



City of Neenah

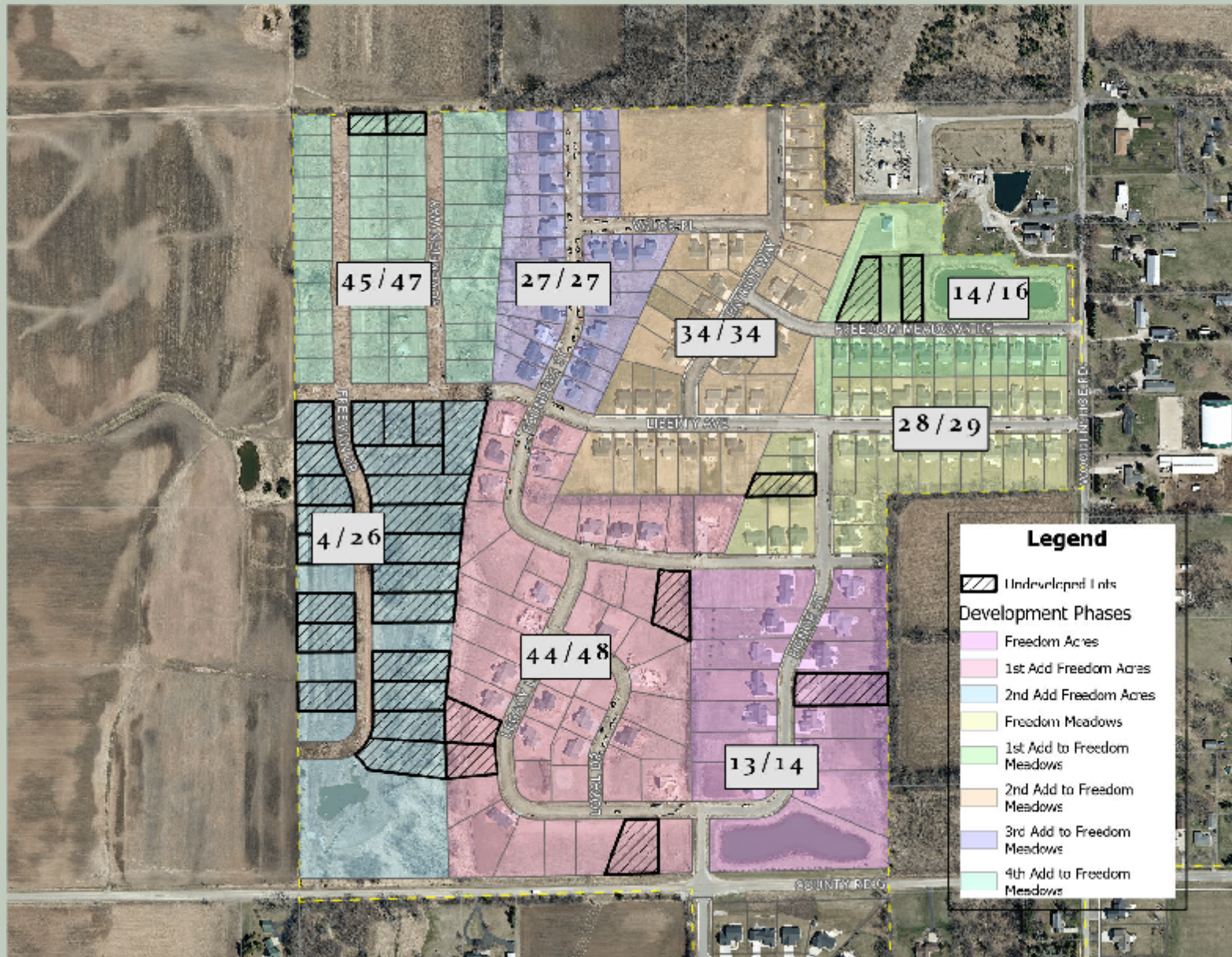
Freedom Acres, Freedom Meadows
and
Homes at Freedom Meadows
Neighborhood Informational Meeting

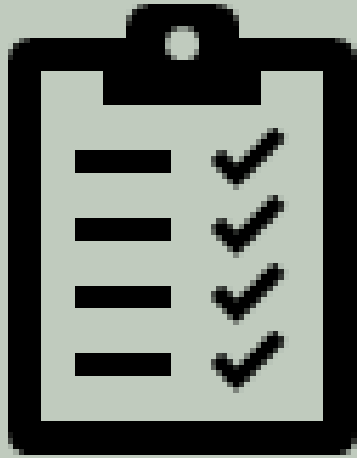
September 30, 2026
5:30 PM to 7:00 PM

Agenda
Neighborhood Informational Meeting
Freedom Acres and Homes at Freedom Meadows Subdivisions
Sept 30, 2026, 5:30 PM, Shattuck Room, Neenah Public Library

1. Introductions
2. Overview of development – Paving, curb & gutter in 2028 CIP
3. Roles/Responsibilities of Each Stakeholder
4. What each of us can do until Final Paving is done in 2028
5. Next Steps: Schedule and deadlines for 2026 and 2027
 - a. Information packet available for all owners
 - b. Regular communications with property owners - Frequency
6. Questions & Answers – Create FAQs

Freedom Acres, Freedom Meadows and Homes at Freedom Meadows Development





Roles & Responsibilities for Subdivision Improvements					
	Developer	City	Home Builder/ Gen'l Contractor	Lot Owner/ Resident	Subcontractor of Property Owner
Grade/Gravel Including potholes	X	X (Indirect)			
Reclaimed Asphalt	X	X (Indirect)			
Road Maintenance Until Final	X	X (Indirect)			
Sidewalk	X	X (Indirect)	X (If not developer)		
Erosion Control- Dirt on the Road for Resid. Site			X (Indirect)	X	X (Indirect)
Erosion Control- Lot and Terrace			X (Indirect)	X	X (Indirect)
Terrace Landscaping/Stabilization				X	X (Indirect)
Dust Control- Streets	X	X (Indirect)			
Dust Control- Terrace and Lot				X	X (Indirect)
Construction of Final Pavement Including Curb and Gutter in 2028		X			
Assessment of Final Pavement Including Curb and Gutter after 2028				X	
Lot Grading and Drainage			X (Indirect)	X	X (Indirect)
Enforcement of Municipal Codes and Developers Agreements		X			

Roles & Responsibilities for Subdivision Improvements

Developer

- Grade/gravel street, including Pothole Repair
- Apply reclaimed asphalt
- Road Maintenance until Final Paving
- Sidewalk Installation
- Dust Control on Streets



Roles & Responsibilities for Subdivision Improvements

City

Direct Responsibilities

- Construction of Final Pavement, incl. Curb & Gutter (2028)
- Overall Enforcement of Municipal Codes and Developer Agreements

Indirect Responsibilities

- Grade/gravel roads (if developer fails to achieve)
- Apply Reclaimed Asphalt (if developer fails to achieve)
- Road Maintenance until Final Paving (if developer fails to achieve)
- Sidewalk Installation (if developer fails to achieve)
- Dust Control on Streets (if developer fails to achieve)



Roles & Responsibilities for Subdivision Improvements

Lot Owner/Resident

- Erosion Control – Dirt on Road for Residential Site
- Erosion Control – Lot & Terrace (Code sections 22-292;25-98)
- Terrace Landscaping/Stabilization
- Dust Control – Terrace and Lot
- Payment of Special Assessments for Final Pavement, incl. Curb & Gutter
- Lot Grading & Drainage



Roles & Responsibilities for Subdivision Improvements

Home Builder/General Contractor

- Sidewalk Installation (if not done by developer)

Indirect Responsibilities

- Erosion Control – Dirt on Road for Residential Site
- Erosion Control – Lot & Terrace
- Lot Grading & Drainage

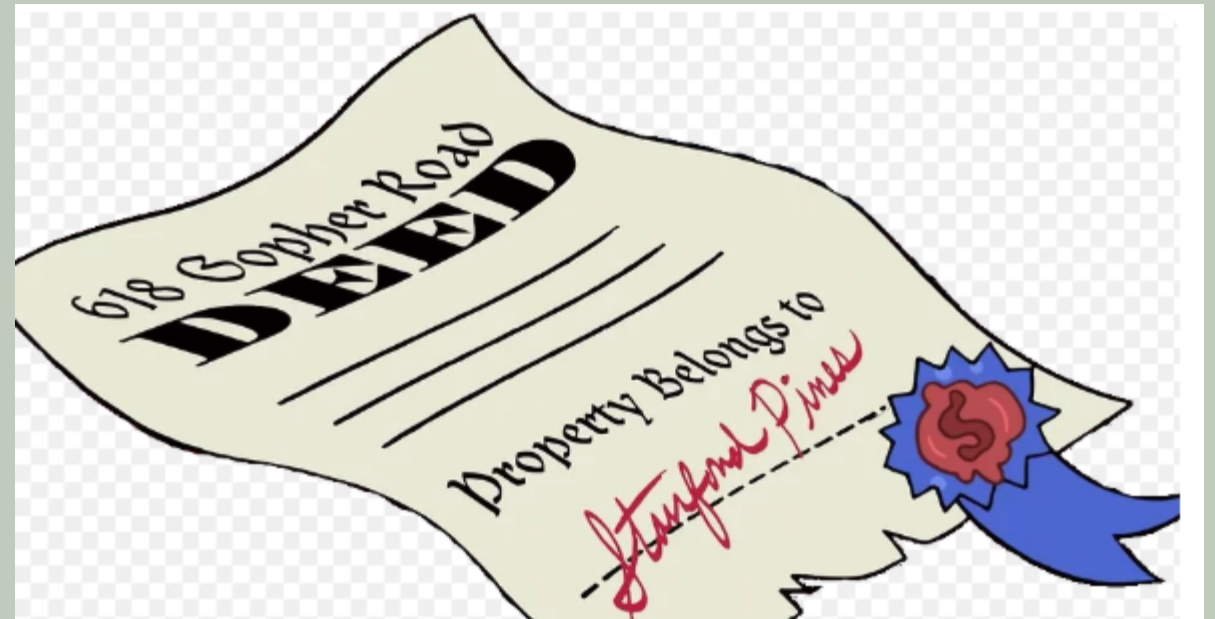


Roles & Responsibilities for Subdivision Improvements

Subcontractor of Property Owner

Indirect Responsibilities

- Erosion Control – Dirt on Road for Residential Site
- Erosion Control – Lot & Terrace
- Terrace Landscaping/Stabilization
- Dust Control – Terrace & Lot
- Lot Grading & Drainage





Terrace Completed

Erosion Control Installed



Erosion Control Problems Due to No Terrace/No Protection



Alternative option for erosion control is Silt Fencing.

Proper Erosion Control with Sediment Logs/"Silt Socks"



Erosion Control Measure: Sediment Logs

- **Allows rainwater to pass through while filtering out sediment (clay).**
- **Sediment Logs, 8" x 20' – available at Menards and similar stores (\$27 each).**
- **Know how much frontage feet you need for sediment protection before buying.**
- **Silt socks are effective, but require periodic inspections, esp. after rain events.**
- **Informational handout available in tonight's packet.**



Next Steps

- Developer scraped road: Sept 29, 2026
- Developer to install reclaimed asphalt – 1st steps by Nov. 1;
- After winter, developer to repair as needed by 4/30/2027 or City does.
- Residents - Terrace and lot winterize/stabilization/restoration required by code if not already done - by Nov. 1.
- City will seed & stabilize terrace upon request and bill when done – sign up sheet. If not done, City will do work and bill accordingly.
- City/Developer: Winter stabilization on their lots by Nov. 1.

QUESTIONS?

