Neenah
WISCONSIN
Department of Community Development

NEENAH PLAN COMMISSION

Tuesday, June 11, 2019
4:15 P.M.
HAUSER ROOM, City Administration Building

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1. Approval of Minutes: **April 9, 2019**

2. Public Appearances (Ten minutes divided among those wishing to speak on topics pertinent to the Plan Commission)

3. Public Hearings:
   a. Special Use Permit - 2680 Marathon Avenue - Religious Institution (Mosque)
   b. Street Name Change -Oak Street and Peckham Road - E. Peckham Street

4. Action Items:
   a. **Special Use Permit** - 2680 Marathon Avenue - Religious Institution (Mosque)
   b. **Street Name Change** -Oak Street and Peckham Road - E. Peckham Street **(Res. 2019-13)**

5. Announcements and future agenda items:
   a. Next Meeting: June 25, 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, April 9, 2019
4:15 p.m.

Present:

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

Also present:

Brad Schmidt, Deputy Director of Community Development	Cassandra Kohls, Administrative Assistant Community Development	Chris Haese, Director of Community Development
Paul and Bernice Meyer – 116 Armstrong Street (Town of Neenah)	Dave Schmalz – McMahon Associates	

Minutes:
MSC Genett/Andrews to approve the March 26, 2019 meeting minutes. All Aye. Piergrossi and Hancock-Cooke abstained. Motion passed.

Public Appearances: None

Public Hearings: Mayor Kaufert opened the Public Hearing for the rezoning of 2405 Schultz Drive and adjoining railroad right-of-way – I-1, Planned Business Center. No one presented. Mayor Kaufert closed the Public Hearing.

Action Items:

1. **Rezoning – 2405 Schultz Drive and adjoining railroad right-of-way – I-1, Planned Business District (Ord. # 2019-12)**

   Deputy Director Schmidt requested a zoning designation of I-1, Planned Business Center District for the subject property on behalf of Loren's Salvage Yard. This site was annexed into the city in March 2019. At that time a temporary designation of I-1 was placed on the property. At this time a full designation as I-1, Planned Business District is being requested. In addition, the subject area has been included in an amendment to Tax Incremental District 9.

   Ald. Kunz asked if the annexation was completed without contingencies. Deputy Director Schmidt confirmed.

   MSC Kaiser/Andrews, Plan Commission recommends Common Council approve Ordinance No. 2019-12, rezoning 2405 Schultz Drive and adjoining railroad right-of-way to the I-1, Planned Business Center District.

   All Aye.

Ord. No. 2019-12

2. **Final Plat – Cardinal Plat**

   Deputy Director Schmidt explained that several items have been modified since the preliminary plat. The final plat conforms to the preliminary plat and the review comments from the city have been addressed. A Development Agreement outlining the required fees and responsibilities of the developer and city will be finalized in early April. Items that have not yet been addressed such as location of sidewalks, dedication of outlot one as public open space, water line oversizing and wetland remediation will be incorporated into the Development Agreement.

   Member Hancock-Cooke inquired which party would be responsible for the maintenance of the land dedicated for public open space. Deputy Director Schmidt advised the Parks and Recreation Department has advised that this area will become incorporated within the trail system and make a full loop around the platted area. In the meantime it will remain as is.

   Ald. Kunz asked for clarification of the dashed lines noted on outlot 1. Director Kaiser clarified that the area running north and south shown on outlot one was the setback for the stream.

   Mrs. Bernice Meyer (116 Armstrong Street – Town of Neenah) expressed concern about the maintenance of the public open space. Deputy Director Schmidt indicated the Parks and Recreation Department will not perform regular maintenance such as grass cutting.

   Mr. and Mrs. Bernice Meyer expressed concern about clearing the ditch and removal of noxious weeds.

   Director Kaiser indicated we do not describe this area as a park. It is described as general open land. He asked who will take care of it at this point.

   Mrs. Bernice Meyer indicated when the land was enrolled in a government program, she maintained it.

   Mayor Kaufert indicated the city maintains Carpenter Preserve. He doesn't want to see backup. Mayor Kaufert will partner with Staff and bring back a solution. Mayor Kaufert inquired about the location of storm water drainage.

REPORT

Director Kaiser indicated some stormwater drainage goes to Eagle Crest subdivision and a detention pond at the end of Pond View.

MSC Piergrossi/Genett, Plan Commission recommends Common Council approve the Final Plat for the Cardinal Plat subdivision subject to the comments on the Plat Review Letter.

All Aye.

3. **Final Plat – 1st Addition to Southfield Plat**

Deputy Director Schmidt indicated the proposed plat, 3.0 acres in size, includes 5 single-family residential lots and one outlot located east of Bruce Street along the extension of Southfield Court. The outlet is currently a stormwater pond for the church to the south and will be maintained by the city. The final plat is consistent with the preliminary plat which was approved June 2018. The east-west connection street reservation has been eliminated. Staff will work with the property owner and developer to form a Development Agreement.

Member Piergrossi asked if there will be two ponds on the outlet. Deputy Director Schmidt confirmed.

Director Kaiser provided a history of the stormwater ponds. He indicated the pond on outlot one was created during the initial phase of Southfield and was dedicated to the public. The pond on outlot two was constructed when the church expanded. The second pond was relined several times. When the second pond was developed it met the construction standards therefore he didn't feel there was a basis not to accept it.

Member Piergrossi inquired if there were still issues. Director Kaiser indicated there were still issues to address with pond two. They may convert the leaky portion to a dry pond. The original pond is working properly (west pond).

Ald. Kunz expressed his concern that the road cannot go through. He is not in favor of courts. Deputy Director Schmidt indicated with the road going through the lots on either side would lack depth to be viable lots. These lots could remain undeveloped lots and the city would have to acquire the land. An existing property owner also raised their concern.

Mayor Kaufert expressed there would be a traffic conflict with a road going through.

Member Hancock-Cooke inquired about cul-de-sac values. Member Genett did not feel a cul-de-sac location would increase the property value.

REPORT

MSC Andrews/Lang, Plan Commission recommends Common Council approve the Final Plat for the 1st Addition to Southfield subdivision subject to the comments on the Plat Review Letter.

All Aye.

Member Piergrossi inquired about the completion of Bruce Street after this development is complete. Director Kaiser was in agreement with this idea.

Announcements and future agenda items:

Next Plan Commission meeting is scheduled for April 23, 2019.

Future agenda items to include annexation of lands west of Integrity Acres.

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

Respectfully Submitted,

Cassandra J Kohls

Cassandra Kohls
Administrative Assistant, Community Development

Neenah
WISCONSIN

Department of Community Development & Assessment
211 Walnut St. • P.O. Box 426 • Neenah WI 54957-0426
Phone 920-886-6126 • e-mail: bschmidt@ci.neenah.wi.us
BRAD SCHMIDT, AICP
DEPUTY DIRECTOR

DATE: June 6, 2019

TO: Mayor Kaufert and Plan Commission

FROM: Brad Schmidt, AICP, Deputy Director

RE: Special Use Permit – 2680 Marathon Avenue – Religious Institution

Request

The Fox Valley Islamic Society is requesting a Special Use Permit to construct a place of worship (Mosque) on property located at 2680 Marathon Avenue.

Consideration

The subject site is approximately 7.0 acres in size and is currently undeveloped. The applicant has owned the property since 2008 with the intention of constructing a new Mosque. Their current facility is located at 103 Kappell Street (Town of Neenah). The subject site is located within the R-1, Single-Family Residence District. The proposed development would be located along the front (west) 3.0 acres of the property. The remaining 4.0 acres would remain undeveloped until such time a development plan is proposed. Land north and west of the subject property includes single-family residences, while land south includes the Castle Oak Park and a City-owned regional stormwater facility. Land to the east is used for agricultural purposes and is located in the Town of Neenah.

The R-1 zoning district identifies Religious Institutions as Special Uses. The majority of religious institutions in the City are located in the R-1 District. Each zoning district includes a list of Permitted Uses or uses allowed by right and Special Uses or uses that possess special characteristics or uniqueness which require thorough review of their location and configuration relative to the surrounding neighborhood. Specifically, the City's Zoning Code requires that the Plan Commission consider the following findings when deciding on a Special Use:

1. The use shall be compatible with the adjacent land uses so that the existing uses will not be depreciated in value and there will be no deterrents to development of vacant land.
2. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
3. The use shall be reasonably related to the overall needs of the City and to existing land use patterns.
4. The use will not cause traffic hazards or congestion.
5. The use shall have adequate utilities, access roads, drainage, and other necessary facilities.

Development Standards (Required/**Actual**)

- Front Yard Setback – 25 feet (**193 Feet**)
- Side Yard Setback – 6 feet with an aggregate of 16 feet on both sides (**87 Feet – north, 180 Feet– south**)
- Rear Yard Setback – 30 feet (**476 Feet**)

The proposed building is 7,760 square feet in area and has a wall height of 25 feet and peak height of approximately 45 feet. The maximum height of the two miarets is approximately 55 feet. The exterior of the building will be constructed of E.F.I.S and decorative colored block. The site plan includes future additions, however, these additions are not being approved as part of this special use permit request.

An off-street parking lot is proposed along Marathon Avenue with a single driveway opening. The zoning code requires a minimum of 1 stall for each 4 seats within a religious institution. In this facility, the maximum worship occupancy is 360 people, therefore a minimum of 90 off-street parking stalls are required. The proposed plan includes 90 parking stalls and 4 handicap accessible stalls for a total of 94 stalls. The parking lot is setback about 85 feet from north property line and 23 feet from the front property line. At this time parking lot lighting is not being proposed. All parking lot lighting must be approved by Plan Commission prior to installation.

As with any new commercial development, all the landscaping standards apply. Below is an overview of the landscaping requirements and the proposed landscaping shown on the landscaping plan:

- Frontage Landscaping: A minimum 10-foot wide strip extending along the lot adjacent to the road right-of-way shall be landscaped with 1 shade tree and 6 shrubs per 40 linear feet of frontage, excluding driveway openings. **The frontage (excluding driveway opening) is 338 feet. Therefore a minimum of 9 shade trees and 26 shrubs is required. The landscape plan includes the minimum shade trees and shrubs. In addition, two berms will be located between the parking lot and front property line to further restrict view and absorb noise.**

- Interior Landscaping: Curbed planting islands or peninsulas shall be provided in off-street parking areas to separate parking rows of over 12 consecutive parking spaces. **The landscape plan includes 4 landscape peninsulas with one shade tree in each peninsula as required per code.**

- Bufferyard Landscaping: Any institutional use that shares a common side or rear lot line with a residentially zoned or used property shall provide a landscaped bufferyard to afford protection to the residential uses from the glare of lights, from visual encroachment, and from the transmission of noise. A minimum 10 foot-wide bufferyard shall be planted with a minimum of 2 shade trees and 5 evergreen trees per 100 linear feet and include a 6-foot tall sight-tight fence. **A bufferyard is required along the north and south property line. Both areas are**

approximately 350 linear feet. A minimum of 7 shade trees and 18 evergreen trees are proposed within both bufferyards meeting the minimum requirements. In addition a 6-foot tall solid cedar fence is proposed along the north and south property lines. Staff has proposed to remove the south fence as the use south of the subject property is a public park.

- Screening: Provide a visual screen around trash collection areas including a 6-foot tall sight-tight fence or an evergreen tree screen. **The proposed landscape plan shows a trash enclosure area on the southeastern portion of the property. The area is enclosed and screened with a 6-foot tall sight-tight cedar fence and is surrounded by 11 evergreen trees.**

In addition to the minimum required landscape plantings, the proposed landscape plan includes additional parking lot and building landscape plantings. Staff is looking for confirmation that areas around the parking lot and building will be seeded and maintained as grass.

The proposed use will have a minimal impact on traffic within the neighborhood. At their current location (103 Kappell Drive, Neenah, WI), the maximum cars that visit the site range between 10-35 during typical hours and 30-50 during Ramadan.

Stormwater will be managed via the City-owned stormwater pond that was designed to accommodate the stormwater from this property. The parking lot will include catch basins to collect and direct stormwater to the stormwater facility. The water and sewer utilities are sufficiently sized to serve this use. The Fire Department has requested the private hydrant be relocated from the north island in the parking lot to one of the two center islands.

Recommendation

Plan Commission finds that the proposed use meets the findings of fact for a Special Use Permit (Sec. 26-48) and recommends Common Council approve a Special Use Permit for a religious institution located at 2680 Marathon Avenue subject to the following conditions:

1. Any and all future additions/expansions, changes/addition of other uses, or an expansion of the existing use must be approved through an amendment to the Special Use Permit.

2. If building permits are not obtained within one year, the Special Use Permit shall be considered null and void.

3. All site plan review comments shall be addressed prior to the issuance of building permits.

Neenah
WISCONSIN
Department of Community Development

City of Neenah Community Development
211 Walnut Street
Neenah WI 54956
Ph 920.886.6130

June 06, 2019

BILL AUBREY
BAYLAND BUILDERS
3323 BAY RIDGE ROAD
ONEIDA, WI 54155

RE: Mosque Special Use Review () Status Approved

Dear BILL AUBREY:

We have completed our review of the plan identified above. The plan was approved per attached comments, if any. This letter is not to be construed as a zoning compliance, grading, building permit, certificate of occupancy, or a substitute for any permit or certificate required by any state or federal government entity.

Sincerely,

Brad Schmidt
Deputy Director of Community Development and Assessment
bschmidt@ci.neenah.wi.us
920-886-6126

Plan Review Comments

Planning - Brad Schmidt - bschmidt@ci.neenah.wi.us

Approved

Review Comments:

Any future additions, modifications, etc. need to be approved through the Special Use Permit process including review by Plan Commission and Common Counci.
Exterior parking lot lighting has not been reviewed as part of this proposal. Prior to installation of any parking lot lighting, Plan Commission and Common Council must review.
Submit a sign application for permit approval prior to installation.
The area within the "project area" as identified on the site plan, must be maintained as grass.
A right-of-way permit is required for any work within the public right-of-way (please contact the Dept. of Public Works - 886-6240).
Any changes to the approved site plan or engineering plans must be reviewed by City Staff prior to building permits being issued.

Community Development - Chris Haese - chaese@ci.neenah.wi.us

Approved

Review Comments:

Engineering - Heath Kummerow - 920-886-6245 hkummerow@ci.neenah.wi.us

Approved

Review Comments:

Erosion Control Plan - Add Type D inlet protection to catch basins on Marathon Ave adjacent to entrance.

Fire Department - Vern Green - 920-886-6200 vgreen@nmfire.org

Approved

Review Comments:

I would ask that the yard hydrant be placed on the middle island facing the center drive. Contact AC Green with questions.

Inspections - Building Commercial - Brian Walter - 920-886-6131 bwalter@ci.neenah.wi.us

Approved

Review Comments:

No issues. State plan approval required prior to permit issuance.

Public Works - Gerry Kaiser - gkaiser@ci.neenah.wi.us

Approved

Review Comments:

Traffic - James Merten - 920-886-6243 jmerten@ci.neenah.wi.us

Approved

Review Comments:

Water Utility - Anthony Mach - 920-886-6180 amach@ci.neenah.wi.us

Approved

Review Comments:

Advisory Comments:

Please note: Per Neenah Water Utility Specifications Rev. 2019 01 23, wood shall not be used for blocking or supporting of water main or fittings. Concrete (poured or blocks) must be used.

All water main, services, meters, and related appurtenances shall be installed to Neenah Water Utility specifications. Please refer to Neenah Water Utility Specifications and the Neenah Water Utility Residential and Small Commercial Meter Setting Specifications for more information.

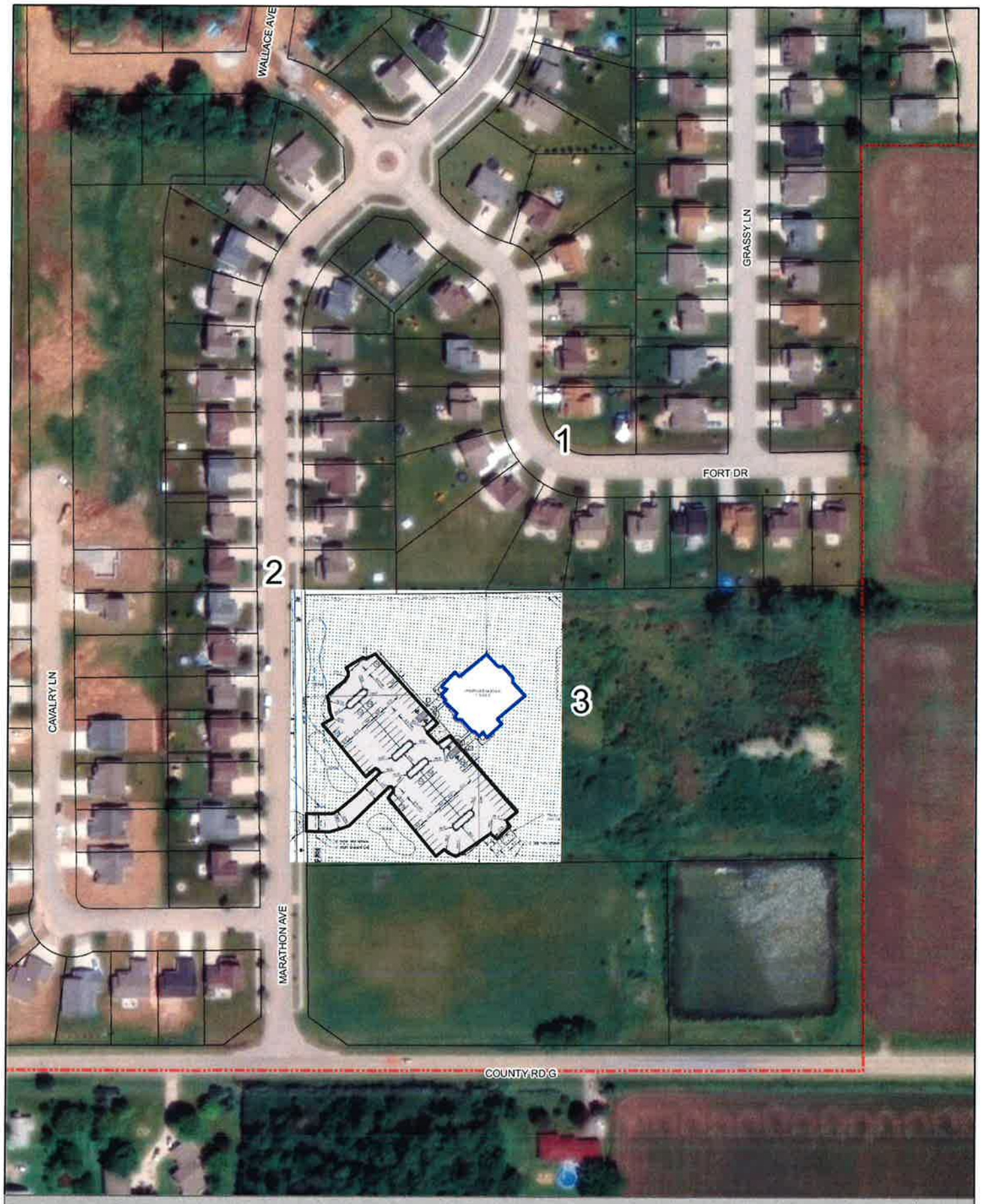
A Water Utility inspector will be on site during main tapping and testing. Please notify us at least three days in advance of construction so that we may schedule our staff appropriately.
The inspection fees will be billed on an actual time basis.

Bacteriological testing must be performed. Refer to Neenah Water Utility Bacteriological Testing and Sampling Procedures for Water Main and Large Service Installations.

2680 Marathon Avenue

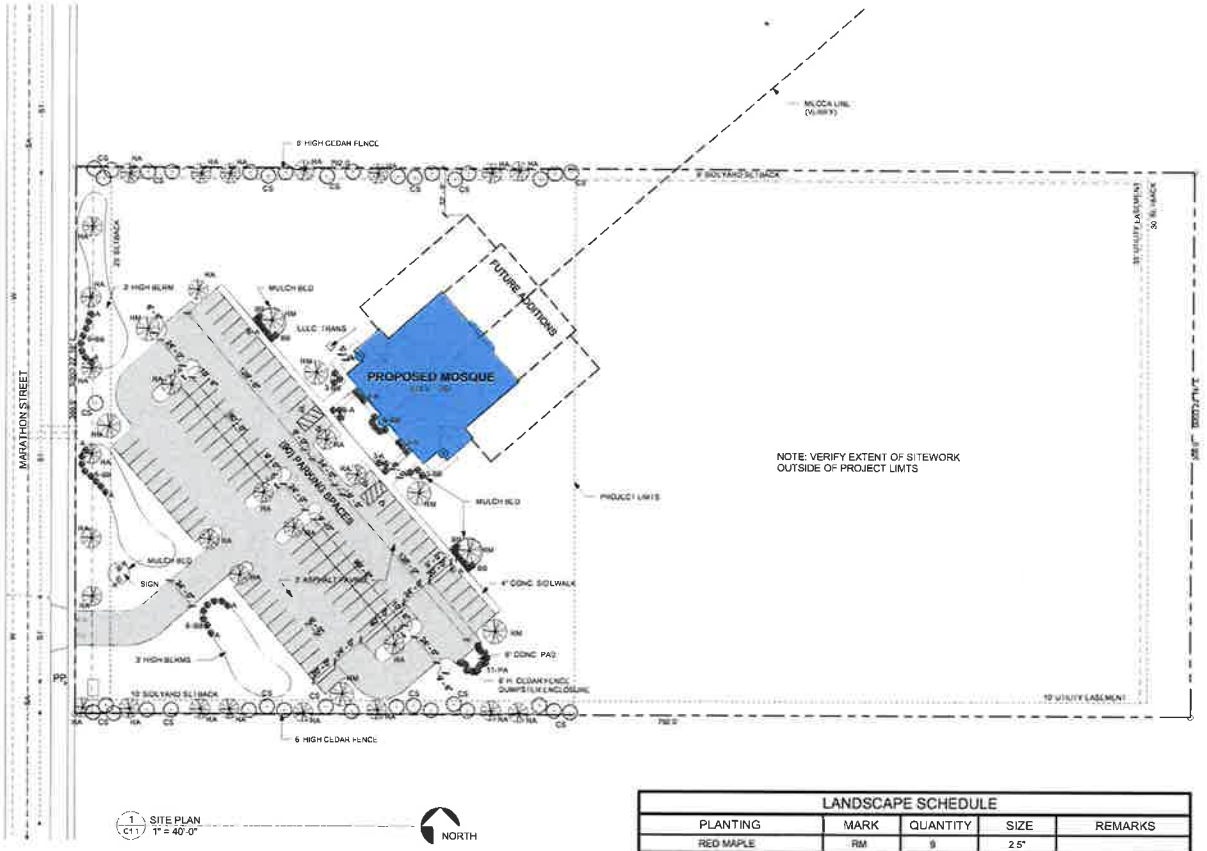
1 inch = 176 feet

N
W
E
S



125 Byrd Ave

1 inch = 171 feet



1 SITE PLAN
C1.1
1" = 40'-0"

NORTH

SITE PLAN NOTES

PROPERTY OWNER: FOX VALLEY ISLAMIC SOCIETY
103 KAPPELL DRIVE
NEENAH, WI 54956
CONTACT: MAMADOU COULIBALY
EMAIL: MCOULI@YAHOO.COM

ARCHITECT: BAYLAND BUILDINGS, INC.
3323 BAY RIDGE ROAD
ONEIDA, WI 54155
CONTACT: WILLIAM AUBREY
EMAIL: BAUBREY@BAYLANDBUILDINGS.COM
PHONE: 920-498-9300

SITE ZONING - R1 RESIDENTIAL (SPECIAL USE)

SITE AREA: 5.56 ACRES
PAVING - 41,200 SQ. FT.
BUILDING - 8,072 SQ. FT.
GREEN SPACE - 192,921.60 SQ. FT.

SITE SIGNAGE: TBD

SITE LIGHTING: (3) FUTURE 24' ALUMINUM POLES, CONDUIT
WILL BE RUN AND CAPPED AT TEH LOCATIONS
SHOWN ON THE PLANS

PARKING: PLACE OF WORSHIP = 1 SPACE PER EVERY 4 SEATS/POSITIONS
MAXIMUM WORSHIP OCCUPANCY = 360 PERSONS

LANDSCAPE SCHEDULE

PLANTING	MARK	QUANTITY	SIZE	REMARKS
RED MAPLE	RM	9	2.5"	
RED ASH	RA	29	2.5"	
COLORADO SPRUCE	CS	36	5'-0"	
BURNING BUSH	BB	35	18"	
ACACIA	A	30	18"	
PYRIMIDAL ARBORVITAE	PA	11	24"	

LANDSCAPE REQUIREMENTS

FRONTAGE - 338' / 40 = (9) TREES - (9) PROVIDED
338' / 40 = 8.45 X 3 = (26) SHRUBS - (26) PROVIDED

PARKING PERIMETER - 270' / 40 = (7) TREES - (7) PROVIDED
270 / 40 = 6.75 X 3 = (21) SHRUBS - (28) PROVIDED

INTERIOR PARKING - (8) TREES - (8) PROVIDED

BUFFER YARDS - 6' HIGH SOILD CEDAR FENCE (350')
350' / 100 = 3.5 X 2 = (7) TREES (NORTH & SOUTH) - (14) PROVIDED
350' / 100 = 3.5 X 5 = (18) EVERGREENS (NORTH & SOUTH) - (36) PROVIDED

DUMPSTER ENCLOSURE - 6' HIGH SOLID CEDAR FENCE
DOUBLE ROW EVERGREEN SHRUBS - (11) PROVIDED

SHADE TREES - (36) REQUIRED, (38) PROVIDED
EVERGREEN TREES - (36) REQUIRED, (36 PROVIDED
SHRUBS - (58) REQUIRED, (76) PROVIDED (17 AT THE BUILDING FRONTAGE)

BAYLAND
BAYLAND BUILDINGS
P.O. BOX 12571 GREEN BAY, WI 54307
(920) 498-9300 FAX (920) 498-3033
www.baylandbuildings.com
DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:
FOX VALLEY ISLAMIC SOCIETY
NEENAH, WISCONSIN; COUNTY OF: WINNEBAGO

SCALE VERIFICATION

NOTICE OF COPYRIGHT:
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS A COMPOSITE WORK UNDER THE COPYRIGHT ACT OF 1976. THE COPYRIGHT PROTECTION SUBSISTS IN ORIGINAL WORKS CREATED AFTER DECEMBER 1, 1990 AND WORKS AS YET IN EXISTENCE WHICH ARE COPYRIGHT PROTECTED BY THE COPYRIGHT ACT OF 1976. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND CORPORATION OF SPACES AND SURFACES OF THIS DESIGN. UNDER SUCH PROTECTION UNAUTHORIZED USE OF THESE PLANS, WORKS OR BUILDING REPRODUCED OR LOCALLY BUILT IN THE CONSTRUCTION OF BUILDINGS OR BUILD AROUND INVALIDANT COPYRIGHT OF BAYLAND BUILDINGS INC.

JOB NUMBER: 17-0050
SALES REP: BRIAN PETERS
DRAWN BY: WAA
DATE: 5-23-19
REVISIONS:

ISSUED FOR:	CHECKED BY:	DATE:
[X] PRELIMINARY		
[ ] BID SET		
[ ] DESIGN REVIEW		
[ ] CHECKSET		
[ ] CONSTRUCTION		

CIVIL PLANS

C1.1

5/24/2019 9:08:04 AM

BAYLAND

BAYLAND BUILDINGS

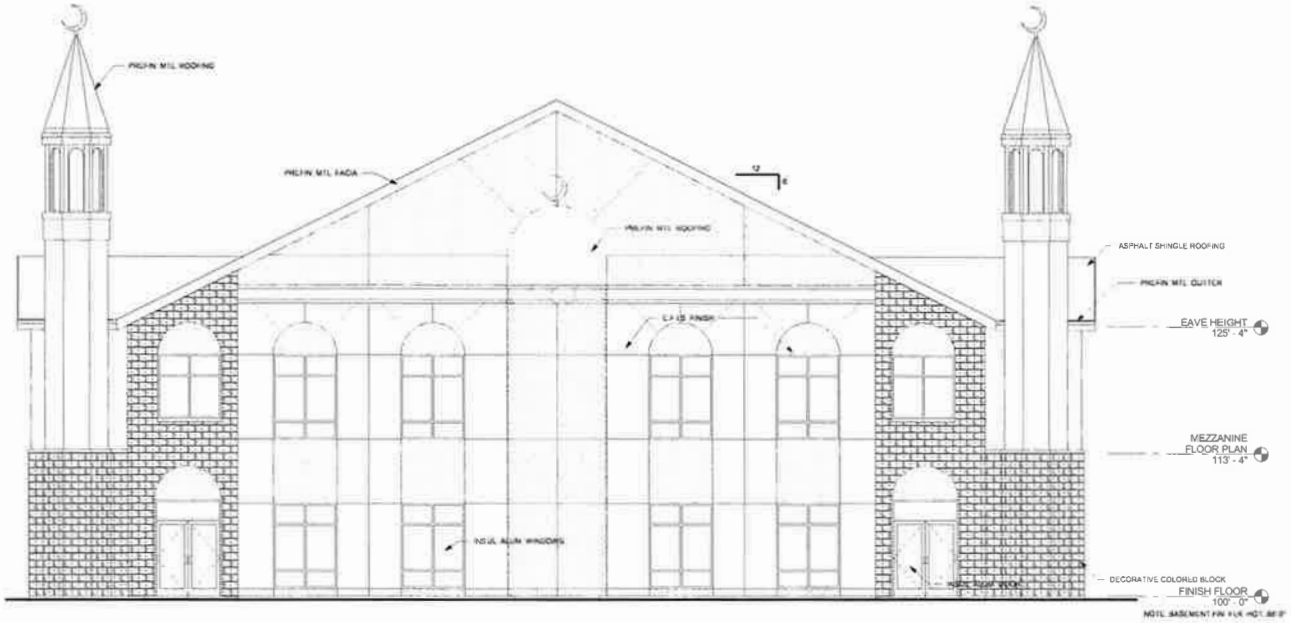
P.O. BOX 13571 GREEN BAY, WI 54307
(920) 498-9300 FAX (920) 498-1033
www.baylandbuildings.com

DESIGN & BUILD GENERAL CONTRACTOR

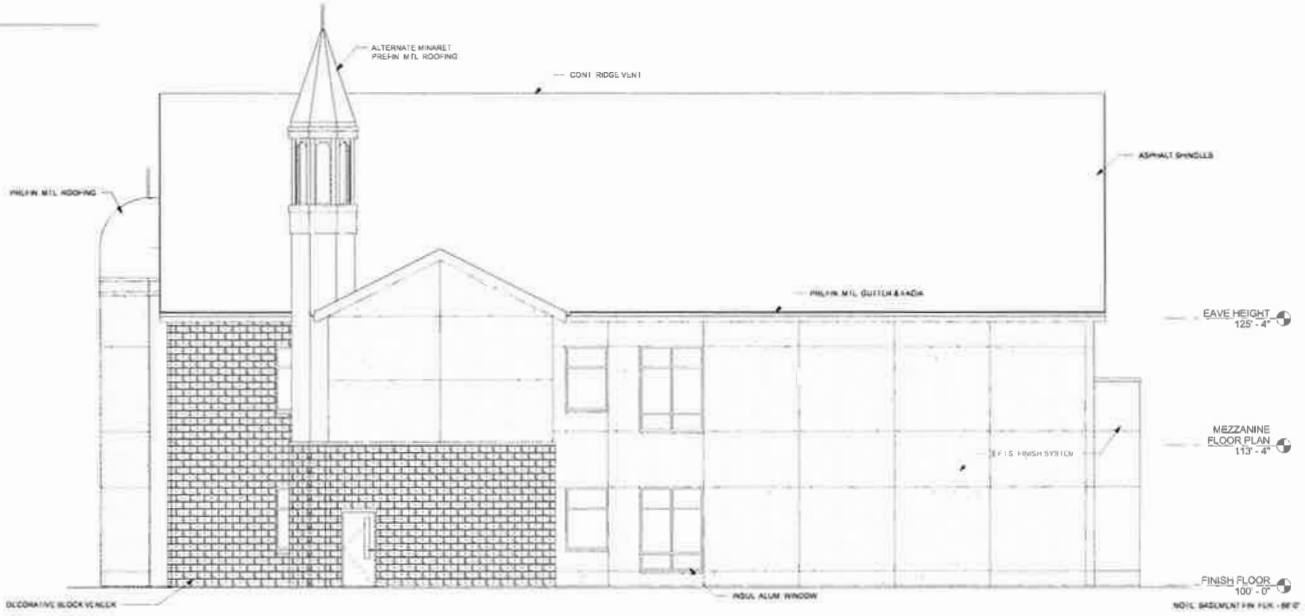
PROPOSED BUILDING FOR:

FOX VALLEY ISLAMIC SOCIETY

NEENAH, WISCONSIN; COUNTY OF: WINNEBAGO



1 SOUTH ELEVATION
A2.0 / 3/16" = 1'-0"



2 EAST ELEVATION
A2.0 / 3/16" = 1'-0"

PROPOSED BUILDING FOR:

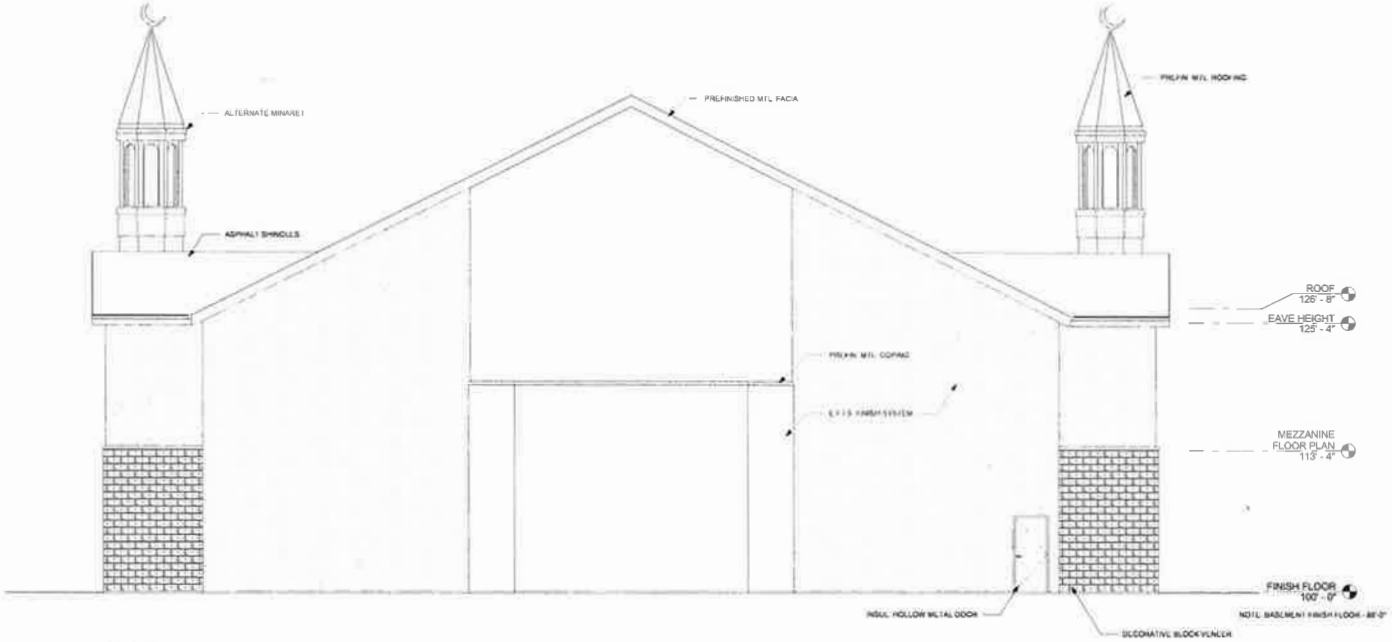
17-0050

, WISCONSIN; COUNTY OF:

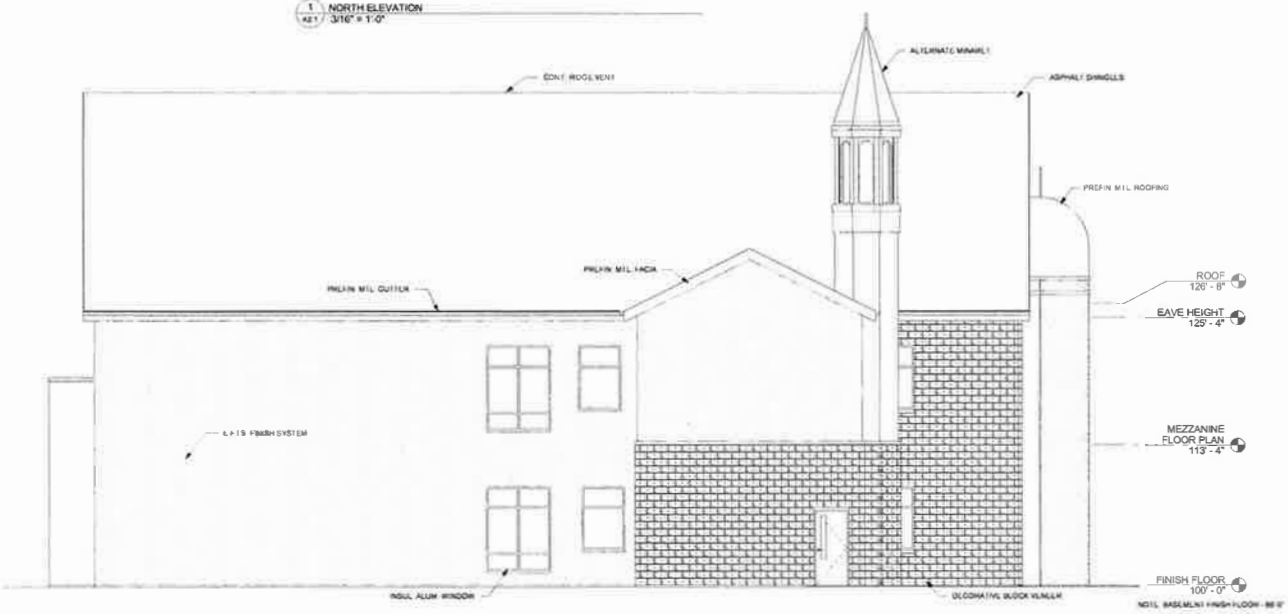
BAYLAND

BAYLAND BUILDINGS

DESIGN & BUILD GENERAL CONTRACTOR



1 NORTH ELEVATION
A2.1 3/16" = 1'-0"



2 WEST ELEVATION
A2.1 3/16" = 1'-0"

APPROVED

OWNERS SIGNATURE DATE

SALES REPRESENTATIVE DATE

PROPOSED BUILDING FOR:

17-0050

, WISCONSIN; COUNTY OF:

BAYLAND
BAYLAND BUILDINGS
P.O. BOX 13871 GREEN BAY, WI 54307
(920) 496-8080 FAX (920) 496-3033
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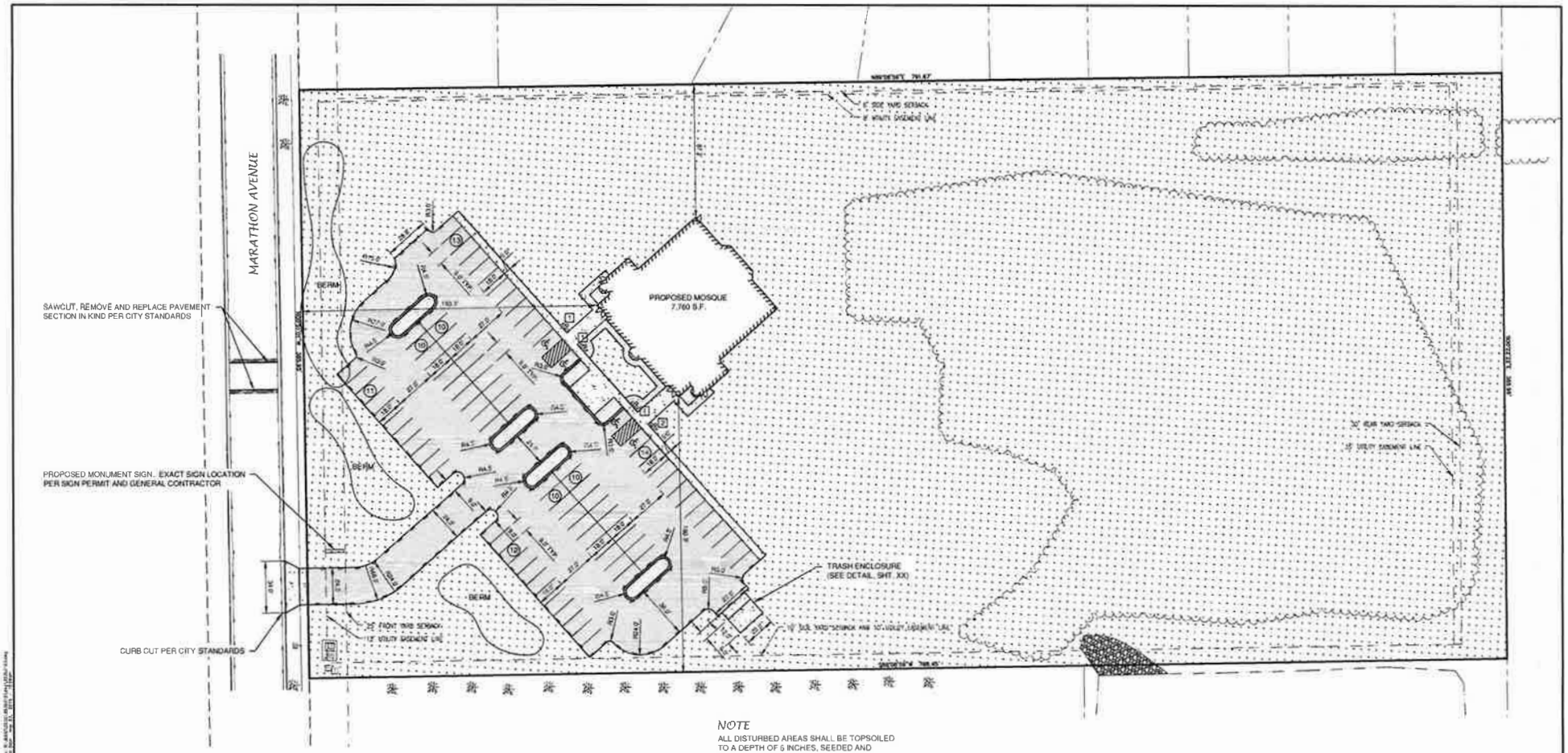
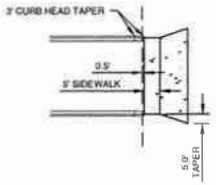
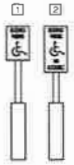




CONCRETE SIDEWALK/APRON DETAIL

LEGEND

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT (38,112 S.F.)
- LANDSCAPE AREA
- GREEN SPACE
- PROPOSED 18" STANDARD CURB AND GUTTER
- TRAFFIC FLOW ARROW
- HANDICAPPED PARKING
- (12) INDICATES NUMBER OF PARKING STALLS



*NOTE: ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE

NOTE

ALL DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.

PARKING DATA

TOTAL PARKING STALLS PROVIDED = 90

HANDICAP ACCESSIBLE PARKING STALLS = 4

TOTAL PARKING STALLS REQUIRED = 90 [1 PER 4 SEATS IN AUDITORIUM]

SITE DATA

TOTAL AREA = 7.00 ACRES, 304,924 S.F.

BUILDING AREA = 0.18 ACRES, 7,760 S.F. (2.6%)

SIDEWALK/PARKING LOT AREA = 0.96 ACRES, 41,909 S.F. (13.7%)

GREEN SPACE = 5.86 ACRES, 255,255 S.F. (83.7%)

ZONING

R-2

PARCEL NO.

802106670000

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN / CHECKED / DESIGNED

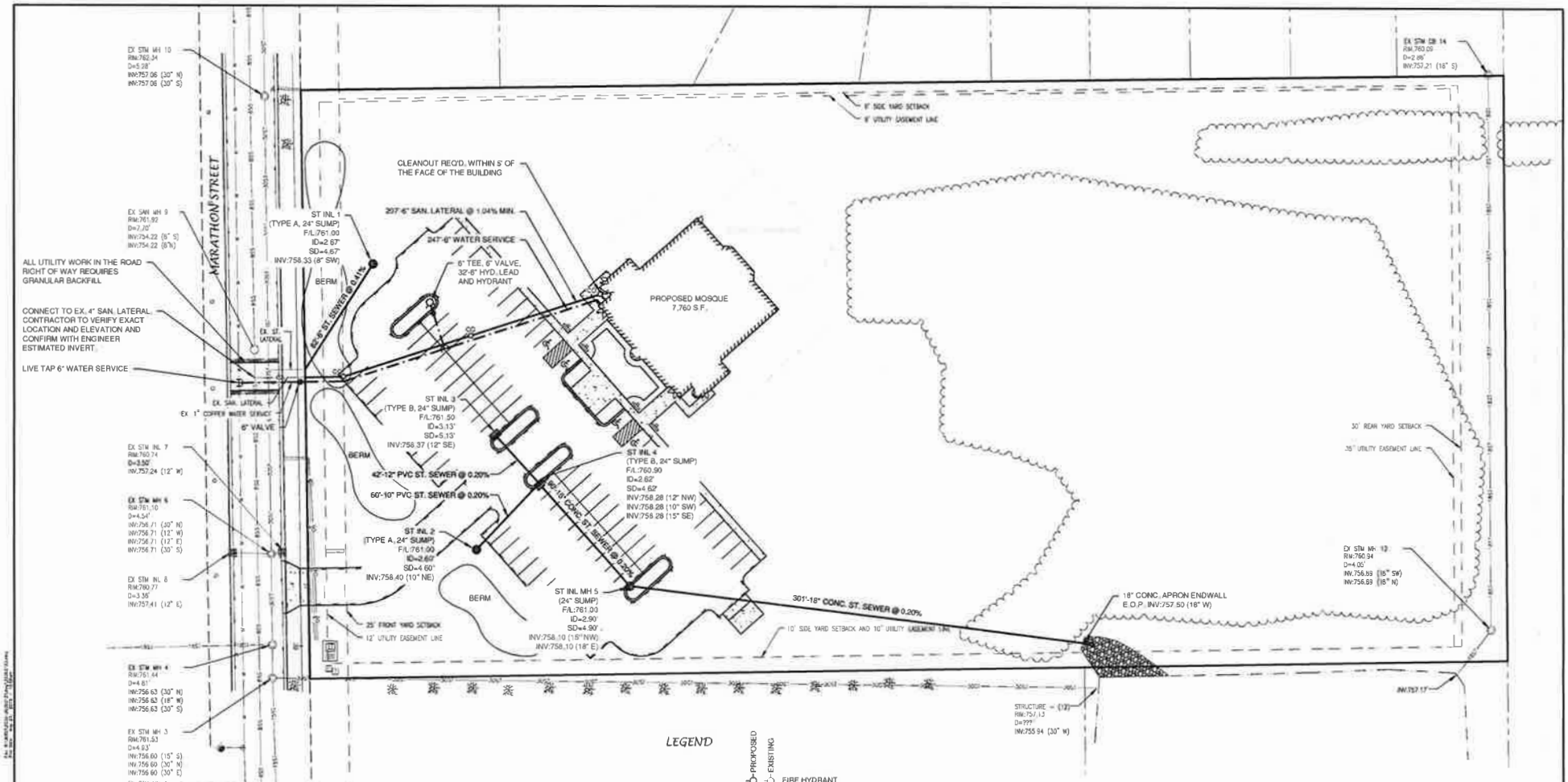
FOX VALLEY ISLAMIC SOCIETY
FOR BAYLAND BUILDINGS, INC.
CITY OF NEENAH
WINNEBAGO COUNTY, WISCONSIN

SITE PLAN

DATE / FILE / JOB NO.

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.relesinc.com

SHEET NO. 2



LEGEND

PROPOSED	EXISTING	
		FIRE HYDRANT
		WATER VALVE/CURB STOP
		WATER MANHOLE
		REDUCER/INCREASER
		SANITARY MANHOLE
		LIFT STATION
		TRACER WIRE SIGNAL CONNECTION BOX
		CLEANOUT
		STORM MANHOLE
		STORM CATCH BASIN
		STORM INLET
		STORM INLET MANHOLE
		YARD DRAIN
		STANDPIPE
		ROOF DOWNSPOUT
		INVERT DEPTH
		STRUCTURE DEPTH

PROPOSED SANITARY SEWER
EXISTING SANITARY SEWER (SIZE NOTED)
PROPOSED STORM SEWER
EXISTING STORM SEWER (SIZE NOTED)
PROPOSED WATERMAIN
EXISTING WATERMAIN (SIZE NOTED)

NOTE

1. A MINIMUM OF 6.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATERMAIN.
2. SANITARY SEWER, WATERMAIN AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND ADMINISTRATIVE CODE CHAPTERS COMM 81-87.
3. FIELD VERIFY LOCATION OF EXISTING UTILITIES. IF EXISTING LOCATIONS DIFFER FROM WHAT IS INDICATED ON THE PLANS, **CONTACT ENGINEER,** PRIOR TO CONTINUED WORK.
4. ALL SANITARY SEWER, STORM SEWER AND WATER SERVICES / MAINS SHALL BE PROVIDED WITH TRACER WIRE OR OTHER METHOD TO BE LOCATED.

NORTH

0 30' 60'
SCALE IN FEET

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN
CHECKED
DESIGNED

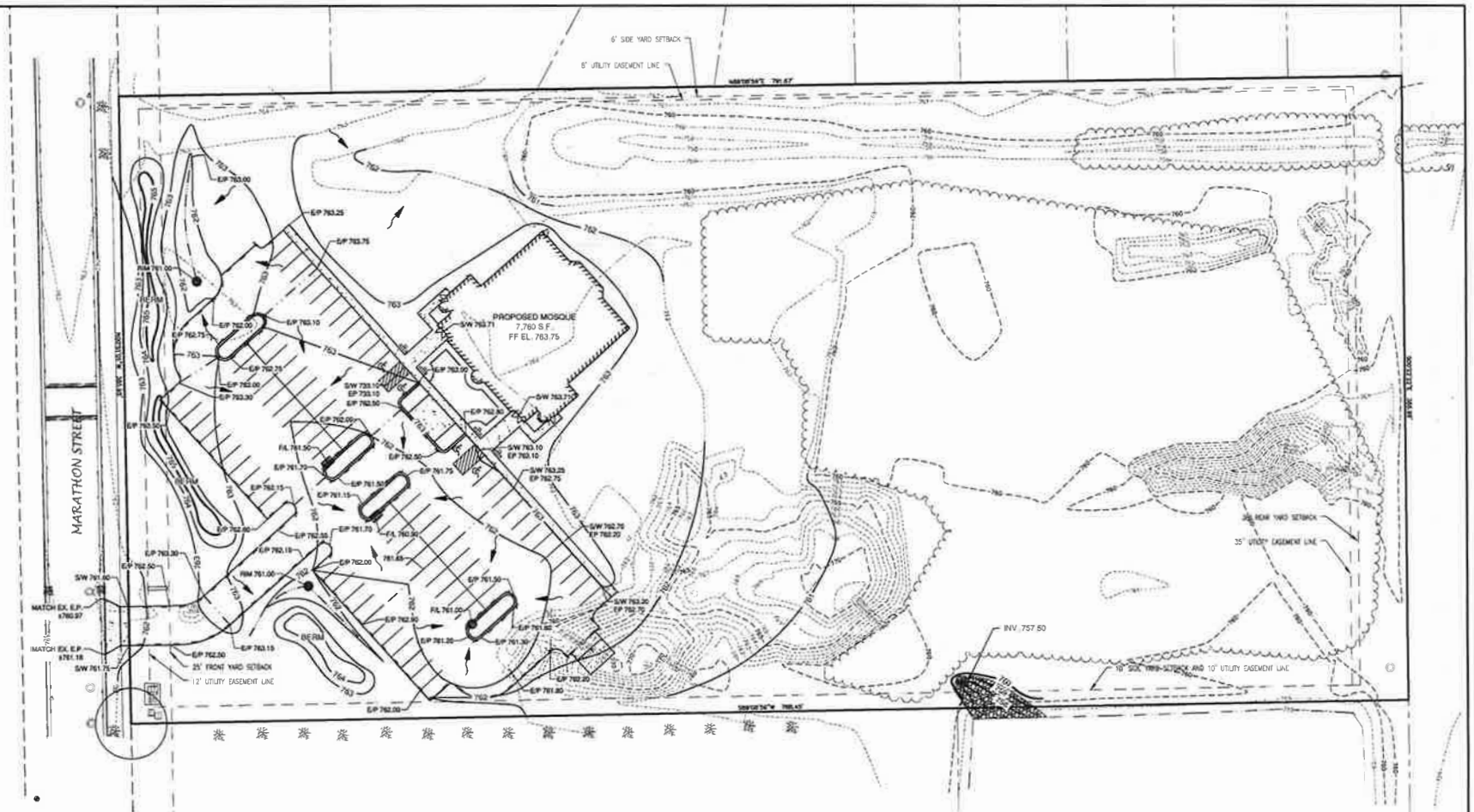
FOX VALLEY ISLAMIC SOCIETY
FOR BAYLAND BUILDINGS, INC.
CITY OF NEENAH
WINNEBAGO COUNTY, WISCONSIN

UTILITY PLAN

DATE
FILE
JOB NO.

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD . HOBART, WI 54155
920-662-9541 www.releeinc.com

SHEET NO. 3



LEGEND

T/C 999.99	TOP OF CURB ELEVATION
F/L 888.88	FLOW LINE ELEVATION
S/W 666.66	TOP OF SIDEWALK ELEVATION
E/P 555.55	EDGE OF PAVEMENT ELEVATION
R/W 444.44	TOP OF RETAINING WALL ELEVATION
333.33	GROUND ELEVATION
	DRAINAGE SWALE
	DRAINAGE DIVIDE
	FLOW ARROW

NORTH

0 30 60
SCALE IN FEET

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN
CHECKED
DESIGNED

FOX VALLEY ISLAMIC SOCIETY
FOR BAYLAND BUILDINGS, INC.
CITY OF NEENAH
WINNEBAGO COUNTY, WISCONSIN

GRADING PLAN

DATE
FILE
JOB NO.

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releinc.com

SHEET NO.
4

Neenah
WISCONSIN
Department of Public Works

MEMORANDUM

TO: Mayor Kaufert and Members of the Common Council & Plan Commission

FROM: James Merten, Traffic Engineer

DATE: June 6, 2019

RE: Street Name Change Request – E. Peckham Street

Request:
In response to issues reported by residents to City staff pertaining to street name irregularities, staff request the street name of the Peckham corridor between Maple Street and S. Park Avenue be amended to E. Peckham Street.

Consideration:
Irregularities in street naming can and has caused various issues for residents including receiving mail and deliveries, making online payments, obtaining legal documents (ie. passports, licenses), and providing directions. In the case of the Peckham corridor between Maple Street and S. Park Avenue, you will find most databases will show conflicting names and usually a mix of: E. Peckham Street, Peckham Road, E. Peckham Road, and Peckham Street. These issues stem from inconsistencies in naming across the three different plats that comprise the corridor.

The segment between Maple Street and Congress Street was recorded in 1955 as part of the Whitenack Plat as "E. Peckham Street" west of Oak Street and "Oak Street" east of Oak Street. The east portion was renamed to "Peckham Street" by ordinance in 1964.

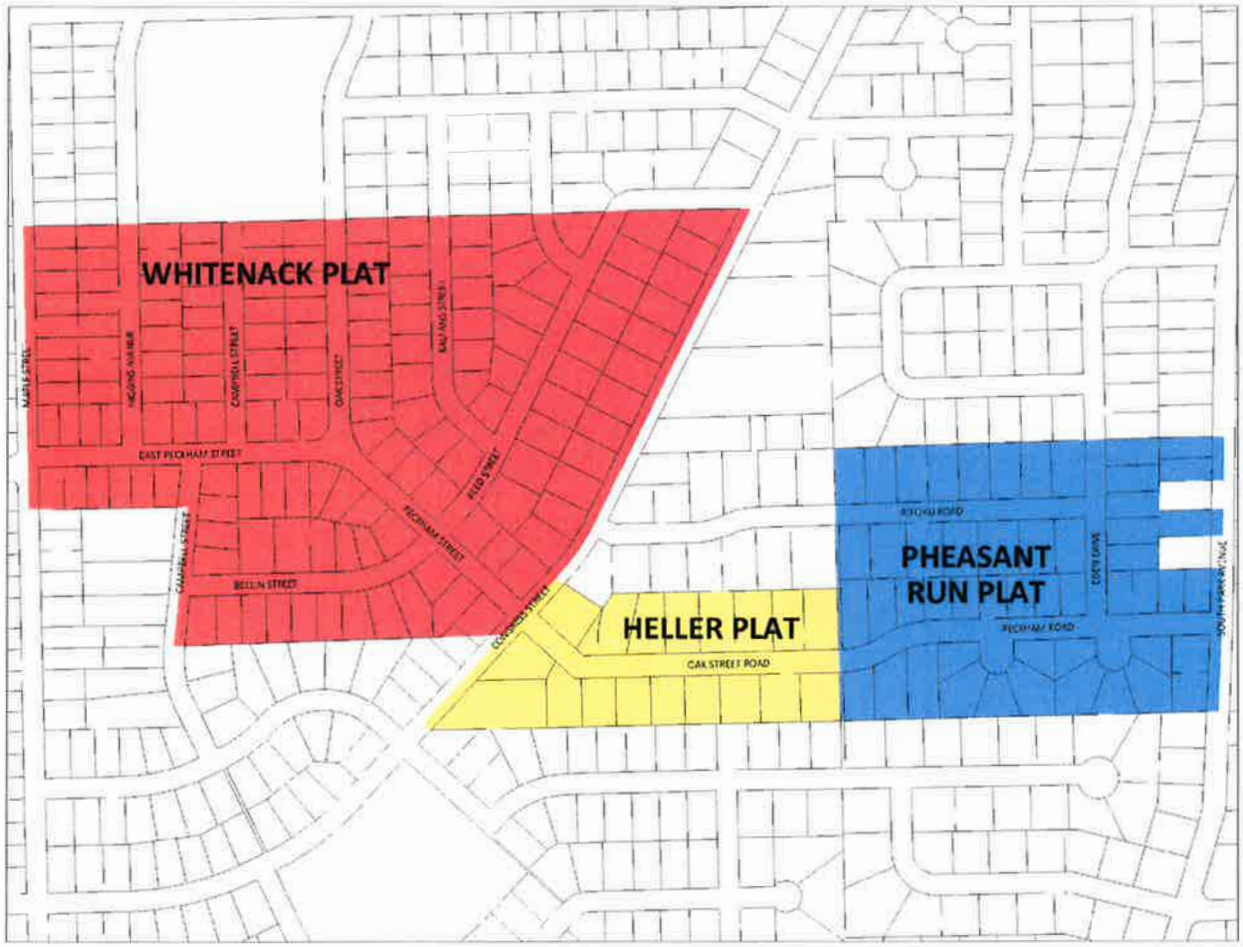
The segment between Congress Street and the midblock sidewalk (roughly halfway down to Eden Drive) was platted in the Town of Neenah in 1956 as part of the Heller Plat. The name recorded on the plat is "Oak Street Road." The Heller Plat was gradually annexed into the City between the years of 1960 and 1973. I had contacted the Town of Neenah about any known resolutions or ordinances pertaining to changing the street name. I was told the Town of Neenah did not have any documentation of changes to the street name.

Lastly, the segment between the midblock sidewalk and S. Park Avenue was recorded in 1964 as part of the Pheasant Run Plat as "Peckham Road."

Listed below is a timeline of events pertaining to the Peckham corridor:

- 1955.10.19 – Res. 3403: Adoption of the Whitenack Plat (City of Neenah).
- 1956.03.26 – Adoption of the Heller Plat (Town of Neenah).
- 1960.09.07 – Ord. 1236, Vol. VII: Annexes Heller Plat, Block 2, Lot 2 (Anx. #44)
- 1964.09.02 – Ord. 1364, Vol. VII: Changes the name of Oak Street "east of Peckham Street to Peckham Street."
- 1964.10.21 – Res. 3901: Adoption of the Pheasant Run Plat (City of Neenah).
- 1965.07.07 – Ord. 1393, Vol. VIII: Annexes Heller Plat, Block 1, Lots 2-8 & Heller Plat, Block 2, Lots 4,5,6,8 (Anx. #56)
- 1969.02.05 – Ord. 80, Vol. I: Annexes Heller Plat, Block 2 Lot 3 (Anx. #76)
- 1970.06.03 – Ord. 144, Vol I: Annexes Heller Plat, Block 2 Lot 10 (Anx. #89)
- 1973.12.05 – Ord. 306, Vol. I: Annexes Heller Plat, Block 1 Lot 1 & Heller Plat, Block 2, Lots 1,7,9 (Anx. #105)

Shown below is the affected corridor showing the official names to date:



Recommendation:
Staff recommends approval of Resolution No. 2019-13 amending the name of Peckham Street, Oak Street Road, and Peckham Road located in the Whitenack Plat, Heller Plat, and Pheasant Run Plat, respectively, to East Peckham Street.

Neenah
WISCONSIN

RESOLUTION NO 2019-13

A RESOLUTION CHANGING THE NAME OF PECKHAM ROAD IN THE PHEASANT RUN PLAT AND OAK STREET ROAD IN THE HELLER PLAT TO EAST PECKHAM STREET.

WHEREAS, the City of Neenah finds it in the public interest to change the name of Peckham Road and Oak Street Road to East Peckham Street.

NOW, THEREFORE BE IT RESOLVED, BY THE COMMON COUNCIL OF THE CITY OF NEENAH, WISCONSIN this 19th day of June, 2019, that the above described Street Name is hereby changed.

Recommended by:

Moved: _____

Passed: _____

CITY OF NEENAH, WISCONSIN

_____
Dean R. Kaufert, Mayor

_____
Patricia A. Sturn, City Clerk