



NEENAH PLAN COMMISSION

Tuesday, October 8, 2019

4:15 P.M.

HAUSER ROOM, City Administration Building

1. Approval of Minutes: August 27, 2019
2. Public Appearances (Ten minutes divided among those wishing to speak on topics pertinent to the Plan Commission)
3. Public Hearings:
 - a. **Rezoning** - Southeast Corner of Abby Avenue and W. North Water Street - I-2 to R-2 District
4. Action Items:
 - a. **Rezoning** - Southeast Corner of Abby Avenue and W. North Water Street - I-2 to R-2 District (Ord. No. 2019-23)
 - b. **Certified Survey Map** - Southeast Corner of Abby Avenue and W. North Water Street - 3 Lot CSM
5. Informational:
 - a. **Trails Task Force**
6. Announcements and future agenda items:
 - a. **Next Meeting: October 29, 2019**

Neenah City Hall is accessible to the physically disadvantaged.
If special accommodations are needed please contact the
Department of Community Development Office
at 886-6125 at least 24 hours in advance of the meeting.

MINUTES OF THE NEENAH PLAN COMMISSION
Tuesday, August 27, 2019
4:15 p.m.

Present:

Mayor Dean Kaufert, Chairman	PRESENT	Gerry Kaiser, Director of Public Works	ABSENT	Nick Piergrossi, Vice Chairman	PRESENT
Kate Hancock-Cooke	PRESENT	Karen Genett	PRESENT		
Gerry Andrews	PRESENT	Ald. Jane Lang	PRESENT		

Also present:

Brad Schmidt, Deputy Director of Community Development	Chris Haese, Director of Community Development	
Adam Franke, Community Development Intern	Ald. Cari Lendrum	

Mayor Kaufert called the meeting to order at 4:15 p.m.

Minutes: Piergrossi/Andrews to approve the August 13, 2019 meeting minutes. All Aye. Motion passed.

Public Appearances: Mayor Kaufert opened Public Appearances. No one commented. Mayor Kaufert closed Public Appearances.

Public Hearings:

1. TID No. 9 Amendment 2

Mayor Kaufert opened the public hearing.

Director Haese provided an overview of the TID amendment, which proposes to extend TID No. 9 north and include the former Plexus Engineering building located at 55 Jewelers Park Drive. The building has some degree of obsolescence since it was built specifically for Plexus' engineering purposes and the site lacks adequate parking. The property owner is working with a prospective tenant who would lease the entire building and bring a large number of jobs to Neenah. Any financial incentive would most likely be a pay-go TIF meaning that an incentive would be based on an increase in assessed value of the property.

Member Genett – What does densification of the building mean? Director Haese indicated that businesses are using less square-footage per employee than in the past meaning there isn't a need to add onto the building, but rather pack more people in the building. That results in more employees and a greater need for parking.

Member Piergrossi – Is value increment due to the building going from vacant to occupied and how is that increment beneficial to the City? Director Haese indicated that the City would deal with minimum values in the development agreement. While the incentive is based on an increase in increment, the real benefit to the City is the number of high quality jobs that could be located at this site.

Member Piergrossi – Will the densification increase parking demand and will that parking overflow onto Jewelers Park Drive? Director Haese indicated that the densification of an office building could impact parking capacity, but in no case will parking be permitted along Jewelers Park Drive.

Mayor Kaufert closed the public hearing.

Action Items:

- 1. TID No. 9 Amendment 2** – Amended Boundaries and Project Plan (PC Res. 2019-2)

MSC Piergrossi/Genett, Plan Commission approves PC Resolution NO. 2019-02, approving the amended Project Plan and amending Tax Increment District #9 boundaries and recommend the Neenah Common Council approve the same..

Announcements and future agenda items:

Next Plan Commission meeting is scheduled for September 10, 2019.

Adjournment: The Commission adjourned its meeting at 4:40 P.M. MSC Lang/Hancock-Cooke. All Aye.


Respectfully Submitted,



Brad Schmidt
 Deputy Director of Community Development



MEMORANDUM

DATE: October 2, 2019
TO: Mayor Kaufert and Plan Commission
FROM: Brad Schmidt, AICP, Deputy Director 
RE: Rezoning I-2 to R-2 District – SE Corner of Abby Avenue and W. North Water Street (Ord. No 2019-23)

Request

Melvin Timm is requesting to rezone land located on the southeast corner of Abby Avenue and W. North Water Street. The subject land is currently zoned I-2, General Industrial District. The applicant is proposing to rezone the subject land to R-2, Two-Family Residence District.

Background

The applicant is proposing to rezone the property to R-2 to create a new single-family or two-family property. The applicant owns the land to the south and east of the subject property. The land to the south is a residential property while the land to the east is undeveloped and zoned I-2.

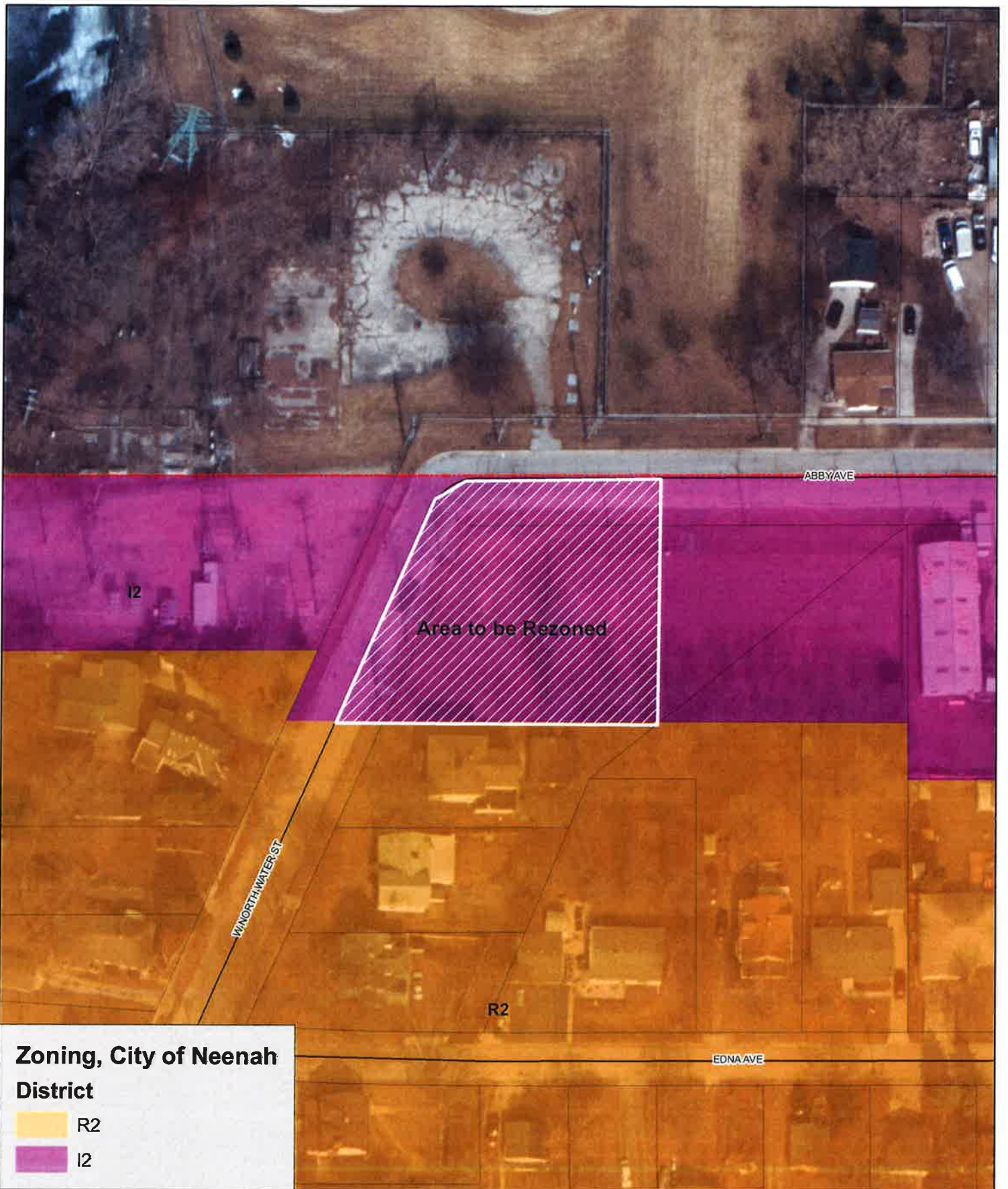
Consideration

In addition to the rezoning request, the applicant also submitted a CSM creating the new lot which is proposed to be subdivided. The new lot is about 0.30 acres in size. All land south of the subject property is also zoned R-2 District.

As will all rezoning requests, the proposed zoning classification must be consistent with the City's Comprehensive Plan 2040 Future land use designation. In this case, the future land use map identifies this area as Residential Neighborhood. This category allows for single and two-family residences and R-2 is an appropriate zoning district.

Recommendation

Appropriate action at this time is for the Plan Commission to recommend Common Council approve Ordinance No. 2019-23 rezoning southeast corner of Abby Avenue and W. North Water Street to the R-2, Two-Family Residence District.



Zoning, City of Neenah

District

-  R2
-  I2

**Abby Avenue
Rezone I2 ro R2**



1 inch = 69 feet



AN ORDINANCE: By the Neenah Plan Commission
Re: Rezoning 0.33 Acres of land located on the southeast corner of Abby Avenue and W. North Water Street from I-2, General Industrial District to R-2, Two-Family Residence District.

ORDINANCE NO. 2019-23

Introduced: _____

Committee/Commission Action: _____

AN ORDINANCE

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

Section 1. Section 26-123 of the Neenah Municipal Code pertaining to zoning districts, and the map therein described, is hereby amended by rezoning 0.33 Acres of land located on the southeast corner of Abby Avenue and W. North Water Street from I-2, General Commercial District to the R-2, Two-Family Residence District. The property is more particularly described as follows:

A PARCEL OF LAND BEING PART OF LOTS 4 AND 5, BLOCK 3, H. WILDFANG'S SUBDIVISION OF BLOCK 3 OF BASSETT'S SECONG ADDITION TO JONES PLAT OF THE ISLAND, LOCATED IN THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 22, TOWNSHIP 20 NORTH, RANGE 17 EAST, THIRD WARD, CITY OF NEENAH, WINNEBAGO COUNTY, WISCNOSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ¼ CORNER OF SECTION 22; THENCE S01°00'49"W, 2618.74 FEET ALONG THE EAST LINE OF THE NORTHWEST ¼ OF SECTION 22 TO THE CENTER OF SECTION 22; THENCE S89°43'08"W, 1982.69 FEET ALONG THE NORTH LINE OF THE SOUTHWEST ¼ OF SECTION 22, THENCE S00°26'11"E, 25.58 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN DOCUMENT NO. 1746093 AND THE SOUTH RIGHT-OF-WAY LINE OF ABBY AVENUE; THENCE S89°43'08"W, 142.73 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING; THENCE S01°17'53"E, 77.08 FEET; THENCE S81°27'35"W, 150.23 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF W. NORTH WATER STREET; THENCE N23°55'21"E, 108.16 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE SOUTH RIGHT-OF-WAY LINE OF ABBY AVENUE; THENCE N89°43'08"E, 102.96 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING INCLUDING TO THE CENTERLINE OF ABBY AVENUE AND W. NORTH WATER STREET.

Parcel ID: 80302490000

Section 2. 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 3. 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.

Adopted: _____

Published: _____

Approved:


Dean R. Kaufert, Mayor

Attest:

Patricia Sturn, City Clerk



MEMORANDUM

DATE: October 2, 2019
TO: Mayor Kaufert and Members of the Plan Commission
FROM: Brad Schmidt, AICP, Deputy Director 
RE: 3 Lot CSM – Abby Avenue/W. North Water Street – Melvin Timm

The submitted CSM proposes to create 1 new lot and realign two additional lots. The land includes an existing residence (519 W. North Water Street) and two undeveloped parcels (521 W. North Water Street). The undeveloped property was previously owned by WE Energies, but was recently purchased by the applicant. The applicant is proposing to create a new lot on the corner of Abby Avenue and W. North Water Street and leave the remaining 0.36 acres as industrial zoned. The new lot on the corner (0.25 acres) is proposed to be rezoned to R-2, Two-Family Residence District. In addition, Lot 2 of the proposed CSM will include an easement to access Lot 1.

Appropriate action at this time is for the Plan Commission to approve the 3 lot CSM for the property located along Abby Avenue and W. North Water Street.



ABBY AVE

524

521

521

414

W NORTH WATER ST

Area to be Rezoned

519

517

515

430

420

416

414

EDNA AVE

Abby Avenue 3 Lot CSM



1 inch = 52 feet

CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOTS 3, 4 AND 5, BLOCK 3, H. WILDFANG'S SUBDIVISION OF BLOCK 3 OF BASSETT'S SECOND ADDITION TO JONES PLAT OF THE ISLAND AND PART OF LOT 7, BLOCK 2, OF BASSETT'S SECOND ADDITION TO JONES PLAT OF THE ISLAND, LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 20 NORTH, RANGE 17 EAST, THIRD WARD, CITY OF NENAH, WINNEBAGO COUNTY, WISCONSIN.

NORTH 1/4 CORNER
SECTION 22-20-17

- LEGEND:
- = 3/4" X 24" IRON REBAR SET,
 - = WEIGHING 1,502 LBS. PER LIN. FT.
 - ⊙ = 1" IRON PIPE WITH W&E CAP FOUND
 - ⊕ = 1" IRON PIPE FOUND
 - ⊗ = BERTINSEN MONUMENT
 - ⊙ = 1" IRON ROD
 - () = RECORDED AS
 - x- = EXISTING FENCE

OWNERS OF RECORD:
MELVIN L. & DANA D. TIMM

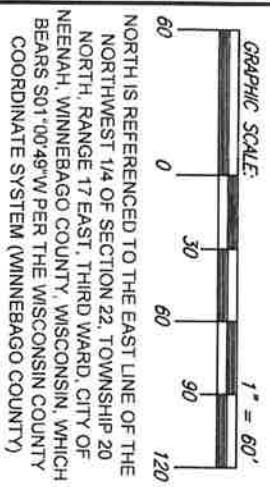
PARCEL ID:
80302490000, 80302480000 &
80302330000

Robert F. Reider
9-20-2019

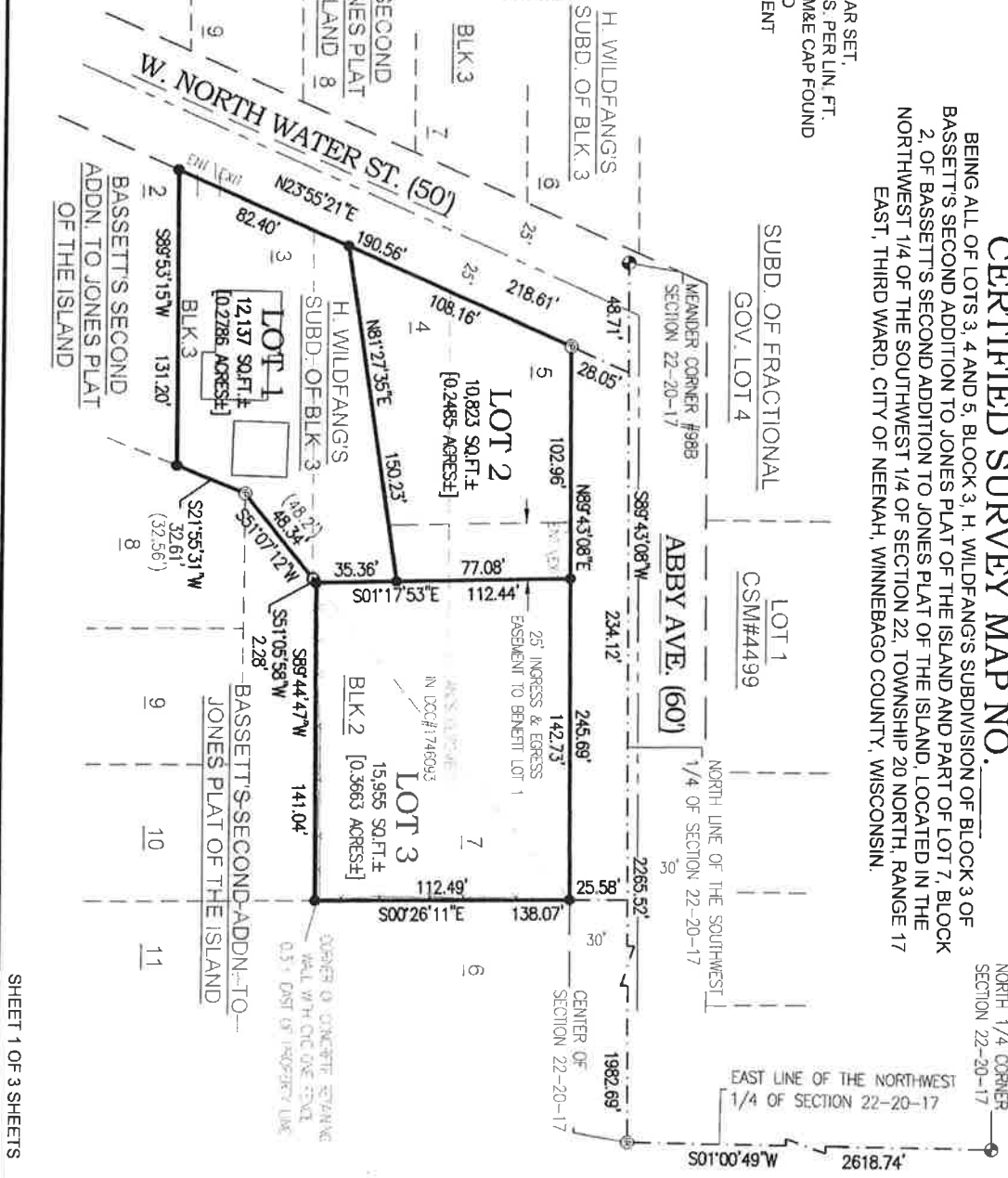


ROBERT F. REIDER, PLS-1251 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDALE DR., P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A1603.12-19 DATED: 9-19-2019
DRAFTED BY: (cap RDD)

BASSETT'S SECOND
ADDN. TO JONES PLAT
OF THE ISLAND 8



NORTH IS REFERENCED TO THE EAST LINE OF THE
NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 20
NORTH, RANGE 17 EAST, THIRD WARD, CITY OF
NENAH, WINNEBAGO COUNTY, WISCONSIN, WHICH
BEARS S01°00'49"W PER THE WISCONSIN COUNTY
COORDINATE SYSTEM (WINNEBAGO COUNTY)



CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOTS 3, 4 AND 5, BLOCK 3, H. WILDFANG'S SUBDIVISION OF BLOCK 3 OF BASSETT'S SECOND ADDITION TO JONES PLAT OF THE ISLAND AND PART OF LOT 7, BLOCK 2, OF BASSETT'S SECOND ADDITION TO JONES PLAT OF THE ISLAND, LOCATED IN THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 22, TOWNSHIP 20 NORTH, RANGE 17 EAST, THIRD WARD, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, ROBERT F. REIDER, PROFESSIONAL WISCONSIN LAND SURVEYOR, CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED ALL OF LOTS 3, 4 AND 5, BLOCK 3, H. WILDFANG'S SUBDIVISION OF BLOCK 3 OF BASSETT'S SECOND ADDITION TO JONES PLAT OF THE ISLAND AND PART OF LOT 7, BLOCK 2, OF BASSETT'S SECOND ADDITION TO JONES PLAT OF THE ISLAND, LOCATED IN THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 22, TOWNSHIP 20 NORTH, RANGE 17 EAST, THIRD WARD, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH ¼ CORNER OF SECTION 22; THENCE S01°00'49"W, 2618.74 FEET ALONG THE EAST LINE OF THE NORTHWEST ¼ OF SECTION 22 TO THE CENTER OF SECTION 22; THENCE S89°43'08"W, 1982.69 FEET ALONG THE NORTH LINE OF THE SOUTHWEST ¼ OF SECTION 22; THENCE S00°26'11"E, 25.58 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN DOCUMENT NO. 1746093, THE SOUTH RIGHT-OF-SWAY LINE OF ABBY AVENUE AND THE POINT OF BEGINNING; THENCE S00°26'11"E, 112.49 FEET ALONG THE EAST LINE OF SAID DESCRIBED LANDS TO A SOUTH LINE OF SAID DESCRIBED LANDS; THENCE S89°44'47"W, 141.04 FEET ALONG SAID SOUTH LINE; THENCE S51°05'58"W, 2.28 FEET ALONG SAID SOUTH LINE TO THE EASTERLY LINE LOT 3, BLOCK 3, H. WILDFANG'S SUBDIVISION OF BLOCK 3 OF BASSETT'S SECOND ADDITION TO JONES PLAT OF THE ISLAND; THENCE S51°07'12"W, 48.34 FEET ALONG SAID EASTERLY LINE; THENCE S21°55'31"W, 32.61 FEET ALONG SAID EASTERLY LINE TO THE SOUTH LINE OF SAID LOT 3; THENCE S89°53'15"W, 131.20 FEET ALONG SAID SOUTH LINE TO THE EASTERLY RIGHT-OF-WAY LINE OF W. NORTH WATER STREET; THENCE N23°55'21"E, 190.56 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE SOUTH RIGHT-OF-WAY LINE OF ABBY AVENUE; THENCE N89°43'08"E, 245.69 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE SUCH SURVEY UNDER THE DIRECTION OF MELVIN TIMM, 7065 WOODENSHOE ROAD, NEENAH, WISCONSIN 54956.

THAT THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY LINES OF THE LAND SURVEYED.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCE OF THE CITY OF NEENAH.



Robert F. Reider 9-20-19

ROBERT F. REIDER PLS-1251 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDALE DRIVE, P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A1603.12-19 (RFR) 9-19-2019

CITY OF NEENAH APPROVAL:

THIS CERTIFIED SURVEY MAP WAS APPROVED BY THE CITY OF NEENAH ON THIS _____ DAY OF _____, 20____.

MAYOR

DATED

CITY CLERK

DATED

TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LAND INCLUDED ON THIS CERTIFIED SURVEY MAP.

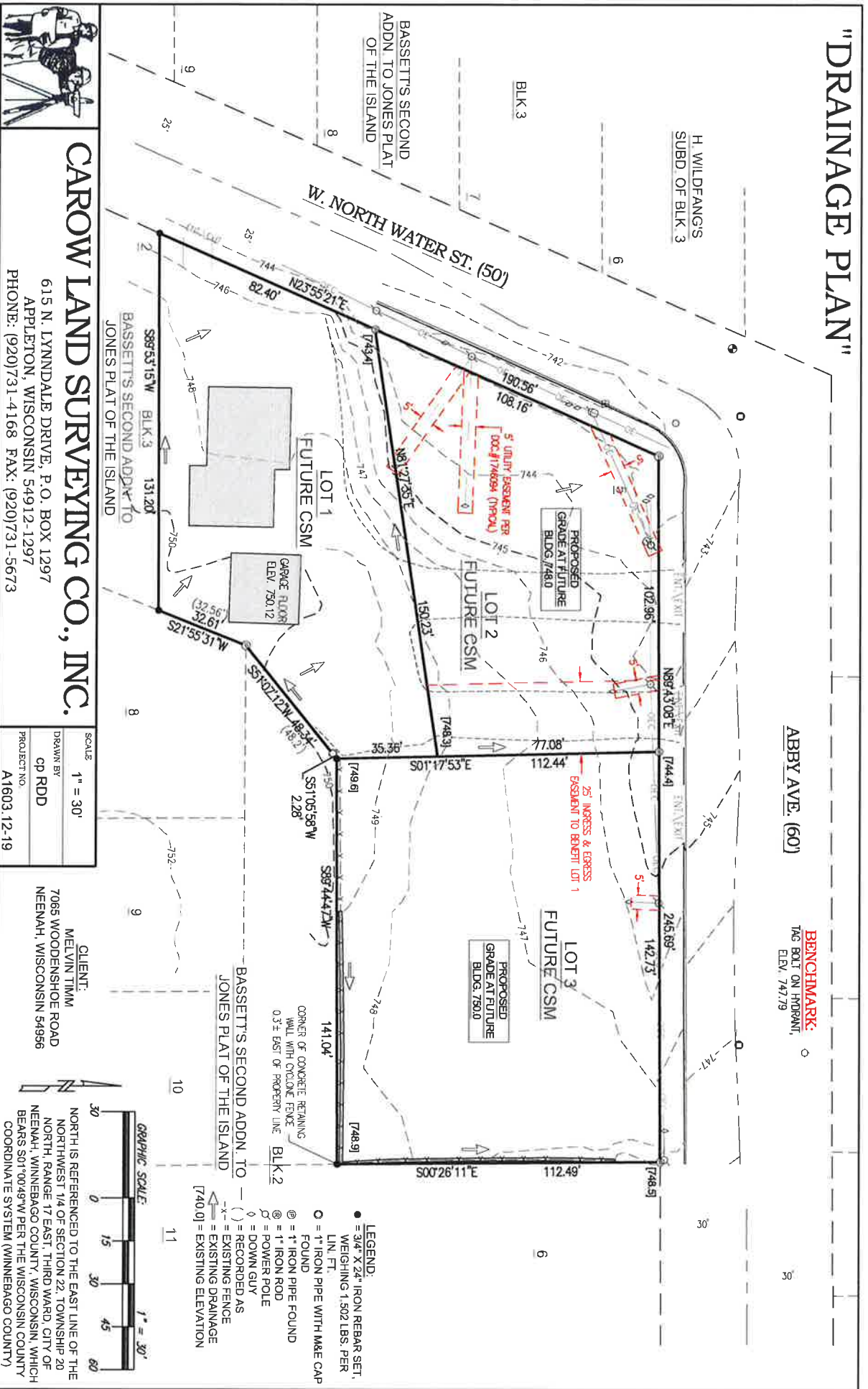
CITY TREASURER

DATED

COUNTY TREASURER

DATED

"DRAINAGE PLAN"



ABBAY AVE. (60)

BENCHMARK:
TAG BOLT ON HORRANI,
ELEV. 747.79

CAROW LAND SURVEYING CO., INC.

615 N. LYNNDALE DRIVE, P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168 FAX: (920)731-5673

SCALE 1" = 30'

DRWN BY cp RDD
PROJECT NO. A1603-12-19

CLIENT: MELVIN TMM
7065 WOODENSHOE ROAD
NEENAH, WISCONSIN 54956

NORTH IS REFERENCED TO THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 20 NORTH, RANGE 17 EAST, THIRD WARD, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, WHICH BEARS S01°00'49"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM (WINNEBAGO COUNTY)

- LEGEND:
- = 3/4" X 24" IRON REBAR SET, WEIGHING 1.502 LBS. PER LIN. FT.
 - = 1" IRON PIPE WITH M&E CAP FOUND
 - ⊙ = 1" IRON PIPE FOUND
 - ⊕ = 1" IRON ROD
 - ⊖ = 1" IRON ROD
 - ⊗ = DOWN GUY
 - ⊘ = RECORDED AS EXISTING DRAINAGE
 - ⊙ = EXISTING FENCE
 - ⊘ = EXISTING DRAINAGE
 - ⊙ = EXISTING ELEVATION

