



ORD11810



CERTIFICATE OF ANNEXATION

I, Charlotte Nagel, City Clerk of the City of Neenah, County of Winnebago, State of Wisconsin, **DO HEREBY CERTIFY** that the following described property was detached from the Town of Vinland, County of Winnebago and was annexed to the City of Neenah pursuant to Section 66.0223 of the Wisconsin Statutes by an ordinance (Ordinance No. 2024-01) adopted by the Common Council of the City of Neenah at a regular meeting held on January 17, 2024, as described property and shown on the attached Exhibit A:

Part of the Northwest 1/4 of the Southeast 1/4 of Section 1, Township 19 North, Range 16 East, Town of Vinland, Winnebago County, Wisconsin, containing 441,099 Square Feet (10.1262 Ac) of land described as follows:

Commencing at the East 1/4 corner of Section 01, Township 19 North, Range 16 East; thence, along the North line of said Section 01, S88°52'57"W, 1568.26 feet to Northwest corner of Outlot 6 of 2nd Addition to The Homes at Freedom Meadows, said point also being the point of beginning; thence, along the West line of said Outlot 6 and the extension thereof, S01°07'03"E, 377.95 feet to the South right of way line of Valor Place as currently platted; thence, along said South right of way line, N89°06'34"E, 192.60 feet to a point on a Westerly line of 2nd Addition to The Homes at Freedom Meadows; thence, along said Westerly line, S00°53'26"E, 50.00 feet to a bend point on said Westerly line; thence, continuing along said Westerly line, S24°42'39"W, 673.64 feet to the Northerly line of lands annexed by City of Neenah in Document No 1912110; thence, along said Northerly line, 79.43 feet along the arc of a curve to the right with a radius of 270.00 feet and a chord of 79.15 feet which bears N73°51'52"W; thence, continuing along said Northerly line, N65°26'10"W, 163.11 feet; thence, continuing along said Northerly line, 78.37 feet along the arc of a curve to the left with a radius of 180.00 feet and a chord of 77.75 feet which bears N77°54'33"W; thence, continuing along said Northerly line, S89°37'05"W, 49.59 feet; thence, N04°11'17"E, 745.71 feet; thence, N01°07'03"W, 179.98 feet to said North line of the Southeast 1/4; thence, along said North line, N88°52'57"E, 380.00 feet to the point of beginning.

The land to be annexed is part of parcel number **0260024** located in the Town of Vinland

That said territory shall be zoned R-1, Single-Family Residence District upon annexation.

I further certify that the plat attached hereto is a true and correct plat of the territory annexed and that the boundaries of the Third Aldermanic District have been extended to include the above description and at the time of the original annexation there were zero (0) residents in population in said territory.

Dated at Neenah, Wisconsin this 18th day of January 2024.



Charlotte K. Nagel
Charlotte K. Nagel, City Clerk



211 Walnut Street
Neenah, WI 54956

AN ORDINANCE: By the Neenah Plan Commission
Re: Annexing City of Neenah owned property north
of Liberty Avenue in the Town of Vinland to the
City of Neenah.

ORDINANCE NO. 2024-01
Introduced: _____
Committee/Commission Action: _____

AN ORDINANCE

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

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

Part of the Northwest 1/4 of the Southeast 1/4 of Section 1, Township 19 North, Range 16 East, Town of Vinland, Winnebago County, Wisconsin, containing 441,099 Square Feet (10.1262 Ac) of land described as follows:

Commencing at the East 1/4 corner of Section 01, Township 19 North, Range 16 East; thence, along the North line of said Section 01, S88°52'57"W, 1568.26 feet to Northwest corner of Outlot 6 of 2nd Addition to The Homes at Freedom Meadows, said point also being the point of beginning; thence, along the West line of said Outlot 6 and the extension thereof, S01°07'03"E, 377.95 feet to the South right of way line of Valor Place as currently platted; thence, along said South right of way line, N89°06'34"E, 192.60 feet to a point on a Westerly line of 2nd Addition to The Homes at Freedom Meadows; thence, along said Westerly line, S00°53'26"E, 50.00 feet to a bend point on said Westerly line; thence, continuing along said Westerly line, S24°42'39"W, 673.64 feet to the Northerly line of lands annexed by City of Neenah in Document No 1912110; thence, along said Northerly line, 79.43 feet along the arc of a curve to the right with a radius of 270.00 feet and a chord of 79.15 feet which bears N73°51'52"W; thence, continuing along said Northerly line, N65°26'10"W, 163.11 feet; thence, continuing along said Northerly line, 78.37 feet along the arc of a curve to the left with a radius of 180.00 feet and a chord of 77.75 feet which bears N77°54'33"W; thence, continuing along said Northerly line, S89°37'05"W, 49.59 feet; thence, N04°11'17"E, 745.71 feet; thence, N01°07'03"W, 179.98 feet to said North line of the Southeast 1/4; thence, along said North line, N88°52'57"E, 380.00 feet to the point of beginning.

The land to be annexed includes part of parcel number **0260024** located in the Town of Vinland

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

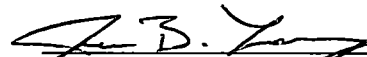
Section 3. That the limits of the Third Aldermanic District in the City of Neenah are hereby extended in such manner as to include said territory.

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

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

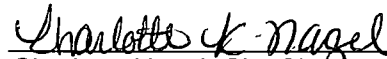
Approved:

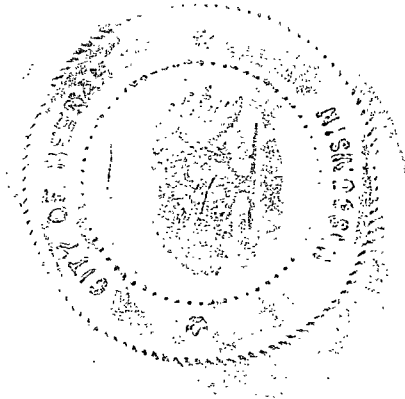
Adopted: Steiner/Boyette 9-0 January 17, 2024


Jane B. Lang, Mayor

Published: February 13, 2024

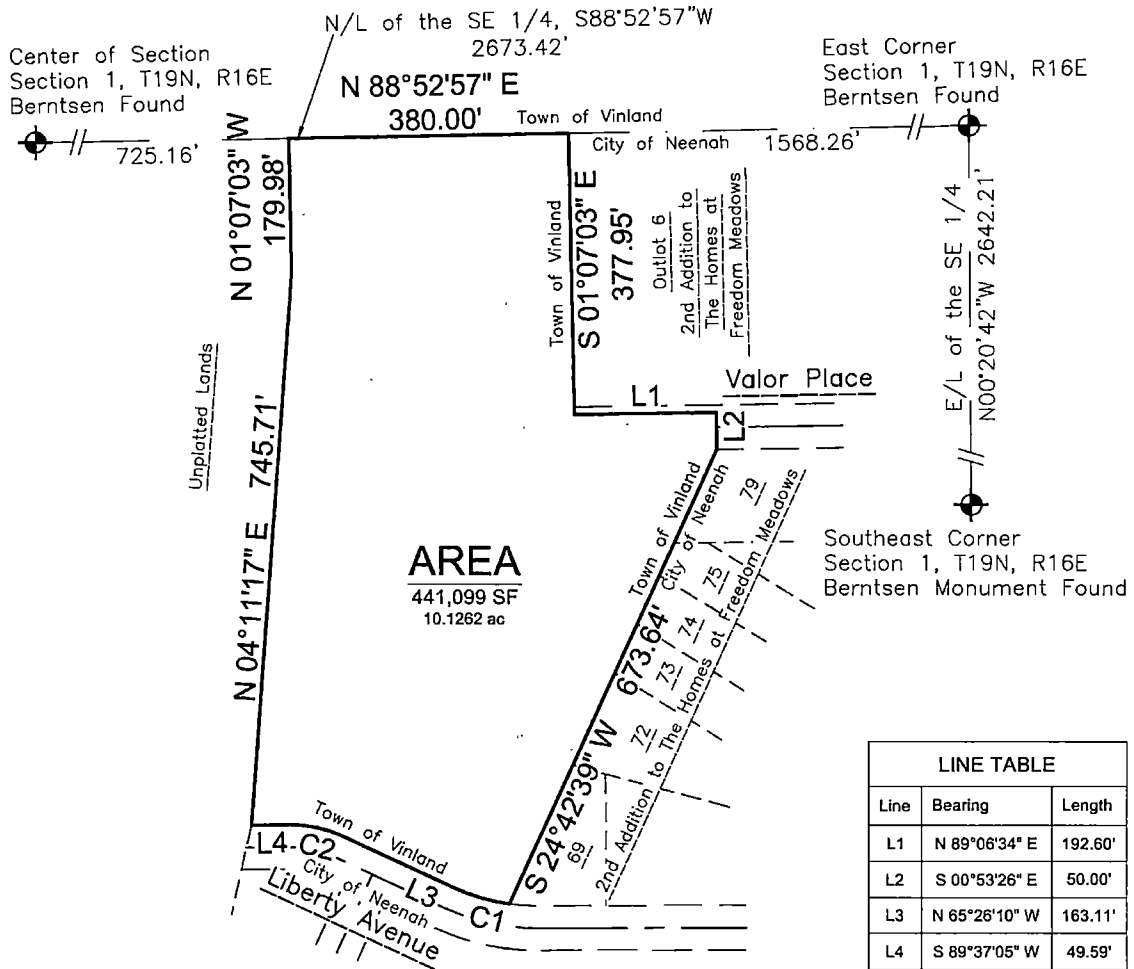
Attest:


Charlotte Nagel, City Clerk



Annexation Exhibit

Part of the Northwest 1/4 of the Southeast 1/4 of Section 1, Township 19 North, Range 16 East,
Town of Vinland, Winnebago County, Wisconsin



LINE TABLE		
Line	Bearing	Length
L1	N 89°06'34" E	192.60'
L2	S 00°53'26" E	50.00'
L3	N 65°26'10" W	163.11'
L4	S 89°37'05" W	49.59'

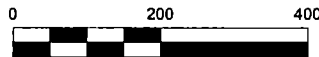
CURVE TABLE							
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	270.00'	N 73°51'52" W	79.15'	79.43'	16°51'23"	N 82°17'33" W	N 65°26'10" W
C2	180.00'	N 77°54'33" W	77.75'	78.37'	24°56'45"	N 65°26'10" W	S 89°37'05" W



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



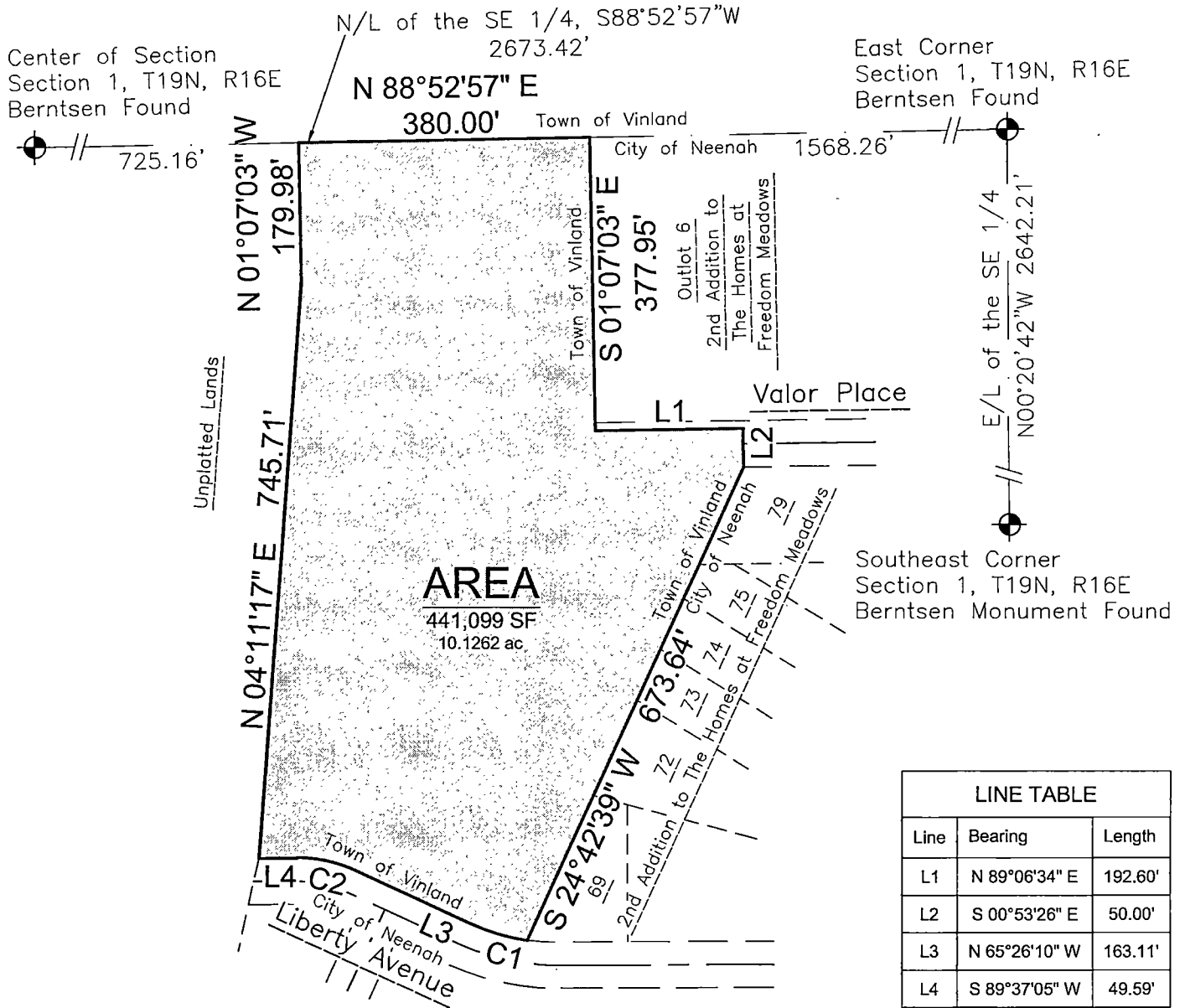
Bearings are referenced to the North line of the Southeast 1/4, Section 01, T19N, R16E, assumed to bear S88°52'57"W, base on the Winnebago County Coordinate System



File: 8002Annex.dwg
Date: 12/01/2023
Drafted By: Jim
Sheet: Ex

Annexation Exhibit

Part of the Northwest 1/4 of the Southeast 1/4 of Section 1, Township 19 North, Range 16 East,
Town of Vinland, Winnebago County, Wisconsin

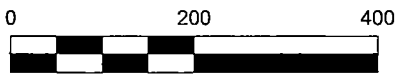


LINE TABLE		
Line	Bearing	Length
L1	N 89°06'34" E	192.60'
L2	S 00°53'26" E	50.00'
L3	N 65°26'10" W	163.11'
L4	S 89°37'05" W	49.59'

CURVE TABLE							
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	270.00'	N 73°51'52" W	79.15'	79.43'	16°51'23"	N 82°17'33" W	N 65°26'10" W
C2	180.00'	N 77°54'33" W	77.75'	78.37'	24°56'45"	N 65°26'10" W	S 89°37'05" W



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



Bearings are referenced to the North line of the Southeast 1/4, Section 01, T19N, R16E, assumed to bear S88°52'57"W, base on the Winnebago County Coordinate System

File: 8002Annex.dwg
Date: 12/01/2023
Drafted By: Jim
Sheet: Ex



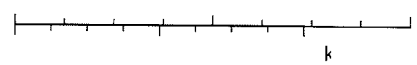
Town of Vinland
City of Neenah

FREEDOM MEADOWS DR

LIBERTY AVE

FOUNDERS ST

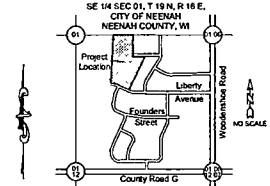
Maple St



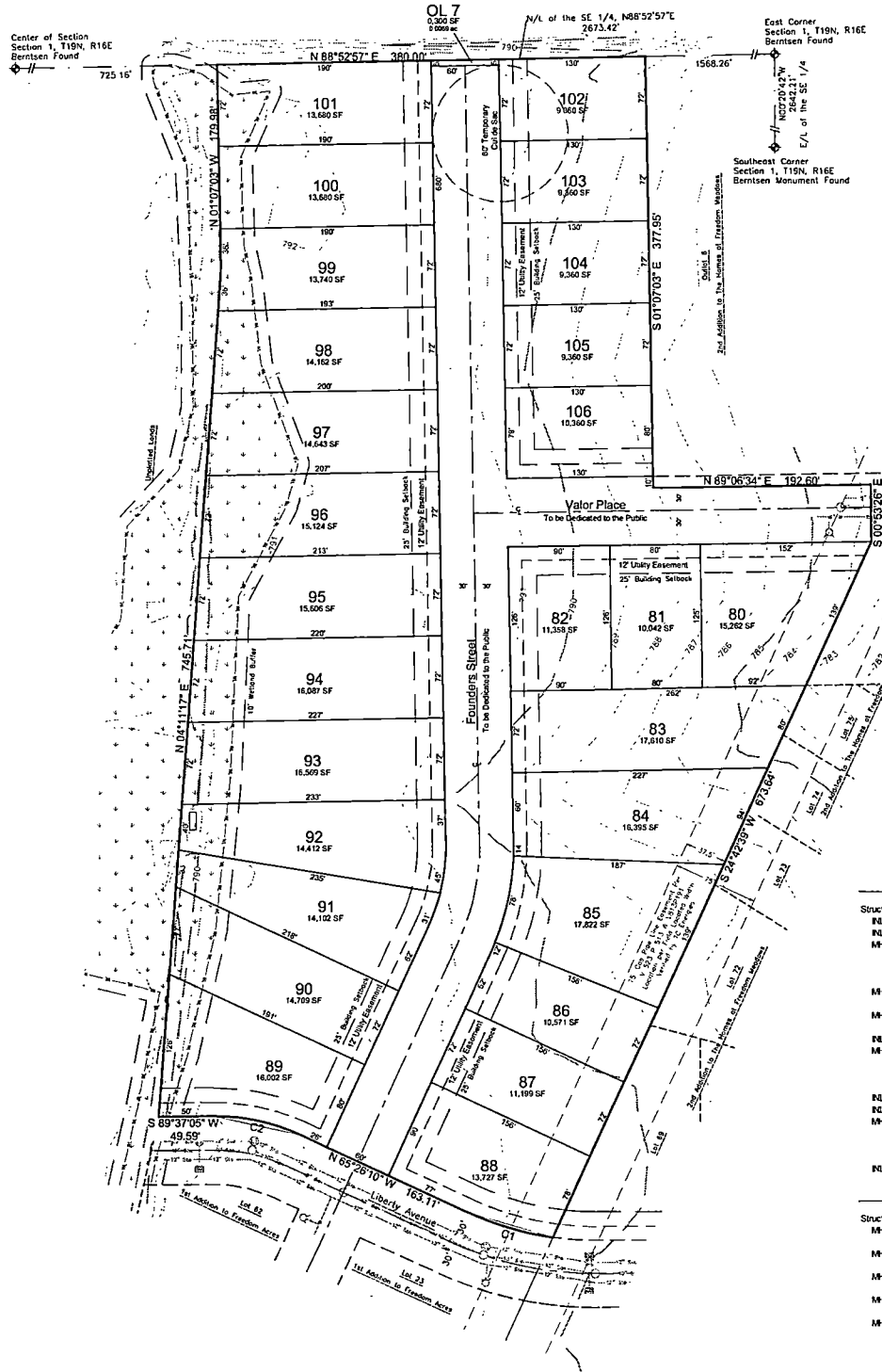
Preliminary Plat of 3rd Addition to The Homes at Freedom Meadows

Part of the Northwest 1/4 of the Southeast 1/4 of Section 1, Township 19 North, Range 16 East,
City of Neenah, Winnebago County, Wisconsin

LOCATION MAP



Bearings are referenced to the North line of the Southeast 1/4, Section 01, T19N, R16E, assumed to bear S88°52'37\"/>



SUPPLEMENTARY DATA
 Total Area = 41,059 SF 13.1262 acres
 ROW Area = 76,468 SF 2.21561 acres
 Net Area = 364,603 SF 8.3701 acres
 Number of Lots = 27 and 1 Outlot
 Average lot size = 13,433 SF
 Typical lot dimension = 72x130'
 Linear feet of street = 1,537 LF
 Existing zoning = R-1
 Proposed zoning = R-1
 Approving Authorities
 City of Neenah
 Operating Authorities
 Department of Administration
 Winnebago County Zoning

NOTES
 • Utility and Drainage Easements will be shown on Final Plat
 • Lands to be annexed to City of Neenah

(FUTURE) STORM STRUCTURES

Structure #	Rm	Inch	Size	Material	Direction
NL R-12.2	790.54	785.36	12"	S	
NL R-12.3	790.54	785.44	12"	N	
NH R-12.1	790.82	785.32	12"	N	
		785.32	12"	E	
		785.32	12"	SE	
NH R-11.1	790.93	785.07	12"	SE	
		785.07	12"	W	
NH R-10.1	790.81	783.95	12"	E	
		783.95	12"	NW	
NL R-8.2	782.69	778.67	12"	S	
NH R-6.1	782.95	778.58	12"	N	
		775.18	18"	E	
		778.58	12"	S	
		775.38	15"	W	
NL R-6.3	782.67	778.82	12"	N	
NL R-13.2	790.90	787.02	12"	S	
NH R-13.1	791.12	786.99	12"	N	
		783.39	12"	E	
		786.99	12"	S	
		783.39	12"	W	
NL R-13.3	790.70	787.12	12"	S	

(FUTURE) SANITARY STRUCTURES

Structure #	Rm	Inch	Size	Material	Direction
NH S-13	791.18	775.97	10"	SE	
		775.87	10"	W	
NH S-12	791.73	775.32	10"	SE	
		775.42	10"	NW	
NH S-11	791.05	774.64	10"	E	
		774.64	10"	NW	
NH S-6	785.61	770.76	8"	E	
		770.86	8"	W	
NH S-10	791.29	775.26	10"	E	
		775.36	10"	W	

LEGEND

--- Survey Boundary	--- Sanitary Sewer	--- Secondary MH / Tank / Base
--- Easement Boundary	--- Storm Sewer	--- Clean Out / Catch Basin / Puff Box
--- Utility Easement	--- Water Main	--- Storm Manhole
--- Easement	--- Fireline	--- Inlet
--- Easement	--- Hydrant	--- Utility Valve
--- Easement	--- Impediment Contour	--- Backflow
--- Easement	--- Delineated Wetlands	--- Concrete Pavement

SURVEYOR'S CERTIFICATE
 I, James R. Scholtz, hereby certify that the Preliminary Plat is a correct representation of all existing land divisions and features, and that I have complied with the preliminary plat requirements for the City of Neenah.

James R. Scholtz, P.L.S. No. S-2692 Date: _____

DATE: 12/17/2023
 DRAWN BY: JRS
 CHECKED BY: JRS
 PROJECT: 800202.Prel.DWG

3rd Addition to The Homes at Freedom Meadows
 City of Neenah, Winnebago County, WI
 For: Van Sistine Homes, LLC

PRELIMINARY PLAT

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

Annexation Description

Part of the Northwest 1/4 of the Southeast 1/4 of Section 1, Township 19 North, Range 16 East, Town of Vinland, Winnebago County, Wisconsin, containing 441,099 Square Feet (10.1262 Ac) of land described as follows:

Commencing at the East 1/4 corner of Section 01, Township 19 North, Range 16 East; thence, along the North line of said Section 01, S88°52'57"W, 1568.26 feet to Northwest corner of Outlot 6 of 2nd Addition to The Homes at Freedom Meadows, said point also being the point of beginning; thence, along the West line of said Outlot 6 and the extension thereof, S01°07'03"E, 377.95 feet to the South right of way line of Valor Place as currently platted; thence, along said South right of way line, N89°06'34"E, 192.60 feet to a point on a Westerly line of 2nd Addition to The Homes at Freedom Meadows; thence, along said Westerly line, S00°53'26"E, 50.00 feet to a bend point on said Westerly line; thence, continuing along said Westerly line, S24°42'39"W, 673.64 feet to the Northerly line of lands annexed by City of Neenah in Document No 1912110; thence, along said Northerly line, 79.43 feet along the arc of a curve to the right with a radius of 270.00 feet and a chord of 79.15 feet which bears N73°51'52"W; thence, continuing along said Northerly line, N65°26'10"W, 163.11 feet; thence, continuing along said Northerly line, 78.37 feet along the arc of a curve to the left with a radius of 180.00 feet and a chord of 77.75 feet which bears N77°54'33"W; thence, continuing along said Northerly line, S89°37'05"W, 49.59 feet; thence, N04°11'17"E, 745.71 feet; thence, N01°07'03"W, 179.98 feet to said North line of the Southeast 1/4; thence, along said North line, N88°52'57"E, 380.00 feet to the point of beginning.



**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

File: 8002Annex.dwg

Date: 12/01/2023

Drafted By: Jim

Sheet: Desc

DOCUMENT
NUMBER

**CITY OF NEENAH
ORDINANCE 2024-01
ANNEXATION 231
January 17, 2024**

**DOC# 1918979
NATALIE STROHMEYER
REGISTER OF DEEDS
WINNEBAGO COUNTY, WI
RECORDED ON:
03/05/2024 02:59 PM
RECORDING FEE: 30.00
PAGES: 9**

An ordinance annexing City of Neenah owned property along north of Liberty Avenue in the Town of Vinland to the City of Neenah.

Attachments: Ordinance 2024-01, Annexation Exhibit, Certificate of Annexation.

Recording Area

Return to:
City Clerk's Office
City of Neenah, PO Box 426
Neenah, WI 54957-0426

Parcel No.: 0260024

Charge

This instrument was drafted by:
City Attorney David C. Rashid
211 Walnut Street
Neenah, WI 54956
State Bar No: 1056542

THIS PAGE IS PART OF THIS LEGAL DOCUMENT -- DO NOT REMOVE

This information must be completed by submitter: document title, name and return address and PIN (if required). Other information such as the granting clauses, legal description, etc. may be placed on this first page of the document or may be placed on additional pages of the document.

Note: Use of this cover page adds one page to your document and \$2.00 to the recording fee. Wisconsin Statutes 59.517

WRDA 2/96

59