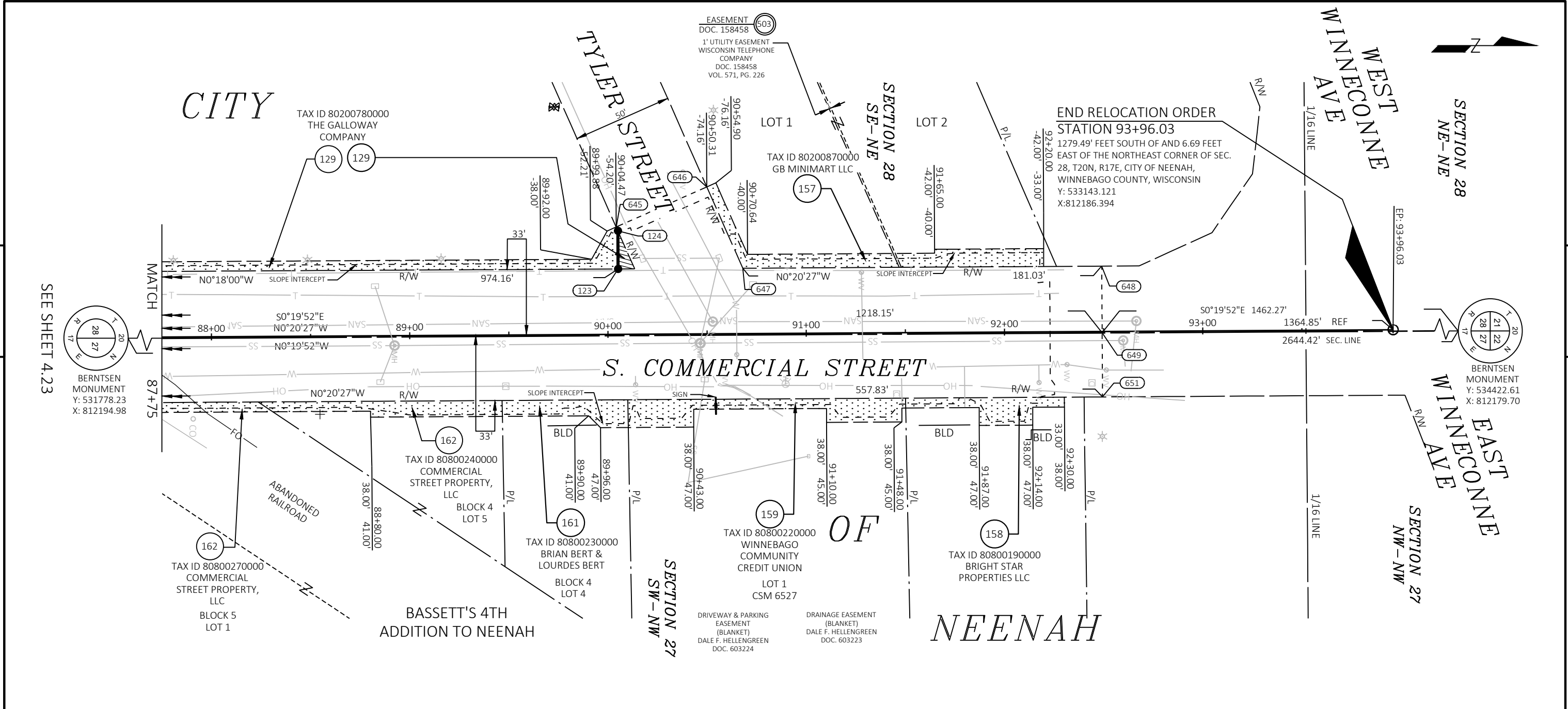
Line Table		
Line #	Length	Direction
654-653	32.03	N89° 36' 42"E
653-652	60.00	N00° 23' 18"W
652-122	28.49	S89° 36' 42"W
122-121	4.79	N46° 59' 43"W

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

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REVISION DATE 9-25-2023	DATE 8-1-2023	SCALE, FEET 0 25 50	HWY: COMMERCIAL STREET	R/W PROJECT NUMBER 4993-01-01	PLAT SHEET 4.23
GRID FACTOR	COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER 4993-01-01	PS&E SHEET	E	



FEE POINT TABLE		
POINT	Y	X
123	532752.21	812155.71
124	532752.10	812136.47
645	532751.24	812134.52
646	532796.97	812114.29
647	532815.13	812155.34
648	532996.16	812154.27
649	532996.36	812187.94
651	532996.55	812220.27

Line Table		
Line #	Length	Direction
123-124	19.25	S89° 41' 59"W
124-645	2.13	S66° 07' 59"W
645-646	50.00	N23° 52' 01"W
646-647	44.89	N66° 07' 59"E
648-649	33.67	N89° 39' 33"E
651-649	32.33	S89° 39' 33"W

FOUND MONUMENT TABLE		
TYPE	STA	OFFSET
CHISELED MARK IN SIDEWALK	90+13.78	32.92' LT
CHISELED MARK IN SIDEWALK	90+68.54	32.30' LT
1" IRON PIPE	91+49.50	33.16' RT
MAG NAIL	91+93.92	32.71' RT
3/4" IRON REBAR	92+26.95	33.62' LT
3/4" IRON REBAR	92+40.54	33.10' RT

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GRID FACTOR			COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER 4993-01-01	PS&E SHEET