

Common Council Minutes
Wednesday, July 19, 2023 at 7:00 PM

The Common Council of the City of Neenah, Winnebago County, Wisconsin, met in regular session at 7:00 PM, July 19, 2023, in the Council Chambers of Neenah City Hall.

Mayor Lang is the chair.

Present: Alderpersons Boyette, Erickson, Hillstrom, Lendrum, Steiner, Stevenson, Skyrms, Weber (appeared and voted by phone), and Council President Borchardt. Staff present Director of Finance Rasmussen, Director of Community Development & Assessment Haese, Director of Public Works Kaiser, City Attorney Rashid, and City Clerk Nagel.

Also Present: Police Chief Olson, Director of Human Resources & Safety Fairchild, Property Appraiser Engelbreth, and Director of Information Systems Wenninger.

Mayor Lang called the meeting to order at 7:00 p.m.

- I. The Mayor/Alderpersons recorded their attendance on the RollCall-Pro System as the Clerk called the roll. Alderperson Boyette led the Pledge of Allegiance.
- II. Assessment Revaluation Presentation by Property Appraiser Engelbreth
Appraiser Engelbreth gave a presentation on the Assessment Revaluation Process. The presentation is attached to the record copy of the meeting minutes.
- III. Introduction and Confirmation of Mayor's Appointment(s)
 - A. Reappoint Ruth Streck to the Landmarks Commission to a three-year term ending July 2026. **(UC)**
 - B. Swearing in
There being no objections, the Mayoral appointments were ordered approved by unanimous consent.
- IV. Approval of Council Proceedings
 - A. Approval of the Council Minutes and Proceedings of July 5, 2023 regular session. **(UC)**
There being no objections, the Council Minutes and Proceedings of July 5, 2023 were ordered approved as written by unanimous consent.
- V. Public Hearings
 - A. Consider Ordinance No. 2023-02, removing Section 26.27(7) of the City's Code of Ordinances related to rezoning protest petitions.
Mayor Lang opened the public hearing at 7:09 PM.

Kate Hancock-Cooke, 216 Bosworth Ct, - Ms. Hancock-Cooke has been serving on various city committees since 2007. Her experience has alerted her to the impact of a very small, very focal, minority group can have on the decision-making process. It is both surprising and disappointing at same time. When this issue came up, it was important to Ms. Hancock-Cooke that all voices are heard and that votes are weighed equally. This is a bipartisan issue, with both the Realtors Association and the Chambers of Commerce speaking in favor of the legislation at the Plan Commission. Climate migration is happening with Wisconsin being a very attractive state for both

cooler weather and economical housing costs. Neenah needs to be forward thinking in how we are going to accommodate the future of Neenah by attracting new businesses and employees and how to better serve the city. That is why Ms. Hancock-Cooke feels it is important to change this ordinance as soon as possible because we do not want to miss out on any opportunities coming our way.

Alexander Collins, 331 E. Wisconsin Ave – Called out the crux of the issue, Shattuck Middle School, as the whole case in total. Mr. Collins gave a brief overview of the events that took place regarding the rezoning of Shattuck Middle School. The supermajority vote has only be invoked three times over the past few decades. Suddenly this became important to someone independent of Shattuck when there are so many other issues to deal with. There has been no project transparency no real reason given for advocating for this change. When is a supermajority vote appropriate? In reading the staff memo referencing the ordinance change, it is assumed that all supermajorities are bad which is ludicrous unless no one cares about their constitutional rights. The founding fathers made it difficult to change the constitution with the use of supermajorities. Rezoning may not sound tantamount to the Bill of Rights, but financially, there could more consequences to those involved. Supermajorities merely forces more consensus on the issue that can be quite devastating to a small number of residents. A consensus is achieved on almost every vote on this council, and it is rare that a council vote ever garners more than two dissenting votes. Hence Mr. Collins recommends that all rezonings require a supermajority vote, or to invoke the required change on January 1, 2025, in accordance with state law to avoid the appearance of any nontransparency.

Jon Turke, Fox Cities Chambers, Vice President of Government Affairs, 125 N. Superior St, Appleton. Pointed out that there is an affordable housing crisis in the region. Fox Cities Chambers does not believe this ordinance change is a quick fix to the housing shortage, but it was passed by a bipartisan majority. The City of Appleton, Oshkosh, and De Pere have already eliminated the supermajority restriction in their ordinances, so by approving this ordinance amendment tonight, you would be aligning with the other Fox Valley Area municipalities. The Chamber believes that everyone should have their voice heard which has been demonstrated recently there is no trouble accomplishing that. We hope that voices continue to be heard. The Chamber would appreciate the council adopting this ordinance amendment.

Judd Stevenson, 632 Reed St. Mr. Stevenson is part of the Shattuck Neighborhood Group. The group is not against abolishing the supermajority ordinance on January 1, 2025. The fact that this change is up for approval tonight looks like the city is trying to ram something through on the Shattuck Middle School property that may not coincide with what was done with other areas of the city. Mr. Stevenson's hunch is that Northpointe Development will be coming back in the next three months because why else the council want to eliminate the supermajority requirement. The sixty-three resident who live within 100 feet of Shattuck Middle School are going to have the direct effect of an affordable housing project across the street from them and the sixty-three people need to be heard along with 860 signatures on the petition that

were outside the 100-foot section. Those people deserve to be heard as well. The timing of this vote to remove the supermajority requirement is going to make this council look like they are trying to push something through when there are no other locations in the city where apartment building have been built in the middle of R-1 zoning. Those areas already had multi-family, commercial, or industrial zoning. Mr. Stevenson is all for affordable housing in the right place, not in front of R-1 zoning. Affordable housing belonged over in the old Kimberly Clark South Office Building on Marathon Avenue by the Police Department and the council did not take advantage of that opportunity. Mr. Stevenson feels that this is a way to ram a Northpointe project down the throats of the community, which is why Mr. Stevenson believes the council should wait on removing the supermajority requirement from the ordinance.

Seeing no other appearance, the public hearing was closed at 7:24 PM.

- B. Consider a Special Use Permit request by Trinity Lutheran Church for a building addition and parking lot expansion on property located at 407 Oak Street. Mayor Lang opened the public hearing at 7:25 PM.

Seeing no appearance, Mayor Lang closed the public hearing at 7:26 PM.

VI. Plan Commission report pertaining to Public Hearings:

- A. Plan Commission meeting of July 11, 2023: (Ald. Steiner) (Minutes can be found on the City web site)

- A. Commission recommends Council approve Ordinance No. 2023-02, removing Section 26.27(7) of the City's Code of Ordinances related to rezoning protest petitions. **(RollCall-Pro)**
MSCRP Steiner/Lendrum to approve Ordinance No. 2023-02, removing Section 26.27(7) of the City's Code of Ordinances related to rezoning protest petitions as recommended by committee. Motion carried in a roll call vote, 7-2 with Stevenson and Boyette dissenting.

Discussion: Alderman Boyette is concerned with the appearance of the Council with the comments made by during the public forum, and asked why are we not waiting until the January 1, 2025 deadline? Mayor Lang will make a statement at a later point in the discussion that might answer Alderman Boyette's concerns.

Alderman Stevenson would like to see the language stricken on January 1, 2025 because the two times a protest petition was invoked were the most embarrassing aldermanic moments in his tenure. The embarrassing moment was caused by the legal advice that both the Shattuck residents and the Western Avenue residents received from the City Attorney. The City Attorney advised the resident that they could not give anyone legal advice for action against the city because the City Attorney represents the city. Alderman Stevenson's issue with that advice is that submitted protest petition is not against the city, but rather against the petitioner of the proposed rezoning request; therefore, the City Attorney should be giving legal advice to residents

as to why their petition failed. The binding body of the city is the Council, who dictates and sets policy, not staff. Therefore, Alderman Stevenson is happy the language is changing so that the legal department can address the concerns of the citizens.

Alderman Stevenson is concerned with transparency, which is why he would like to know why the same amendment was pulled off the Plan Commission agenda in March by Mayor Lang. Alderman Stevenson assumes that it had something to do with at the public conception of transparency with the closeness to the Shattuck rezoning.

Alderman Stevenson believes there is evidence that this ordinance amendment is targeted specifically at the current Shattuck situation. Both Aldermen Skeyrms and Hillstrom spoke publicly at Plan Commission on the injustices of a supermajority. There are multiple ordinances in the city code that call for supermajority. Examples were given as to supermajority required; why are they not a concern or being address. There have only been two instances in the last 35 years where the residents petitioned, not against the city, but against the rezoning applicant where the supermajority failed in one and was successful in the other. Therefore, Alderman Stevenson is in full support of changing the ordinance on January 1, 2025. It is unknown if the council will put themselves in jeopardy if the ordinance is changed earlier than the required date. Why would, in bipartisan support, the legislature set the date as January 1, 2025. Alderman Stevenson's guess is to allow municipalities who have a supermajority petition in its process time to continue process and not to change the rules in the middle of the game. There are currently no rezone petition applications at this time, but there is a likelihood of one being submitted rather soon. Alderman Stevenson hopes Shattuck Middle School gets some life to it and it meets needs we wanted when it failed council.

Mayor Lang responded to Alderman Stevenson's concerns in that she feels she is a member of Council in that she votes in the case of a tie. The amendment was put on the Plan Commission agenda in February of 2023. Mayor Lang was out of the country on vacation when she realized it was on the agenda and when she returned home asked that the item be removed because she did not feel it was the appropriate time to take up the item. It is on the agenda now because of a council directive.

Alderman Hillstrom referred to the memo in the council packet written by Deputy Director Schmidt which explains very well the change and how it affects the council's role. The memo also addresses how imbalanced, unfair, and discriminatory the current ordinance is. Alderman Hillstrom wishes the council could ask the state representatives from 1920s the reasoning behind allowing only twenty percent of the citizens to have more power than the remaining eighty for rezoning. By forcing a supermajority vote this allows some alderman more power in their votes than the council, it does not allow

those citizen who elected all alderman the same representation. Some have tried to tie this the situation at Shattuck Middle School, but did those voting in Madison, or other municipalities across the state, to remove this language from their ordinances care about the situation at Shattuck? If the council would have taken action to remove this language from the ordinance in 2017 it would not have been about the situation at Shattuck Middle School. The Shattuck situation should have no influence on the tonight's vote as there are no current rezoning applications. There is no reason to wait until January 1, 2025.

Alderman Hillstrom continued by stating that the council has been told by Jennifer Sunstrom of the Realtors Association that there is a need for housing options across the different levels. The city needs those housing options for the business to stay attractive, competitive, and to allow for expansion. Affordable housing is also needed for seniors so that they can continue living in the neighborhoods they raised their families in.

Six years ago, the state voted to remove this language from local ordinances expecting municipalities to follow suit. While several of the neighboring municipalities did, Neenah did not. Now that state is taking a much stronger stance in eliminating the language altogether. How they voted in legislature with the bipartisan almost unanimous vote tells us how important this issue is. There is overwhelming support for the removal of a supermajority vote at the state level, why not at the city level? As an alderman, Hillstrom often speaks with staff, who are our subject matter experts, about issues before the council. At this time Alderman Hillstrom canvassed city directors asking them if they think it is in the best interest of the city to pass this ordinance amendment at this evening. The response was a unanimous yes by the staff members. With the unanimous support there is no reason not to eliminate this language from the ordinance. Great cities need to be fair, inclusive, and treat all equally, the very values that this language prohibits. Alderman Hillstrom supports the removal of this language.

Alderman Lendrum thinks that if a supermajority vote is required to move a house, the council should be looking at that as well. If Council does not vote to remove the language, news will travel fast to developers and businesses looking to move here. The community will become known as a community that works against development and we will have the reputation of not welcoming businesses into our community. This is terrible for the tax base which is terrible for the taxpayers. In Alderman Lendrum's opinion, a yes vote would mean the aldermen believe in fair and equitable voting and remove Section 26.27(7).

Alderman Borchartd would like the question that was brought up earlier answered in that why now. Given the Shattuck situation, the answer to why now and not January 1, 2025, businesses are coming and going into the community regularly, there is nothing currently preventing them from

coming or going. It seems like the situation regarding Shattuck has created a great divide between secrecy and transparency, and would seem to be the question that needs to be answered.

Mayor Lang responded that the elimination of Section 26.27(7) came to the council through a council directive introduced by one of the aldermen. The removal of this language was also passed at the state level which is part of the conversation as well. Now is the time to remove this language from the protest petition because there are no rezone requests before us, there is no reason to, and it is unknown as to when or if a rezone application will be submitted in the near future.

Director Haese offered his prospective. Removal of this language should have come before the Council in 2017. There are no rezones on the table, now is the time act.

Alderman Steiner stated that the communities of Appleton and Oshkosh do not care about Shattuck Middle School, yet they sought to remove this language recently because their thought it was bad code. There is speculation around the January 1, 2025 date which is just speculation. Unless there is a legislator here to answer why the January 1, 2025 date, it is just speculation. In the end, the legislature removed the language because they felt it was an antiquated code that did not make sense anymore. There is no reason to wait, the legislature did not say we could not remove the language and other communities have done so. Therefore, Alderman Steiner is in favor of changing the code at this time.

Alderman Boyette still questions what the harm is in is doing what the state voted. We are obviously preparing to remove it as well, but what is the rush, and why not have a future date on it as well instead of effective immediately. Again, there are concerns about everything that is being said here tonight and how it would look if the language was voted in for immediate removal.

In Director Haese opinion is that the city is six years behind the elimination of this ordinance language, it should have been addressed in 2017. This is clearly a big issue with four people speaking on the topic at tonight's public hearing: two against, two in favor. Not sure the controversy is there. There is the possibility of having several rezoning come before us. This council and prior councils have always made good decisions, however, there have been projects that have had protest petitions, specifically Theda Clark, in which one vote the other way and Theda Clark would not be here. It the equitability of each alderman having a vote, each alderman being able to represent their constituents, and the constituents being able to have the expectation that their alderman is going to represent them in an equal vote of all aldermen. There are no rezones on the table, and no one can predict what applications will be submitted in the future. The state made it

possible to eliminate the language in 2017. On January 1, 2025 the state is making a mandate to remove the protest petition, supermajority language. There is clearly a feeling at the state level that local level decisions have not been good, that is why they are mandating the change. It is only speculation as to the January 1, 2025 date. There is no reason to wait.

Mayor Lang responded that this is the right thing to do, therefore we should make the change at this time. One comment heard by Mayor Lang as to why the January 1, 2025 effective date is to give the rural communities time to work through this change because they do not meet as regularly. The right thing to do is to eliminate this language and there is no reason to wait.

Alderman Skyrms has spoken out about the removal of this language for several meetings now. Regarding the appearance of nontransparency, this is the fifth time this matter has been voted on. Every meeting was a legal posted and open meeting and very transparent. On the issue of being rammed through. Nearly seven years ago the state said there is an option to remove this language and not having to go through this process anymore because it no longer makes sense. Alderman Skyrms learned of this supermajority process nine months ago and it did not make sense then. It was on the agenda seven months ago and was pulled off out of deference for Shattuck, to make it clear that there is nothing funny going on. Two months ago, Alderman Skyrms made a directive to address the issue. This body has not seen any rezoning petitions in nearly eight months. To suggest this is being rushed through is false.

Mayor Lang made a statement as to her support for approving the ordinance amendment which encompassed all the reasons previously stated reasons. We will continue to be impacted by the housing crisis by not being able to attract businesses to come into our community and have housing options to support their workforce. The removal of the supermajority language from the ordinance does not remove the ability of the residents to express their opinion on a rezoning, nor does it remove the ability of the residents to create a petition against the rezoning. It simply removes the equitable rule that leads to a minority of council members being able to dictate decision against the will of the majority. Mayor Lang urges the council to vote in favor of removal of Section 26.27(7) protest petition requiring a supermajority vote.

Motion restated and vote taken.

- B. Commission recommends Council approve a Special Use Permit for the building addition and off-street parking expansion located at 407 Oak Street subject to the conditions of the Special Use Review Letter. **(Roll Call-Pro) MSCRP Steiner/Skyrms to approve as recommended by committee, all voting aye.**

Discussion: Alderman Erickson drove by the church today and it appears that the construction has already started. Director Haese advised that it is not uncommon to see construction site prep work start prior to approval in demolition projects. It is up to the project manager to start site preparation work ahead of approval, but they do it at their own risk.

VII. Public Forum

- A. Speakers should give their name and residential address (not mailing address) and are allowed five minutes to speak on any topic.

Mayor Lang opened the Public Forum at 8:01 PM.

Seeing no appearances, the Public Forum was closed at 8:02 PM.

VIII. Mayor/Council consideration of public forum issues

- A. None.

IX. Consent Agenda

- A. None.

X. Reports of standing committees

- A. Regular Public Services and Safety Committee meeting of July 11, 2023: (Chairperson Lendrum/Vice Chairperson Hillstrom) (Minutes can be found on the City web site)

- A. Committee recommends Council approve the purchase of a Kohler generator with the upgraded enclosure from Total Energy Systems, LLC, in an amount of \$68,678.00 and to also include an additional \$30,000.00 for shipping costs, electrical costs, and concrete costs, for a total of \$98,678.00, with the funding source being Capital Equipment Budget of \$100,000.00. **(RollCall-Pro)**

MSCRP Lendrum/Hillstrom to approve as recommended by committee, all voting aye.

- B. Informational only items:

a) The Committee authorized the Chairman of the Public Works and Safety Committee to sign the special assessment report for Preliminary Resolution 2023-14, 2-Inch Asphalt Mat Overlay for properties served in the Freedom Acres Subdivision.

b) The Committee authorized the Chairman of the Public Works and Safety Committee to sign the special assessment report for Preliminary Resolution 2023-15, 2-Inch Asphalt Mat Overlay for properties served in the Homes at Freedom Meadows Subdivision.

- B. Regular Finance and Personnel Committee meeting of July 10, 2023: (Chairperson Erickson/Vice Chairperson Skyrms) (Minutes can be found on the City web site)

- A. Committee recommends Council approve the purchase of 2 Aruba ANW 8100 switches and the necessary engineering services to replace the core

switch that resides in the data center from Heartland Business Systems for an amount up to \$30,000. **(RollCall-Pro)**

MSCRP Erickson/Skyrms to approve as recommended by committee, all voting aye.

- B. Committee recommends Council approve the modification of the position of the Administrative Assistant to the Mayor to a Public Relations Specialist, reclassifying the position to a grade 8 within the appropriated budget. **(RollCall-Pro)**

MSCRP Erickson/Boyette to approve as recommended by committee, all voting aye.

- C. Committee recommends Council approve the transition from WRS Life Insurance to Standard Life Insurance for the Fiscal Year 2024 plan year, resulting in an expected cost savings of approximately \$1,100 over the course of the year. **(RollCall-Pro)**

MSCRP Erickson/Borchardt to table this item per the request of Director Fairchild.

Discussion: Director Fairchild originally asked the broker to look at all offered benefits for cost savings to both the city and the employees. At the onsite it looked like this was a comparable option to what is currently offered to the city at a cost savings to both the city and its employees. However, with further analysis, the rate for voluntary contributions for the employees would double in premium. This is not in the best interest of city employees as it would result in a lower compensation package in order to sustain the same coverage in the benefit.

There was procedural discussion between tabling this item or removing this item. The consensus of the council was that it was more appropriate to refer the item back to committee. A revised benefit package will be brought back to council.

Amended motion: Erickson/Borchardt to refer the item back to the Finance and Personal Committee for further recommendation, all voting aye.

- D. Committee recommends Council approve the offering of ancillary benefits through Standard Insurance beginning January 1, 2024, as presented. **(RollCall-Pro)**

MSCRP Erickson/Boyette to approve as recommended by committee, all voting aye.

Discussion: Director Fairchild addressed short-term disability insurance coverage. Short-term disability is attached to the life insurance package which will be removed based on the aggressive sick leave program offered

by the city. Director Fairchild does believe that the additional accrual are great for long-term employees but not new employees. The first five years as an employee, sick accruals is not enough to cover cataphatic events. The ancillary benefits are all voluntary employee elected and paid for by the employees themselves. Benefits offered under this voluntary program are accident, critical insurance, and hospital indemnity.

- XI. Reports of special committees and liaisons and various special projects committees
- A. Regular Plan Commission meeting of July 11, 2023: (Council Rep Steiner) (Minutes can be found on the City web site)
1. Informational only items:
 - a. The Commission approved the site plan for a new playground located at 1021 Oak Street subject to the conditions of the site plan review letter.
 - b. The Commission approved the site plan to construct a building addition on property located at 601 S Commercial Street subject to the conditions of the site plan review letter.
 - c. The Commission approved the site plan to construct an accessory storage building located at 223 Edna Avenue subject to the conditions of the site plan review letter.
- B. Board of Public Works meeting of July 19, 2023: (Vice Chairperson Hillstrom) (Minutes can be found on the City web site)
1. Information Only Items:
 - a. The Board approved Change Order No. 3 Contract 11A-22 Water Service Replacement Reddin Avenue & Zemlock Avenue, Donald Hietpas & Sons Inc., Little Chute, WI, final quantity adjustments, in the amount of (-\$14,684.10).
 - b. The Board approved Change Order No. 4 Contract 11B-22 Water Service Replacement Hunt Avenue, Madison Street and Nicolet Boulevard, Carl Bowers & Sons Construction Co., Kaukauna, WI, final quantity adjustments, in the amount of (-\$178,411.00).
 2. Council Action Items:
 - a. The Board recommends Council approve Final Pay Request Contract 11A-22 Water Service Replacement Reddin Avenue & Zemlock Avenue, Donald Hietpas & Sons Inc., Little Chute, WI, in the amount of \$11,381.65 **(RollCall-Pro)**
MSCRP Hillstrom/Lendrum to approve as recommended by committee, all voting aye.
 - b. The Board recommends Council approve Final Pay Request Contract 11B-22 Water Service Replacement Hunt Avenue, Madison Street and Nicolet Boulevard, Carl Bowers & Sons Construction Co., Kaukauna, WI, in the amount of \$36,416.00. **(RollCall-Pro)**
MSCRP Hillstrom/Boyette to approve as recommended by committee, all voting aye.

Discussion: Director Mach gave the Council an update on the lead service replacement project. This is the last and final reimbursement to be submitted to the DNR, all other reimbursement requests have been paid in full. The final reimbursement will be received in the next couple of weeks. These two final pay requests along with the spot pay request will close this program. Currently 161 private lead service lines were replaced with this funding via the two contract and 56 spot replacements, for a total of 217 replacements. This money was well spent and went to making Neenah a better place.

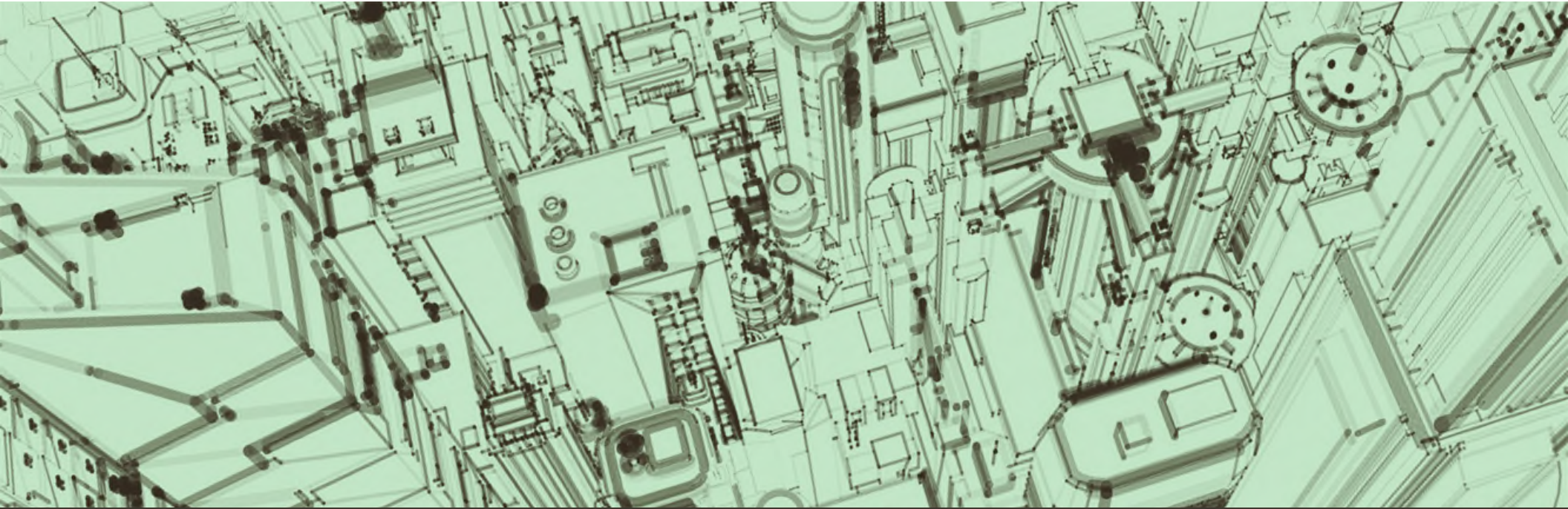
- C. Reports on neighborhood groups.
 - 1. Business Improvement District Board (BID Board) – Alderperson Skyrms
 - a. Reporting from the July 18, 2023 Meeting.
 - b. Awning Grants were award to Market Place, Fiber, and Bona Fide Juicery. Additional awards were given to Bona Fide Juicery to help with their buildout. Bona Fide Juicery will be opening next month in the 201 W. Wisconsin building.
 - c. Currently have 1,300 registered participant logging their loop in Loop the Lake program.
 - d. The TDORA program was reviewed and discussed; going very well. Very positive feedback was received. Next use of the TDORA will be Boogie and the Yo-yoz in August.
 - e. Upcoming events
 - (1) Saturday, July 22nd, spend \$5.00 downtown receive \$5.00 in tokens for the Farmer’s Market.
 - (2) Monday, July 24th, tickets go on-sale for Ultimate Ladies Day.
 - (3) Saturday, August 3rd-5th Summer Madness Sale Downtown.
 - (4) Evening Concerts in Shattuck Park on Wednesdays, lunch concerts in Shattuck Park on Thursdays, and Farmer’s Market in Shattuck Park on Saturdays.
- D. Library Board
 - 1. Report from the Library Board – Alderperson Erickson
 - a. Reporting from July 19, 2023 Meeting.
 - b. Circulations numbers for June have been the highest since January 2020 with 63, 708 items.
 - c. In June 2,598 lunches were served.
 - d. In June bibliography checkouts were 267.
 - e. The Youth Summer Reading Challenge has 2,436 participants and continues to grow.
 - f. Fall programs are currently planned with an advertising flier.
- E. Neenah Arts Council
 - 1. Report from the Neenah Arts Council – Alderperson Erickson
 - a. Reporting from the July 12, 2023 Meeting.
 - b. Participated with Farmer’s Market on June 17th.
 - c. Participated in Community Fest on July 4th.

- d. Will be participating August 1st in the National Night Out Program held at Memorial Park from 5-8pm.
 - e. There are two memberships opening on the Arts Council for anyone who would like to participate in the community.
 - F. Landmarks Commission
 - 1. Report from the Landmarks Commission – Alderperson Weber
 - a. Reporting from the July 12, 2023 Meeting.
 - b. Final preparations for the 1873 History Walk, self-guided history tour, taking place July 28th – August 6th. There are 39 locations across the city and around City Hall. Signs will be placed on the homes and businesses with additional historical information. A shout-out to Carol Kasimor for coordinating this walk.
 - c. Sesquicentennial Triva Night was held at The Dome on July 13th. There are 10 teams signed up, lots of fun and a successful event.
- XII. Presentation of petitions
- A. No petitions.
- XIII. Council Directives
- A. None.
- XIV. Unfinished Business
- A. None
- XV. New Business
- A. Arrowhead Park Development Status Report. (Ald. Hillstrom)
No report.
 - B. Alderman Skyrms
 - 1. Thanked Director Mach for all his efforts on the Lead Service Replacement Program.
 - 2. Congratulations to Alderman Boyette who is the new President of the Legion Auxiliary.
 - 3. Congratulations to Alderman Stevenson who golfed a hole in one.
 - C. Alderman Erickson
 - 1. Reminder to schedule council security training.
 - D. Council photo
 - 1. Will be put on hold for now until everyone can be present.
- XVI. Adjournment
- Motion by Skyrms/Borchardt to adjourn, all voting aye. Meeting adjourned at 8:28 PM.**

Respectfully submitted,



Charlotte Nagel, City Clerk

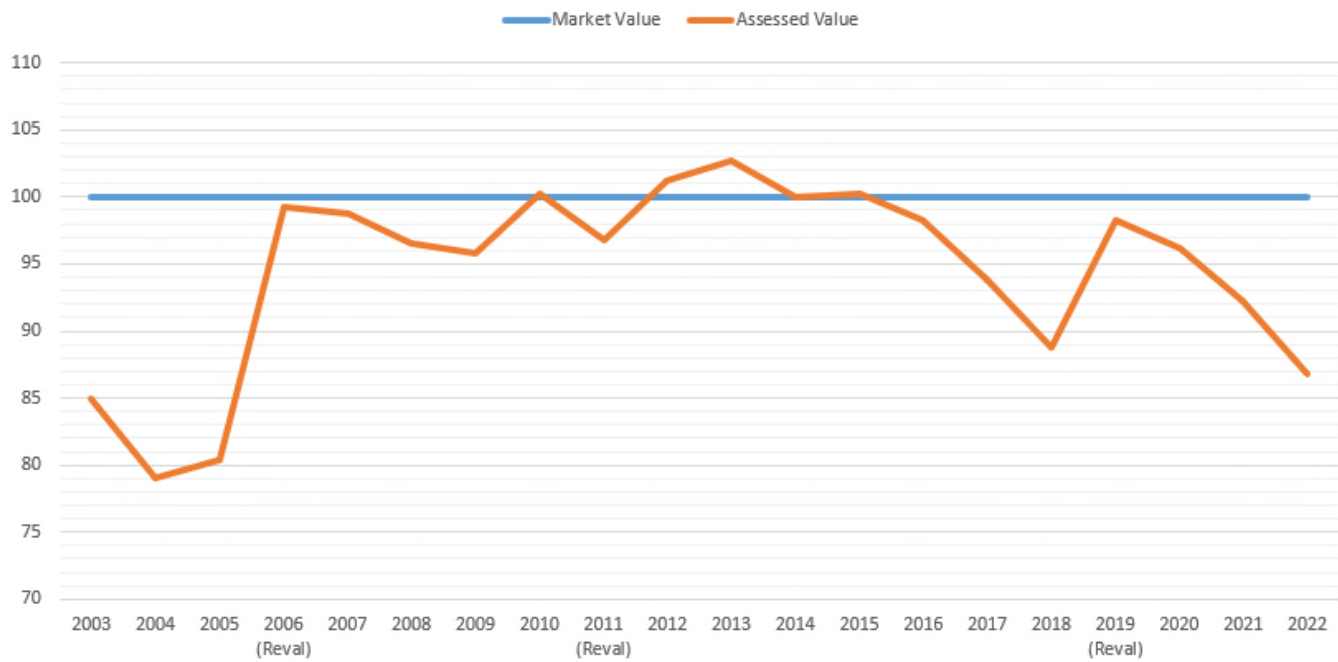


2023 Revaluation

City of Neenah



Ratio of Assessed Values to Market Value



Median Home Value City of Neenah



<https://www.revenue.wi.gov/Pages/RA/WI-Real-Estate-Sales.aspx>

Why are home values so high?

- Lack of housing supply
 - This is common across the country
 - Neenah also has a shortage of lots
- Over the past year the number of listings were down 32.6%
 - Fewer homes on market create bidding wars, driving home prices higher

Average Increase in Assessed Value is 30-35%

Sold for \$162,000 (\$32,100 over asking price)

742 Madison St (no basement)

Asking Price \$129,900

Sold 5/27/2023 \$162,000

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	Assess Value
1	Residential	75	127	11,428	0.262	None	Residential		\$33,000

Residential Building			
Year built:	1949	Full basement:	
Year remodeled:		Crawl space:	
Stories:	1 story	Rec room (rating):	
Style:	Ranch	Fin bsmt living area:	
Use:	Single family	First floor:	792 SF
Exterior wall:	Asbestos/asphalt	Second floor:	
Masonry adjust:		Third floor:	
Roof type:	Asphalt shingles	Half story:	0 SF
Heating:	Gas, forced air	Finished attic:	
Cooling:	A/C, same ducts	Unfinished attic:	
Bedrooms:	2	Unfinished area:	
Family rooms:		Garage:	220 SF
Baths:	1 full, 0 half	Deck:	144 SF
Other rooms:	2		
Whirl / hot tubs:			
Add'l plumb fix:			
Masonry FPs:	1 stacks, 1 openings		
Metal FPs:			
Gas only FPs:			
Bsmt garage:		Grade:	C-
Shed dormers:		Condition:	Average
Gable/hip dorm:		Percent complete:	100%



Sold for \$201,000 (\$31,200 over asking price)

133 Andrew Ave.

Asking Price \$169,800

Sold 4/28/2022 \$201,000

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	Assess Value
1	Residential	60	120	7,336	0.168	None	Residential		\$27,500

Residential Building			
Year built:	1956	Full basement:	888 SF
Year remodeled:		Crawl space:	
Stories:	1 story w/attic	Rec room (rating):	312 SF (AV)
Style:	Cape cod	Fin bsmt living area:	
Use:	Single family	First floor:	888 SF
Exterior wall:	Alum/vinyl	Second floor:	
Masonry adjust:		Third floor:	
Roof type:	Asphalt shingles	Half story:	0 SF
Heating:	Gas, forced air	Finished attic:	444 SF
Cooling:	A/C, same ducts	Unfinished attic:	
Bedrooms:	3	Unfinished area:	
Family rooms:	1	Deck:	140 SF
Baths:	1 full, 1 half	Basement Bar:	1 units
Other rooms:	3		
Whirl / hot tubs:			
Add'l plumb fix:			
Masonry FPs:			
Metal FPs:			
Gas only FPs:			
Bsmt garage:		Grade:	C
Shed dormers:		Condition:	Good
Gable/hip dorm:		Percent complete:	100%



March 2022

Sold for \$481,500 (\$71,500 over asking price)

1360 Yorkshire Ct.

Asking Price \$410,000

Sold 4/13/2022 \$481,500

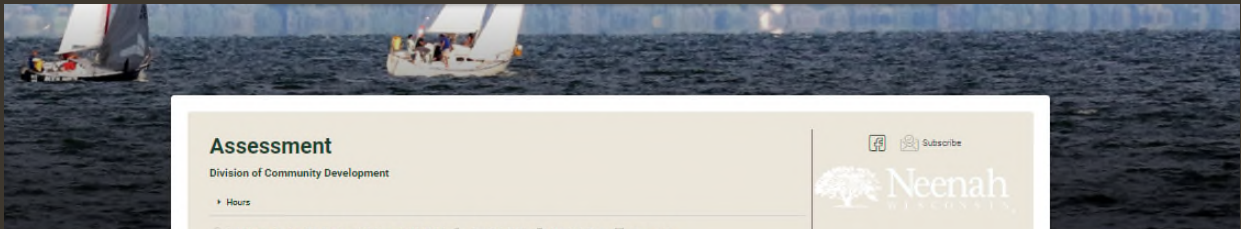
Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	Assess Value
1	Residential	83	129	17,133	0.393	None	Residential		\$61,500

Residential Building			
Year built:	1996	Full basement:	1,928 SF
Year remodeled:		Crawl space:	
Stories:	1.5 story	Rec room (rating):	
Style:	Modern Multi-Story	Fin bsmt living area:	
Use:	Single family	First floor:	1,928 SF
Exterior wall:	Alum/vinyl	Second floor:	820 SF
Masonry adjust:	376 SF	Third floor:	
Roof type:	Asphalt shingles	Half story:	0 SF
Heating:	Gas, forced air	Finished attic:	
Cooling:	A/C, same ducts	Unfinished attic:	
Bedrooms:	4	Unfinished area:	
Family rooms:	1	Garage	724 SF
Baths:	2 full, 1 half	Enclosed porch	330 SF
Other rooms:	4	Patio	343 SF
Whirl / hot tubs:	1 whirlpool, 0 hot		
Add'l plumb fixt:	4		
Masonry FPs:			
Metal FPs:			
Gas only FPs:	2 openings		
Bsmt garage:		Grade:	E-
Shed dormers:		Condition:	Average
Gable/hip dorm:		Percent complete:	100%



2023 Revaluation Timeline

- Notices of Assessment Change will be mailed on August 4th.
- Open Book
 - August 22nd, 23rd, & 24th 9:00am – 6:00pm
- Board of Review
 - October 4th

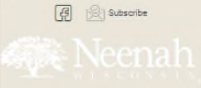


Assessment

Division of Community Development

Hours

211 Walnut St., Rm. 313, P.O. Box 426, Neenah, WI 54956 | 920-886-4115 | 920-886-4129 | Contact Us



Assessment

In This Department

Assessment

2023 Revaluation

What is Assessment?

Assessment Rolls

Board of Review

Open Book

Publications, Links, Forms

FAQs

Property Information

Update your Tax Bill mailing address

Maps/Public Parcel Viewer

Community Development

OUR MISSION

The mission of the Assessment Department is to accurately and equitably value all real estate and personal property within the City of Neenah. It is our responsibility to ensure all parcels within the city are valued uniformly as market trends dictate.

If you have received a letter from our office requesting to view your property, please respond as directed in the letter or call to speak with our assessment staff.

We are conducting exterior inspection and have several options for collecting interior information if an on-site visit is not suitable. These inspections help us keep accurate records and make fair and equitable assessments.

2023 Revaluation Notice

The City of Neenah Assessor's Office is conducting a revaluation of all properties in 2023. The last citywide revaluation was completed in 2019.

Why a Revaluation is needed

The assessed values in the City of Neenah are significantly lower than market values based on recent sales. The City's current assessment to sale ratio is 86.8%. State law requires cities to assess real estate to +/- 10% of market value at least once in every 5-year period. When the ratio exceeds those margins, a revaluation is required.

An analysis of recent home sales has shown there are geographic inequities due to sale prices rising at different rates for different types of homes. Starter homes, rentals, and new construction homes have shown the largest increase in values while the high-end homes have not seen as dramatic of an increase. It is important all properties are assessed consistently with the market in order to have uniform values, which results in ensuring everyone is paying their fair share of taxes — not too much or too little.

Revaluation Creates Equity

The purpose of a revaluation is to equitably distribute the tax burden among the taxable properties in the City to better reflect actual market values, not to increase property taxes. The revaluation does not change the total amount of property tax revenue collected by the City.

Revaluation Timeline

Notice of Assessment Changes are tentatively scheduled to be mailed out in late summer 2023.

Open Book: August 22-24, 2023, from 9:00 a.m. - 6:00 p.m.

Initial Board of Review: October 4, 2023, from 9:00 a.m. - 11:00 a.m.

Dates will also be listed on the Notice of Assessment Change you will receive in the mail from our office when the revaluation is completed.

Resources

DOR-2023 Guide for Property Owners

Trespass Law - 943.13 and 943.15

Watch this short video for an explanation on how assessments work.

Online resources

www.ci.neenah.wi.us/departments/assessor/

Illustrative Tax Estimator

How might my assessment change affect my tax bill? Review the Illustrative Tax Estimator to find out!

The purpose of this illustrative estimator is to show you what your tax amount may have been in 2022 had the revaluation taken place one year earlier. **Please note: This exercise will not predict your tax amount for 2023. It is for illustrative purposes only.**

First, enter your home's **Total 2022 assessed value** from your "2023 Notice of Assessment":

Next, enter your home's **new Total 2023 assessed value** from your "2023 Notice of Assessment":

Now click "Submit".

2022 Tax Amount with **2022 assessment**: **\$1,762.95**

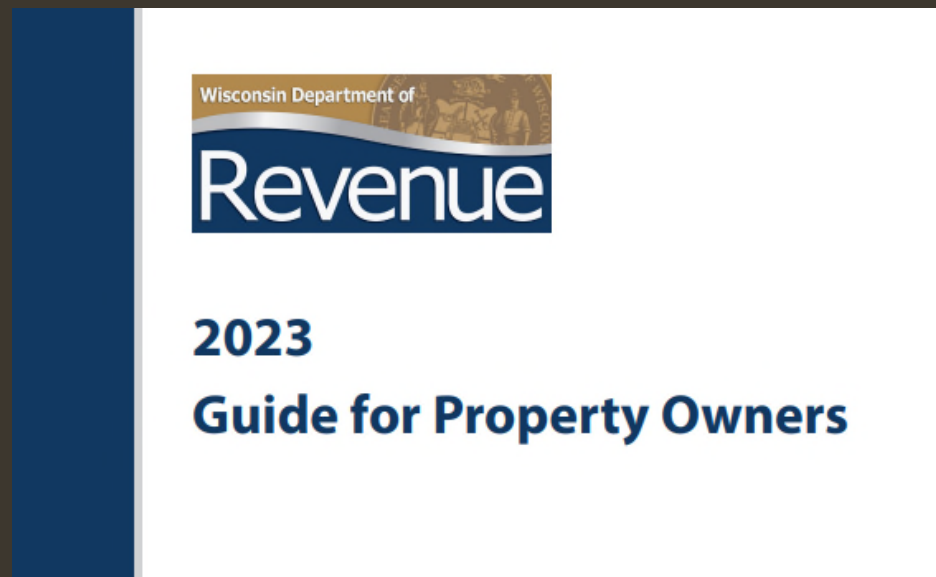
2022 Tax Amount with **new 2023 assessment**: **\$1,760.92**

Change in amount: **\$-2.03**

NOTE: This exercise does not predict your tax amount for 2023. It is for illustrative purposes only.

Online resources

www.ci.neenah.wi.us/departments/assessor/



Online resources

www.ci.neenah.wi.us/departments/assessor/

										Tax Key	803-0219-00-00		Zoning	R2					
										Address	507 W North Water St		Neighborhood						
													100-0 - W Side of Doty Island						
										2018 Assessment	Land	Improvement	Total						
											\$22,200	\$75,500	\$97,700						
										2019 Assessment	Land	Improvement	Total						
											\$22,000	\$101,700	\$123,700						
										% Change in Assessment		26.6%							
										Recent Sale Transactions									
										Sale Date		Sale Price		Adjusted Sale Price					
6/26/2018		\$122,680		\$122,680															
7/28/2015		\$108,900		\$105,900															
10/1/2005		\$95,500		\$95,500															
Land																			
Year Built	1917	Story Height	1.5 story	Use	Single family		Tax Class	Unit of Measure	Width	Depth	SqFt	Acres	Water front						
Exterior	Alum/vinyl	Heating	Gas, forced air		Unfinished		Residential	Square feet	54	150	8,462	0.194	None						
Style	Craftsman	Cooling	A/C, same ducts		0														
Roof	Asphalt shingles	Bedrooms	3	CDU	Good		Other Building Improvements												
Mas FP	1	Full Baths	1	First Floor	728	Qty	Description	Width	Depth	Height									
Metal FP	0	Half Baths	0	Second Floor	546														
Gas only FP	0	Bsmt Garage	0	Third Floor	0	1	14 x 24 garage, detached, frame or cb	14	24	8									
FBLA	0	Rec Room	0	Finished Attic	0														
Full Basement	728	Crawl Space	0	Sqft Living Area	1274														

Refer property owners to:

- Website – Assessors Page
 - All Assessed Values posted online when notices are mailed
- Call Assessors Office at 886-6115
- Email Assessor@neenahwi.gov
- Schedule appointment – walk-ins welcome, but scheduled appointments take priority.
- Assessment Rolls will also be at the Neenah Library



CITY OF NEENAH – COMMON COUNCIL MEETING
WEDNESDAY, July 19, 2023 AT 7:00 PM
ATTENDANCE SHEET

NAME	ADDRESS
1. Alexander Collins	331 E. Emerson Ave
2. ETHAN FEY	702 Cedar St.
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**CITY OF NEENAH – COMMON COUNCIL MEETING
WEDNESDAY, July 19, 2023 AT 7:00 PM
ATTENDANCE SHEET**

NAME	ADDRESS
1. Kato Hancock-Cooke	216 Basworth Ct.
2. Bethanne Gengler	Neenah News
3. Jon Turke	Fox Cities Chamber
4. DICK FRYSE	FRANKLIN FRYSE
5. ZAKARY SHERK	409 E WISCONSIN AVE
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CITY OF NEENAH – COMMON COUNCIL MEETING
WEDNESDAY, July 19, 2023 AT 7:00 PM
ATTENDANCE SHEET

NAME	ADDRESS
1. <i>Madd Stevenson</i>	<i>632 Reed St Deerpark</i>
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