

ORDINANCE O -16 -10

AN ORDINANCE RELATING TO THE ANNEXATION OF CERTAIN PROPERTY TO THE CITY OF MENASHA, WISCONSIN (Golden Eagle Properties, LLC Annexation)

Introduced by Mayor Merkes

The Common Council of the City of Menasha does ordain as follows:

SECTION 1: Territory Annexed. (Majority Annexation) In accordance with Sec. 66.0217(3)(a), Wis. Stats., and the Petition for Annexation filed with the City Clerk on the ____ day of September, 2010, signed by the owner(s) of one-half of the land in area within the territory, the following described territory in the Town of Menasha, Winnebago County, Wisconsin, is annexed to the City of Menasha, Winnebago County, Wisconsin.

Legal description:

Parcel "A" The easterly 254' of Lot 2 of CSM 1698 being part of the SW ¼ of the SW ¼ of Sec. 1, T20NR17E, Town of Menasha, Winnebago County, WI.

Said parcel containing approximately 1.0 acres.

Parcel "B" That part of the NE ¼ of Sec 11 T20NR17E, described as follows:
Commencing at the SW corner of said NE ¼, thence N 89° 25' E along the S line of said NE ¼, 2208.2', thence N 0° 35' W 782' to a point on the Northwesterly line of STH 47 (as located 1/9/59), the P.O.B., thence S 89° 25' W parallel with the S line of the NE ¼ 101', thence N 035' W 200', thence N 89° 25' E parallel with the S line of said NE ¼ to the Northwesterly line of said highway, thence Southwesterly, along the Northwesterly line of said highway, to the P.O.B.

Said parcel containing approximately .73 acres.

Parcel "C" Grove Subdivision Lot 3 and the southerly 10' of Lot 4 Part of the SE ¼ of Sec. 11 T20NR17E in the Town of Menasha, Winnebago County, WI.

Said parcel containing approximately .26 acres.

Number of persons residing on the described parcels is 0.

SECTION 2: Effect of Annexation. From and after the date of this Ordinance, the territory described in Section 1 shall be a part of the City of Menasha for any and all purposes provided by law and all persons coming or residing within such territory shall be subject to all ordinances, rules and regulations governing the City of Menasha.

SECTION 3: Pursuant to the recommendation of the Plan Commission, the temporary classifications and regulations for the zoning of the annexed area is as follows: Parcel A: R-4 Multi-Family Residence, Parcel B: C-1, General Commercial, and Parcel C: C-1, General Commercial.

SECTION 4: Aldermanic District Designation. The territory described in Section 1 of this Ordinance as Parcel A is hereby made a part of Aldermanic District 7, Ward 24, the territory described in Section 1 of this Ordinance as Parcel B is hereby made a part of Aldermanic District 3, Ward 25, and

the territory described in Section 1 of this Ordinance as Parcel C is hereby made a part of Aldermanic District 5, Ward 26, subject to the ordinances, rules and regulations of the City governing wards and aldermanic districts.

SECTION 5: Severability. If any provision of this Ordinance is invalid or unconstitutional, or if the application of this Ordinance to any person or circumstance is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this Ordinance which can be given effect without the invalid or unconstitutional provision or application.

SECTION 6: This Ordinance shall become effective upon its passage and publication as provided by law.

Passed and approved this _____ day of October, 2010.

Don Merkes, Mayor

ATTEST:

Deborah A. Galeazzi, City Clerk

NOTICE OF INTENT TO CIRCULATE A PETITION FOR
ANNEXATION OF TERRITORY TO CITY OF MENASHA

PLEASE TAKE NOTICE that not less than ten (10) nor more than twenty (20) days after publication of this Notice, the undersigned hereby intends to circulate a petition in accordance with §66.0217 of the Wisconsin Statutes for annexation of the lands legally described below and shown on the scale map attached hereto as Exhibit A from the Town of Menasha, Winnebago County, Wisconsin, to the City of Menasha, Winnebago County, Wisconsin.

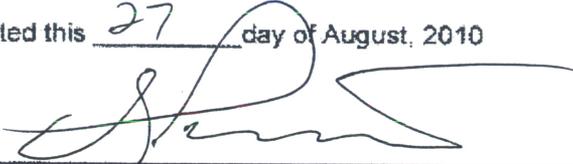
A copy of the scale map of the territory proposed for annexation may be inspected at the office of the Clerk for the Town of Menasha, 2000 Municipal Drive, Neenah, Wisconsin and at the office of the Clerk of the City of Menasha, 140 Main Street, Menasha, Wisconsin.

Parcel "A" The easterly 254' of Lot 2 of CSM 1698 being part of the SW ¼ of the SW ¼ of Sec. 1, T20NR17E, Town of Menasha, Winnebago County, WI, containing 1.0 acres, more or less.

Parcel "B" That part of the NE ¼ of Sec 11 T20NR17E, described as follows:
Commencing at the SW corner of said NE ¼, thence N 89° 25' E along the S line of said NE ¼, 2208.2', thence N 0° 35' W 782' to a point on the Northwestern line of STH 47 (as located 1/9/59), the P.O.B., thence S 89° 25' W parallel with the S line of the NE ¼ 101', thence N 0° 35' W 200', thence N 89° 25' E parallel with the S line of said NE ¼ to the Northwestern line of said highway, thence Southwesterly, along the Northwestern line of said highway, to the P.O.B., containing .73 acres, more or less.

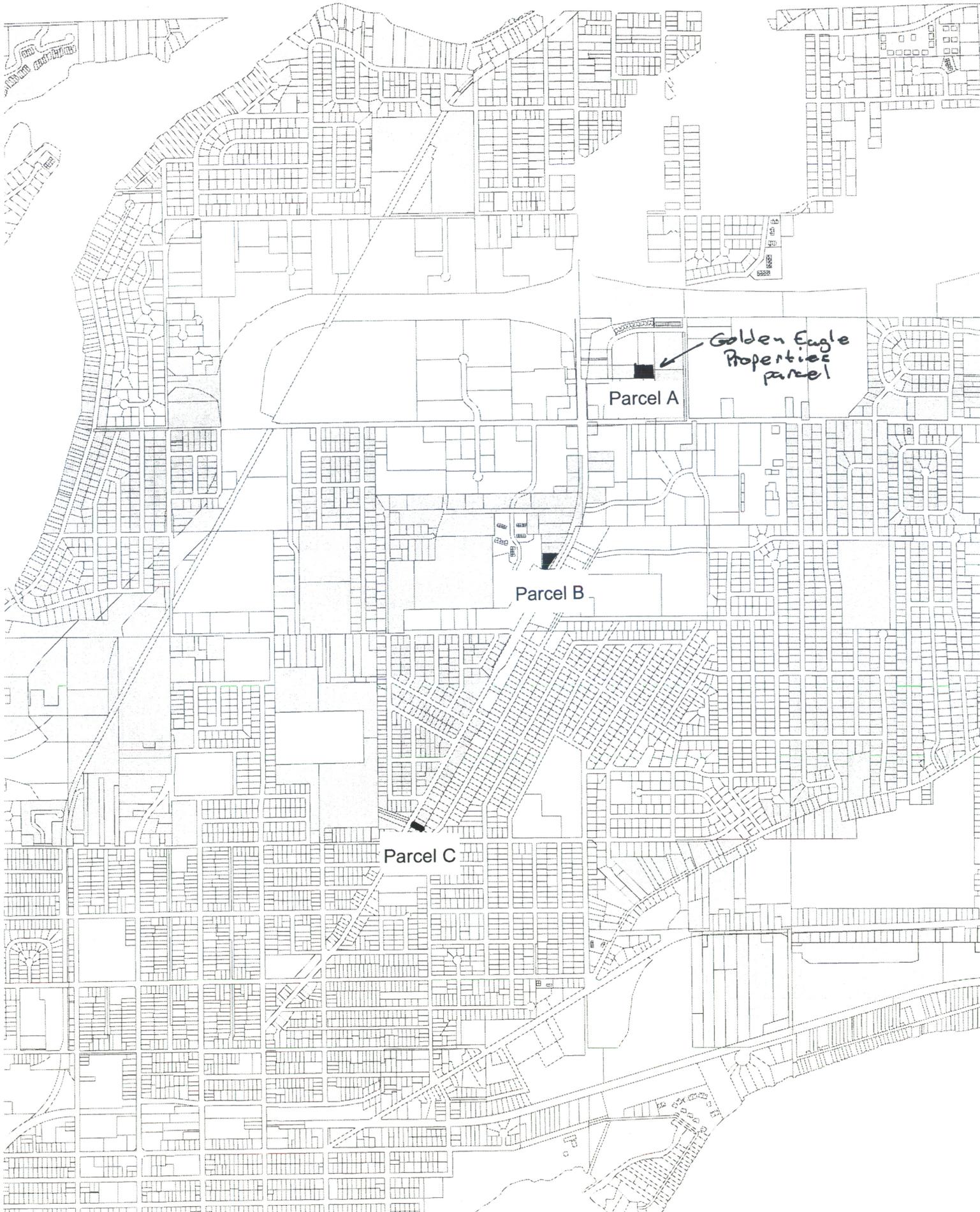
Parcel "C" Grove Subdivision Lot 3 and the southerly 10' of Lot 4 Part of the SE ¼ of Sec. 11 T20NR17E in the Town of Menasha, Winnebago County, WI containing .28 acres, more or less.

Dated this 27 day of August, 2010


~~Don Fuchette~~ Donald Puccetti
Golden Eagle Properties LLC

Don Merkes
Mayor, City of Menasha

Deborah Galeazzi
City Clerk, City of Menasha

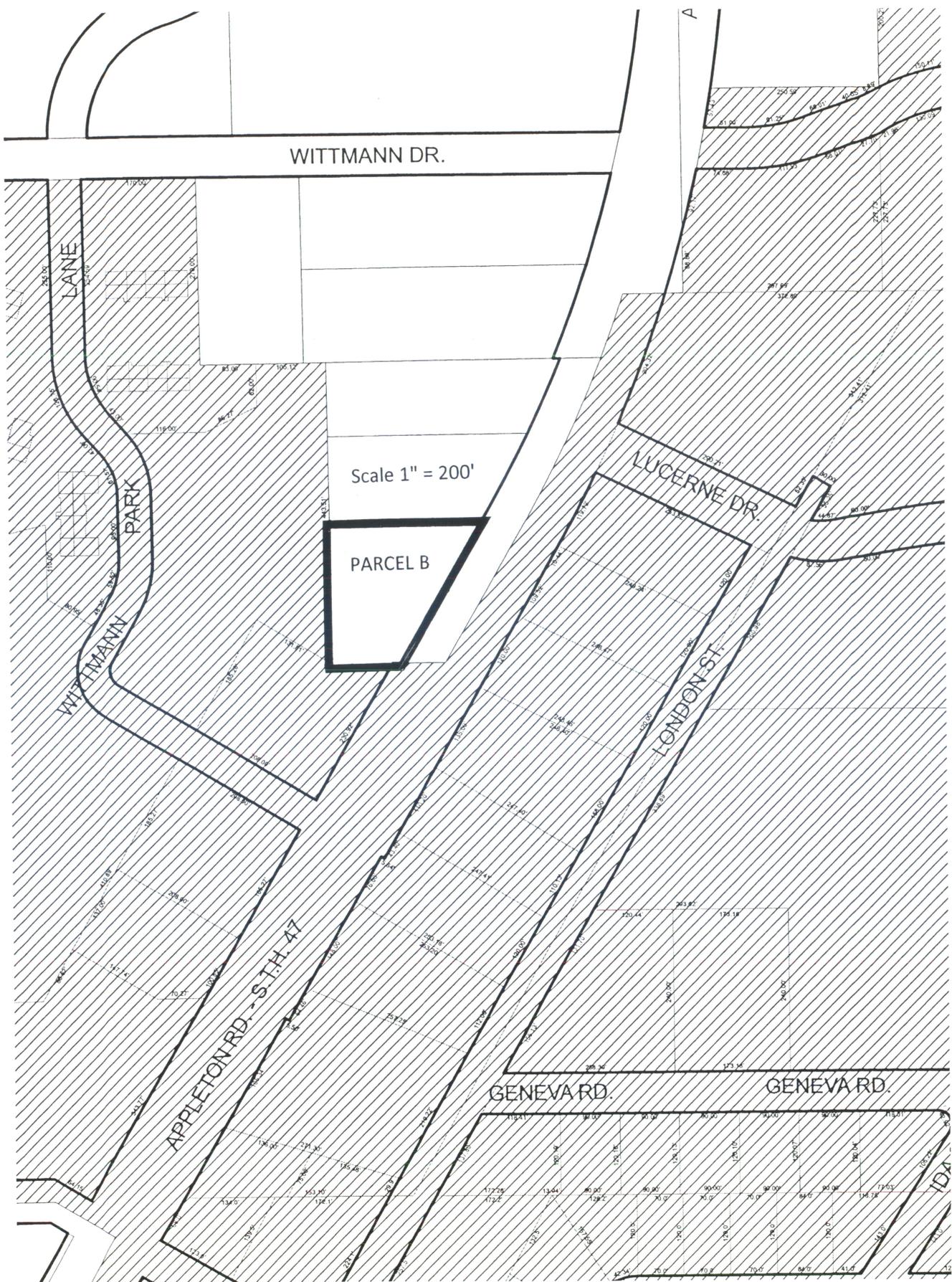


Golden Eagle
Properties
parcel

Parcel A

Parcel B

Parcel C



WITTMANN DR.

LANE

PARK

WITTMANN

Scale 1" = 200'

PARCEL B

LUCERNE DR.

LONDON ST.

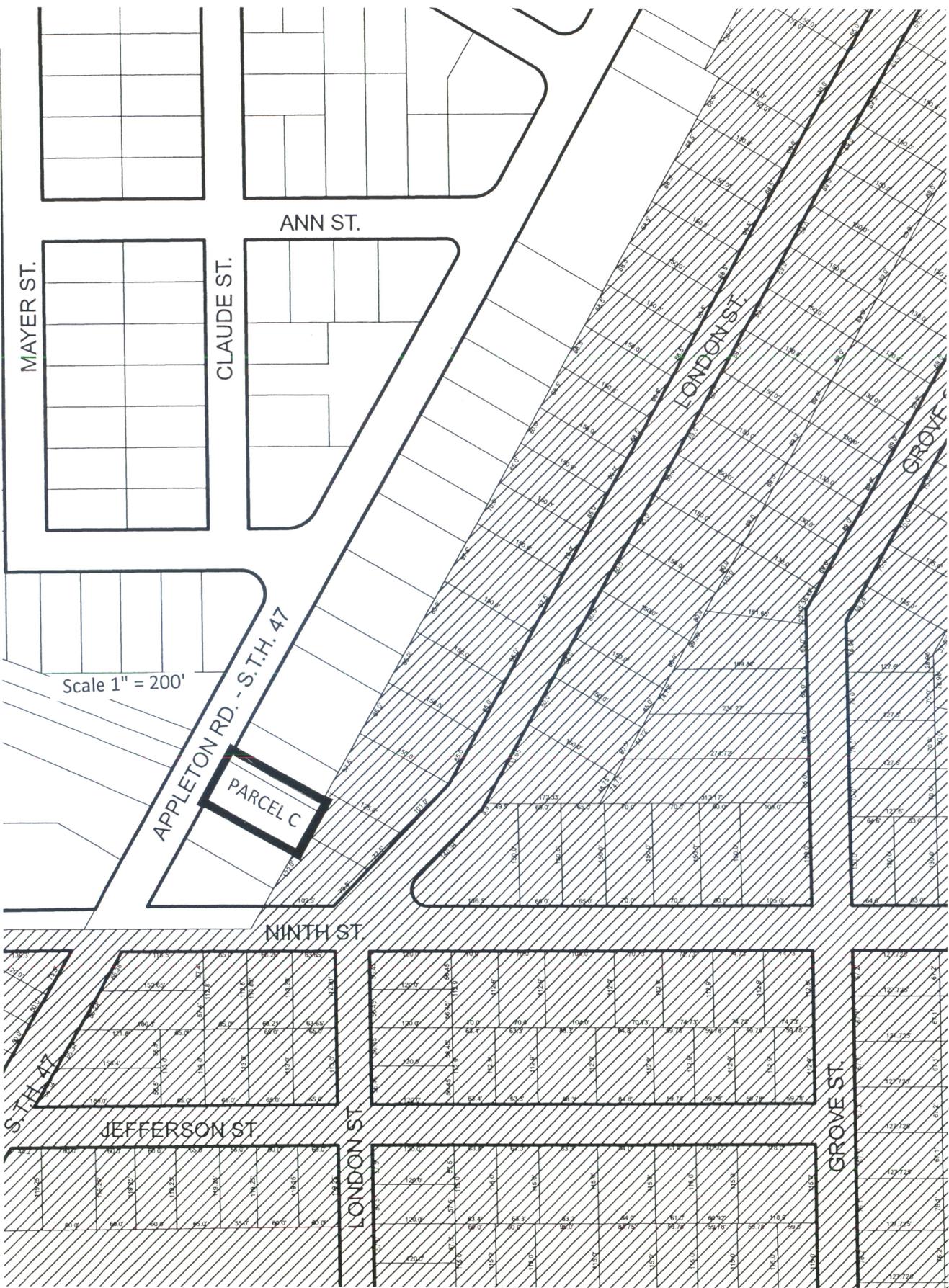
APPLETON RD. - S.T.H. 47

GENEVA RD.

GENEVA RD.

A

IDA



MAYER ST.

CLAUDE ST.

ANN ST.

APPLETON RD. - S.T.H. 47

PARCEL C

LONDON ST.

GROVE ST.

NINTH ST.

JEFFERSON ST.

LONDON ST.

GROVE ST.

Scale 1" = 200'



MEMORANDUM

TO: Mayor Merkes, Council President Hendricks and the members of the City of Menasha Common Council

FROM: City Comptroller/Treasurer Stoffel *trs*

DATE: 09/15/2010

SUBJECT: Impact Report – Golden eagles Properties LLC Annexation

Pursuant to City of Menasha Ordinance 13-1-123:

1. The Finance/Assessor's Department will not require any additional full-time personnel if the annexation is approved.
2. The Finance/Assessor's Department will not require any additional equipment if the annexation is approved.
3. The Finance/Assessor's Department will not require any additional buildings if the annexation is approved.
4. The Finance/Assessor's Department will not require any additional improvements if the annexation is approved.
5. The Finance/Assessor's Department will not incur any miscellaneous cost over and above those miscellaneous costs normally incurred in any annexation if the annexation is approved.
6. The Finance/Assessor's Department will not incur any costs over and above those costs normally incurred in any annexation if the annexation is approved.
7. Based upon an estimated equalized assessment of \$9,500,000 for the land, at the City's current equalized tax rate of \$9.30, the City would realize an increase in tax collections of approximately \$88,350 annually when the annexation is approved.
8. The Comptroller/Treasurer would recommend that the Common Council vote to accept the annexation.



MEMORANDUM

TO: Administration Committee

FROM: Greg Keil, CDD

DATE: September 16, 2010

RE: Annexation Impact Report – Golden Eagle Properties, LLC Annexation

The Department of Community Development has considered the potential impacts of the Golden Eagle Properties, LLC Annexation as related to duties and functions of the department and as related to the growth and development of the community.

Parcel “A” of the proposed annexation is one acre of a 3+ acre site proposed for a student housing project. This project will provide approximately 90 units of student housing in proximity to UW-Fox Valley. The development is expected to be worth \$9-\$10 million. Parcels “B” and “C” are vacant lots that are designated in the Comprehensive Plan for future commercial development. Department staff will be engaged in development planning, plat review and zoning administration as these lands come under development. These activities can be carried out by existing staff with minor adjustments for the additional workload.

This annexation is consistent with the boundary agreement between the City and Town of Menasha. Adding this territory will make a small amount of additional land available for commercial development, support UW-Fox Valley student housing needs, and will result in increased tax base for the community. The Community Development Department supports this annexation as a logical extension of the city’s boundary.



MEMORANDUM

To: Administration Committee

From: PRD Tungate

Date: September 15, 2010

RE: Annexation Report – Parks and Recreation Services

There will be no discernible impact to parks and recreation services due to the annexation of 1.0 acres west of UW-Fox Valley.

Debbie Galeazzi

From: AAuxier@nmfire.org
Sent: Thursday, September 16, 2010 8:10 AM
To: Debbie Galeazzi
Cc: Greg M. Keil
Subject: Re: Impact Report for Annex "A"

Debbie,

Per City of Menasha Ordinance Neenah-Menasha Fire Rescue is submitting a "no impact" report for the proposed annexation of Parcel "A" petition of annexation date August 27, 2010.

Al Auxier
Fire Chief
Neenah-Menasha Fire Rescue
aauxier@nmfire.org
(920)886-6203, office
(920)209-9509, cell



September 16, 2010

To: Mayor Merkes
Members of the Common Council
From: Chief Stanke
Re: Proposed Golden Acres Properties Annexation

In regards to the proposed annexation “Golden Acres Properties” we do not anticipate any additional needs at this time. Although student housing has the potential to create a greater demand for Police Services.



City of Menasha • Department of Public Works
www.cityofmenasha-wi.gov

Memorandum

DATE: September 16, 2010

TO: Debbie Galeazzi, City Clerk

FROM: Mark Radtke, Public Works Director

RE: Impact Report for Golden Eagles Annexation

There would only be minor recycling and refuse collection costs associated with servicing this annexation, and they are insignificant when compared to the added value.

It is anticipated that no additional staffing will be needed to provide refuse and recycling services for this fully developed annexation area.

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