

**TOWN OF NEENAH TOWN BOARD**  
**Meeting Agenda**

**DATE:** Monday, August 28, 2023  
**TIME:** 7:00 pm  
**LOCATION:** 1600 Breezewood Lane

The meeting will also be offered virtually via ZOOM.

Meeting ID : 891 4939 3233      Passcode: 151843      Phone (312) 626-6799

Zoom Link: <https://us02web.zoom.us/j/89149393233?pwd=YkV3M0xDSzhnWkFRMIJTeXErNGNIz09>

**TOWN BOARD MEETING**

1. CALL TO ORDER TOWN BOARD
2. APPROVE MINUTES  
    August 14, 2023 Town Board Meeting
3. PUBLIC FORUM
4. PUBLIC FORUM FOR RECOGNIZED MUNICIPAL AND COUNTY OFFICIALS
5. CORRESPONDENCES
  - a. Equalized Value Report for 2023 from the State of Wisconsin Department of Revenue
6. DISCUSSION / ACTION
  - a. Approve Vouchers, Payroll and Bank Transactions August 28, 2023.
  - b. Report from Roads and Stormwater Superintendent Glenn Armstrong.
  - c. Report on Status of Larsen Road and Oakridge Road Reconstruction Planning.
  - d. Report from Fire Chief Dan Osero regarding purchase of new fire truck with possible action to approve placing an order with Custom Fire including down payment for chassis.
  - e. Ordinance 2023-02 Ordinance Amending Section 4.40 No Parking, Stopping or Standing to add Michael Avenue.
  - f. Resolution 2023-18 – Certified Survey Map, Adella Beach Rd  
    Applicant: Lindalee MacDonald  
    Agent: Davel Engineering  
    Location of Premises Affected: 176 Adella Beach Rd, Neenah, WI 54956  
    Tax Parcel No: 010-074701 and 010-0744
  - g. Resolution 2023-19 – Certified Survey Map, Fury Lane  
    Applicant: Tom and Tory Maves  
    Agent: Martenson & Eisele, Inc  
    Location of Premises Affected: 210 Fury Ln, Neenah, WI 54956  
    Tax Parcel No: 010-008011 and 010-00802
7. FUTURE AGENDA TOPICS AND MEETINGS
  - a. Parks and Trails Committee Meeting, Tuesday September 5, 2023, 6:00 p.m. at Keating Park
  - b. Fire Department Business Meeting, Wednesday September 6, 2023 at 6:00 p.m.
  - c. 2024 Budget Workshops for Town of Neenah and Stormwater Utility District, Thursday September 14, 2023, September 28, 2023 and October 19, 2023 at 4:00 p.m.
  - d. Next Regularly Scheduled Town Board Meeting, Monday September 11, 2023, at 7:00 p.m.
8. OLD BUSINESS
9. NEW BUSINESS
10. ADJOURN OPEN SESSION
11. CONVENE INTO CLOSED SESSION  
    The Town Board will convene into closed session pursuant to Wis. Stats §19.85 (1) (e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session and Wis. Stats §19.85 and Wis. Stats §19.85 (1) (g) Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved.  
    ROLL CALL VOTE
  - a. Agreement regarding Michael Avenue.
  - b. Nuisance Properties
12. ADJOURN CLOSED SESSION  
    The Town Board will not reconvene into open session  
    **Closed Session Contemplated: YES**

Ellen Skerke, Administrator-Clerk-Treasurer  
August 23, 2023

Upon request, reasonable auxiliary aids and services will be provided for disabled individuals. If accommodations are required, please provide adequate advance notice to Town Clerk at 920-725-0916. A quorum of other Town Commissions/Committees or Sanitary Commissions may attend, but no official action will be taken by them.

Notice was posted on August 23, 2023 at [www.townofneenah.com](http://www.townofneenah.com), Town of Neenah Municipal Building, 1600 Breezewood Lane.

## TOWN OF NEENAH TOWN BOARD MEETING

August 14, 2023

Regular Meeting held at Town Hall, 1600 Breezewood Lane, Neenah, WI 54956 and offered via Zoom.

**Present:** Chairman Robert Schmeichel, Supervisor David Bluma, Supervisor James Weiss, and Supervisor Thomas Wilde.

**Excused:** Supervisor Brooke Cardoza

**Also in Attendance:** Fire Chief Dan Osero, Jeremey Kwiatkowski and Administrator-Clerk-Treasurer Ellen Skerke

**Also in Attendance via Zoom:** Carrie Sturn, Matt McGregor, Hoffman Planning, Design and Construction.

R. Schmeichel called the meeting to order at 7:00 pm. Pledge of Allegiance was recited.

### Approval of Minutes

**Motion:** J. Weiss / T. Wilde to approve July 24, 2023 Town Board meeting minutes.  
Motion carried 4:0:0.

### Public Forum

- None

### Public Forum for Recognized Municipal and County Officials

- None

### Correspondences

- Building Permit Report July 2023
- Winnebago County Solid Waste Monthly Report – July 2023

### Discussion/Action.

#### **Vouchers Payroll and Bank Transactions**

*Approve Vouchers, Payroll and Bank Transactions August 14, 2023.*

**Motion:** T. Wilde / D. Bluma to approve.  
Motion Carried 4:0:0.

#### **Appointments**

*Appoint Jody Andres, Jeremy Kwiatkowski, and Carrie Sturn to the Salary Committee, effective August 14, 2023 and expiring December 31, 2023.*

**Motion:** T. Wilde / D. Bluma to approve.  
Motion Carried 4:0:0.

**Resolution** - (more Resolutions at end of meeting minutes)

*Approve Resolution 2023-20 Resolution to Vacate Surface Water Drainageway District near Woodside Court, woodside Lane and Sally Lane, impacting 12 parcels.*

**Motion:** J. Weiss / D. Bluma to approve.  
Motion Carried 4:0:0.

#### **Fire Department Personnel**

*Accept Resignation of Fire Fighter Zachary Minten effective August 14, 2023*

**Motion:** J. Weiss / T. Wilde to approve.  
Motion Carried 4:0:0.

*Accept Resignation of Fire Fighter Brandon Korth effective August 18, 2023*

**Motion:** J. Weiss / T. Wilde to approve.

Motion Carried 4:0:0.

## **Fire Department**

*Update from Fire Chief Dan Osero, including update regarding purchase of new Fire Truck.*

- D. Osero gave a brief update with recent activity with the Fire Department:
  - Current roster is 23 individuals; 20 Fire Fighters/Emergency Medical Responders, 1 Fire Chief, 1 Fire Inspector and 1 Administrative staff.
  - General discussion regarding certification and education requirements and what our staff has. D. Osero responded that all are certified as Fire Fighter I except for two individuals, they will take the class this Fall. This FFI credential does not expire. EMR training is a license that needs regular renewal.
  - June 2023 there were 12 fire calls, 135 fire calls year to date.
  - July 12<sup>th</sup>, he made several appointments, promotions include Chris Plier to Assistant Fire Chief, Nate Simington to Captain and Jim McArthur to Lieutenant. Current Officers
    - Dan Osero – Chief
    - Chris Plier – Assistant Chief
    - Irik Lloyd and Nate Simington – Captain
    - Henry Schultz and Jim McArthur – Lieutenant
  - 2 Fire Fighters will attend class at Fox Valley Technical College in the Fall.
  - 5 Fire Fighters will participate in the Stair Climb at Lambeau Field.
  - September 6<sup>th</sup> they will take Department Photos.
  - October 1 is the Fire Department open House 10:00 a.m. – 3:00 p.m.
  - Tuesday 8/22 He and Chirs Plier will be meeting with Winnebago County Com Center.
- D. Osero provided an update on the status of purchasing a new fire truck. The Truck Committee toured Pierce Manufacturing several months ago, since then he has been notified of the new emissions requirements and that any orders placed with Pierce now will be produced under these new emission requirements, which will automatically add over \$120,000 to the cost of the truck.
- D. Osero is talking to Custom Fire for a truck design, after a design is set, they will send that out to two additional manufacturers. Custom Fire currently has 2 chassis allotted to them that will fall under the current emissions guidelines. Cost for a chassis is about \$312,000. We have an option to purchase the chassis now to hold it with anticipated production in 2025 of the truck.
- This chassis would support a 450-horsepower engine which is adequate for the Department's needs. There is an option for higher horsepower, but the cost will increase about \$60,000.
- D. Osero stated the truck being replaced is working, will continue to be maintained however the underside of the truck is beginning to rust out.
  - Engine 39 purchased in 1995 and no longer serves our needs.
  - Engine 239 purchased in 2004, will become the backup engine.
  - Tender purchased in 2012.

The new fire truck will become the main engine.

Custom Fire will be approximately \$800,000.

Once they have a design, they will look at various manufactures, so they are comparing like vehicles – Custom Fire Apparatus, Marion Body Works , Seagrave Fire Apparatus and Pierce Manufacturing

- E. Skerke stated that the loan for the tender purchase is paid , there are no outstanding loans for Fire Equipment, historically, the Town has borrowed on ten-year terms for Fire Equipment. The e current rate to borrow with Board of Commissioners of Public Lands is 5.75%.

**Keating Park Restroom**

*Approve Contracts for Keating Park Restroom, multiple contracts to complete restroom installation at Keating Park with Hoffman Planning, Design & Construction Inc serving as General contractor. Total cost = \$265,239.00*

**Motion:** R. Schmeichel / D. Bluma to approve.

- Matt McGregor, Hoffman Planning, Design and Construction summarized the project: \$170,644 includes the cost of construction, add in General conditions, project requirements, contingency, assurance fee and construction management fee the total cost is \$265,239.
  - General Conditions is a budgeted item, this will be based on actual hours spent by Hoffman on the project. This will be a part time project; Project Manager will check in on the project in the morning and the afternoon to check with what is going on on-site.
  - Project requirements are items such as dumpster and temporary fencing.
  - Contingency is 10% of the project cost, including general conditions and project requirements.
  - Assurance Fee should be \$0, \$1,435 should be removed from the total cost with fees.
  - Construction Management fee is 4% and the Architectural engineering fees are the design fees.
- T. Wilde stated that he is not sure he can support the project, the project started at \$140,000 and is now at \$265,000 for a 2-stall bathroom at Keating Park.
- T. Wilde stated there were not many bids received on the project. Could we hold off and bid again in the spring? M. McGregor responded that they have not seen prices going down, would anticipate some increase in price next year. The size of the project and the fact that it is a public bid project makes it less attractive.

Motion Carried by roll call vote, D. Bluma, J. Weiss and R. Schmeichel voted aye, T. Wilde voted No.

**Town Hall Improvements**

*Approve Contracts to Town Hall Renovation, multiple contracts to complete renovations including HVAC, Hoffman Planning, Design & Construction serving as General Contractor, total cost \$228,126.00.*

**Motion:** R. Schmeichel / D. Bluma to approve.

- Matt McGregor summarized the project: This is a small scope of work, did not receive a lot of bids. \$147,545, there are two alternative bids, one is flooring, Base bid is carpet in the conference room with luxury vinyl tile in the kitchenette area, Alternate #1 adds the luxury vinyl tile in the hallway and walk off carpet in the Lobby. The second alternative is to add baseboard heat to the Lobby. includes the cost of construction, add in General conditions, project requirements, contingency, assurance fee and construction management fee the total cost is \$228,126 without the alternatives.
- T. Wilde questioned if the HVAC portion of the project would redistribute the heat to balance it out in the room. M. McGregor responded yes.
- General discussion about the flooring options, replace the hall with luxury vinyl tile, keep carpet in the main conference area, and replace carpet in Lobby.

Motion Carried by roll call vote, D. Bluma, J. Weiss and R. Schmeichel and T. Wilde voted aye.

**Resolution**

*Resolution 2023-21 Resolution Appropriating Winnebago County Spirit Funds in the amount of \$145,000 for Keating Park Restroom Construction.*

**Motion:** J. Weiss / D. Bluma to approve.

Motion Carried 4:0:0.

**Future Agenda Topics and Meetings**

- Plan Commission Meeting, Monday August 21, 2023 at 7:00 p.m.
- Next Regularly Scheduled Town Board Meeting, Monday August 28, 2023, at 7:00 p.m.

**Old Business**

- R. Schmeichel stated the County Board Agenda for Tuesday August 15<sup>th</sup> included an item to approve the Hot Head Properties Zoning Amendment. He asked for input, would the Board like to see him comment on this with Town's perspective of the self-imposed deed restriction. General consensus was yes, R. Schmeichel should present the Town's comments during the County Board Meeting Public Forum.

**New Business**

- J. Weiss stated that he has received input from a Town resident request that the Town consider installing Pickle Ball Courts in one or more of the Town Parks.
- J. Weiss inquired about how a potential buyer of a property would learn about the property lines and if one of the neighboring properties were crossing the property line. R. Schmeichel responded a potential buyer would need to have a survey completed.

**Adjourn Meeting**

**Motion:** J. Weiss / T. Wilde/ D. Bluma to adjourn. Motion carried. Meeting adjourned at 8:54 p.m.

Respectfully submitted,



Ellen Skerke  
Administrator-Clerk-Treasurer

Approved: DRAFT Pending Approval

# Voucher List Authorization August 28, 2023

## Bank Transfer (Transaction List)

<u>Date</u>	<u>From</u>	<u>To</u>	<u>Amount</u>	<u>Reason</u>
8/25/2023	Taxes Collected	Checking	\$ 133,809.79	August Tax Settlement - owed to San2
8/25/2023	Taxes Collected	General MM	\$ 104,948.91	August Tax Settlement - Town Taxes
8/25/2023	Taxes Collected	General MM	\$ 52,570.29	August Tax Settlement - Garbage and Recycling
8/25/2023	Taxes Collected	General MM	\$ 20,454.31	August Tax Settlement - Special Charges
8/252023	Taxes Collected	Stormwater	\$ 103,768.37	August Tax Settlement - Stormwater
8/29/2023	General MM	Checking	\$ 48,000.00	8-28-2023 Vouchers

## Check Details:

Sanitary Dsitric #2	133809.79	August 2023 Tax Settlement
Accounts Payable:	\$ 47,006.69	
Pending - Newsletter Postage	\$ 460.00	estimate

Notification of New Vendors                      Capital One Trade Credit/ Northern Tool                      Fire Dept Supplies

## Account Balances as of August 28, 2023 - after requested transfers per this Voucher List

	<u>PROSPERA CU</u>	<u>Prospera CD</u>	<u>BNY Mellon - Pershing</u>	<u>Total</u>
Checking	\$ 9,159	\$ -		
Membership account	\$ 25	\$ -		
General MM	\$ 903,958	\$ -	\$ 759,347	\$ 1,663,305
Taxes Collected	\$ -	\$ -		
Impact Fee	\$ 8,012	\$ -		
Tullar Rd Fund	\$ 35,232	\$ -		
Storm Water	\$ 461,929	\$ 255,013	\$ 504,787	\$ 1,221,729
<b>TOTAL</b>	<b>\$ 1,418,314</b>	<b>\$ 255,013</b>	<b>\$ 1,264,135</b>	

<b>GRAND TOTAL</b>	<b>\$ 2,937,461</b>
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Note: General Town funds includes \$369,166 in ARPA Funds.

\_\_\_\_\_ Schmeichel    \_\_\_\_\_ Bluma    \_\_\_\_\_ Cardoza    \_\_\_\_\_ Weiss    \_\_\_\_\_ Wilde

Town of Neenah  
Check Detail  
August 29, 2023

Accounts Payable  
\$47,006.69

Date	Num	Name	Memo	Account	Paid Amou...
08/29/2023	28445	Aberdean Consult...		11010-1 · Checking - Prospera ...	
08/28/2023	68398		laptop and office compu...	52210-9 · Fire Dept. New Equip.	-2,603.12
TOTAL					-2,603.12
08/29/2023	28446	Bowmar Appraisal...		11010-1 · Checking - Prospera ...	
08/28/2023	1329			51530-0 · Assessor Contract	-3,750.00
TOTAL					-3,750.00
08/29/2023	28447	City of Neenah	24540-0	11010-1 · Checking - Prospera ...	
08/28/2023	39521		1-Yr rental for 2023, 7 h...	52210-8 · Fire Dept. Hydrant	-2,100.00
TOTAL					-2,100.00
08/29/2023	28448	Cowling Property ...		11010-1 · Checking - Prospera ...	
08/28/2023	4388		July installment #2 of 6 July 2023	55200-1 · Parks - Cowling Proper... 55300-5 · CPM - Admin Services	-6,766.67 -101.50
			move mulch, sod and w...	55300-3 · Parks - CPM Dog Stati... 55300-1 · Parks - CPM additional...	-348.00 -5,519.91
			cut invasive clover, grass	6-54200 · CTH O Pond Maintena...	-1,107.00
			Meadow Lane Rye grass	53640-1 · Razing Expenses	-195.00
TOTAL					-14,038.08
08/29/2023	28449	Fox Crossing Utili...		11010-1 · Checking - Prospera ...	
08/28/2023	14780		Rocket/Larsen Temp Si...	51420-8 · MB Utilities	-475.50
TOTAL					-475.50
08/29/2023	28450	Hoffman Planning...		11010-1 · Checking - Prospera ...	
08/28/2023	23445-3		Pay voucher #3	51520-0 · Engineering Services	-12,781.62
TOTAL					-12,781.62
08/29/2023	28451	McMahon Associa...		11010-1 · Checking - Prospera ...	
08/28/2023	931690		Mahler Park and Town ...	53311-5 · Hwy Exp- McMahon	-255.22
08/28/2023	931689		Cth O Pond	6-54200 · CTH O Pond Maintena...	-2,259.55
			Sundial Ln Rear draina...	6-59200 · Stormwater - Engineer...	-259.50
TOTAL					-2,774.27
08/29/2023	28452	Northern Tool and...		11010-1 · Checking - Prospera ...	
08/28/2023	444223...		9" cut off Saw One Key...	52210-9 · Fire Dept. New Equip.	-1,617.30
TOTAL					-1,617.30
08/29/2023	28453	Rocket Industrial, ...		11010-1 · Checking - Prospera ...	
08/28/2023	00431309		bath tissue	55200-3 · Parks - Supplies & Mai...	-127.66
TOTAL					-127.66

**Town of Neenah**  
**Check Detail**  
 August 29, 2023

Date	Num	Name	Memo	Account	Paid Amou...
08/29/2023	28454	WE Energies		11010-1 · Checking - Prospera ...	
08/28/2023	468691...			55200-7 · Parks - WE Energies	-135.60
				53420-0 · Street Lighting - All Ele...	-244.11
				53420-0 · Street Lighting - All Ele...	-1,589.70
				55200-8 · Conservancy Park Exp...	-348.58
				55200-7 · Parks - WE Energies	-50.21
				51420-8 · MB Utilities	-338.22
TOTAL					-2,706.42
08/29/2023	28455	Winnebago Cty. T...		11010-1 · Checking - Prospera ...	
08/28/2023	25770			6-57200 · Stormwater Drainage ...	-3,863.14
				53311-2 · Hwy Exp - Maintenanc...	-169.58
TOTAL					-4,032.72



TOWN OF NEENAH  
WINNEBAGO COUNTY, WISCONSIN

ORDINANCE 2023-02

ORDINANCE AMENDING SECTION 4.04 OF  
TOWN OF NEENAH CODE OF ORDINANCES

The Town Board of the Town of Neenah, with quorum present and voting, hereby ordains the following amendments to Section 4.04 of the Town of Neenah Code of Ordinances:

Section 4.04 (1) is amended to read as follows, adding section (i):

**4.04 PARKING, STOPPING, AND STANDING**

- (1) Contingent upon the erection of proper signing, no parking is permitted on the following Town of Neenah roads, except emergency parking:
  - (a) Any roadway within a Town of Neenah park in excess of the length of time or between the hours specified by the Board. See Subsection 15.02(9) herein.
  - (b) Any Town of Neenah road from December 1 to April 1 from 2:00 a.m. to 7:00 a.m.
  - (c) Green Valley Road between the south driveway of Greenlawn Memorial Cemetery and the town line on the west side of the road.
  - (d) Larsen Road between Oakridge Road and Clayton Avenue on either side of the road.
  - (e) Maple Lane between Bayview Road and Hunters Point Road on the south side of the road.
  - (f) Nee-Vin Road between Green Valley Road and a point 400 feet west of Green Valley Road on the north side of the road.
  - (g) South Park Avenue between South Commercial Street and Bell Street/Maple Lane on either side of the road.
  - (h) Tullar Road between Winneconne Avenue and Oakridge Road on either side of the road.
  - (i) **Michael Avenue between Clayton Avenue and it's termination near Rocket Way on either side of the road.**

All other provisions of the Town's Code of Ordinances remain in full force and effect.

The Town Administrator-Clerk-Treasurer and Town Attorney are hereby authorized and directed to take all action necessary to implement this Ordinance.

This Ordinance shall be posted or published in accordance with law.

Dated this 28<sup>th</sup> day of August, 2023.

TOWN OF NEENAH

By:

\_\_\_\_\_  
Robert E. Schmeichel, Town Chairperson

Attest:

\_\_\_\_\_  
Ellen Skerke, Administrator-Clerk-Treasurer

**TOWN OF NEENAH PLAN COMMISSION MEETING**

Monday, July 17, 2023

Held at Town of Neenah Municipal Building, 1600 Breezewood Lane and offered via Zoom.

**Present for Plan Commission:** Plan Commission Chair Pete Weyenberg, Commissioner Jody Andres, Commissioner Brett Armstrong, Commissioner Joshua Lautenschlager Commissioner Russ Meerdink, and Commissioner Don Nussbaum.

**Also Present:** Scott Anderson, Davel Engineering, Tom Maves, Town Board Supervisor James Weiss, Carrie Sturm (via Zoom), Deputy Clerk-Treasurer Vicki Boushele and Administrator-Clerk-Treasurer Ellen Skerke.

Plan Commission Chair Pete Weyenberg called the meeting to order at 7:00 p.m. Pledge of Allegiance was recited.

**Public Forum**

- Tom Maves 210 Fury Lane stated they wanted to combine the two lots to allow them to build a storage building / workshop on the property.
- Scott Anderson, Davel Engineering stated the CSM for 176 Adelle Beach Road was straight forward, combining two lots.

**Approve July 17, 2023 Plan Commission Meeting Minutes**

**Motion:** J. Lautenschlager / B Armstrong to approve.

Motion carried by voice vote.

**Input/Discussion/Action****Certified Survey Map**

*Resolution 2023-18 – Certified Survey Map, Adella Beach Rd*

*Applicant: Lindalee MacDonald*

*Agent: Davel Engineering*

*Location of Premises Affected: 176 Adella Beach Rd, Neenah, WI 54956*

*Tax Parcel No: 010-074701 and 010-0744*

- S. Anderson stated the owner of 176 Adella Beach Road purchased the neighboring property , removed the house and wanted to combine the two lots.
- E. Skerke stated the occupancy permit for 176 Adella Beach Road is issued and the owner has moved in.

**Motion:** D. Nussbaum / B. Armstrong to approve.

Motion carried by voice vote.

*Resolution 2023-19 – Certified Survey Map, Fury Lane*

*Applicant: Tom and Tory Maves*  
*Agent: Martenson & Eisele, Inc*  
*Location of Premises Affected: 210 Fury Ln, Neenah, WI 54956*  
*Tax Parcel No: 010-008011 and 010-008021*

- T. Maves stated they have lived at that property for 30 – 31 years, the back lot is their property, part of their back yard. The trees along the south property line are being removed, many are dead or diseased. The new building will go in that area on the south property line.

**Motion:** J. Lautenschlager / R. Meerdink to approve.  
Motion carried by voice vote.

**Old Business**

- E. Skerke stated we will have a zoning amendment application for 507 Vassar Lane, she believes it will be on the September 2023 Agenda.

**New Business**

- None

Next regularly scheduled Plan Commission Meeting, pending agenda items, Monday September 18, 2023 at 7:00 p.m.

**Adjourn**

**Motion:** J. Lautenschlager / B. Armstrong to adjourn  
Motion carried. Meeting Adjourned at 7:10 pm

Respectfully submitted,



Ellen Skerke  
Administrator-Clerk-Treasurer

Approved: DRAFT – Pending Approval

**TOWN OF NEENAH  
WINNEBAGO COUNTY, WISCONSIN  
RESOLUTION 2023-18**

**RESOLUTION APPROVING CERTIFIED SURVEY MAP  
FOR 176 ADELLA BEACH RD  
WINNEBAGO COUNTY PLANNING AND ZONING CSM Log # 6319**

WHEREAS, Winnebago County Planning and Zoning submitted CSM Log # 6319 for Town review, attached as Exhibit 1; and

WHEREAS, on August 21, 2023, the Town of Neenah Plan Commission held a meeting on a Certified Survey Map (CSM) filed by Davel Engineering & Environmental Inc. on behalf of property owner Lindalee MacDonald to modify the lot lines at 176 Adella Beach Road as described on the attached CSM in the Town of Neenah, Winnebago County Planning and Zoning CSM Log # 6319; and

WHEREAS, at the meeting, the Plan Commission recommended approval of the above mentioned CSM; and

NOW THEREFORE BE IT RESOLVED that the Town Board approves the CSM for 176 Adella Beach Road, County Planning and Zoning CSM Log # 6319.

FURTHER RESOLVED that The Town Chairman and Town Administrator-Clerk-Treasurer are authorized to sign the above mentioned CSM.

Dated this 28<sup>th</sup> day of August 2023.

TOWN OF NEENAH

By:

\_\_\_\_\_  
Robert Schmeichel,  
Town Chairperson

Attest:

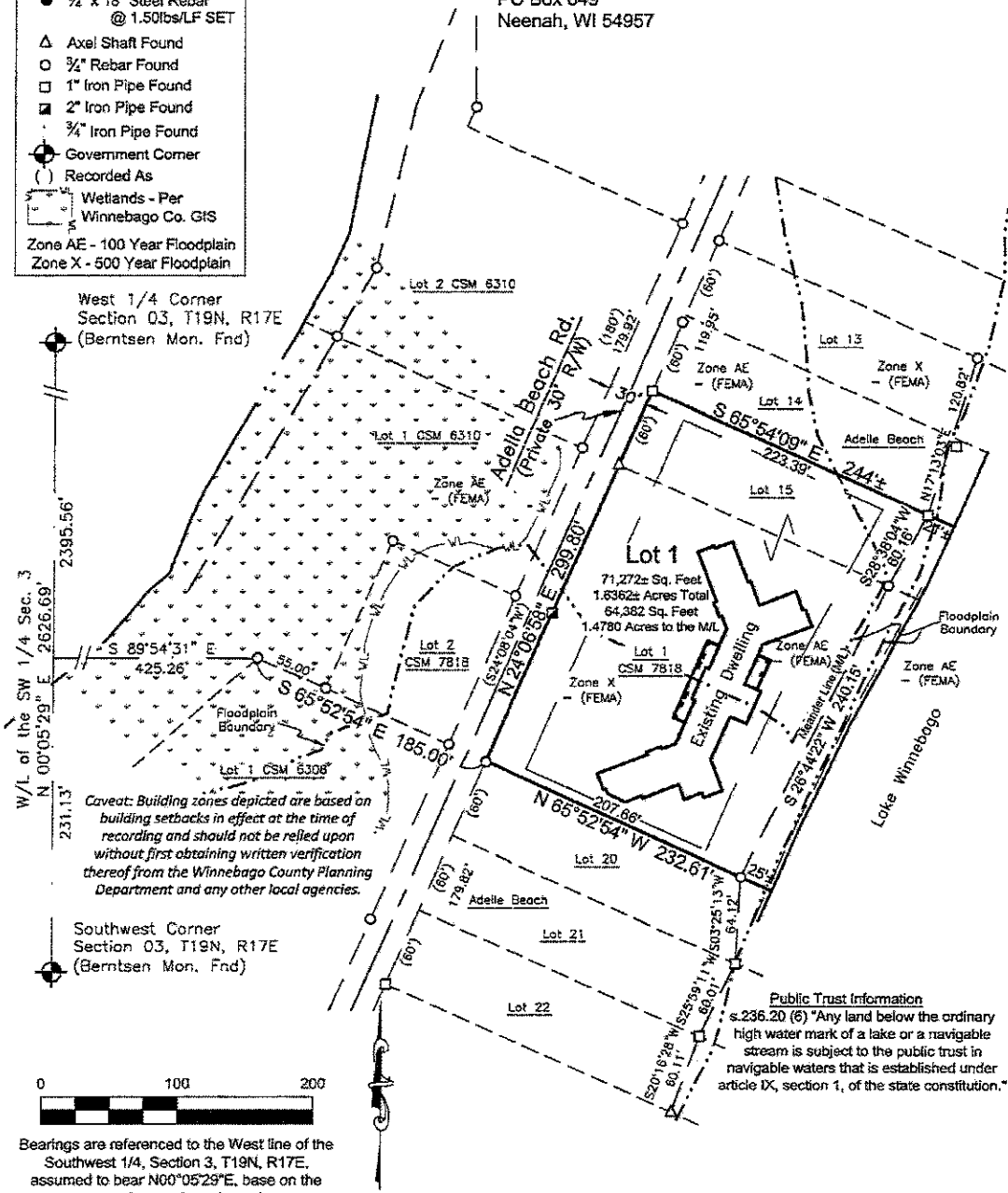
\_\_\_\_\_  
Ellen Skerke,  
Town Administrator-Clerk-Treasurer

Certified Survey Map No. \_\_\_\_\_

All of Lot 1 of Certified Survey Map No. 7818 and Lot 15 of Adelle Beach Plat, Being Located in Government Lot 4 of Section 3, Township 19 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

LEGEND	
●	3/2" x 18" Steel Rebar @ 1.50lbs/LF SET
△	Axel Shaft Found
○	3/2" Rebar Found
□	1" Iron Pipe Found
■	2" Iron Pipe Found
▣	3/4" Iron Pipe Found
●	Government Corner
( )	Recorded As
( )	Wetlands - Per Winnebago Co. GIS
( )	Zone AE - 100 Year Floodplain
( )	Zone X - 500 Year Floodplain

Survey for:  
Lindalee MacDonald  
PO Box 649  
Neenah, WI 54957



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

Certified Survey Map No. \_\_\_\_\_

All of Lot 1 of Certified Survey Map No. 7818 and Lot 15 of Adelle Beach Plat, Being Located in Government Lot 4 of Section 3, Township 19 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

Surveyor's Certificate

I, Scott R. Andersen, Professional Land Surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Town of Neenah and Winnebago County, and under the direction of Lindalee MacDonald, the property owner of said land, I have surveyed, combined, divided and mapped this Certified Survey Map; that such map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is All of Lot 1 of Certified Survey Map No. 7818 (Doc. 1862626) and Lot 15 of Adelle Beach Plat, Being Located in Government Lot 4 of Section 3, Township 19 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin. Described parcel includes all lands between mapped meander line and the ordinary high water mark of Lake Winnebago. Described Parcel is subject riparian rights and subject to all easements, and restrictions of record.

Owners' Certificate

As the property owners, we hereby certify that we caused the land described on this certified survey map to be surveyed, combined, and mapped all as shown and represented on this map.

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

- Town of Neenah
- City of Neenah (Extraterritorial Review)
- Winnebago County

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
Lindalee MacDonald, Owner

State of Wisconsin            )  
  )SS  
\_\_\_\_\_) County)

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

\_\_\_\_\_  
My Commission Expires \_\_\_\_\_  
Notary Public, Wisconsin

Certified Survey Map No. \_\_\_\_\_

All of Lot 1 of Certified Survey Map No. 7818 and Lot 15 of Adelle Beach Plat, Being Located in Government Lot 4 of Section 3, Township 19 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

Town Board Approval Certificate

Resolved, that this certified survey map in the Town of Neenah, Winnebago County, Lindalee MacDonald, the property owner, is hereby approved by the Town Board of the Town of Neenah.

\_\_\_\_\_  
Chairman Date

I hereby certify that the foregoing is a copy of a resolution adopted by the Town Board of the Town of Neenah.

\_\_\_\_\_  
Clerk Date

Treasurers' Certificate

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

\_\_\_\_\_  
Town Treasurer Date

\_\_\_\_\_  
County Treasurer Date

County Planning & Zoning Committee Approval

Resolved, that this certified survey map in the Town of Neenah, Winnebago County, Lindalee MacDonald, the property owner, is hereby approved by Winnebago County.

\_\_\_\_\_  
Chairman, Planning and Zoning Committee Date

City of Neenah Approval Certificate

Resolved, that this certified survey map in the Town of Neenah, Winnebago County, Lindalee MacDonald, the property owner, is hereby approved by the City of Neenah.

\_\_\_\_\_  
Community Development Department Date

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

the property owners of record:	Recording Information:	Parcel Number(s):
Lindalee MacDonald	Doc. 1767714	
	Doc. 1767716	010-0747-01
	Doc. 1899289	010-0744



**TOWN OF NEENAH  
WINNEBAGO COUNTY, WISCONSIN  
RESOLUTION 2023-19**

**RESOLUTION APPROVING CERTIFIED SURVEY MAP  
FOR 210 FURY LANE  
WINNEBAGO COUNTY PLANNING AND ZONING CSM Log # 6320**

WHEREAS, Winnebago County Planning and Zoning submitted CSM Log # 6320 for Town review, attached as Exhibit 1; and

WHEREAS, on August 21, 2023, the Town of Neenah Plan Commission held a meeting on a Certified Survey Map (CSM) filed by Martenson & Eisele, Inc. on behalf of property owners Thomas and Tory Maves to modify the lot lines at 210 Fury Lane as described on the attached CSM in the Town of Neenah, Winnebago County Planning and Zoning CSM Log # 6320; and

WHEREAS, at the meeting, the Plan Commission recommended approval of the above mentioned CSM; and

NOW THEREFORE BE IT RESOLVED that the Town Board approves the CSM for 210 Fury Lane, County Planning and Zoning CSM Log # 6320.

FURTHER RESOLVED that The Town Chairman and Town Administrator-Clerk-Treasurer are authorized to sign the above mentioned CSM.

Dated this 28<sup>th</sup> day of August 2023.

TOWN OF NEENAH

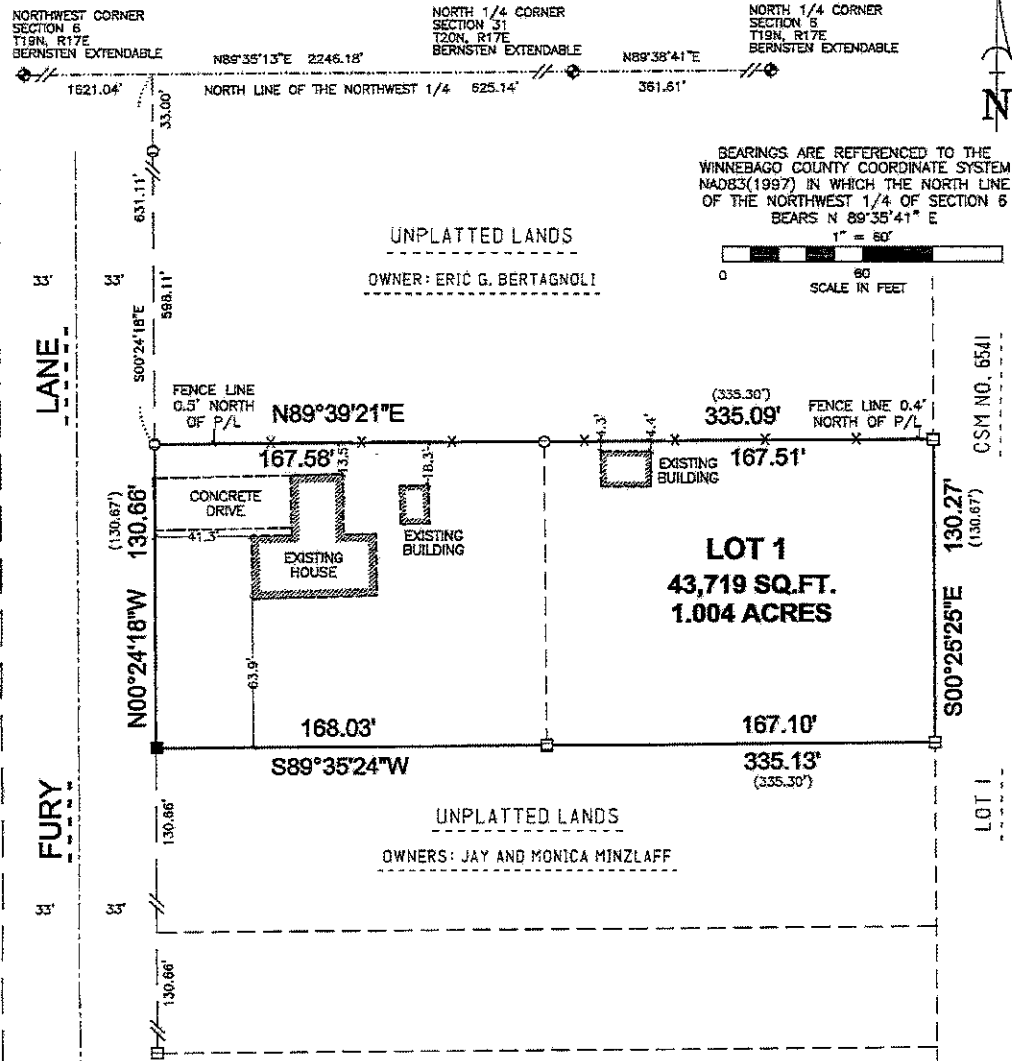
By:

\_\_\_\_\_  
Robert Schmeichel,  
Town Chairperson

Attest:

\_\_\_\_\_  
Ellen Skerke,  
Town Administrator-Clerk-Treasurer

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**  
**PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4**  
**OF SECTION SIX (6), TOWNSHIP NINETEEN (19) NORTH,**  
**RANGE SEVENTEEN (17) EAST, TOWN OF NEENAH,**  
**WINNEBAGO COUNTY, WISCONSIN.**



- LEGEND**
- 1" O.D. IRON PIPE SET, 18" LONG, WEIGHING 1.130 LBS. PER LIN. FOOT
  - 3/4" IRON ROD FOUND
  - 1" O.D. IRON PIPE FOUND
  - ◆ GOVERNMENT MONUMENT
  - ( ) PREVIOUSLY RECORDED AS

**Martenson & Eisele, Inc.**  
 1377 Midway Road  
 Menasha, WI 54952  
 www.martenson-eisele.com  
 info@martenson-eisele.com  
 920.731.0381 1.800.236.0381

Planning  
 Environmental  
 Surveying  
 Engineering  
 Architecture

SURVEY FOR:  
 TOM AND TORY WAVES  
 210 FURY LANE  
 NEENAH, WI 54956

PROJECT NO. 1-1818-001  
 FILE 1-1818-001CSM SHEET 1 OF 3  
 THIS INSTRUMENT WAS DRAFTED BY: G.SMITH

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION SIX (6), TOWNSHIP NINETEEN (19) NORTH, RANGE SEVENTEEN (17) EAST, TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, MICHAEL L. ROUBAL, LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED, MAPPED, AND COMBINED AT THE DIRECTION OF THOMAS AND TORY MAVES, PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION SIX (6), TOWNSHIP NINETEEN (19) NORTH, RANGE SEVENTEEN (17) EAST, TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE NORTH 89 DEGREES 35 MINUTES 13 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 1621.04 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 18 SECONDS EAST ALONG THE EAST RIGHT-OF-WAY OF FURY LANE, A DISTANCE OF 631.11 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 39 MINUTES 21 SECONDS EAST TO A POINT ON THE WEST LINE OF LOT ONE OF CERTIFIED SURVEY MAP NO. 6541, A DISTANCE OF 335.09 FEET, THENCE SOUTH 00 DEGREES 25 MINUTES 25 SECONDS EAST ALONG THE WEST LINE OF LOT ONE OF CERTIFIED SURVEY MAP NO. 6541, A DISTANCE OF 130.27 FEET, THENCE SOUTH 89 DEGREES 35 MINUTES 24 SECONDS WEST TO A POINT ON THE EAST RIGHT-OF-WAY OF FURY LANE, A DISTANCE OF 335.13 FEET, THENCE NORTH 00 DEGREES 24 MINUTES 18 SECONDS WEST ALONG THE EAST RIGHT-OF-WAY OF FURY LANE, A DISTANCE OF 130.66 FEET TO THE POINT OF BEGINNING. CONTAINING 43,719 SQUARE FEET [1.004 ACRES] SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE FULLY COMPLIED WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND WITH THE TOWN OF NEENAH AND WINNEBAGO COUNTY SUBDIVISION ORDINANCE IN SURVEYING, MAPPING AND COMBINING THE SAME.

THAT THIS MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE COMBINATION THEREOF.

GIVEN UNDER MY HAND THIS 1ST DAY OF AUGUST, 2023.

\_\_\_\_\_  
MICHAEL L. ROUBAL, REG. WI LAND SURVEYOR S-2442

THIS CERTIFIED SURVEY MAP IS CONTAINED WHOLLY WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENTS

OWNERS OF RECORD:	RECORDING INFORMATION:	PARCEL NUMBERS:
THOMAS AND TORY MAVES	DOCUMENT NO. 778862	010008011
THOMAS AND TORY MAVES	DOCUMENT NO. 778862	010008021

CITY OF NEENAH EXTRA TERRITORIAL APPROVAL:

THIS CERTIFIED SURVEY MAP WAS APPROVED BY THE CITY OF NEENAH.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
CITY CLERK

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION SIX (6), TOWNSHIP NINETEEN (19) NORTH, RANGE SEVENTEEN (17) EAST, TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

**OWNERS CERTIFICATE:**

AS OWNERS WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE CAUSED THE LAND ABOVE DESCRIBED TO BE SURVEYED, MAPPED AND COMBINED AS SHOWN AND REPRESENTED ON THIS MAP.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
THOMAS J MAVES

\_\_\_\_\_  
TORY J MAVES

STATE OF WISCONSIN )  
                              ) SS  
WINNEBAGO COUNTY    )

PERSONALLY CAME BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, THE ABOVE OWNER TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF WISCONSIN  
MY COMMISSION (IS PERMANENT) (EXPIRES: \_\_\_\_\_)

**TREASURER'S CERTIFICATE:**

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LANDS SHOWN HEREON.

\_\_\_\_\_  
TOWN TREASURER

\_\_\_\_\_  
DATE

\_\_\_\_\_  
COUNTY TREASURER

\_\_\_\_\_  
DATE

**TOWN BOARD APPROVAL:**

THIS CERTIFIED SURVEY MAP IN THE TOWN OF NEENAH, IS HEREBY APPROVED AS SURVEYED AND MAPPED BY THE TOWN BOARD OF THE TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
TOWN CHAIRPERSON

\_\_\_\_\_  
TOWN CLERK

**CERTIFICATE OF PLANNING AND ZONING COMMITTEE:**

PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF THE COUNTY OF WINNEBAGO, WISCONSIN, ALL THE REQUIREMENTS FOR APPROVAL HAVE BEEN FULFILLED. THIS MINOR SUBDIVISION WAS APPROVED BY THE WINNEBAGO COUNTY PLANNING AND ZONING COMMITTEE

ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
CHAIRMAN, PLANNING AND ZONING COMMITTEE