TOWN OF NEENAH TOWN BOARD MEETING

July 28, 2026 - Tuesday
Regular Meeting held at Town Hall, 1600 Breezewood Lane, Neenah, WI 54956 and offered via Zoom.
Due to tornado on Monday July 27, 2026, the meeting was postponed until Tuesday July 28, 2026

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

Also in Attendance: Jeremy Kwiatkowski, Attorney Mathew Parmentier Deputy Clerk-Treasurer Cyndi Pleshek and Administrator-Clerk-Treasurer Ellen Skerke.

Also in Attendance via Zoom: Carrie Sturn, Brad Lamers, Karren Tippins.

R. Schmeichel called the meeting to order at 7:00 p.m. , noting that this meeting originally scheduled for Monday July 27, 2026 was delayed due to the tornado that struck the area on Monday July 27, 2026. Pledge of Allegiance was recited.

Approval of Minutes

Motion: J. Weiss / B. Cardoza to approve July 13, 2026 Town Board Meeting Minutes
Motion carried by voice vote.

Public Forum

- None.

Public Forum for Recognized Municipal and County Officials

- None

Correspondence

- None

Discussion/Action.

Vouchers Payroll and Bank Transactions

Approve Vouchers, Payroll and Bank Transactions July 27, 2026
Motion: D. Bluma / T. Wilde to approve.
Motion Carried by voice vote.

Resolutions

Resolution 2026-21: Zoning Map Amendment

Applicant:	*Devereaux Rev Trust ET AL*
Agent:	*Ayvar, Rodolfo, Davel Engineering & Environmental Inc*
Location of Premises:	*Stanford Dr, Neenah (Parcel is west of Terra Cotta Dr)*
Tax Parcel No:	*010-1542 Partial, 010-0319 Partial*
Legal Description:	*Being part of the SE1/4 of the SW1/4 and part of Lo 1 CSM-2553 all being located in part of the SE1/4 of the SW1/4 of Section 30, Township 20 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin*
Explanation:	*Applicant is requesting a Zoning Map Amendment to change from A-2, General Agriculture District to R-2, Suburban Residential District.*

- J. Weiss stated that the Plan Commission meeting last week did not have quorum, however those present discussed the Zoning Map amendment and of those present, there was unanimous consent to recommend approval.

- Karen Tippins, 791 Terra Cotta Dr, is online and available to answer questions.

Motion: B. Cardoza / D. Bluma to approve Resolution 2026-21.
Motion Carried by voice vote.

Resolution 2026-17 - Certified Survey Map for Stanford Drive / Terra Cotta Drive

Applicants:	*Mark & Lisa James, Craig & Samantha Harvey, Michael & Karen Tippins, and Devereaux Rev Trust*
Agent:	*Davel Engineering*
Location of Premises:	*765, 763 and 791 Terra Cotta Drive*
Tax Parcel No:	*010-1970, 010-1969, 010-1967, 010-1542 and 010-0319*

- J. Weiss stated again that the Plan Commission meeting last week did not have quorum, however those present discussed the Certified Survey Map and of those present, there was unanimous consent to recommend approval.

Motion: J. Weiss / B. Cardoza to approve the Certified survey Map.
Motion Carried by voice vote.

Resolution 2026-22	Chapter 23 Text Amendment
Applicant:	Winnebago County Planning and Zoning Department
Agent:	Cary Rowe, Zoning Administrator
Location of Premises:	N/A
Tax Parcel No:	N/A
Explanation:	Create and add section 23.8-53 to Chapter 23, Winnebago County Town-County Zoning Codes of the Winnebago County General Code, To amend Chapter 23-2 to establish a data center definition and To impose a 12-month moratorium on the receipt, processing, and approval of new Date Center Applications

Motion: J. Weiss / B. Cardoza to approve.

- R. Schmeichel referenced the recent article in the Appleton Post Cresent that discussed data centers and the concept of the 12-month moratorium.
- By general consensus it is a good idea to have the public discussion at the County level to determine how to best proceed with permitting for data centers.
- J. Weiss stated again that the Plan Commission meeting last week did not have quorum, however those present discussed the Chapter 23 Text Amendment Certified Survey Map and of those present, there was unanimous consent to recommend approval.
- E. Skerke noted that discussion at the Plan Commission resulted in Plan Commission Member Brandon Nielsen suggesting that the Town Findings request a better definition for Data Centers. The current definition is broad. He did not have a suggestion as to what that improved definition would look like.
- M/ Parmentier suggested a definition for Data Center that closely follows the State of Wisconsin's definition as it relates to sales tax.

Data Center: A facility, building, portion of a building, campus, or group of buildings whose primary or principal use is to house computer servers, network equipment, data storage systems, telecommunications equipment, cooling systems, backup power systems, electrical infrastructure, or related equipment for the storage, processing, management, retrieval, transmission, or distribution of digital data. A data center does not include ordinary computer rooms, server closets, or information

technology equipment that is accessory and incidental to another lawful principal use and does not include telecommunications, cable, broadband, or utility transmission or distribution equipment, including small wireless facilities, pole-mounted equipment, and localized cabinets or nodes operated by a communications or utility provider.

Motion: J. Weiss / B. Cardoza to amend the motion to add a Town Finding offering an alternative definition for Data Center per Matt Parmentier's language above.
Motion Carried by voice vote.

Future Agenda Topics and Meetings

- Parks and Trails Committee, Monday, August 3, 2026 at 600 p.m.
- Sanitary District #2 Meeting, Tuesday, August 4, 2026 at 7:00 p.m.
- Fire Department Meeting, Wednesday, August 5, 2026 at 6:00 p.m.
- Next Town Board Meeting, Monday, August 10, 2026 at 7:00 p.m.
- Plan Commission Meeting, Monday, August 17, 2026 at 7:00p.m.

Old Business

- None

New Business

- None

R. Schmeichel called the Stormwater Utility District Meeting to Order at 7:30 p.m.

Motion: B. Cardoza/D. Bluma to take Agenda items out of order, moving open Session Discussion Action Items for Town Board and Stormwater Utility District Board related to the Homestead Acres Developers Agreement and Speedy Clean Televising and cleaning before the Closed Session for the Town Board.
Motion Carried by voice vote

DISCUSSION / ACTION TOWN BOARD

Homestead Acres A Condominium Developers Agreement

- Brad Lamers, Lamers Realty provided an update on the status of the development.
- M. Parmentier discussed the Developers Agreement, most of the outstanding items have been settled, all that remains is a bit of administrative work to get a copy of the final approved plan set to attach to the agreement and the final signed document for financial security.
- B. Lamers would like to see the final version of the Developers Agreement before signing off; however, everything seems to be in order.
- M. Parmentier recommends a Board motion to approve the Developers Agreement giving the Chairman, Clerk and Attorney the authority to complete the administrative work and sign the agreement.

Motion: R. Schmeichel / B. Cardoza to approve the Developers Agreement with Homestead Acres and authorize Chairman Schmeichel, Clerk Skerke and Attorney Parmentier to complete the administrative tasks and sign the agreement.
Motion Carried by voice vote

Discussion / Action Stormwater Utility District Board

Homestead Acres A Condominium Developers Agreement

Motion: R. Schmeichel / D. Bluma to approve the Developers Agreement with Homestead Acres and authorize Chairman Schmeichel, Clerk Skerke and Attorney Parmentier to complete the administrative tasks and sign the agreement.
Motion Carried by voice vote

Approve Speedy Clean Televising and Cleaning near South Park Avenue and Adella Beach Road

- E. Skerke reviewed the proposed work for South Park Avenue stormwater issues. B. Hamblin of McMahon Engineering provided his summary of the issues and his recommended course of action including several activities for Speedy Clean to manage to televise, clean and remove zebra mussels and a private contractor to remove brush and cattails. Speedy Clean provided quotes for the work in the amount of $7,045.00.
- T. Wilde reviewed the drainage as designed through the area; several weeks ago, he met with Ben Hamblin in site and walked the area to review the drainage plan. Discussed how the water is flowing and where the problem areas might be.
- Per B. Hamblin's plan, the Town should hire speedy Clean to televise the long section of storm sewer pipe along South Park Avenue between County Rd A and where it connects across from Adella Beach Road, Clean the short section of Storm sewer pipe that runs on the south side of South Park Avenue in front of Conservancy Park, and remove zebra mussels from the shoreline at the end of Adeel Beach Road.
- B. Hamblin's plan calls for clearing a 5-foot-wide section of zebra mussels. The Board discussed the merits of clearing 5 foot versus 10 foot+ channel by Lake Winnebago. The thought process by both B. Hamblin and Speedy Clean representative was that the costs will increase with a larger channel; it might be best to start with clearing a 5-foot channel and see how that works out and how long it stays open. If in the future we think a wider channel would be better, the Town could contract for more work the next time.

Motion: D. Bluma / B. Cardoza to approve Speedy Celan estimates and move forward with the cleaning, televising and zebra mussel removal as planned with a 5-foot channel And authorize Glenn Armstrong to move forward getting quotes for the other debris removal and cattail removal as recommended by Ben Hamblin.
Motion Carried by voice vote

Adjourn Meetings

Motion B. Cardoza / D. Bluma to adjourn Stormwater Utility District Meeting, Motion carried. Meeting adjourned at 8:10 p.m.

Motion B. Cardoza / T. Wilde for the Town Board to convene into closed session pursuant to Wis. Stats §19.85 (1) (e) Deliberating or negotiating the purchasing of public property, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session
Motion carried by roll call vote, all voted Aye,

The Board did not reconvene into Open Session.

Respectfully submitted,
Ellen Skerke,
Administrator-Clerk-Treasurer

Approved: Approved August 10, 2026