



NEENAH PLAN COMMISSION

Tuesday, March 26, 2019

4:15 P.M.

HAUSER ROOM, City Administration Building

1. Approval of Minutes: **March 12, 2019**
2. Public Appearances (Ten minutes divided among those wishing to speak on topics pertinent to the Plan Commission)
3. Public Hearings:
 - a. Official Street Map Amendment - CTH O and Oakridge Rd - T. of Neenah
4. Action Items:
 - a. Official Street Map Amendment - CTH O and Oakridge Rd - T. of Neenah (Ord. # 2019-10)
 - b. Final Plat - Integrity Acres
 - c. Concept Plan - Integrity Acres Phase II
 - d. Site Plan Review - 146 N. Lake Street - Change of Use
5. Announcements and future agenda items:
 - a. Next Meeting: April 9, 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, March 12, 2019
4:15 p.m.

Present:

Mayor Dean Kaufert, Chairman	PRESENT	Gerry Kaiser, Director of Public Works	PRESENT	Nick Piergrossi, Vice Chairman	ABSENT
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	Jeff Welhouse - 1351 Hedgerow Dr.
Asher Jacobson – 120 N. Lake St.	Jay Baker – 120 N. Lake St.	Caylyn Schneider – 538 Cecelia St., Combined Locks
Kate Sehloff – 5519 N. Amethyst Dr., Appleton	Jim Sehloff – Davel Engineering 1811 Racine Rd., Menasha	Bernie Meyer – 116 Armstrong St., Town of Neenah
Paul Meyer – 116 Armstrong St., Town of Neenah		

Minutes:

MSC Lang/Andrews to approve the February 26, 2019 meeting minutes. All Aye. Hancock-Cooke abstained. Motion passed.

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

Public Appearances: None

Public Hearings: Mayor Kaufert opened the Public Hearing for the Rezoning of 140, 142 and 146 N. Lake Street from I-2, General Industrial District to C-1, General Commercial District (Ord. No. 2019-09). No one presented. Mayor Kaufert closed the Public Hearing at 4:20 p.m.

Action Items:

1. Rezoning – I-2 District to C-1 District – 140, 142 and 146 N. Lake Street (Ord. No. 2019-09)

Deputy Director Schmidt indicated the applicant, Coenen Properties, LLC, owns 142/146 Lake Street and is requesting to rezone the land located along the west side of N. Lake Street. The subject land is essentially two parcels. The property was used for manufacturing and includes several residential units on the second floor. Mill City Church is planning to lease the building for assembly use. A single-family residence located at 140 N. Lake Street will also be rezoned from I-2 to C-1 to avoid a spot zone situation. This does not impact the use and the owners of 140 N. Lake Street are in agreement with the rezoning of their property. Neighbors within 200 feet have been notified. A change of use is occurring and will require a site plan. Staff will provide a site plan to Plan Commission at a later date. The proposed zoning classification is consistent with the City's Comprehensive Plan 2040 Future land use designation.

Mayor Kaufert inquired whether the rezoning will cause a hardship for the single-family residence (140 N. Lake St.) should they need to refinance. He cited properties on Bond Street who had difficulties refinancing due to the zoning classification of their properties.

Deputy Director Schmidt indicated the current zoning is I-2, General Industrial District. Rezoning to C-1 will be more preferable as the use will be permitted in this district.

Member Hancock-Cooke asked for a definition of assembly. Deputy Director Schmidt indicated an assembly use would also open up to any commercial use.

Mr. Jay Baker (120 N. Lake St.) explained the anticipated use of the property at 142/146 Lake Street. He plans to lease the first floor which will be used mainly for youth and adult classrooms.

Ald. Kunz inquired about the necessity to change the zoning. Deputy Director Schmidt indicated this change will bring the zoning in line with the long term plan and brings the property into compliance. The 2000 Comprehensive Plan anticipated industrial use at this site, however, industrial land use is going away. We are planning for more Commercial use in this area.

Member Hancock-Cooke asked for a reason the property wasn't rezoned to single-family residential (R-1). Deputy Director Schmidt indicated this would not be consistent with the Comprehensive Plan due to inconsistent land use. He explained underwriters fear that if it is not a permitted use, the property could not be rebuilt.

Member Genett indicated the lending institutions are selling the loans on a secondary market. Due to this situation they must use in-house funds which require a higher down payment.

Mayor inquired whether parking will need to be increased.

Mr. Jay Baker (120 N. Lake St) indicated they are already using the space. No more parking spaces will be added.

Ald. Kunz asked if a school qualifies as a special use. Deputy Director Schmidt indicated C-1, General Commercial District is still the appropriate district.

MSC Lang/Kaiser, Plan Commission recommends Common Council approve Ordinance No. 2019-09 rezoning 140, 142 and 146 N. Lake Street to the C-1 General Commercial District.

All Aye. Motion passed.

Mayor Kaufert asked if the building could be used as a youth drop-in center or a shelter.

Mr. Jay Baker (120 N. Lake St.) stated they will not have youth space in their existing space. Potentially this space could be open to a youth group in the future.

Mayor Kaufert inquired on how it would be handled should the property owner want to revert back to industrial zoning. Deputy Director Schmidt indicated Staff would not recommend going back to industrial zoning.

Mayor Kaufert inquired about landscape standards/requirements. Deputy Director Schmidt indicated the applicant will need to submit a site plan which may be presented at the next Plan Commission meeting.

2. Preliminary Plat Review – Cardinal Plat Subdivision

Deputy Director Schmidt provided an overview of the submittal of the Preliminary Plat of Cardinal Subdivision which includes 14.51 acres, 17 single-family residential lots, and one outlot (which will be dedicated to the public for open space). The site is zoned R-1, Single-Family Residence District. Land to the north and west are located in the Town of Neenah and land to the south and east are in the City of Neenah. A new street, Cardinal Circle, will contain a 50-foot right-of-way which is sufficient for a residential street. Lone Oak will contain sidewalks on both sides of the street. Sidewalk will be extended west on the south side of Paintbrush Road and along lots 12 and 13 which would allow a connection to the public open space land. The city has required that lots 2, 3, 5, 12, and 13 must be sold together to ensure that if the developer cannot mitigate the wetland or the lots do not sell, the city will not end up receiving the land due to tax foreclosure.

Lone Oak will extend north and will dead-end until a point in the future when it will continue north and connect to Breezewood Lane. The city is requiring a temporary turnaround at the end of Lone Oak. Staff will work with the developer to determine what that will look like.

Outlot 1 is approximately 6 acres, primarily wetland. The Developer offered to dedicate the land to the public for public open space. The Parks and Recreation Department would identify the land as open space with the possibility of constructing a trail that would connect to the larger trail system around Nature Trail Subdivision and within Carpenter Preserve.

Ald. Kunz would like Paintbrush to extend east and west, connecting this development with land to the west.

Deputy Director Schmidt described the challenges associated with connecting Paintbrush to lands to the west. First, as you move west, you lose depth and run into sanitary sewer issues. Other development challenges include wetlands, a stream, and private property lying west of the subject site. The process to mitigate wetlands is costly and regulated.

Mr. Jim Sehloff (Davel Engineering) stated there is a north and south connection to go up to Armstrong to connect east to Paintbrush. Someone will have to pay for the road. The west connection of Paintbrush is not feasible.

Member Hancock-Cooke stated growth will be limited by the landscape.

Ald. Kunz commented that the cul-de-sac is more expensive to maintain.

Mrs. Bernice Meyer (116 Armstrong St., Town of Neenah) raised her concern regarding the maintenance of the creek that runs along Outlot 1. She indicated she removed the noxious weeds and trees from the creek and asked who will be responsible for that moving forward.

Deputy Director Schmidt indicated maintenance of invasive species on private property is the homeowner's responsibility. The Park and Recreation Department will maintain the open space of Outlot 1 when it becomes public open space.

Mrs. Bernice Meyer (116 Armstrong St., Town of Neenah) inquired about how this development will impact plans for Armstrong Street.

REPORT

Mayor Kaufert explained they are not connected. Lone Oak is going north. The process to annex Armstrong Street began years ago. There are still talks with the Town. The city is trying not to litigate however it is time to get this done.

Mr. Jim Sehloff (Davel Engineering) stated Lots 1 and 2 are being sold together until mitigation happens. Currently there is a dead end at Lone Oak.

Director Kaiser encouraged Mr. Sehloff to work with him to develop a plan as the Public Works department will need sufficient room to maneuver.

Mrs. Bernice Meyer (116 Armstrong St., Town of Neenah) inquired about the topography of the land to determine whether Cardinal Plat was a higher or lower elevation than Armstrong Plat.

Mr. Jim Sehloff (Davel Engineering) indicated the land drains toward the creek. He also indicated there is a deed restriction on the lots.

Mayor Kaufert raised concern about the tax base. He raised concern that someone could buy Lot 1 and Lot 2 and not build a house on both. He did not want to see that happen.

Deputy Director Schmidt indicated the city cannot restrict that.

Mr. Jeff Welhouse (1351 Hedgerow Drive) indicated that a new law passed which John Davel (Davel Engineering) helped write. In the past wetland needed to be mitigated first. The new law allows 10,000 square feet of wetland per lot. Therefore, now the lot has to be created before mitigation can occur.

Deputy Director Schmidt indicated the Parks and Recreation Department is trying to plan for a portion of the trail in their Capital Improvement Plan.

MSC Lang/Genett, Plan Commission recommends Common Council approve the Preliminary Plat of the Cardinal Plat subject to comments on the Preliminary Plat Review Letter.

All Aye. Motion Passed.

Announcements and future agenda items:

Deputy Director Schmidt indicated the following future agenda items:

- 1) Site Plan for 142 N. Lake Street
- 2) Final Plat for Integrity Acres

Next Plan Commission meeting is scheduled for March 26, 2019.

Adjournment: The Commission adjourned its meeting at 4:55 P.M. MSC Kaiser/Lang. All Aye.


Respectfully Submitted,



Cassandra Kohls
Administrative Assistant, Community Development



MEMORANDUM

DATE: March 22, 2019
TO: Mayor Kaufert and Plan Commission Members
FROM: Brad Schmidt, AICP, Deputy Director 
RE: Official Map Amendment – CTH O and Oakridge Road

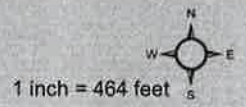
The City's Official Street Map identifies a street reservation between County Highway O and Rockwood Lane in the Town of Neenah. The Town is proposing to enlarge a stormwater pond and has asked the City to remove the street reservation. The street reservation as shown cannot be built due to the presence of a large wetland area created by Wisconsin DOT. In an effort to ensure future access to land south of the DOT wetland area, the City has proposed adding a street reservation along Oakridge Road on Town of Neenah property.

Recommendation

Appropriate Action at this time is to recommend Council approve Ordinance 2019-10, amending the Official Street Map by removing a 66-foot street reservation between CTH O and Rockwood Lane and adding a 66-foot street reservation along Oakridge Road.



Official Street Map Amendment
CTH O and Oakridge Road





AN ORDINANCE: By the Neenah Plan Commission
Re: Official Street Map Amendment removing a
officially mapped street along CTH O and
adding an officially mapped road along
Oakridge Road in the Town of Neenah.

ORDINANCE NO. 2019-10
Introduced: _____
Committee/Commission Action: _____

AN ORDINANCE

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

Section 1. That the Official Street Map, as established by Section 26-30 of the Neenah Municipal Code, is hereby amended as follows:

The following section of a North - South "Officially Mapped Road" is to be removed: Being part of Lot 2 of Certified Survey Map No. 7011 and part of Lot 1 of Certified Survey Map No. 4998 and part of Lot 2 of Certified Survey Map No. 4342, and being located in Southeast 1/4 of the Northwest 1/4 and in the Northeast 1/4 of the Southwest 1/4 of Section 20, Township 19 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin, containing 69,453 Square Feet (1.5944 Acres) of land and described as follows:

Commencing at the Northwest Corner of Lot 2 of Certified Survey Map No. 7011; thence, S51°00'10"E along the Northerly Line of Said Lot 2 and the Southerly Line of County Highway "0", 518.38 feet to the intersection of said Southerly line and the Westerly Line of the Officially Mapped City Road, said intersection being the Point of Beginning of the portion of Officially Mapped Road to be Removed; thence, S51°00'10"E, along said Southerly line of County Road "0", 66.00 feet to the Easterly Line of said Officially Mapped Road; thence, S39°12'26"W along said Easterly line, 1058.84 feet to Line PRW302-PRW303 as Described in Transportation Project Plat 1517-07-21-4.29 (Doc.1674267); thence, N41°08'55"W along said line (PRW302-PRW303), 57.06 feet to point PRW302; thence, N01°01'50"E along Line PRW301-PRW302 as Described in Transportation Project Plat 1517-07-21-4.29 (Doc.1674267), 15.76 feet to the Westerly line of Said Officially Mapped Road; thence, N39°12'26"E along said Westerly line, 1036.64 feet to the Point of Beginning.

1. Parcel Numbers: 010021102, 010021805 and 0100218 (EXHBIT A)

The following section of a North - South "Officially Mapped Road" is to be added: Being part of Lot 3 of Certified Survey Map No. 5180, being located in the Southeast 1/4 of the Southwest 1/4 of Section 20, Township 19 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin, containing 24,420 Square Feet (0.5606 Acres) of land and described as follows:

Beginning at the Northeast Corner of Lot 1 of Certified Survey Map No. 6051; thence, N69°33'20"E, 66.00 feet; thence, S20°26'40"E, 370.01 feet to the Northerly Right-of-way of Oakridge Road as currently dedicated as 66 feet width; thence, 569°33'20"W along said northerly right-of-way line, 66.00 feet to the West line of Lot 3 of Certified Survey Map No. 5180; thence N20°26'40"W along said west line, 370.01 feet to the Point of Beginning.

2. Parcel Number: 01002180603 (EXHIBIT B)

Section 2. 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: _____

Approved:

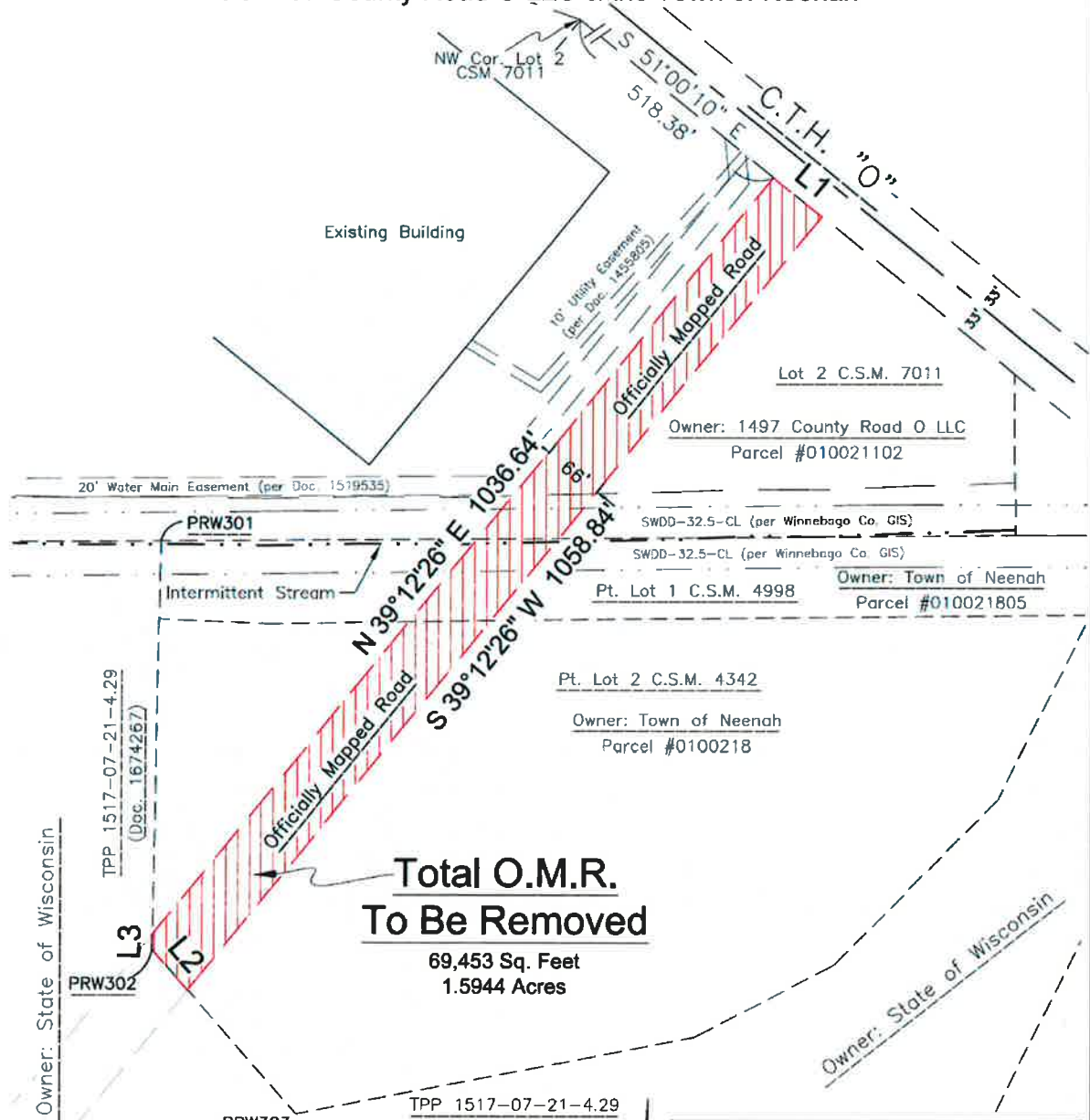
Published: _____

Dean R. Kaufert, Mayor
Attest:

Patricia A. Sturn, City Clerk

Exhibit "A" Officially Map Road

Town of Neenah, Winnebago County, WI
For: 1497 County Road O LLC & the Town of Neenah



**Total O.M.R.
To Be Removed**
69,453 Sq. Feet
1.5944 Acres

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 51°00'10" E	66.00'
L2	N 41°08'55" W	57.06'
L3	N 01°01'50" E	15.76'

Davel Engineering & Environmental, Inc.
Civil Engineers and Land Surveyors
1811 Racine Street
Menasha, Wisconsin
Ph. 920-991-1866, Fax 920-830-9595

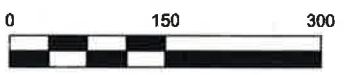


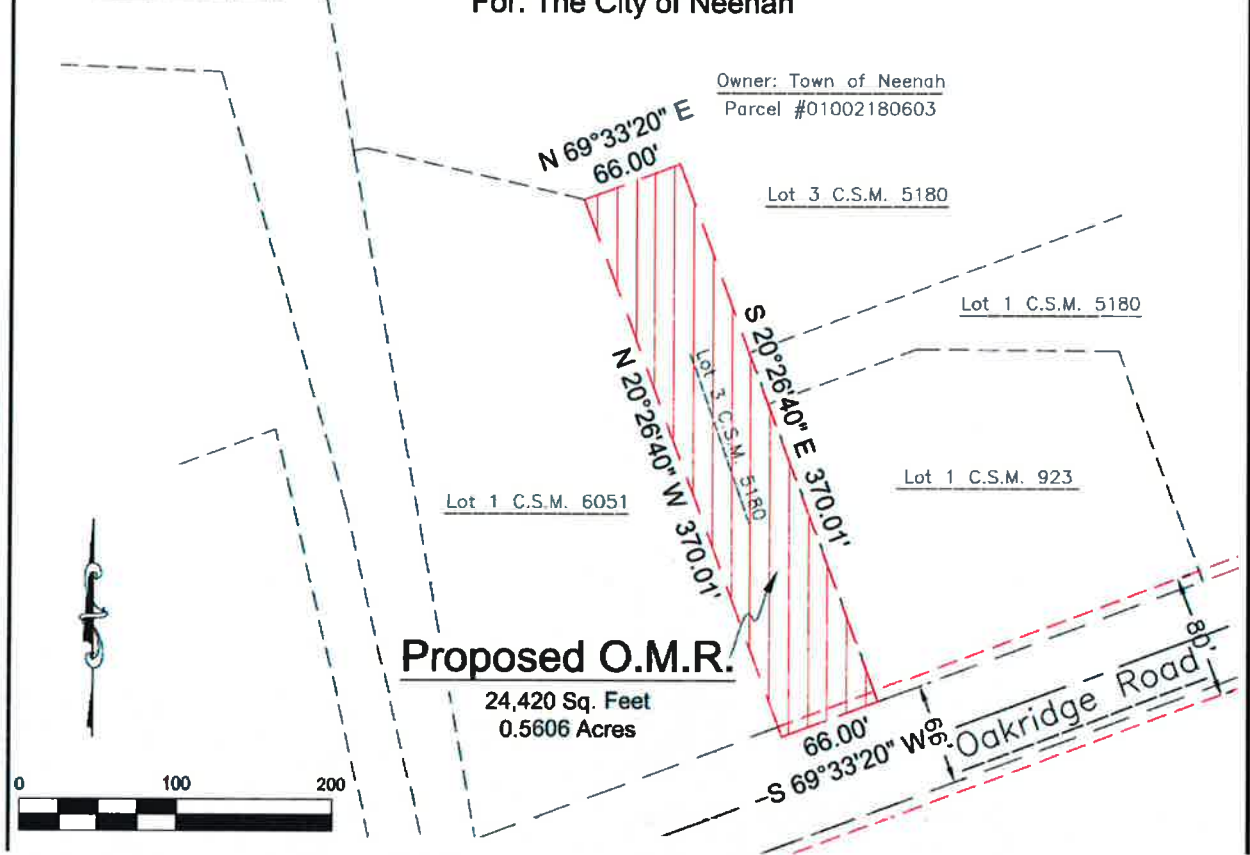
EXHIBIT B

Exhibit "B"

Officially Map Road


Town of Neenah, Winnebago County, WI

For: The City of Neenah





MEMORANDUM

DATE: March 22, 2019
TO: Mayor Kaufert and Members of Plan Commission
FROM: Brad Schmidt, AICP, Deputy Director 
RE: Final Plat Review – Integrity Acres Phase I

Request

The Department of Community Development and Assessment has received the final plat for the Integrity Acres Phase I subdivision located west of Woodenshoe Road and south of County Highway G.

Consideration

The proposed plat (Integrity Acres) includes 10 single-family residential lots located west of Woodenshoe Road and south of County Highway G. The land is currently zoned R-1, Single-Family Residence District. The average lot size is approximately 22,685 square feet which exceeds the minimum lot size for single-family residential lots. The Developer is responsible for installing public utilities (water, sanitary, and sewer). Water will be oversized to accommodate future development north and west of this property. The final plat conforms to the preliminary plat and the review comments from the City have been addressed.

All Utility Easements have been added to the final plat.

The Developer is responsible for all street lighting within the plat.

A Development Agreement outlining the required fees and responsibilities of the developer and City will be finalized in early April. The Finance and Personnel Committee and Board of Public Works will review and make recommendations to approve the development agreement.

Recommendation

Appropriate action at this time is to recommend Common Council approve the Final Plat for the Integrity Acres Phase I subdivision subject to the comments on the Plat Review Letter.



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

March 22, 2019

COREY KALKOFEN
MCMAHON ASSOCIATES, INC.
1445 MCMAHON DRIVE
NEENAH, WI 54956

RE: Integrity Estates Subdivision Final Plat Review () Status Approved

Dear COREY KALKOFEN:

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

Informative Note:

Plan Commission will review the Final Plat on March 26, 2019 at 4:15 PM in the Hauser Room of the City Administration Building. Common Council will review on April, 3, 2019 at 7:00 PM.

Plan Review Comments

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

Approved

Review Comments:

1. Add a note on the face of the Final Plat which states, "Sidewalks will be installed along both sides of Integrity Way within the public right-of-way."
2. The front yard (building) setback should be 25 feet, not 30 feet.
3. No building permits will be issued until the final plat is approved and the development agreement is approved by Common Council, signed by all parties, and recorded at the Winnebago County Register of Deeds Office.

**City Attorney - Jim Godlewski -
jgodlewski@ci.neenah.wi.us**

Not Applicable

Review Comments:

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

Not Applicable

Review Comments:

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

Not Applicable

Review Comments:

**Finance - Judy Christnovich -
jchristnovich@ci.neenah.wi.us**

Not Applicable

Review Comments:

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

Not Applicable

Review Comments:

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

Approved

Review Comments:

Advisory Comments:

All water main and related appurtenances shall be installed to Neenah Water Utility specifications. A Water Utility inspector will be on site during installation. Please notify us at least three days in advance of construction so that we may schedule our staff.

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

Not Applicable

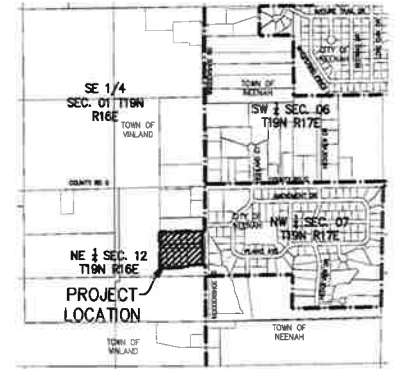
Review Comments:



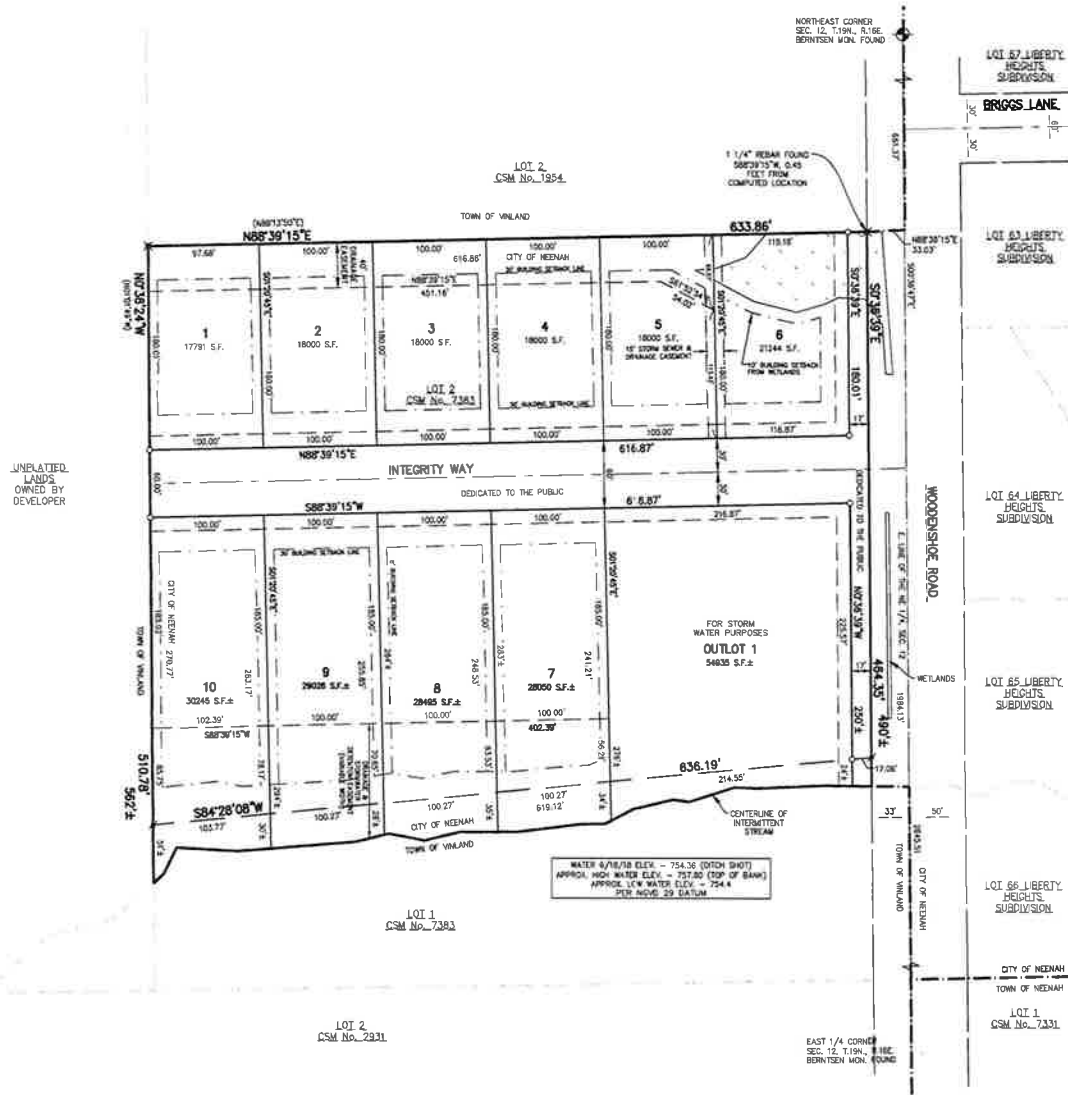
INTEGRITY ACRES

ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7383 AS RECORDED IN VOLUME 1 OF MAPS ON PAGE 7383 AS DOCUMENT NO. 1771789, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 16 EAST, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN

APPROVAL AGENCIES
CITY OF NEENAH
AGENCIES HAVING AUTHORITY TO OBJECT
DEPARTMENT OF ADMINISTRATION
WINNEBAGO COUNTY PLANNING & ZONING

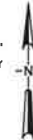


LOCATION MAP



BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 16 EAST, WHICH BEARS S00°36'47"E PER WINNEBAGO COUNTY COORDINATE SYSTEM.

60 30 0 60
SCALE - FEET



CITY OF NEENAH DRAINAGE & DETENTION EASEMENT RESTRICTIONS

1. MAINTENANCE OF ALL DRAINAGEWAYS AND ASSOCIATED STRUCTURES WITHIN THE SUBDIVISION OR SERVING THE SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER(S) WITHIN THE SUBDIVISION.
2. UPON FAILURE OF THE PROPERTY OWNER(S) TO PERFORM MAINTENANCE OF THE DRAINAGEWAYS AND ASSOCIATED STRUCTURES, THE CITY OF NEENAH RETAINS THE RIGHT TO PERFORM MAINTENANCE AND/OR REPAIRS. THE PAYMENTS OF SAID MAINTENANCE AND/OR REPAIRS SHALL BE ASSESSED AMONG THE PROPERTY OWNER(S) OF THE SUBDIVISION WITH A DRAINAGE COVENANT.
3. A DRAINAGE PLAN AND STORM WATER MANAGEMENT PLAN HAS BEEN FILED WITH THE CITY OF NEENAH WHICH STATES THE REQUIRED LEVELS OF MAINTENANCE FOR ALL THE IDENTIFIED STORM WATER MANAGEMENT SYSTEMS.
4. UPON FINAL GRADING, THE DEVELOPER AND/OR OWNER SHALL COMPLY WITH THE SURFACE WATER DRAINAGE PLAN AS APPROVED BY AND ON FILE WITH THE CITY OF NEENAH.
5. NO BUILDINGS OR FILL ALLOWED WITHIN THE WETLANDS UNLESS PERMITTED BY THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND/OR US ARMY CORPS OF ENGINEERS.
6. SLUMP PUMP DISCHARGE ARE TO BE CONNECTED TO THE STORM SEWER LATERAL PROVIDED.
7. ROOF DOWNSPOUTS SHALL DISCHARGE AT GRADE AND SHALL NOT BE CONNECTED TO THE STORM SEWER SYSTEM.
8. GARAGES ARE RECOMMENDED TO BE LOCATED ON THE "HIGH" SIDE OF THE LOT.
9. LOTS 7-10 SHALL HAVE A MINIMUM GRADE AT FOUNDATION ELEVATION OF 763.00. NO LOOK-OUT OR EXPOSED WINDOWS BELOW ELEVATION 763.00.

LEGEND

- - 1 1/4" x 30" ROUND STEEL REBAR WEIGHING 4.3 lbs./lineal ft. SET
- 3/4" REBAR FOUND
- - 1" IRON PIPE FOUND (1.319" O.D.)
- ⊗ - 1 1/4" REBAR FOUND
- ⊕ - CERTIFIED LAND CORNER WINNEBAGO COUNTY
- () - RECORDED BEARING AND/OR DISTANCE
- S.F. - SQUARE FEET
- EXISTING WETLANDS DELINEATED BY STACEY CAPLAN McMAHON DATED OCTOBER 5, 2017
- - - UTILITY EASEMENT (12' UNLESS NOTED)

ALL OTHER LOT CORNERS STAKED WITH 3/4" x 24" ROUND STEEL REBAR, WEIGHING 1.50 LBS./LIN. FT.

NOTES

1. ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.

There are no objections to this plat with respect to Secs 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats
Certified _____, 20____
Department of Administration

OWNER/SUBDIVIDER
INTEGRITY CONSTRUCTION, LLC
2835 W. COLLEGE AVE.
APPLETON, WI 54915
(920) 209-9493

SURVEYOR
DAVE SCHMALZ
1445 McMAHON DRIVE
NEENAH, WI 54956
(920) 751-4200



David M. Schmalz
March 13, 2019

SHEET 1 OF 2
McMAHON

1445 McMAHON DRIVE NEENAH, WI 54956
Maping 710 BOX 100 NEENAH, WI 54956
Tel: (920) 751-0200 Fax: (920) 751-0204
www.mcmapg.com

THIS INSTRUMENT DRAFTED BY: Marty Abing

INTEGRITY ACRES

ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7383 AS RECORDED IN VOLUME 1 OF MAPS ON PAGE 7383 AS DOCUMENT NO. 1771789, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 16 EAST, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, David M. Schmalz, Wisconsin Professional Land Surveyor, PLS-1284, certify that I have surveyed, divided and mapped all of Lot 2 of Certified Survey Map No. 7383 as recorded in Volume 1 of Maps on Page 7383 as Document No. 1771789, located in the Northeast 1/4 of the Northeast 1/4 of Section 12, Township 19 North, Range 16 East, City of Neenah, Winnebago County, Wisconsin.

That I have made such survey, land division, and plot under the directions of the owners of said land. That such plot is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made. That I have fully complied with the provisions of chapter 236 of the Wisconsin Statutes and the Subdivision regulations of the City of Neenah in surveying, dividing and mapping the same.

Dated this 13th day of March, 2019

David M. Schmalz

David M. Schmalz, PLS-1284
Wisconsin Professional Land Surveyor



UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by Integrity Construction LLC, Grantor, to

WISCONSIN PUBLIC SERVICE CORPORATION, a Wisconsin corporation, Grantee,

WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin corporation doing business as We Energies, Grantee,

AT&T Wisconsin, a Wisconsin corporation, Grantee, and

SPECTRUM MID-AMERICA, LLC by: Charter Communications, Inc., Its Manager, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plot designated as 'Utility Easement' and the property designated on the plot for streets and alleys, whether public or private, together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots, also the right to trim or cut down trees, brush and roots as may be reasonably required incidental to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantee's facilities or in, upon or over the property within the lines marked 'Utility Easement' without the prior written consent of Grantee. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of grantees. This Utility Easement Provision does not prevent or prohibit others from utilizing or crossing the Utility Easement as the Utility easement(s) are non-exclusive.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

NO UTILITY TRANSFORMERS OR PEDESTALS ARE TO BE SET WITHIN 2 FEET OF A LOT CORNER MONUMENT.

NO CONDUCTORS ARE TO BE BURIED WITHIN 1 FOOT OF A LOT CORNER MONUMENT.

CERTIFICATE OF CITY TREASURER

I, Michael K. Esaker being the duly elected qualified and acting City Treasurer of the City of Neenah do hereby certify that the records in my office show no unpaid taxes or special assessments as of _____ affecting the lands included in Integrity Acres.

Date _____ City Treasurer - Michael K. Esaker

CITY OF NEENAH APPROVAL

Resolved that "Integrity Acres" in the City of Neenah, Integrity Construction LLC, as Owner is hereby approved by the Common Council.

Date _____ Approved _____ Mayor - Dean R. Kaufert

Date _____ Signed _____ Mayor - Dean R. Kaufert

I certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of Neenah.

City Clerk _____
Patty A. Sturm

STATE OF WISCONSIN))
WINNEBAGO COUNTY)

I, Patty A. Sturm, being the duly elected, qualified and acting Clerk of the City of Neenah, do hereby certify that the common council of the City of Neenah, authorizing me to issue a certificate of approval of the Final Plat of Integrity Acres upon satisfaction of certain conditions, Integrity Construction LLC and I do hereby certify that all conditions were satisfied and the approval was granted and effective on this _____ day of _____, 20____.

Patty A. Sturm, Clerk Dated _____

COUNTY TREASURER'S CERTIFICATE

I, Mary E. Krueger being the duly elected qualified and acting County Treasurer of the County of Winnebago, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____ affecting the lands included in Integrity Acres.

Date _____ County Treasurer
Mary E. Krueger

OWNER'S CERTIFICATE

Integrity Construction LLC, as Owner(s), I/We hereby certify that I/we caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on Integrity Acres. We also certify that this plat is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection.

Approving Authority _____ Agencies having Authority to Object
City of Neenah _____ Wisconsin Department of Administration
Winnebago County Planning & Zoning

Dated this _____ day of _____, 2019

Printed Name and Title _____ Authorized Signature _____

Printed Name and Title _____ Authorized Signature _____

Printed Name and Title _____ Authorized Signature _____

State of _____)
County))ss

Personally appeared before me on the _____ day of _____, 2019, the above named persons to me known to be the persons who executed the foregoing instrument, and acknowledged the same.

Notary Public _____

My commission expires _____ County, _____

CONSENT OF MORTGAGEE

Nicolet National Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the certificate of Integrity Construction LLC as owner.

IN WITNESS WHEREOF, the said Nicolet National Bank has caused these presents to be signed by an Authorized Officer, and countersigned by an Authorized Officer of Green Bay, Wisconsin, and its corporate seal to be hereunto affixed this _____ day of _____, 20____.

In the Presence of:

NICOLET NATIONAL BANK OF GREEN BAY

Authorized Officer _____ Authorized Officer _____

Print Name Title _____ Print Name Title _____

(State of Wisconsin))
County))ss

Personally came before me this _____ day of _____, 20____, the above named persons to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, Wisconsin

My Commission Expires: _____

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
Certified _____, 20____
Department of Administration



MEMORANDUM

DATE: March 22, 2019
TO: Mayor Kaufert and Members of Plan Commission
FROM: Brad Schmidt, Deputy Director
RE: Conceptual Plat Map – Integrity Estates Phase II

Consideration

Rich Van Sistine, representing Integrity Construction LLC, is proposing to annex land west of Integrity Acres Phase I and develop the land as a single-family residential subdivision. Prior to submitting a preliminary plat, the City requires a conceptual plan. The conceptual plan includes a general layout of parcels and roads. Approval of the concept plan by Plan Commission gives the developer some assurances that the layout of the subdivision is consistent with City plans and ordinances.

The subject parcel about 20 acres in size and is currently vacant, undeveloped farmland. A recent wetland delineation revealed small wetland pockets on the northeast and southeast portions of the site. A navigable stream is located on the southern portion of the property as well. The land is relatively flat, but does drain to the south and east.

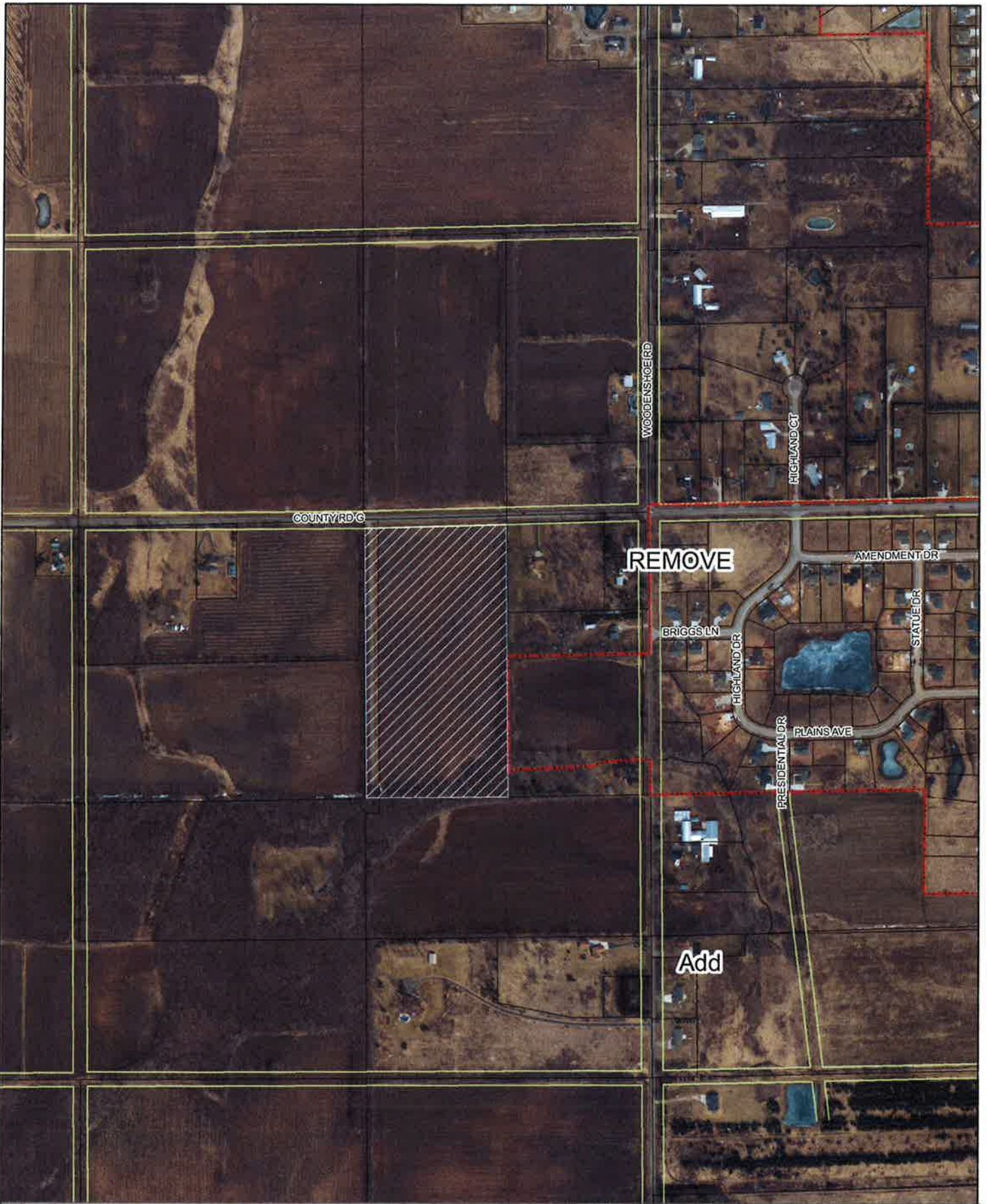
The conceptual plat includes 27 single-family residential parcels. In addition, a street would extend from Integrity Way west and terminate along the west edge of the plat. At some point in the future, that road would be extended west. Stormwater from this subdivision would be managed through by the stormwater pond proposed to be constructed in Phase I.

The following issues will be resolved as part of the preliminary plat review:

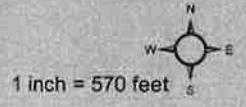
1. Utility location and size
2. County approval for a street connection on CTH G

Recommendation

Appropriate action at this time is for Plan Commission to approve the proposed conceptual plat map.




Integrity Acres Phase II
Concept Plan





MEMORANDUM

DATE: March 22, 2019
TO: Mayor Kaufert and Plan Commission
FROM: Brad Schmidt, AICP, Deputy Director 
RE: Site Plan Review – 146 N Lake Street – Change of Use

Request

A site plan has been submitted to change the use of the property located at 146 N Lake Street from a former manufacturing business to a small assembly use.

Consideration

The subject property is about 0.6 acres in size and was recently rezoned to C-1, General Commercial District. The site includes an existing multi-story building. The building is currently occupied by several residential tenants in the upper floor. The applicant, Mill City Church, is proposing to use the space for youth services which would also include teaching. The proposed assembly use is a permitted use in the C-1 District.

The applicant is not proposing any exterior alterations, additions or modifications. The proposed building floorplan is attached for reference. The floor area of the proposed use is approximately 5,000 square feet. The inside of the building will include 2 meeting rooms, a male and female bathroom, and a storage room on the first floor. Off-street parking is provided on the property, but it is currently not striped and handicap stalls are not identified.

A change in use of a property necessitates the screening landscaping standards. All refuse collection areas must be screened with a 6-foot tall sight tight fence. Any addition to the building or expansion of off-street parking may also necessitate other landscape requirements like frontage and perimeter landscaping standards.

Recommendation

Appropriate action at this time is to approve the site plan for a change in use to an assembly use for Mill City Church at 146 N. Lake Street.



146 N. Lake St

1 inch = 44 feet

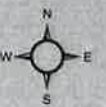




Image capture: Jul 2018 © 2019 Google

Neenah, Wisconsin



Street View - Jul 2018

