



NEENAH PLAN COMMISSION

June 28, 2022

4:15 P.M.

Hauser Room, City Administration Building

1. Approval of Minutes: **June 7, 2022**
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** - 1215 Gillingham Road - Self-Storage Facility
 - b. **Special Use Permit** - 988 S. Green Bay Road - Automotive Service Facility
4. Action Items:
 - a. **Special Use Permit** - 1215 Gillingham Road - Self-Storage Facility
 - b. **Special Use Permit** - 988 S. Green Bay Road - Automotive Service Facility
 - c. **Site Plan #4-22** - 699 S. Green Bay Road - Drive-Thru Restaurant
 - d. **CSM #6-22** - 699 S Green Bay Road - 2 Lots
 - e. **CSM #6-22** - 1515 S Commercial Street - 2 Lots
5. Announcements and future agenda items:
 - a. Next Meeting: July 12, 2022

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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, June 7, 2022

4:15 p.m.

Present:

Mayor Jane Lang, Chairman	PRESENT	Gerry Kaiser, Director of Public Works	PRESENT	Sara Moore-Nokes	PRESENT
Kate Hancock-Cooke	PRESENT	Karen Genett	PRESENT	Betsy Ellenberger	PRESENT
Gerry Andrews	PRESENT	Ald. Dan Steiner	PRESENT		

Also present:

Chris Haese, Director of Community Development	Brad Schmidt, Deputy Director of Community Development	Samantha Jefferson, Office Manager
Mark and Lynn Rudie, 103 Lexington Ct.	Judy and Bill Escribano, 107 Lexington Ct.	Mark Gruetzmacher, 1976 Marathon Ave.
Jared Schmidt, R.E.L.	Michael Leidig, R.E.L.	Jake Lamb, 912 Bayveiw Rd.
David O'Brien, Bayland Builders	Corey Vanevenhoven, Park Place Holdings	

Minutes: MSC Andrews/Kaiser, the Plan Commission to approve the May 10, 2022 meeting minutes. Member Moore-Nokes abstaining. Motion passed.

Public Appearances: Chairperson Lang opened the public appearance section. None.

Public Hearings:

- a. **Comprehensive Plan Amendment #1-22** – Future Land Use Map – Northwest corner of Marathon Avenue and Byrd Avenue

Mayor Lang opened the public hearing. Seeing no comments, Mayor Lang closed the public hearing.

- b. **Rezoning #2-22** – 2001 Marathon Avenue – 1-2, General Industrial District to C-1, General Commercial District

Mayor Lang opened the public hearing.

Mark Gruetzmacher (1976 Marathon Avenue) described his property as adjacent to the subject property and said that he is strongly opposed to a multi-family development coming to the site due to increased traffic and noise.

In addition, Deputy Director Schmidt said that he received an email from Brad Hoyt with CPG, LLC (355 Byrd Avenue) in which Mr. Hoyt stated that he opposes the Comprehensive Plan Amendment as he believes that it would negatively impact the use and value of their property. He also stated that industrial land is in short supply and strong demand.

Corey Vanevenhoven (Parkplace Holdings) said that he understands the opposition and can answer questions.

Seeing no additional comments, Mayor Lang closed the public hearing.

Action Items:

- a. **Comprehensive Plan Amendment #1-22** – Future Land Use Map – Northwest corner of Marathon Avenue and Byrd Avenue (Ord. No. 2022-14)

Deputy Director Schmidt began by describing the proposal brought before the Plan Commission. The subject area is currently designated Industrial Corridor and the request is to amend the City's Comprehensive Plan and Future Land Use Map to designate this area as Mixed Use Transitional Area. The subject area is approximately 20.8 acres in size and includes an office building, off-street parking lots, and open space. The building is mostly vacant, but a small portion of the north building is still used as an office. A developer is proposing to repurpose the office building with multi-family residential units and develop the balance of the site with townhouse buildings. A Comprehensive Plan amendment and rezoning is required to develop the site as a multi-family residential use.

Land north, west and southwest of the subject site is also identified as the Industrial Corridor designation and includes a number of industrial and manufacturing uses. Land east of the subject site is identified as Mixed Use Transitional

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Area and includes a mixture of single-family homes, duplexes, and several multi-family buildings. Land south of the subject site includes the Neenah Police station, the Neenah Dog Park, a community garden, and a skate park. Finally, land southeast of the subject site is identified as Neighborhood Commercial and includes multi-family buildings and commercial property.

The Mixed Use Transitional Area designation includes areas that tend to have a mix of housing type (single-family, two-family duplexes, and multi-family) and are adjacent to non-residential uses like commercial or industrial. The Comprehensive Plan indicates the following zoning districts are appropriate (consistent) with this designation including R-1, Single-Family Residence District, R-2, Two-Family Residence District, M-1/M-2, Multi-Family Residence District, C-1, General Commercial District, and I-1, Planned Business Center District.

The subject land serves as a transition from the heavy industrial properties to the north and west to the less intense residential properties to the east and south. A heavy industrial use on the subject site would have a detrimental impact on the adjacent residential neighborhoods and could impact the safety of park and community garden users. The Mixed Use Transitional Area designation offers more appropriate land uses than the Industrial Corridor. Due to the changes that have occurred in this neighborhood since the adoption of the Comprehensive Plan, staff believes that amending the future land use to the Mixed Use Transitional Area would serve to allow the highest and best use for this property.

Member Hancock-Cook asked for it to be clarified that how the property is currently designated would allow for industrial use on the property which could lead to more traffic and noise than a potential multi-family development. Deputy Director Schmidt confirmed this. Deputy Director Schmidt also pointed out that if the commission approves this change in designation, it does not guarantee that multi-family project that has been proposed will occur. He explained that staff is aware that this site has been attractive to mini-storage developers.

Member Genett asked if the change in designation would prevent storage facilities from being developed on the site. Deputy Director Schmidt said that it would. Member Kaiser asked if Deputy Director Schmidt could speak to Mr. Hoyt's comment about property values being lowered due to this change. Deputy Director Schmidt does not believe that that would be the case. He also does not believe that there is a high demand for industrial property at this time.

MSC Ellenberger/Genett, the Plan Commission approves Resolution 2022-1 and recommend Council approve Ordinance No. 2022-14 amending the Comprehensive Plan 2040 and Future Land Use Map. All aye. Motion passed.

- b. **Rezoning #2-22** – 2001 Marathon Avenue – I-2, General Industrial District to C-1, General Commercial District (Ord. No. 2022-13)

Park Place Holdings, LLC, has submitted a request to rezone land located at 2001 Marathon Avenue from the I-2, General Industrial District to the C-1, General Commercial District.

The subject property located on the northwest corner of Marathon Avenue and Byrd Avenue is approximately 20.8 acres in size and includes an office building, off-street parking lots and green space. The one-story office building is about 148,000 square feet in size and is currently vacant with the exception of the north portion of the building. The applicant is proposing to repurpose the vacated portion of the building as residential units (approximately 37 units) and construct 12-14 unit townhomes on the balance of the property. A rezoning of the property from the I-2 District to the C-1 District is required in order to use the property as proposed.

The C-1 District is intended for areas with commercial and higher density residential uses. While an M-1/M-2, Multi-Family Residence District would work for the multi-family uses proposed on the site, the office use would not be permitted. Land west, north and southwest of the subject site is zoned I-2, General Industrial District and includes several manufacturing and industrial facilities. The land immediately south and adjacent to the subject site includes a public dog park, community garden, the Neenah Police station, and a skate board park. Finally, land to the east is zoned M-1, Multi-Family Residence District and R-2, Two-Family Residence District and includes smaller multi-family properties, duplexes, and single-family residences and land to the southeast is zoned C-1 District and includes a number of multi-family properties and smaller commercial properties.

The I-2, General Industrial District allows for a number of heavy industrial and manufacturing uses which could have a negative impact on the surrounding residential neighborhood. Changes to the surrounding neighborhood including the construction of the dog park make residential uses more appealing. Rezoning the property to the C-1 District would make the current use of the property (office) consistent with the zoning district and would allow for the redevelopment

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of the property as multi-family residential. If the property is rezoned, a site plan would need to be submitted and approved by the Plan Commission prior to any construction.

The recommendation of this request to Council would maintain consistency with the previously recommended amendment to the Comprehensive Plan. If approved, the Mixed Use Transitional Area designation allows for multi-family residential use and commercial/office use and the C-1 District is an appropriate zoning classification for this land use designation.

MSC Genett/Ellenberger, the Plan Commission recommends Council approve Ordinance No. 2022-13 rezoning property located at 2001 Marathon to the C-1, General commercial District. All aye. Motion passed.

c. Site Plan #4-22 – 1515 S. Commercial Street – Car Wash

Jacob Lamb, owner of property located at 1515 S. Commercial Street, has submitted a site plan for the construction of an automatic car wash. The subject property, located along the west side of S. Commercial Street and south of Bell Street, is 1.52 acres in size and currently includes a single-family residence. The property was rezoned from R-1, Single-Family Residence District to the C-1, General Commercial District in 2019.

The subject property is mostly surrounded by other commercial uses with the exception of the land to the west, which includes a multi-family residential development, and to the south which includes a single-family residential subdivision.

Automotive and truck washes are permitted uses in the C-1, District, which is defined as a use which conforms to the purposes objective, requirements, regulations and performance standards of the district. The proposed development includes a 4,120 square-foot building. The building includes an office, the wash bay, and equipment room. Vehicles will enter the car wash from the south end and exit on the north end. The development also includes 12 vacuum stalls for customers along the east side of the property.

While the property is 1.52 acres in size, the car wash is expected to account for about 0.92 acres of the site. The remaining 0.60 acres is intended to be a future development site. At this time, no development is planned for the property. The property owner will submit a certified survey map (CSM) to subdivide the property at some point in the near future.

The building will be 90 feet from S. Commercial Street (front yard setback), 200 feet and 49 feet from the side property lines, and 43 feet from the back property line. The building will be 21'4" high and will cover 6% of the lot. The code requires that an additional shade tree must be added to the south property line (when regarding the proposed landscaping plan) and all shade trees must be a minimum of 2.5" caliper and all evergreens must be a minimum of 4 feet tall at time of planting. An appropriate screening will be around the dumpsters. A storm water management plan is required to be submitted and approved prior to the issuance of building permits.

The applicant is proposing two driveways, one on the south end and one along the middle portion of the site. The north driveway is intended to serve as a future shared driveway with the future development site on the north side of the property. After further review, staff is requesting that only one driveway, the proposed shared driveway on the north, be permitted. The south driveway must be eliminated. In addition, the developer/owner is responsible for the costs related to adjusting the traffic markings to provide safe ingress into the site. When the property is subdivided, a cross access easement will be required on the CSM to ensure the main driveway will provide access to both developments.

Member Ellenberger mentioned that she would appreciate this use in this part of town as it is underserved.

Member Hancock-Cook asked if patrons would be able to turn left out of the parking lot onto S. Commercial Street. This was confirmed. She also asked if the car wash would be running 24/7. Jared Schmidt, engineer for the project, confirmed that it would be operational 6:00 a.m. – 10:00 p.m.

Mark and Lynn Rudie (103 Lexington Ct.) voiced their concerns about the project which included the occupants of the apartment complex making the fence line a type of "alleyway," noise, how they would maintain their property and snowplow the sidewalk on S. Commercial Street, potential drainage issues, lighting concerns and the hours of operation. Jake Lamb, the developer of the project, confirmed that the fence would be placed in a way to prevent an "alleyway" opportunity. He also confirmed that gates could be added so that the property owners could access the land and sidewalk near S. Commercial Street.

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Bill Escribano (107 Lexington Ct) expressed concerns regarding the noise that would come from the vacuums. Mr. Schmidt explained that the development design was completed keeping in mind the surrounding environment and to try to mitigate noise. Vacuums were placed as far from residences as possible and (general) the decibels of the vacuums are less than traffic decibels. Member Hancock-Cook asked if such a thing as a sound map exists. Deputy Director Schmidt said that this isn't currently required and Mr. Schmidt said they do not create those as part of a development. The Commission requested that the developer report the decibels that would be expected at the rear lot line.

Member Ellenberger suggested that the light and activity at the car wash may help with safety concerns.

Mr. Schmidt asked that staff reconsider their position of the development only including one driveway. They are requesting that two driveways be allowed. Member Kaiser explained that due to the nature of the roadway in that area and because of surrounding developments and required drive lanes, it would be difficult to allow. The Commission suggested that engineering could continue to work with staff to possibly make that work but would approve/deny based on the current staff suggestion. The plan would be brought back to Plan Commission if staff would suggest another alternative.

MSC Hancock-Cook/Ellenberger, the Plan Commission approves the site plan for a new car wash located at 1515 S. Commercial Street subject to the comments on the site plan review letter. All aye. Motion passed.

d. **CSM #6-22 – Woodenshoe Road – 2 Lots**

CA

Van Sistine Homes, LLC, owner of 7001 Woodenshoe Road, is proposing to subdivide the subject parcel into two lots and dedicate land for public right-of-way along Woodenshoe Road and Liberty Avenue. The subject land was recently annexed to the City and will be part of The Homes at Freedom Meadows subdivision. The two proposed lots meet the minimum lot size and width standards in the Subdivision Code and are consistent in size with the lots in The Homes at Freedom Meadows. The property is zoned R-1, Single-Family Residence District and the lots will be developed as single-family residences.

MSC Kaiser/Steiner, the Plan Commission recommends Common Council approve the proposed 2 Lot CSM at 7001 Woodenshoe Road and accept the land dedication for public right-of-way. All aye. Motion passed.

Announcements and Future Agenda Items:

Next meeting: June 28, 2022.

Adjournment: The Commission adjourned its meeting at 5:35 p.m. MSC Ellenberger/Genett. All Aye. Motion passed.

Respectfully Submitted,



Samantha Jefferson
Office Manager, Community Development



DATE: June 28, 2022
TO: Mayor Lang and Member of Plan Commission
FROM: Brad Schmidt, AICP, Deputy Director
RE: Special Use Permit – 1215 Gillingham Road – Indoor Self-Storage Facility

Request

Kelly Rousseau is requesting a special use permit to convert the former Fox Valley Roller Rink into an indoor self-storage facility located at 1215 Gillingham Road.

Consideration

The subject site is approximately 1.72 acres in size and includes the former Fox Valley Roller Rink building (16,000 square feet) and two mini-storage buildings (2,000 square feet and 3,000 square feet) in the rear of the property. The area south of the building includes an asphalt parking lot with access to the property along Gillingham Road via two existing driveways. The property is zoned I-2, General Industrial District. Land north and south of the property is also zoned I-2 District, while land to the west is zoned C-1, General Commercial District and directly east of the property is Interstate 41.

The I-2 district identifies self-storage facilities as Special Uses. 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.

The applicant is proposing to construct self-storage units inside the existing 16,000 square-foot building. In addition, two new access doors are proposed to be installed along the south side of the building. Along with the new doors, a lean-to structure will be constructed over both doors and an asphalt pad will be expanded to the west door

opening. The existing main entrance will remain and an office and bathrooms will be maintained in the front of the building.

The existing off-street parking lot, which is in-need of reconstruction, is planned to be replaced in-part and removed and replaced with grass along the southern portion of the site. The north driveway is also proposed to be removed and replaced with grass. The existing roof sign, which is non-conforming to the City's Sign Code, is proposed to be removed as is the small free standing sign located along Gillingham Road. All new signage must be reviewed by the Department of Community Development prior to installation. Finally, the applicant is proposing to replace landscaping and re-paint the building.

The applicant also proposed to remove the asphalt area between the front landscaping strip and Gillingham Road. At this point Staff recommends leaving the asphalt as-is until a point in the future when the asphalt can be removed, replaced with grass, curb and gutter installed. The trigger for this to occur is either when the property owner constructs a new building on the property, or when an expansion of the building is proposed. At that time, the asphalt in this area must be removed and replaced with grass and a curb and gutter along Gillingham Road.

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 the use as an indoor self- storage facility located at 1215 Gillingham Road subject to the following conditions:

1. Prior to building occupancy, a building permit must be approved by the Department of Community Development.
2. A landscaping plan is required prior to the removal and/or replacement of any landscaping along Gillingham Road.
3. The asphalt area between the front landscape strip and Gillingham Road may remain as-is until one of two conditions occur: 1) construction of a new building; 2) an addition to the existing building. At which time, the asphalt must be removed and a curb and gutter installed along Gillingham Road.
4. The north driveway shall be removed and replaced with grass.
5. The non-conforming roof-top sign shall be removed.
6. Prior to re-painting the exterior of the building, the owner shall submit the color scheme to the Department of Community Development to be approved to ensure consistency with surrounding properties.



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

June 23, 2022

KELLY ROUSSEAU
PACKRAT STORAGE
1110 S ONEIDA ST
APPLETON, WI 54915

RE: Special Use Permit #1-22 - 1215 Gillingham Rd - Indoor Storage Special Use Review () Status Approved

Dear KELLY ROUSSEAU:

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:

1. Prior to building occupancy, a building permit must be approved by the Department of Community Development.
2. A landscaping plan is required prior to the removal and/or replacement of any landscaping along Gillingham Road.
3. The asphalt area between the front landscape strip and Gillingham Road may remain as-is until one of two conditions occur: 1) construction of a new building; 2) an addition to the existing building. At which time, the asphalt must be removed and a curb and gutter installed along Gillingham Road.
4. The north driveway shall be removed and replaced with grass.
5. The non-conforming roof-top sign shall be removed.
6. Prior to re-painting the exterior of the building, the owner shall submit the color scheme to the Department of Community Development to be approved to ensure consistency with surrounding properties.

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:

Are we continuing sidewalk down Gillingham?

Fire Department - Adam Dorn - 886-6204
adorn@ci.neenah.wi.us

Approved

Review Comments:

Inspections - Building Commercial - Kyle Pederson - 920-886-6131
kpederson@ci.neenah.wi.us

Approved

Review Comments:

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

Approved

Review Comments:



Kelly Rousseau

1215 Gillingham Rd, Neenah, WI

Legend



35x40 Add-on



Remove 12,139 SqFt



Remove and Replace 8,570 SqFt

new

Remove & Replace

Remove - Grass





DATE: June 28, 2022
TO: Mayor Lang and Plan Commission
FROM: Brad Schmidt, AICP, Deputy Director
RE: Special Use Permit – 988 S Green Bay Road –Vehicle Sales and Service

Request

Professional Consultants, Inc. on behalf of Russ Darrow Direct Sales and Service, is requesting a special use permit to operate a vehicles sales and service business located at 988 S Green Bay Road.

Consideration

The subject site was most recently used as a used car sales and service business. Due to the fact the property has been vacant for 12 consecutive months, a special use permit is now required. In addition, a portion of the building and property is occupied by a business selling used tires. There is no indication that this use was approved by the City.

The subject site includes two parcels and is about 4.20 acres in size. The property includes a building approximately 19,000 square feet in size including an auto service area and a dealership showroom. The remaining portion of the property includes some green space and asphalt parking. The applicant has submitted a site plan detailing the location of vehicles being displayed for sale, customer parking and employee parking. The property is zoned C-1, General Commercial District.

The C-1 zoning district requires this use to obtain a special use permit. 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.

As described earlier, this property has been most recently used as a used car sales and service business and was originally built for that use. There are no immediate plans to modify the property or building with the exception of signage. Any future changes/modifications may require an amendment to the special use permit.

While there are no planned changes to the site or building, the use of semi-trailers for storage and the storage of tires outside of an enclosed structure are not permitted. As part of this special use permit, staff recommends that the semi-trailers be removed from the site and the tires being stored outside, be relocated to inside the building or removed from the site.

Vehicle repair and service is part of the proposed use. Any vehicle awaiting repair for a period of over one week must be stored in an area enclosed by a sight tight fence, a minimum of 6 feet tall. The repair and servicing of any vehicle outside of the building is strictly prohibited. Finally, the storage of any material, part, or merchandise outside of the building is also strictly prohibited.

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 vehicle sales and service business located 988 S. Green Bay Road subject to the following conditions:

1. The semi-trailers in the rear of the property must be removed and are not a permitted form of storage.
2. No outdoor storage of material, auto parts, tires, merchandise is permitted.
3. Any changes/modifications to the site may require an amendment to the special use permit.
4. Prior to the installation of signage, please contact the Community Development Department to obtain necessary permits.
5. For vehicles awaiting service/repair for more than one week, they must be enclosed in an area by a sight-tight fence at least 6 feet in height.
6. The repair or servicing of vehicles outside the building is strictly prohibited.



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

June 23, 2022

CHAD KEMNITZ
PROFESSIONAL CONSULTANTS INC
300 COTTONWOOD AVENUE, #7
HARTLAND, WI 53029

**RE: Special Use Permit #2-22 - 988 S Green Bay Road - Auto Service/Repair Special Use Review () Status
Approved**

Dear CHAD KEMNITZ:

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:

1. The semi-trailers in the rear of the property must be removed and are not a permitted form of storage.
2. No outdoor storage of material, auto parts, tires, merchandise is permitted.
3. Any changes/modifications to the site may require an amendment to the special use permit.
4. Prior to the installation of signage, please contact the Community Development Department to obtain necessary permits.
5. For vehicles awaiting service/repair for more than one week, they must be enclosed in an area by a sight-tight fence at least 6 feet in height.
6. The repair or servicing of vehicles outside the building is strictly prohibited.

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

Approved

Review Comments:

Inspections - Building Commercial - Kyle Pederson - 920-886-6131
kpederson@ci.neenah.wi.us

Approved

Review Comments:

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

Approved

Review Comments:



S GREEN BAY RD

FOX POINT SQ

S GREEN BAY RD

BRIDGEWOOD DR

HICKORY LN



**Plan of Operation
Russ Darrow Direct Sales and Service
988 South Green Bay Road
Neenah, WI**

We plan to move our current operations from 4400 W. College Ave, Appleton, WI to 988 South Green Bay Road. These operations include used vehicle sales and service.

Attached is a photo of our current location in Appleton. This location currently sells about 55 units a month on average and handles about 340 service customers per month on average.

We currently store 74 units on the lot, but this is a lower-than-normal inventory number and at times will hold as much as 170.

Russ Darrow Direct currently employees 42 people and has some of the longest tenured employees in our organization.

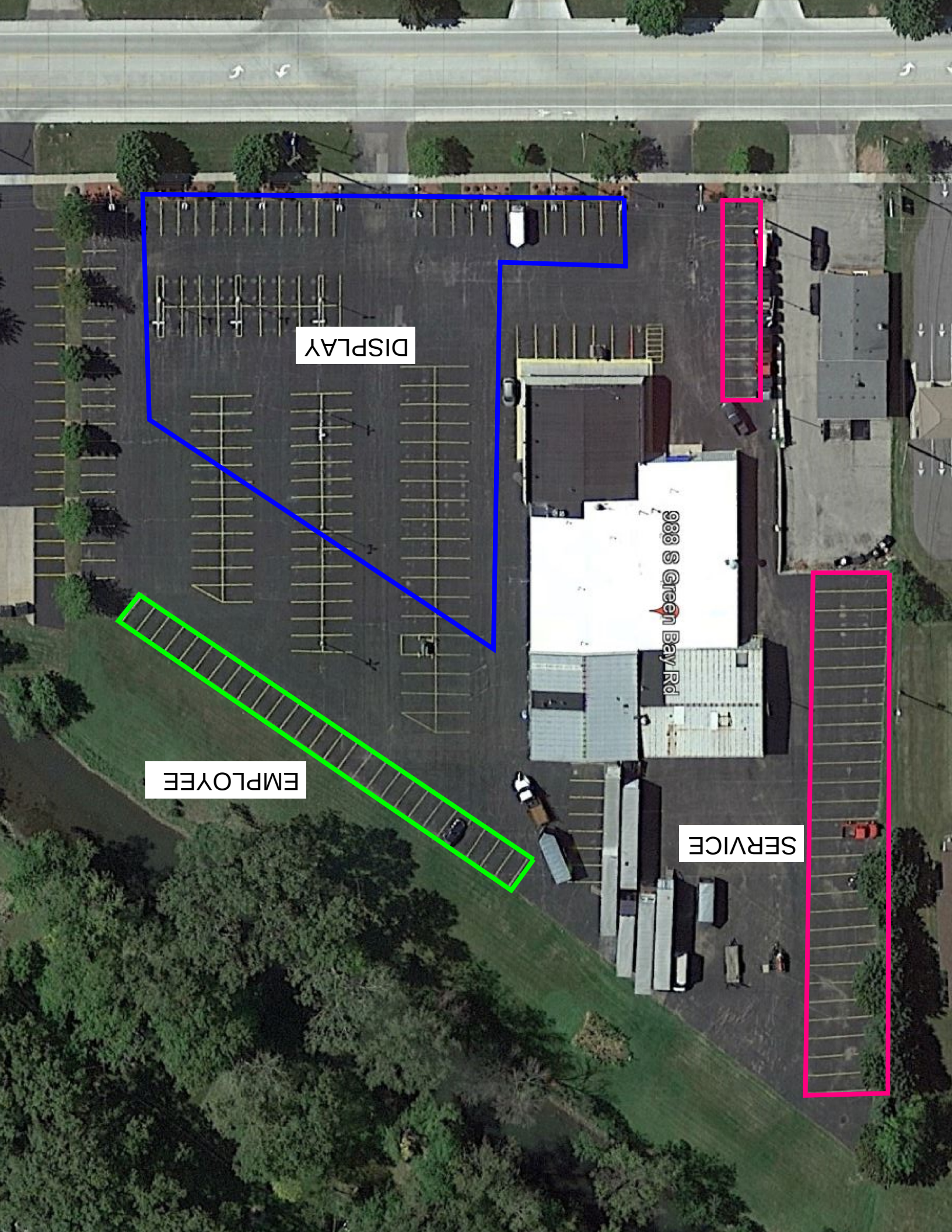
Our hours of operation will be:
Monday through Friday 9:00 a.m. to 8:00 p.m.
Saturday 9:00 a.m. to 5:00 p.m.
Closed on Sunday

We will run this operation the same as our other 14 franchised dealerships and our expectations of the organization and cleanliness of the facility are always a priority.

The existing tire business in the back of the building will continue to operate and sublease from us as well.



Google



DISPLAY

EMPLOYEE

SERVICE



M E M O R A N D U M

DATE: June 28, 2022
TO: Mayor Lang and Plan Commission
FROM: Brad Schmidt, AICP, Deputy Director
RE: Site Plan Review – 699 S. Green Bay Road – Drive-Thru Restaurant

Request

A site plan has been submitted to construct a drive-thru restaurant located at 699 S. Green Bay Road.

Consideration

Spring Creek Center II, LLC is proposing to construct a drive-thru restaurant (Noodles and Company) on a proposed new lot located at 699 S. Green Bay Road. The new lot will be approximately 0.55 acres in size and is located south of the main entrance into the property. The proposed building is 2,250 square feet in size and includes a drive-thru window and lane on the north side of the building and off-street parking south of the building. This site plan also proposes to realign the shared access drive from the main entrance to McDonalds, south of the subject site.

Development Standards I-1, Planned Business Center District

Front Yard Setback (east) – 30 feet for buildings, 10 feet for parking (**33.5 feet**)
Side Yard Setback (north/south) – 10 feet (**20/135 feet**)
Rear Yard Setback (west) – 10 feet (**19 feet**)

Maximum Building Height – 100 feet (**25 feet**)
Maximum Building Lot Coverage – 30% (**9%**)
Minimum Green Space – 10% (**>10%**)

Off-Street Parking

Minimum Requirements (1 drive-thru restaurant) – 15 (**22**)

Landscaping

Frontage Landscaping – 10-foot landscape strip along frontage and 1 shade tree and 6 shrubs per 40 lineal feet of frontage. 305 feet of frontage = 8 shade trees and 48 shrubs required (**Add 4 more shade trees and 6 more shrubs**)

Interior Landscaping – One shade tree shall be planted in each island or peninsula (**criteria met**)

Screening – Visual screen around dumpster enclosure at least 6 feet in height (**6-foot sight-tight fence and landscaping provided**)

Building – The proposed 2,250 square-foot building will be constructed with a number of higher quality exterior components made of brick, stone, aluminum, and glass material. The main building entrance faces south while the drive-thru window is on the north side of the building. A secondary access is located along the east side of the building which serves an outdoor patio.

Traffic Circulation/Parking – The main access to the subject site and to the larger shopping center is via a roundabout along S. Green Bay Road. Once onto the site, vehicles can continue west down the main entrance or turn south to access McDonalds. This drive aisle hasn't functioned well. The proposed re-alignment will create a better defined drive aisle from the main entrance to McDonalds and the proposed development site. Vehicles will enter the development site via the new re-aligned drive aisle heading east. From there, parking is located south of the main drive and the drive-thru lane is located north of the building. The drive-thru land can accommodate about 11 vehicles.

Lighting Plan – A lighting plan was submitted indicating lighting levels on and around the subject property. The lighting plan shall meet the following standards:

- a. Minimum lighting range: 0.2-0.4 foot-candles
- b. Average-to-minimum lighting not to exceed a 4:1 ratio
- c. Average lighting of less than or equal to 1.5 foot-candles
- d. Off property line recommended to be 0.

Please re-evaluate the placement and type of lighting fixtures to ensure these minimum standards are met. Submit a revised lighting plan and lighting fixture cut sheets.

Utility Plan – A private water main and private sanitary sewer main will serve this property, while storm water will be connected to a public storm water main. The proposed development reduces the impervious area of the site from nearly 100% impervious surface to partially impervious with the inclusion of green, pervious areas. From flood control perspective, the City Engineer recommends lowering the catch basin elevation located in the south green area to allow for an area to store storm water in high volume events.

Recommendation

Appropriate action at this time is to approve the site plan for a new drive-thru restaurant located at 699 S. Green Bay Road subject to the conditions of the Site Plan Review Letter.



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

June 23, 2022

TOM RADENZ
REI ENGINEERING, INC.
4080 NORTH 20TH AVENUE
WAUSAU, WI 54401

RE: Site Plan #5-22 - 699 S. Green Bay Rd - Drive-Thru Restaurant Site Plan - Major Review () Status Approved

Dear TOM RADENZ:

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

Inspections - Building Commercial - Kyle Pederson - 920-886-6131
kpederson@ci.neenah.wi.us

Approved

Review Comments:

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

Approved

Review Comments:

Frontage Landscaping – 10-foot landscape strip along frontage and 1 shade tree and 6 shrubs per 40 lineal feet of frontage. 305 feet of frontage = 8 shade trees and 48 shrubs required (Add 4 more shade trees and 6 more shrubs)

Lighting Plan – A lighting plan was submitted indicating lighting levels on and around the subject property. The lighting plan shall meet the following standards:

- a. Minimum lighting range: 0.2-0.4 foot-candles
- b. Average-to-minimum lighting not to exceed a 4:1 ratio
- c. Average lighting of less than or equal to 1.5 foot-candles
- d. Off property line recommended to be 0.

Submit revised lighting plan meeting these standards.

Building permits are required prior to any construction or site work.

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

Approved

Review Comments:

Lower catch basin in large green space area and maximize flood storage.

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

Approved

Review Comments:

Inspections - Plumbing/HVAC Commercial - Daniel Brown - 920-886-6133
dbrown@ci.neenah.wi.us

Approved

Review Comments:

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

Approved

Review Comments:

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

Approved

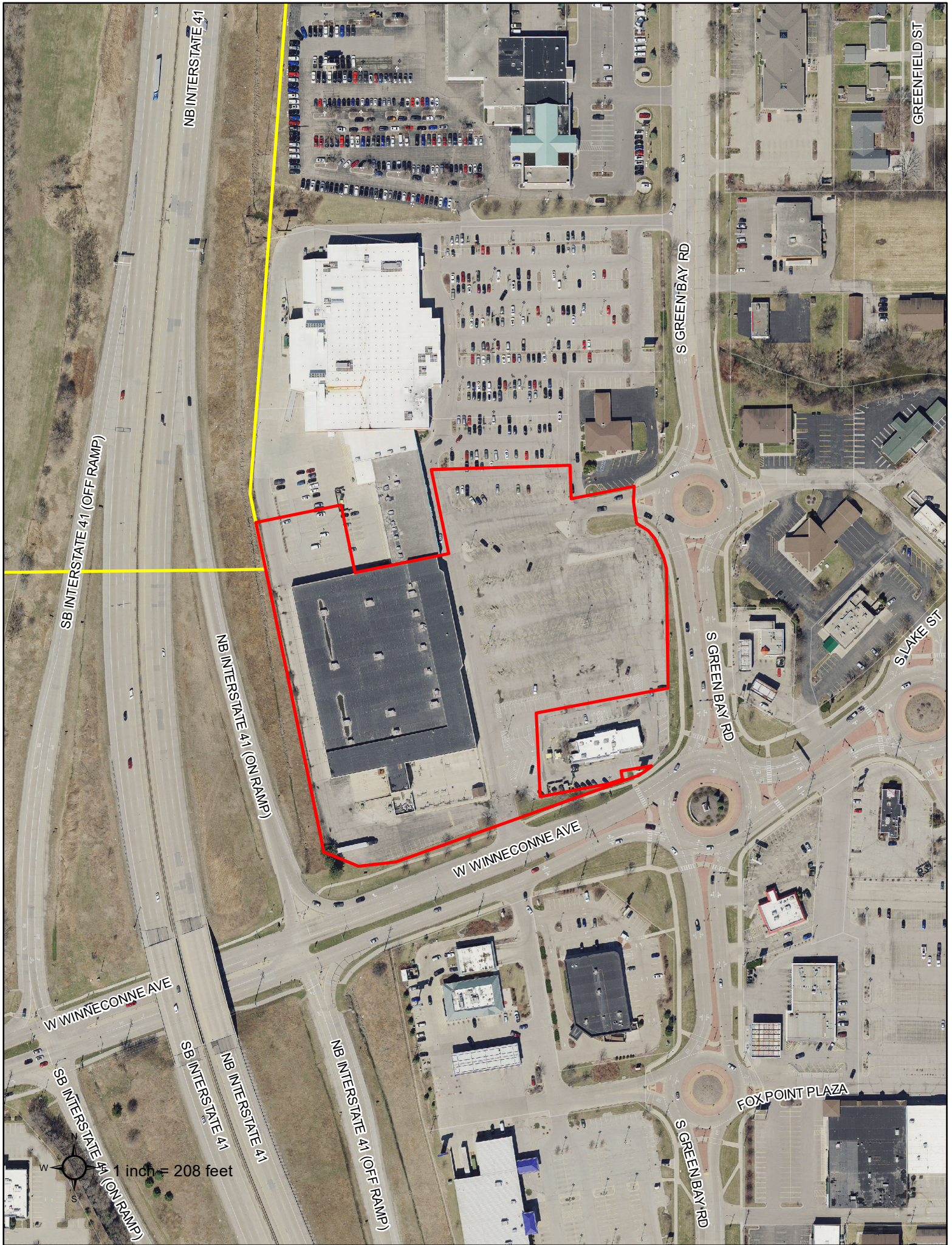
Review Comments:

Review Comments:

Advisory Comments:

The private water main that will be tapped has not been flushed in many years. We recommend flushing this line thoroughly and conducting a bacteriological analysis before tapping the service. All costs associated with the installation of the service and valves is the responsibility of the owner.

We also recommend a valve is installed near the hydrant to allow for servicing the hydrant without limiting service to the new building. There is only one main (curb stop) valve on this line located on Winneconne Ave.



NB INTERSTATE 41

SB INTERSTATE 41 (OFF RAMP)

NB INTERSTATE 41 (ON RAMP)

S GREEN BAY RD

GREENFIELD ST

S GREEN BAY RD

SILAKE ST

W WINNECONNE AVE

W WINNECONNE AVE

FOX POINT PLAZA

S GREEN BAY RD

NB INTERSTATE 41 (OFF RAMP)

SB INTERSTATE 41

NB INTERSTATE 41

1 inch = 208 feet



INDEX OF SHEETS

SHEET	TITLE
SHEET C001	TITLE SHEET
SHEET C002	EXISTING SITE CONDITIONS
SHEET C003	OVERLAY SITE PLAN
SHEET C004	DEMOLITION PLAN - EAST
SHEET C005	DEMOLITION PLAN - WEST
SHEET C006	SITE PLAN - EAST
SHEET C007	SITE PLAN - WEST
SHEET C008	GRADING & EROSION CONTROL PLAN - EAST
SHEET C009	GRADING & EROSION CONTROL PLAN - WEST
SHEET C010	UTILITY PLAN
SHEET C011	SITE DETAILS
SHEET C012	EROSION CONTROL DETAILS
SHEET C013	UTILITY DETAILS
SHEET C014	SITE SPECIFICATIONS
SHEET C015	LANDSCAPE PLAN
SHEET E-01	LIGHTING PLAN

TOTAL SHEETS = 16

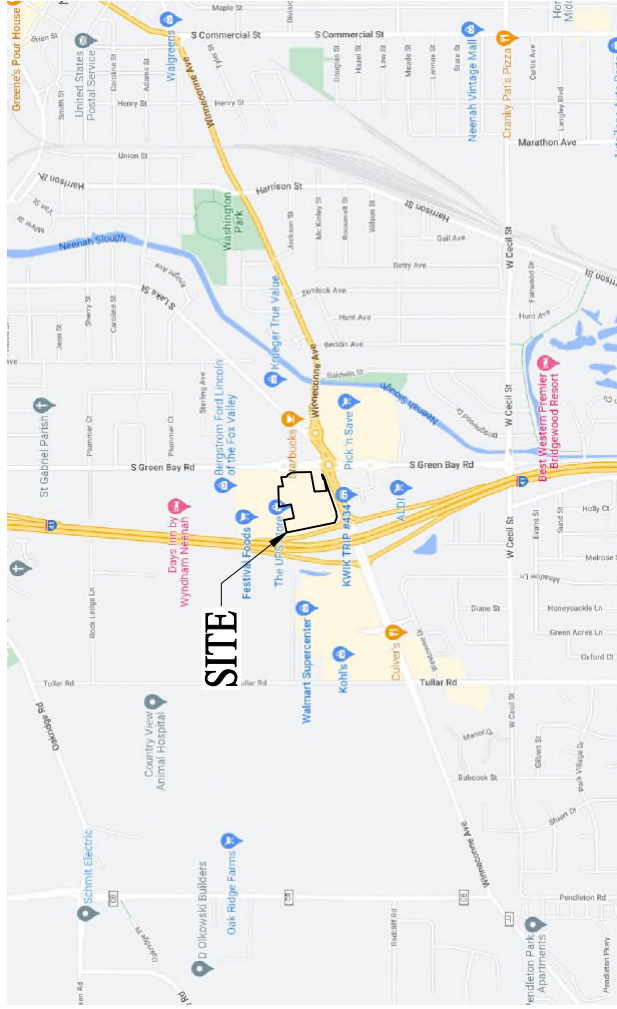
LIST OF STANDARD ABBREVIATIONS

ABB	DESCRIPTION
AB	AUGER BORING
ADT	AVERAGE DAILY TRAFFIC
BC	BOTTOM OF CURB
BOC	BACK OF CURB
BR	BOTTOM OF RAMP
BS	BOTTOM OF STEPS
CA	CATCH BASIN
CH	CHIMNEY
CHAC	CORRUGATED METAL ARCH CULVERT
CHMC	CORRUGATED METAL BOX CULVERT
CHP	CORRUGATED METAL PIPE
CHP	CONCRETE
CHP	CORRUGATED PLASTIC PIPE
CHP	DENSE GRADED BASE
CHP	DRAINAGE
CHP	EAST
CHP	ELEVATION
CHP	EDGE OF GRAVEL
CHP	EDGE OF PAVEMENT
CHP	EXISTING FINISH GRADE
CHP	EXISTING FIBER OPTIC
CHP	INLET
CHP	HIGH DENSITY POLYETHYLENE PIPE
CHP	HIGH POINT
CHP	INVERT ELEVATION
CHP	LINEAL FEET
CHP	LINEAL MILE
CHP	MANHOLE
CHP	MATCH EXISTING GRADE
CHP	NORTH
CHP	NORTHWEST
CHP	POINT OF CURVATURE
CHP	POLYETHYLENE PIPE
CHP	PROPERTY LINE
CHP	POINT OF TANGENCY
CHP	POLYVINYL CHLORIDE PIPE
CHP	REINFORCED CONCRETE BOX CULVERT
CHP	REINFORCED CONCRETE PIPE
CHP	RIGHT OF WAY
CHP	SOUTH
CHP	SANITARY SEWER
CHP	SEWER
CHP	STORM SEWER
CHP	STORM
CHP	SOUTHWEST
CHP	TOP OF CURB
CHP	TOP OF GRAVEL
CHP	TEMPORARY LIMITED EASEMENT
CHP	TOP NUT FIRE HYDRANT
CHP	TEST PIT
CHP	TOP OF RAMP
CHP	TOP OF STEPS
CHP	TOP OF WALL
CHP	UPSTREAM
CHP	WEST

REVIEW PLANS FOR:

AIG - NOODLES & COMPANY

CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN



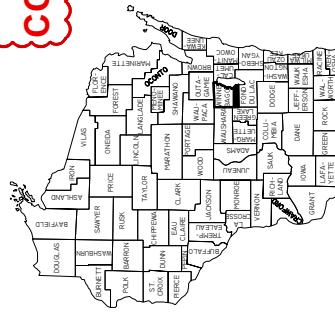
NOT FOR CONSTRUCTION

TITLE WORK REQUIRED
TITLE WORK FOR THE PROJECT SITE
WAS NOT PROVIDED TO REI FOR
REVIEW, THEREFORE REI WAS
UNABLE TO VERIFY THE EXISTENCE
OF EASEMENTS OR USE
ENCUMBRANCES.

INFORMATION SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES IS BASED ON THE RECORD DRAWINGS AND THE OWNER OF SUCH UNDERGROUND FACILITIES. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXACT LOCATIONS OF ALL UNDERGROUND FACILITIES PRIOR TO COMMENCING ANY WORK. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITY FACILITIES.



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LEGEND
EXISTING MANHOLE
EXISTING TELEPHONE MANHOLE
EXISTING STORM SEWER MANHOLE
EXISTING SANITARY SEWER MANHOLE
EXISTING HYDRANT
EXISTING WATER VALVE
EXISTING FIRE HYDRANT
EXISTING LIGHT POLE
EXISTING WATER SHUTOFF
EXISTING DECIDUOUS TREE
EXISTING CONIFEROUS TREE
EXISTING GAS VALVE
EXISTING CURB INLET
EXISTING WELL
TEST PIT LOCATION
SOIL BORING
EXISTING AIR CONDITIONING UNIT
EXISTING GAS METER
EXISTING ELECTRIC METER
EXISTING UTILITY FEDESTAL
EXISTING RAILROAD TRACKS
EXISTING TREE LINE
EXISTING GUY POLE
EXISTING CABLE TV
EXISTING FIBER OPTIC CABLE
EXISTING UNDERGROUND GAS
EXISTING UNDERGROUND ELECTRIC
EXISTING OVERHEAD TELEPHONE
EXISTING WATER MAIN
EXISTING STORM SEWER
EXISTING SANITARY SEWER
EXISTING PROPERTY LINE
PROPOSED HANDCAP PARKING
PROPOSED CURB STOP
PROPOSED HYDRANT
PROPOSED WATER VALVE
PROPOSED SANITARY SEWER
PROPOSED FIRE HYDRANT
PROPOSED FORCE MAIN
PROPOSED SANITARY SEWER LATERAL
PROPOSED WATER MAIN
PROPOSED PUMP STATION
PROPOSED STORM MANHOLE
PROPOSED STORM SEWER
PROPOSED CATCH BASIN
PROPOSED CLEANOUT
PROPOSED DRAINAGE FLOW
PROPOSED SLOPE
PROPOSED CURB & GUTTER
PROPOSED REJECT CURB & GUTTER
EXISTING GROUND CONTOUR (INTERVAL=1 FT.)
PROPOSED GROUND CONTOUR (INTERVAL=1 FT.)
PROPOSED SPOT ELEVATION (TOP OF CURB)
PROPOSED SPOT ELEVATION (BOTTOM OF CURB)
PROPOSED SELF-PROTECTING
PROPOSED RIPRAP
PROPOSED EROSION MAT
PROPOSED SAWCUT
PROPOSED DRAINAGE SWALE

OWNER: AIG	DIRECTOR OF PUBLIC WORKS & UTILITIES: JIMMY J. JACOBSON 211 WALNUT STREET NEENAH, WISCONSIN 54957 (920) 886-6240
SURVEYOR: REI ENGINEERING, INC. 400 N. 20TH AVENUE WALSAU, WISCONSIN 54401 (715) 675-9784	NEENAH BUILDING INSPECTOR: JIMMY J. JACOBSON 211 WALNUT STREET NEENAH, WISCONSIN 54956 (920) 886-6132
ENGINEER: REI ENGINEERING, INC. 400 N. 20TH AVENUE WALSAU, WI 54401 (715) 675-9784 PROJECT MANAGER JIM BORTSBERG	APPROVING AUTHORITIES: CITY OF NEENAH DPS

REI REI Engineering, Inc. 400 N. 20th Avenue Wausau, Wisconsin 54401 Phone: 715.675.9784 Fax: 715.675.9785 Email: REI@REIENGINEERING.COM	TITLE SHEET NOODLES & COMPANY SHEET C001 NEENAH, WISCONSIN 54956	DATE 06/17/22	BY GK	REVISION	DATE	NO SCALE	CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING	NO SCALE	DESIGNED BY: JMW CHECKED BY: JMW APPROVED BY: JMW	SURVEY DATE: 06/17/22 CIVIL DATE: 06/09/22 DRAWN BY: LAZ	REI REI Engineering, Inc. 400 N. 20th Avenue Wausau, Wisconsin 54401 Phone: 715.675.9784 Fax: 715.675.9785 Email: REI@REIENGINEERING.COM
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ASPHALT PAVEMENT. SEE
DETAIL A/C800.

2. 4" CONCRETE SIDEWALK. SEE
DETAIL R/C800.

5. 18" CURB AND GUTTER. SEE
DETAIL C/C800

4. 18" REJECT CURB AND GUTTER.
SEE DETAIL C/C800.

5. SIDEWALK WITH INTEGRAL CURB. SEE DETAIL D/C800.

5. TRANSITION CURB & GUTTER.
SEE DETAIL E/C800.

7. HANDICAP PARKING SPACES & STRIPING. SEE DETAIL F/C800.

3. VAN ACCESSIBLE HANDICAP
SIGN. SEE DETAIL G/C800.

9. TYPE I HANDICAP RAMP. SEE
DETAIL H/C800.

0. 20'X11.33' REFUSE AREA- 6" CONCRETE PAD WITH 6"X6"

WELDED WIRE MESH. REFER TO
ARCHITECTURAL PLANS FOR
ENCLOSURE DETAILS.

I. PAINTED STRIPING, YELLOW.
(TYPICAL)

2. 24" MOUNTABLE CURB AND
GLITTER SEE DETAIL 1/C800.

2.A. 24" REJECT MOUNTABLE CURB
SEE DETAIL 1/C800

3. CURB TYPE CHANGE. PROVIDE SMOOTH TRANSITION

4. 30" CURB AND GUTTER. SEE
DETAIL J/C800

5. CONCRETE PAVEMENT. SEE
DETAIL K/C800.

6. CURB CUT. SEE DETAIL L/C800

A) BUILDINGS AND PARKING SPACES ARE PARALLEL AND PERPENDICULAR TO REFERENCE LINE LABELED, S11°43'10"E, AS TAKEN FROM THE SURVEY.

B) ALL DIMENSIONS ARE TO THE BACK OF CURB OR FACE OF INTEGRAL CURB, UNLESS OTHERWISE NOTED.

C) PRIVATE & PUBLIC
UTILITY COORDINATION
INCLUDING GAS,
ELECTRIC, AND
TELECOMMUNICATIONS
SHALL BE COORDINATED
BY THE CONTRACTOR.

WHITE PLAN - WEST
MAIG - NOODLES & COMPANY
S GREEN BAY RD
WISCONSIN 54956

SURVEY DATE: 05/17/22
CIVIL DATE: 06/09/22
DRAWN BY: LAZ

JUM	DESIGNED BY: GSW
JWP	CIVIL CHKD BY:
JWP	CIVIL APVD BY:

CHKD	SURVEYED BY: JAL
	SURVEY CHKD E
	SURVEY APVD B

REVISION	BY

	DATE	

SALE

30

5

ITAL
EYING

CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING**REF**

REI Engineering, Inc.
4080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54981
PHONE: 715.675.9784, FAX: 715.675.9785
EMAIL: MAIL@REIENGINEERING.COM

DRAWING FILE
PLOTTED: JUN

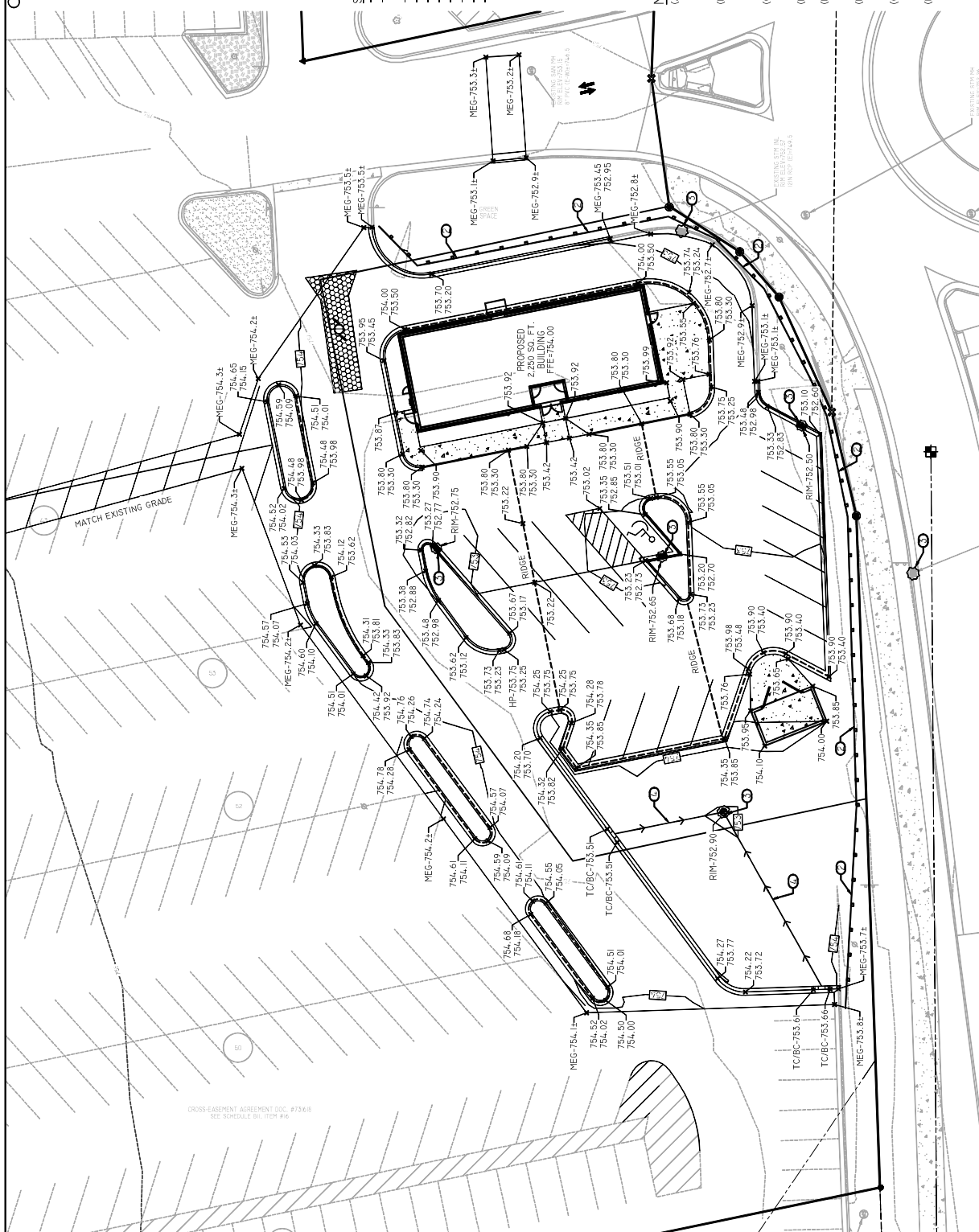
KEYED NOTES

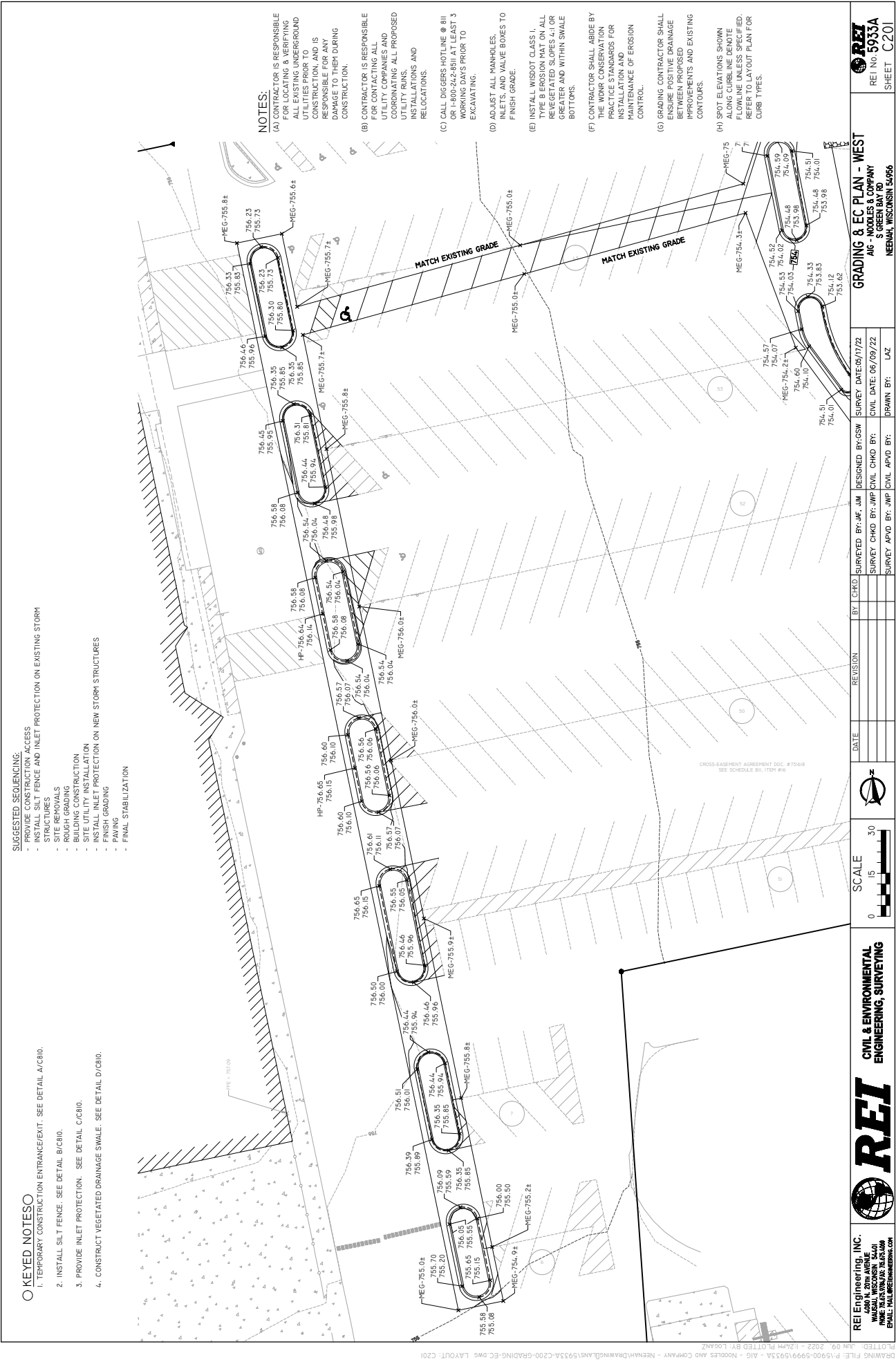
1. TEMPORARY CONSTRUCTION ENTRANCE/EXIT. SEE DETAIL A/C810.
2. INSTALL SILT FENCE. SEE DETAIL B/C810.
3. PROVIDE EROSION CONTROL. SEE DETAIL C/C810.
4. CONSTRUCT VEGETATED DRAINAGE SWALE. SEE DETAIL D/C810.

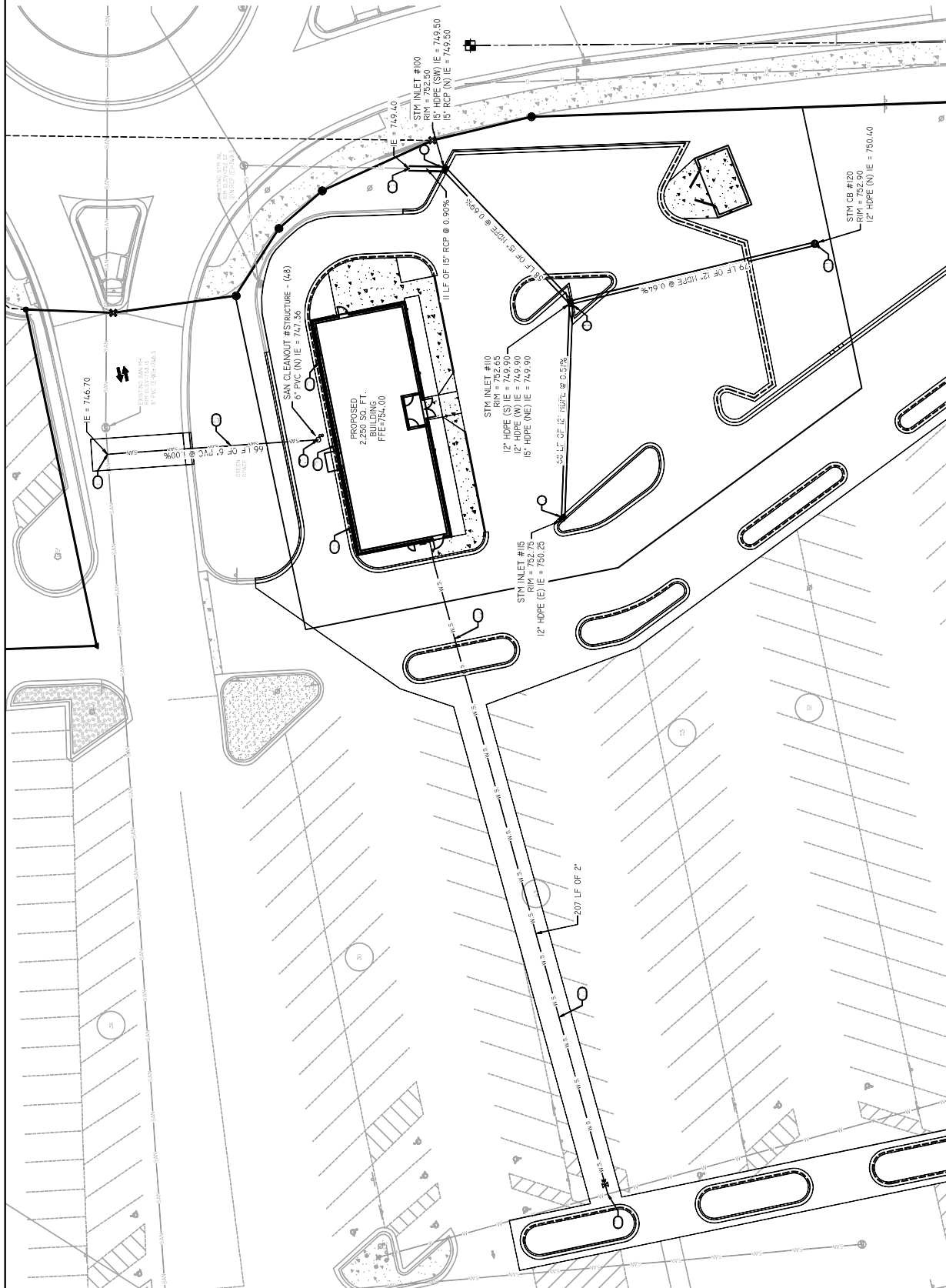
- SUGGESTED SEQUENCING:**
- PROVIDE CONSTRUCTION ACCESS
 - INSTALL SPLIT FENCE AND INLET PROTECTION ON EXISTING STORM STRUCTURES
 - REPAIR CURBS
 - ROUGH GRADING
 - BUILDING CONSTRUCTION
 - SITE UTILITY INSTALLATION
 - INSTALL INLET PROTECTION ON NEW STORM STRUCTURES
 - FINISH GRADING
 - PAVING
 - FINAL STABILIZATION

NOTES:

- A) CONTRACTOR IS RESPONSIBLE FOR LOCATING & VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
- B) CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES AND OBTAINING ALL PROPOSED UTILITY RAS, INSTALLATIONS AND RELOCATIONS.
- C) CALL DIGGERS HOTLINE @ 811 OR 1-800-242-8811 AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATING.
- D) ADJUST ALL MANHOLES, INLETS, AND VALVE BOXES TO FINISH GRADE.
- E) INSTALL WISDOT CLASS 1, TYPE B EROSION MAT ON ALL REVEGETATED SLOPES 4:1 OR GREATER AND WITHIN SMALL BOWNS.
- F) CONTRACTOR SHALL ABIDE BY THE WISDOT CONSERVATION PRACTICE STANDARDS FOR INSTALLATION AND MAINTENANCE OF EROSION CONTROL.
- G) GRADING CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE BETWEEN PROPOSED IMPROVEMENTS AND EXISTING DRAINAGES.
- H) SPOT ELEVATIONS SHOWN ALONG CURBLINE DEFINE FLOWLINE UNLESS SPECIFIED. REFER TO LAYOUT PLAN FOR CURB TYPES.







KEYED NOTES

1. INSTALL STORM INLET. SEE DETAIL A/C/820.
2. INSTALL STORM AREA DRAIN. SEE DETAIL B/C/820.
3. INSTALL 6" SANITARY CLEANOUT. SEE DETAIL C/C/820.
4. INSTALL 2" WATER SERVICE LATERAL.
5. INSTALL 6" SANITARY SERVICE LATERAL @ 1.00% MINIMUM.
6. SANITARY WYE CONNECTION. SEE DETAIL D/C/820.
7. CONNECT TO EXISTING WATER. SEE DETAIL E/C/820.
8. CONNECT TO EXISTING STORM PIPE.
9. DOWNSPOUT TO GRADE.

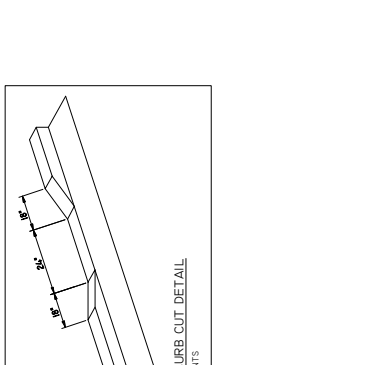
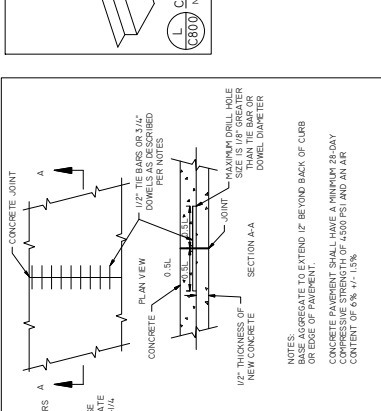
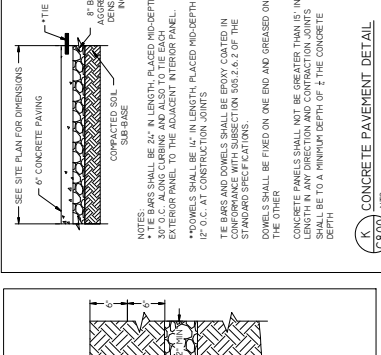
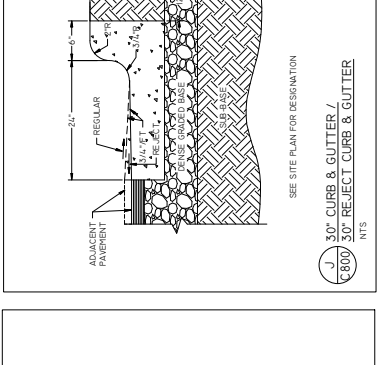
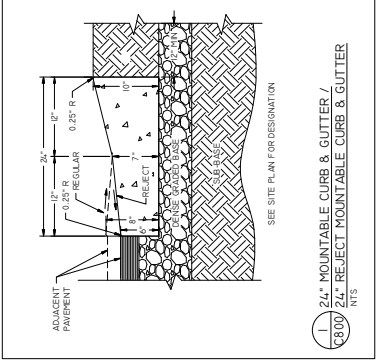
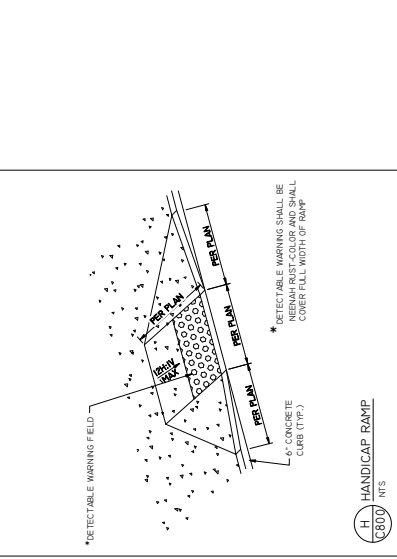
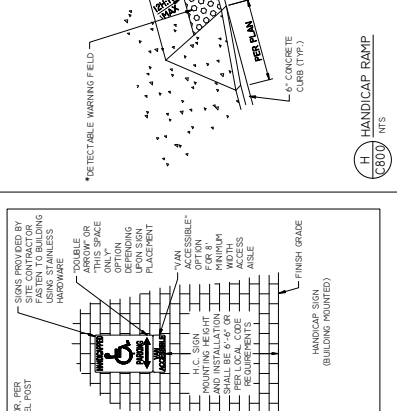
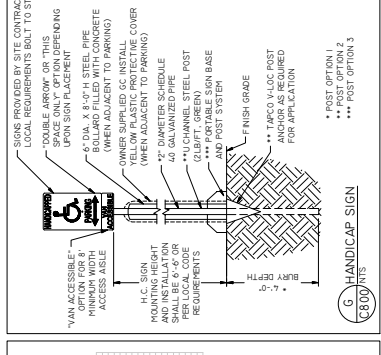
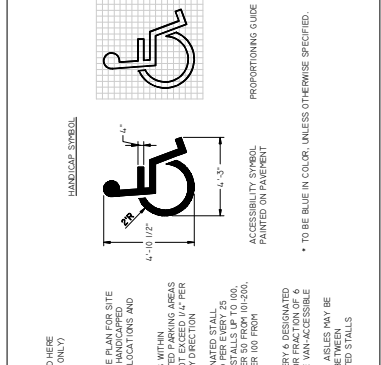
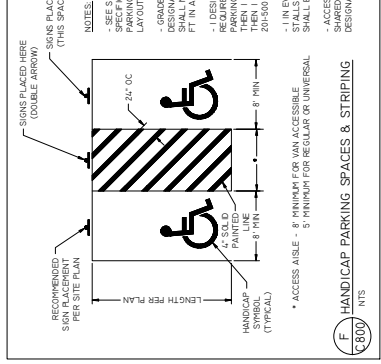
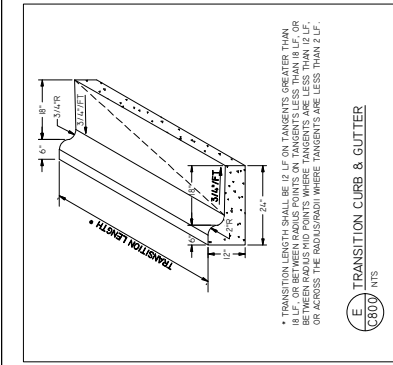
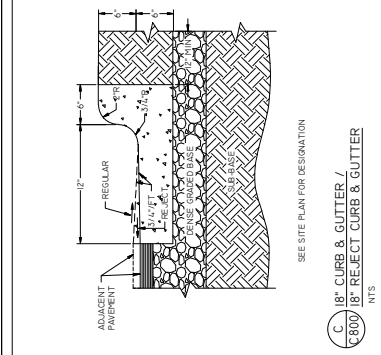
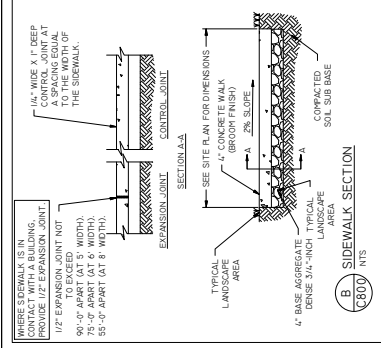
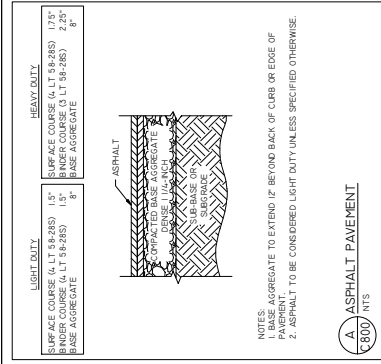
NOTES:

- (A) CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A MIN. COVER OF 7.5' GRADE OVER PROPOSED WATER LINE.
- (B) CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
- (C) CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES AND COORDINATING ALL PROPOSED UTILITY RUNS, INSTALLATIONS AND RELOCATIONS.
- (D) SEE DETAIL F/C&D FOR PIPE BEDDING.
- (E) CALL DIGGERS HOTLINE @ 811 OR 1-800-242-8511 AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATING.
- (F) PROVIDOR IS RESPONSIBLE FOR PROVIDING A MEANS TO LOCATE NON-METALLIC WATER AND SEWER (SANITARY AND STORM) PER SP 382.
- (G) PRIOR TO INSTALLATION OF SANITARY AND WATER SERVICES, CONFIRM SIZE AND LOCATION WITH GENERAL CONTRACTOR.
- (H) THE CONTRACTOR RESPONSIBLE FOR THE INSTALLATION OF SANITARY SHALL PROVIDE TEMPORARY CARE OF THE BUILDING TERMINALS. REFER TO PLUMBING PLANS FOR CONTINUATION OF WORK INSIDE THE BUILDING.
- (I) PIPE LENGTHS PROVIDED ARE GIVEN TO CENTER OF STRUCTURE OR END OF END STRUCTURE.

 REI Engineering, Inc. 4030 N. 20th Avenue Wausau, Wisconsin 54401 Phone: 715.836.1111 Fax: 715.836.1112 E-Mail: Mail@ReiEng.com www.ReiEng.com	CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING			DATE: _____ REVISION: _____ BY: _____ CHECKED BY: _____ DESIGNED BY: _____ SURVEY DATE: 06/17/22	
	SURVEY CHKD BY: _____ SURVEY APVD BY: _____ DRAWN BY: _____ CIVIL CHKD BY: _____ CIVIL APVD BY: _____ CIVIL APVD BY: _____ LAZ			SURVEY DATE: 06/17/22	
	SURVEY CHKD BY: _____ SURVEY APVD BY: _____ DRAWN BY: _____ CIVIL CHKD BY: _____ CIVIL APVD BY: _____ CIVIL APVD BY: _____ LAZ			SURVEY DATE: 06/17/22	
	SURVEY CHKD BY: _____ SURVEY APVD BY: _____ DRAWN BY: _____ CIVIL CHKD BY: _____ CIVIL APVD BY: _____ CIVIL APVD BY: _____ LAZ			SURVEY DATE: 06/17/22	

UTILITY PLAN
MAG - NOODLES & COMPANY
S GREEN BAY RD
GREENAH, WISCONSIN 54956





REI Engineering, Inc.
400 N. 20th Avenue
Wausau, Wisconsin 54980
Phone: 715/255-1234
Fax: 715/255-1235
Email: info@rei-engineering.com

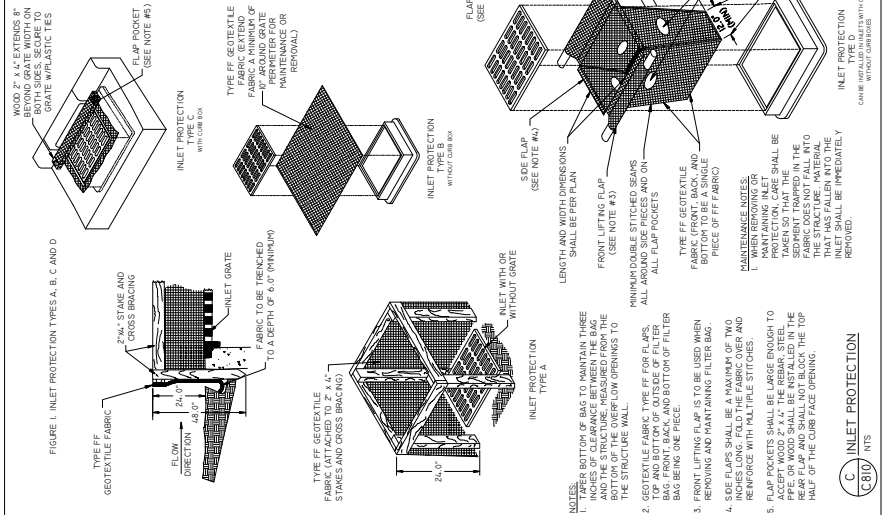
Civil & Environmental Engineering, Surveying

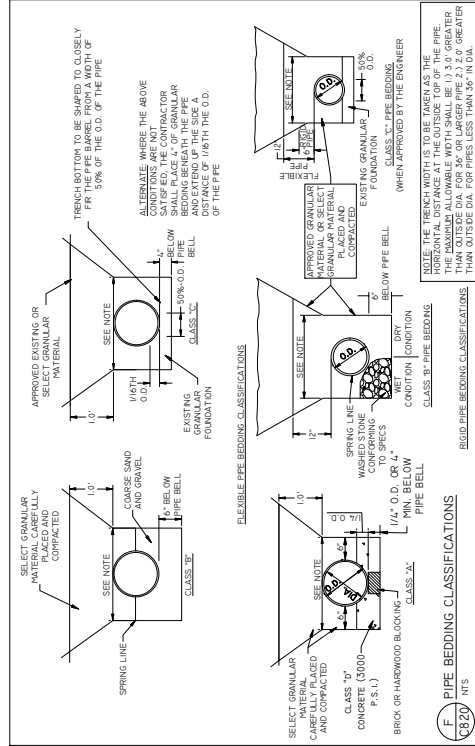
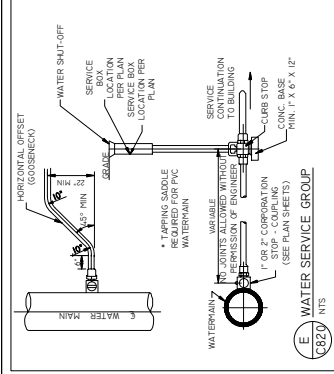
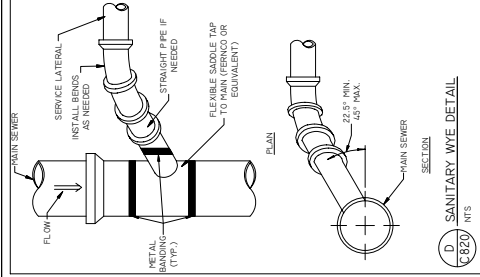
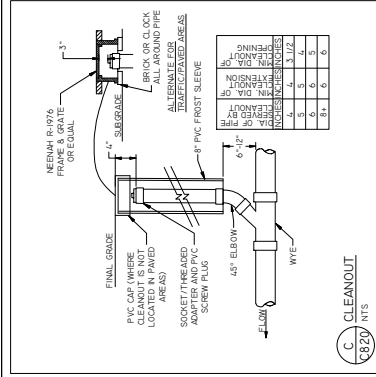
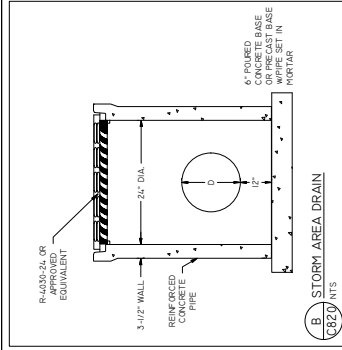
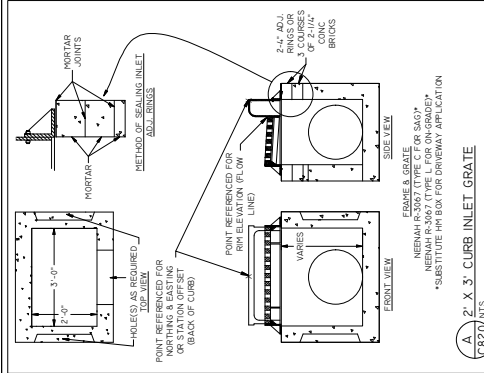
NO SCALE

DATE **REVISION** **BY** **CHKD** **SURVEYED BY** **DESIGNED BY** **CSW** **SURVEY DATE** **05/17/22**

REI
REI NO. 5933A
SHEET C800

SITE DETAILS
AG. S&C COMPANY
SUSAN C. S&C
NEENAH, WISCONSIN 54956





REI Engineering, INC.
4080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54401
PHONE: 715.675.9784, FAX: 715.675.4060
EMAIL: MAIL@REIENGINEERING.COM

**CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING**

NO SCALE

DATE	REVISION	BY	CHKD	STATUS
				SI
				SI
				SI

DESIGNED BY: JAF, JUM	DESIGNED BY: CSW	SURVEY DATE: 05/17/22
CIVIL CHKD BY: JWP	CIVIL CHKD BY:	CIVIL DATE: 06/09/22
CIVIL APVD BY: JWP	CIVIL APVD BY:	DRAWN BY: LAZ

UTILITY DETAILS
AIG - NOODLES & COMPANY
S GREEN BAY RD
NEENAH, WISCONSIN 54956

REI
REI No. 5933A
SHEET C820

GENERAL NOTES/SPECIFICATIONS

1. SITE USAGE WILL BE PERMITTED ONLY WITHIN REASONABLE LIMITS TO FACILITATE CONSTRUCTION OF PROPOSED IMPROVEMENTS AND THE CONTRACTOR SHALL NOT UNREASONABLY EMBURDEN THE PREMISES WITH EQUIPMENT AND MATERIALS. MATERIAL STORAGE SHALL BE CONFINED TO SUCH LIMITS AS MAY BE JOINTLY AGREED UPON BY OWNER AND CONTRACTOR.
2. ALL SUB-CONTRACTORS SHALL BE UNDER THE DIRECTION OF THE GENERAL CONTRACTOR (OR OWNER'S REPRESENTATIVE) WHO WILL BE HELD RESPONSIBLE FOR THE COORDINATION OF ALL WORK ON THIS PROJECT AND THE PROPER EXECUTION OF THE SAME.
3. THE CONTRACTOR SHALL FURTHER ENFORCE THE OWNER'S INSTRUCTIONS OF SUCH NATURE, INCLUDING PARKING, USE OF ROADS, SAFE ACCESS TO FACILITIES, FIRE PREVENTION, AND PROJECT PHASING, WHICH THE OWNER MAY DEEM NECESSARY OR DESIRABLE ON THE OWNER'S PROPERTY.
4. CONTRACTOR SHALL KEEP A CLEAN SITE DURING CONSTRUCTION AND THROUGH FINAL ACCEPTANCE.
5. ALWAYS FOLLOW WRITTEN DIMENSIONS. DO NOT SCALE. IF DISCREPANCY EXISTS, CONTACT THE ENGINEER.
6. REMOVE ALL TREES WITHIN THE GRADING LIMITS, INCLUDING ROOT STRUCTURES, EXCEPT THOSE SPECIFICALLY NOTED TO REMAIN AND THOSE ON PROPERTY LINES. DO NOT CLEAR SITE PRIOR TO COORDINATING WITH THE OWNER TO LOCATE ALL TREES TO REMAIN.
7. PROTECT TREES, UTILITY POLES, ABOVE AND BELOW GRADE UTILITIES, AND OTHER FEATURES THAT ARE TO REMAIN. THE REPAIR OF ANY DAMAGE TO FEATURES TO REMAIN IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR WITH NO PAYMENT DUE FOR SUCH REPAIRS.
8. PROTECT ABOVE AND BELOW GRADE UTILITIES THAT ARE TO REMAIN.
9. ADJUST ANY UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAN OUT MANHOLES, CATCH BASINS, INLETS, WATER VALVES, LIGHT POLES, HYDRANTS, ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT. REFER TO THE SITE GRADING PLAN SHEET.
10. PROTECT BENCHMARKS, REFERENCE SURVEY POINTS AND OTHER PROVIDED CONSTRUCTION STAKES.
11. CALL DIGGER'S HOTLINE @ 811 OR 1-800-242-6811 AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATING.
12. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
13. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES AND COORDINATING ALL PROPOSED UTILITY RUNS, INSTALLATIONS, AND RELOCATIONS.
14. NOTIFY ELECTRIC UTILITY AT LEAST ONE WEEK PRIOR TO WORKING IN AREAS WHERE UTILITY POLES EXIST. UTILITY COMPANY WILL PROTECT POLES AS NECESSARY.
15. DURING CONSTRUCTION THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR INSPECTION AND MAINTENANCE OF THE EROSION CONTROL DEVICES.
16. EROSION CONTROL DEVICES SHALL ABIDE BY THE MINOR CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL STANDARDS. [HTTPS://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML](https://dnr.wi.gov/topic/stormwater/standards/const_standards.html)
17. CONFIRM THAT ALL TOPSOIL HAS BEEN STRIPPED FROM AREAS TO RECEIVE EMBANKMENT BEFORE PLACING EMBANKMENT MATERIAL.
18. EMBANKMENT MATERIAL SHALL BE EXCAVATED SITE MATERIAL AND/OR IMPORTED MATERIAL DEEMED SUITABLE BY THE OWNER AND OWNER'S REPRESENTATIVE, AND CONFORM TO THE REQUIREMENTS OF SUB-SECTION 207.3.6.3 (SPECIAL COMPACTION) OF THE WISDOT STANDARD SPECIFICATIONS EXCEPT: THE MAXIMUM DENSITY SHALL BE DETERMINED IN ACCORDANCE WITH METHOD B OR C. AND MAXIMUM LIFT THICKNESS SHALL BE 8 INCHES FOR ALL SOILS, GRANULAR, OR CHESIVE.
19. CONSTRUCT ALL EMBANKMENT THAT WILL SUPPORT ROADWAYS OR ASPHALT PARKING IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF SUB-SECTION 207.3.6.3 (SPECIAL COMPACTION) OF THE WISDOT STANDARD SPECIFICATIONS EXCEPT: THE MAXIMUM DENSITY SHALL BE DETERMINED IN ACCORDANCE WITH METHOD B OR C. AND MAXIMUM LIFT THICKNESS SHALL BE 8 INCHES FOR ALL SOILS, GRANULAR, OR CHESIVE.
20. CONSTRUCT UTILITY TRENCHES IN EMBANKMENT AREAS AFTER CONSTRUCTION OF EMBANKMENT.
21. BORROW MATERIAL SHALL BE IMPORTED MATERIAL MEETING THE REQUIREMENTS OF SECTION 208.2 OF THE WISDOT STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL IDENTIFY ITS BORROW SOURCES TO THE OWNER'S CONSTRUCTION REPRESENTATIVE AT LEAST TWO WEEKS IN ADVANCE OF HAULING MATERIAL TO THE PROJECT SITE SO THE OWNER'S CONSTRUCTION REPRESENTATIVE CAN OBTAIN SAMPLES AND PERFORM THE DESIRED TESTING.
22. STRUCTURAL FILL IS REQUIRED IN ALL AREAS THAT WILL SUPPORT PRESENT OR FUTURE BUILDING STRUCTURES, AND WITHIN AREAS EXTENDING DOWNWARD AND OUTWARD FROM THE BUILDING LIMITS AT FINISHED GRADE ON A 1:1 TO 1 (HORIZONTAL TO VERTICAL) SLOPE TO THE BOTTOM OF THE FILL. CONFIRM THAT ALL UNSUITABLE MATERIAL HAS BEEN REMOVED FROM AREAS TO RECEIVE STRUCTURAL FILL BEFORE PLACING MATERIAL. SUB GRADES MAY NOT RECEIVE STRUCTURAL FILL IF FROZEN, AND FROZEN STRUCTURAL FILL IS NOT ACCEPTABLE FOR USE. PROVIDE ADEQUATE ADVANCED NOTIFICATION, ACCESS, EQUIPMENT AND OPERATOR TO PERMIT TESTING AGENCY TO OBSERVE COMPACTING OF SUB GRADE PRIOR TO PLACEMENT OF STRUCTURAL FILL MATERIAL. PROVIDE ADEQUATE ADVANCE NOTIFICATION, ACCESS AND COOPERATION TO TESTING AGENCY TO PERFORM DENSITY TESTING ON EACH LIFT OF FILL PLACED, PRIOR TO PLACING THE LIFT. THE TESTING FREQUENCY WILL BE DETERMINED BY THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE. CONSTRUCT ALL STRUCTURAL FILL IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF SUB-SECTION 207.3.6.3 (SPECIAL COMPACTION) OF THE WISDOT STANDARD SPECIFICATIONS EXCEPT: THE MAXIMUM DENSITY SHALL BE DETERMINED IN ACCORDANCE WITH METHOD B OR C. AND MAXIMUM LIFT THICKNESS SHALL BE 8 INCHES FOR ALL SOILS, GRANULAR, OR CHESIVE; THE LIMIT OF STRUCTURAL FILL FOR PURPOSES OF COMPACTION REQUIREMENTS IS DEFINED AS THE AREA ENCOMPASSED BY PLANE EXTENDING DOWNWARD AND OUTWARD FROM THE EDGES OF THE STRUCTURE OR CONCRETE SLAB AT 45-DEGREE ANGLES RELATIVE TO HORIZONTAL (1:1 SLOPE).
23. THE CONTRACTOR SHALL PREPARE THE SITE TO SUPPORT THE PROPOSED SURFACE PER SECTION 211 OF THE WISDOT STANDARD SPECIFICATIONS.
24. DENSE GRADED BASE SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF SECTION 305 OF THE WISDOT STANDARD SPECIFICATIONS FOR DENSE GRADED BASE, CONSISTENT WITH THE DESIGNATIONS SPECIFIED ON THE PLANS.
25. HOT MIX ASPHALT PAVEMENT SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF SECTION 440 OF THE WISDOT STANDARD SPECIFICATIONS FOR PAVEMENT, CONSISTENT WITH THE DESIGNATIONS SPECIFIED ON THE PLANS.
26. CONCRETE PAVING SHALL CONFORM TO SECTION 415 OF THE WISDOT STANDARD SPECIFICATIONS. CONCRETE CURB AND GUTTER SHALL CONFORM TO THE APPLICABLE REGULATIONS OF SECTION 601 OF THE WISDOT STANDARD SPECIFICATIONS. CONCRETE MATERIAL SHALL BE TYPE A OR A-F-A AS DEFINED WITHIN SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS.
27. HOPE STORM SEWER SHALL BE CORRUGATED EXTERIOR WITH SMOOTH INTERIOR AND SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M 294 TYPE S, ASTM F467, ASTM F406. END SECTIONS FOR CULVERTS SHALL BE OF THE SAME MATERIAL TYPE AS THE PIPE TO WHICH THE ARRON END WALL WILL BE CONNECTED, EXCEPT STEEL END SECTIONS MAY BE USED FOR HDPE PIPE. INSTALL HOPE PIPE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 608 OF THE WISDOT STANDARD SPECIFICATIONS.
28. REINFORCED CONCRETE PIPE SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF SUB-SECTION 608.2 OF THE WISDOT STANDARD SPECIFICATIONS. UNLESS SPECIFICALLY NOTED OTHERWISE, ALL REINFORCED CONCRETE STORM SEWER PIPE SHALL BE CLASS II OR STRONGER.
29. NON-PRESSURE POLY(VINYL CHLORIDE) PIPE SHALL BE SD15 S5 OR SCHEDULE 40 PVC PIPE.
30. WATER TUBING SHALL BE OF MATERIALS SPECIFIED IN 8.2.4.1 OF THE LATEST EDITION OF THE WISCONSIN SEWER & WATER SPECIFICATIONS AND ALL CURRENT SUPPLEMENTAL SPECIFICATIONS AND ADDENDA.
31. PIPE INSTALLATION SHALL BE COMPLETED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE LATEST EDITION OF THE WISCONSIN SEWER & WATER SPECIFICATIONS AND ALL CURRENT SUPPLEMENTAL SPECIFICATIONS AND ADDENDA.
32. STORM SEWER AND ROOF DRAIN LEADERS ARE SUBJECT TO FREEZING REGARDLESS OF BURY DEPTH AS THESE DRAINAGE SYSTEMS ARE TYPICALLY OPEN TO THE SURFACE. AS A MEASURE TO REDUCE FREEZE UP, REI SUGGESTS THE INSTALLATION OF HEAT TAPE AND/OR PIPE INSULATION TO ANY ROOF DRAIN LEADER OR CONNECTING PIPE. CONTRACTOR SHALL COORDINATE THIS WORK WITH THE OWNER AS WELL AS ELECTRICAL AND PLUMBING DESIGNERS.
33. PAVEMENT MARKING PAINT SHALL BE PRE-MIXED WATERBORNE EMULSION APPLIED TO A CLEAN SURFACE AT MANUFACTURER'S RATES. CONFIRM COLOR WITH OWNER PRIOR TO APPLICATION. PAVEMENT MARKINGS PLACED WITHIN THE PUBLIC RIGHT OF WAY SHALL CONFORM TO THE REQUIREMENTS OF SECTION 646 OF THE WISDOT STANDARD SPECS (EPDW).
34. AFTER FINAL STABILIZATION, ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF LEGALLY OFFSITE.
35. AT A MINIMUM RESTORE SITE BY SEEDING & MULCHING ALL DISTURBED AREAS TO BE VEGETATED AND ENSURE ESTABLISHMENT OF ADEQUATE VEGETATION. SEED IS TO BE OF A SINGLE URBAN LAWN MIX TYPE INTENDED FOR THE EXISTING SITE SOILS AND CONFORMING WITH SECTION 630 OF THE WISDOT STANDARD SPECIFICATION.
36. SITE AND IMPORTED TOPSOIL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF SECTION 625 OF THE WISDOT STANDARD SPECIFICATIONS, GRADED FREE OF STONES AND LUMPS LARGER THAN 1 INCH AND FREE OF ROOTS, VEGETATION, AND OTHER UN-DECOMPOSED ORGANIC MATERIAL.
37. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND LEGALLY DISPOSING OF ALL EXCESS AND UNUSED MATERIALS FROM THE SITE FOLLOWING COMPLETION OF THEIR WORK.

REI Engineering, INC.
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EMAIL: info@rei-engineering.com

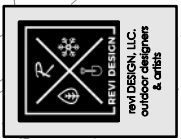
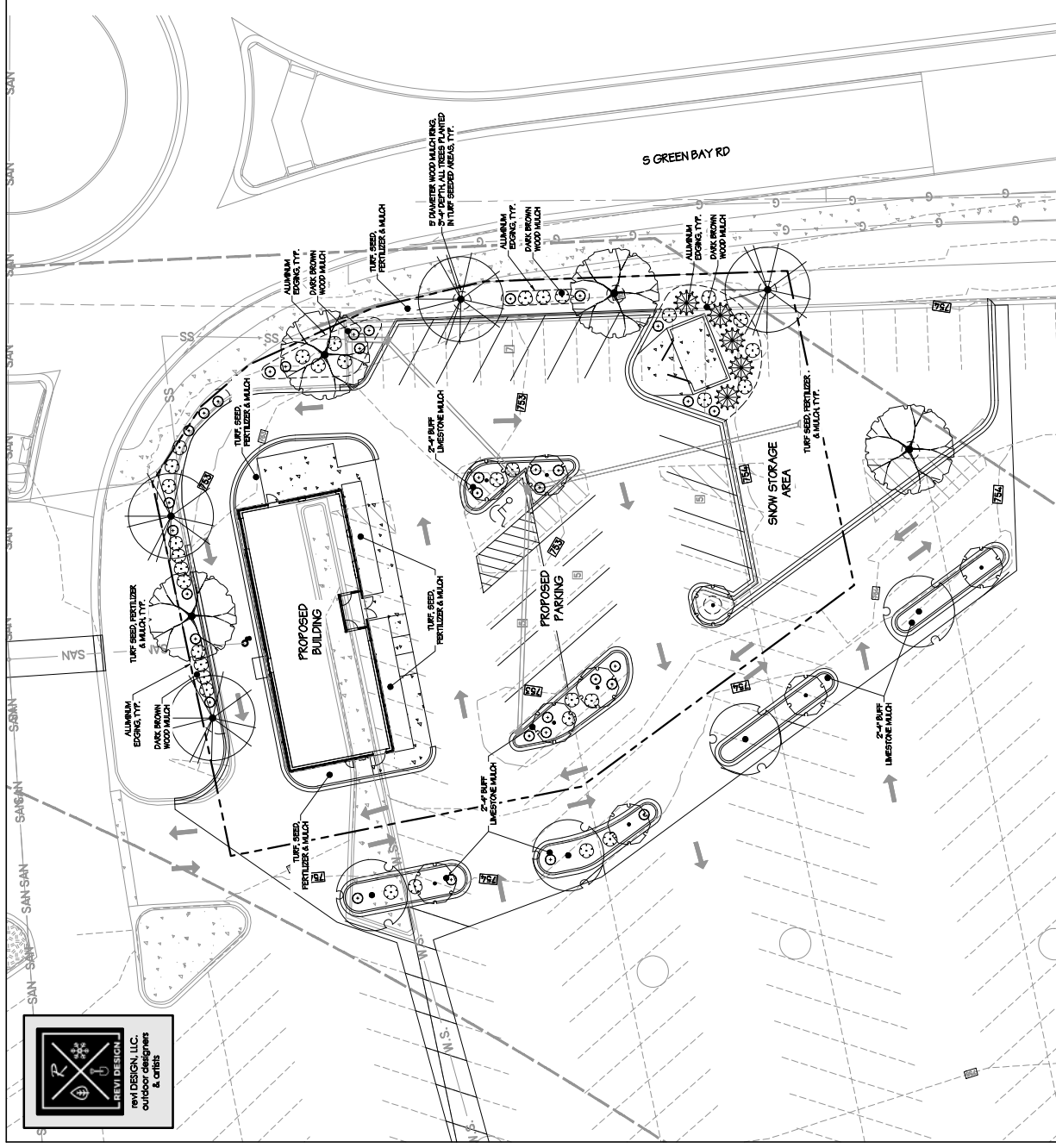


CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING

DATE	REVISION	BY	CHKD	SURVEYED	BY: JAK, JLM	DESIGNED	BY: CSW	SURVEY	DATE: 05/17/22
				SURVEY	CHKD	BY: JMP	CIVIL	CHKD	BY:
				SURVEY	APVD	BY: JMP	CIVIL	APVD	BY: LAZ

SITE SPECIFICATIONS
AGRICULTURE & COMPANY
SURVEYING
NEENAH, WISCONSIN 54956

REI
REI NO. 5933A
SHEET C900



GENERAL NOTES:

- CONTACT DIGGERS HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR PLANTING IN ALL R.O.W. AND WITHIN 500 FT OF OHM.
- LANDSCAPE CONTRACTOR SHALL VERIFY ALL UTILITIES WHICH MAY EFFECT WORK.
- LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH OTHERS AT SITE AND COMPLETE WORK PER OWNER'S CONSTRUCTION SCHEDULE.
- ALL PLANT MATERIALS SHALL BE GUARANTEED ONE (1) FULL YEAR UPON TOTAL COMPLETION AND ACCEPTANCE BY OWNER. WITH ONE TIME REPLACEMENT AT APPROPRIATE TIME OR UPON REQUEST OF OWNER.
- REPLACEMENT TOPSOIL SHALL BE CLEAN, FREE OF STONES, WEEDS AND OTHER UNDESIRABLE DEBRIS.
- PLANTING SOIL MIX (INCIDENTAL COST ITEM)
- 1. MIX 1 LB. 5-30-30 COMMERCIAL FERTILIZER PER CU. YD. TOPSOIL.
- 2. THOROUGHLY MIX 1-PART SAND AND 1-PART PEAT MOSS WITH 5-PARTS FERTILIZER AND TOPSOIL.
- USE PLANTING SOIL AT ALL LOCATIONS PER DETAILS THIS SHEET.
- LANDSCAPE CONTRACTOR SHALL VERIFY TOPSOIL DEPTH AND NOTIFY OWNER OF ANY DEFICIENCY.
- WHERE EXISTING CONCRETE/ASPHALT AREAS ARE TO BE REPLACED WITH LANDSCAPING, PROVISIONS SHOULD BE TAKEN TO COORDINATE EXCAVATION OF SUBSOIL TO A DEPTH OF 18" WITH GRADING CONTRACTOR. REPLACE WITH COMPACTED TOPSOIL. ALL AREAS TO BE LANDSCAPED AND/OR SEED/ED/SCOOED SHALL BE GRADED SMOOTH AND EVEN.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR SEEDING OR SOODING ALL AREAS WHICH ARE DISTURBED BY CONSTRUCTION INCLUDING ALL R.O.W. AND ADJACENT PROPERTIES.
- LANDSCAPE CONTRACTOR TO INSTALL CURB-RITE 3" X 4" ALUMINUM EDGING - BRONZE COLOR AROUND ALL PLANTING BEDS AS SHOWN ON THIS PLAN UNLESS OTHERWISE SPECIFIED.
- LANDSCAPE CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS AFTER ALL LANDSCAPE INSTALLATION IS COMPLETE AND ACCEPTED BY OWNER. DAILY AS PERMITTED NECESSARY BY THE CITY.
- GENERAL CONTRACTOR TO SWEEP PAVEMENT AREAS PRIOR TO TURN OVER TO OWNER.

PLANT SCHEDULE				
DECIDUOUS TREES	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER QTY
(Symbol)	Shade Street Myrsine Maple	Acer myrsinifolium 'Norton' TM	2.5" Cal.	4
(Symbol)	Fall Pinks Sugar Maple	Acer macrocarpum 'Nimbus' TM	2.5" Cal.	4
(Symbol)	Princeton Sentry Lindenstar Tree	Gingko biloba 'Princeton Sentry'	2.5" Cal.	9
(Symbol)	Swamp White Oak	Quercus bicolor	2.5" Cal.	4
EVERGREEN TREES	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER QTY
(Symbol)	Black Hills Spruce	Picea glauca 'Densata'	6" Ht.	5
DECIDUOUS SHRUBS	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER QTY
(Symbol)	Dwarf Red Twig Dogwood	Cornus sericea 'Avalanche Compact'	9 gal.	18
EVERGREEN SHRUBS	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER QTY
(Symbol)	Kelley Compact Pines Juniper	Juniperus chinensis 'Vidalgo Compact'	9 gal.	18

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Email: info@rei-engineering.com

CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING

REI

DATE: 06/09/2022

DESIGNED BY: REVI

CHECKED BY: REVI

APPROVED BY: REVI

DATE: 06/09/2022

DRAWN BY: REVI

SURVEYED BY: OTHERS

SCALE: 0 15 30

DATE: 06/09/2022

BY: GRK/D

REVISION:

LANDSCAPE PLAN

AIG - NOODLES & COMPANY

S GREEN BAY RD - NEENAH, WI

REI

REI No. 5933A

SHEET



Statistics		Symbol	Avg	Max	Min	Max/Min Avg/Min
Description						
PAVEMENT @ 0.0' AFG	✗	2.6 ft	18.0 ft	0.1 ft	180.0:1	26.0:1
SITE @ 0.0' AFG	+	1.8 ft	18.0 ft	0.0 ft	N/A	N/A

Schedule					
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description
	OA1	3	LITHONIA LIGHTING	RSX4 LED P2 40K R3	POLE MOUNT AREA FIXTURE, 45,282 LUMENS, 4000K CCT, TYPE III
	OB2	5	LITHONIA LIGHTING	RSX4 LED P2 40K R5	(2) POLE MOUNT AREA FIXTURES, 45,282 LUMENS EACH, 4000K CCT, TYPE V DISTRIBUTION
	WP	5	COOPER LIGHTING	XTOR4B-W	LED T-BULB CCT-OFF WALLPACK, 4205 LUMENS, 4000K CCT
	UD	5	LITHONIA LIGHTING	OLLWJ LED P1 40K 120 DDB	OUTDOOR LED WALL CYLINDER UP & DOWN LIGHT, 947 LUMENS, 4000K CCT



GENERAL SITE PLAN NOTES:

- [illegible]

SITE SUBMITTAL- (06-09-2022)

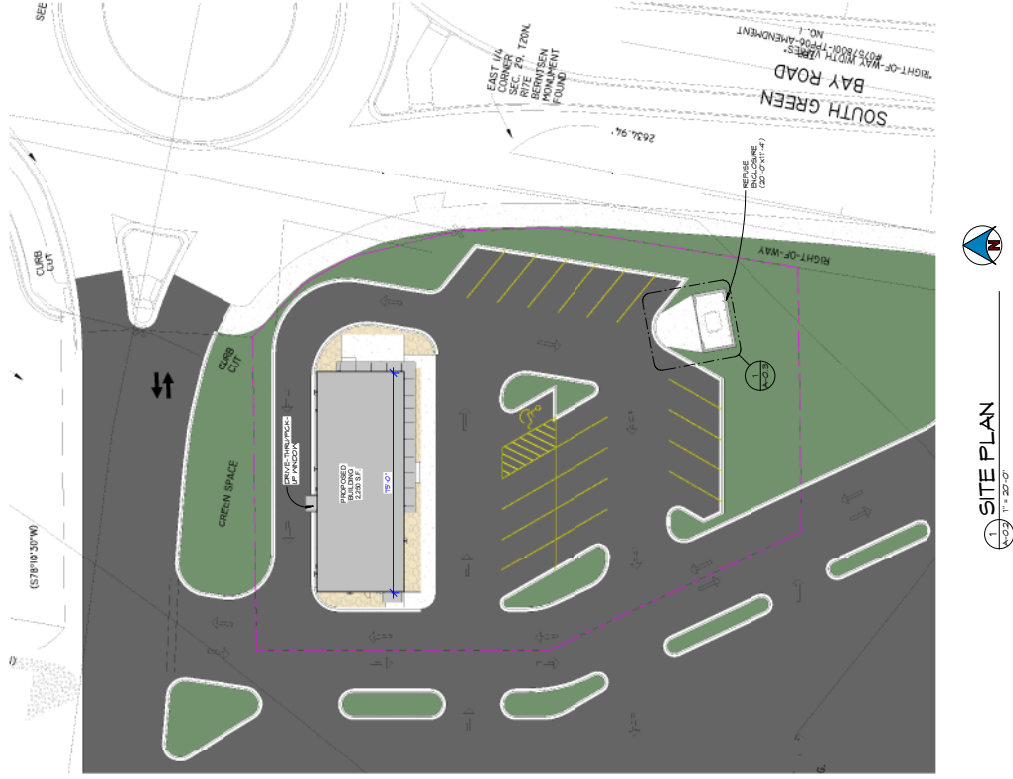
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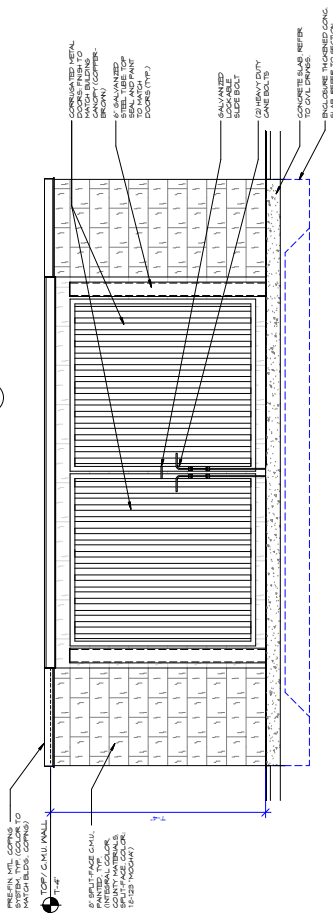
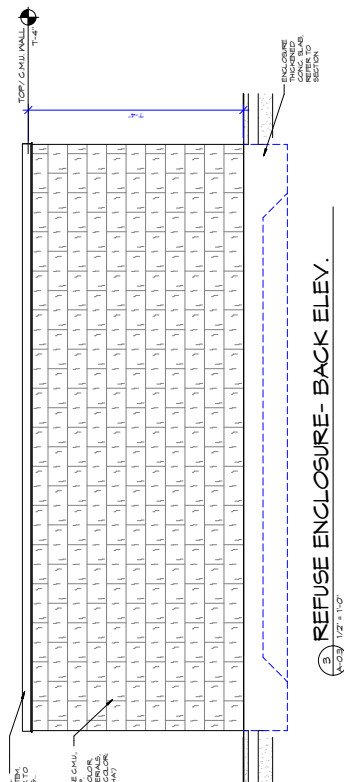
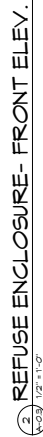
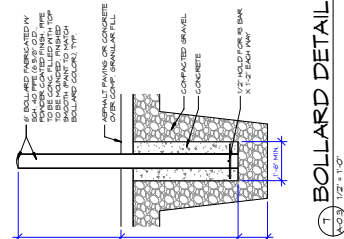
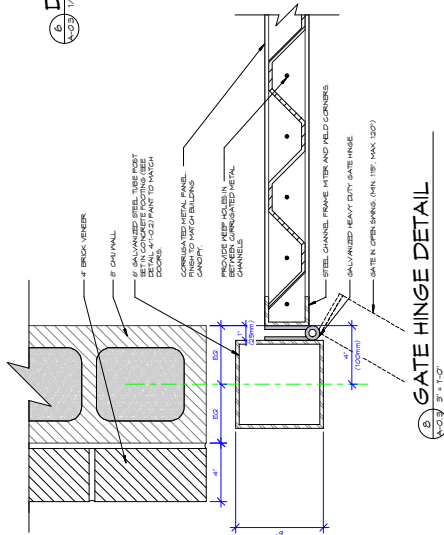
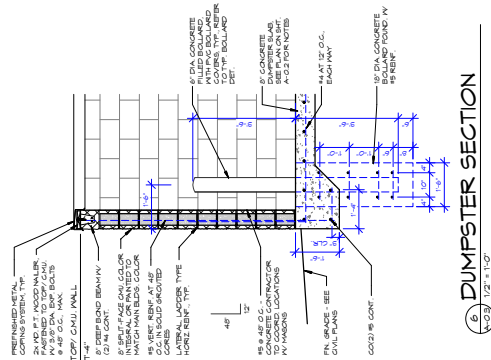
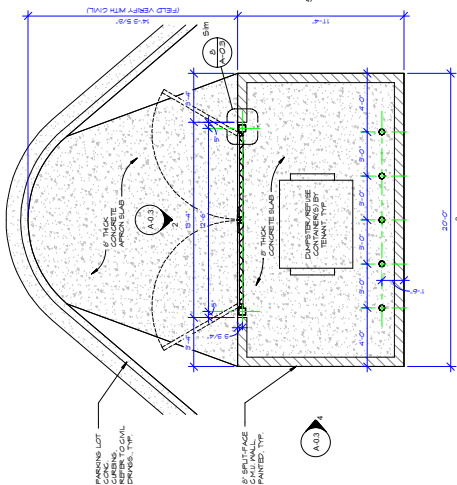
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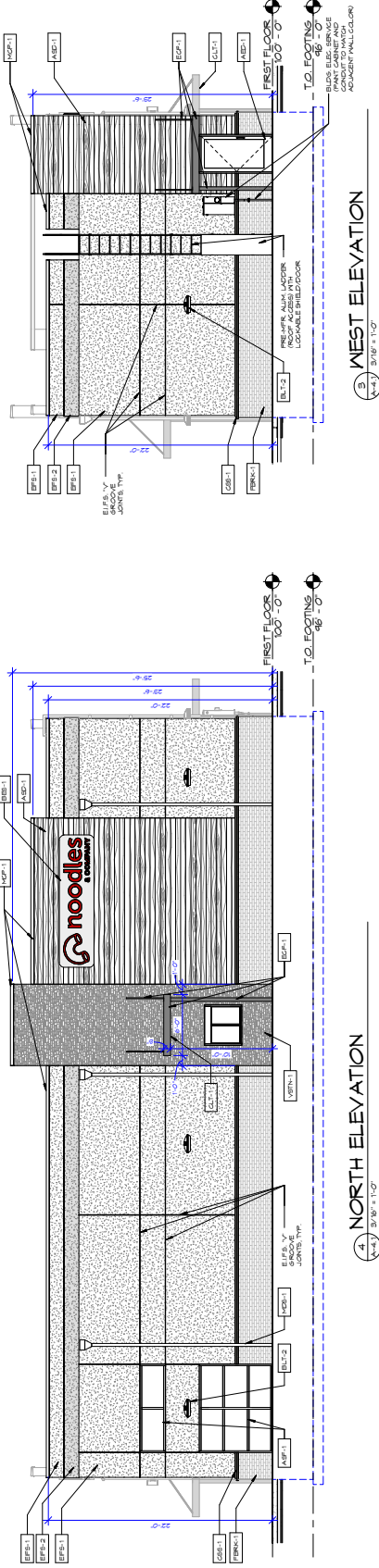
A NEW AIG PROPERTIES BUILDING SHELL FOR:
NOODLES & COMPANY
NEENAH,
WISCONSIN

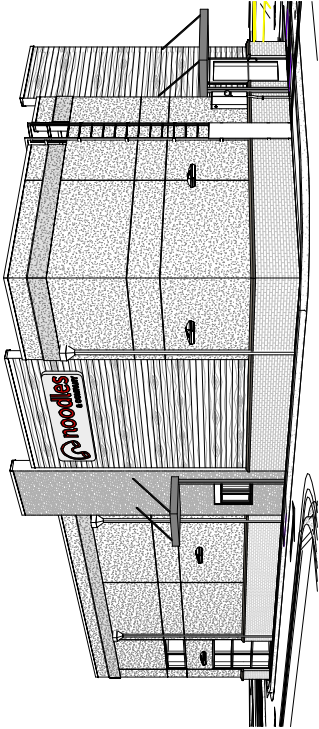
Copyright © 2022, All Rights Reserved. The
Owner: AIG Properties, Inc.
Project: AIG Properties Building Shell for
Noodles & Company, Inc.

Gries
Architectural Group Inc.
100 North Commercial Street
Neenah, WI 54956
Phone: 920.722.5415 Fax: 920.722.6665
www.gries-design.com





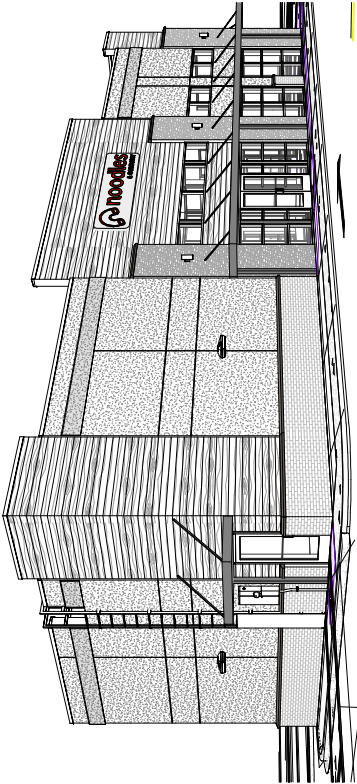
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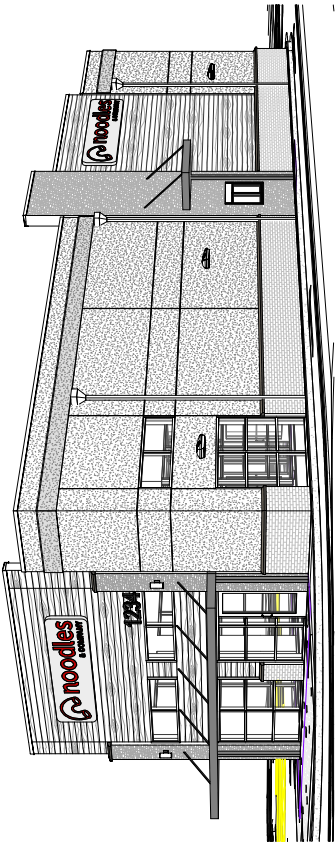
EXTERIOR 3D VIEW- NORTHWEST CORNER



EXTERIOR 3D VIEW- SOUTHEAST CORNER



EXTERIOR 3D VIEW- SOUTHWEST CORNER



EXTERIOR 3D VIEW- NORTHEAST CORNER



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

M E M O R A N D U M

DATE: June 28, 2022
TO: Mayor Lang and Members of the Plan Commission
FROM: Brad Schmidt, AICP, Deputy Director
RE: 2 Lot CSM – 699 S. Green Bay Road

The CSM proposes to divide the parcel located at 699 S. Green Bay Road into two separate lots. The parcel is zoned I-1, Planned Business Center District. The CSM proposes to split the former Shopko property into two lots. Lot 1 contains the existing structure (former Shopko building) and a parking lot. Lot 2 proposes to create a new lot along S. Green Bay Road for the purpose of a new development site. There are currently two access points to the existing parcel, one along S. Green Bay Road and one along W. Winneconne Avenue. There are current access agreements already in-place allowing access to the McDonald's property on the corner of S. Green Bay Road and W. Winneconne Avenue and between the subject property and the parcels to the north. With that said, the applicant must ensure those existing access-easements provide adequate access to proposed Lot 2.

Recommendation

An appropriate action at this time is for the Plan Commission to approve the 2 lot CSM for the property located at 699 S. Green Bay Road subject to the inclusion of an access easement between Lot 1 and Lot 2.



CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
4080 N. 20TH AVENUE, WAUSAU, WI 54401
(715) 675-9784

WINNEBAGO COUNTY CERTIFIED SURVEY MAP

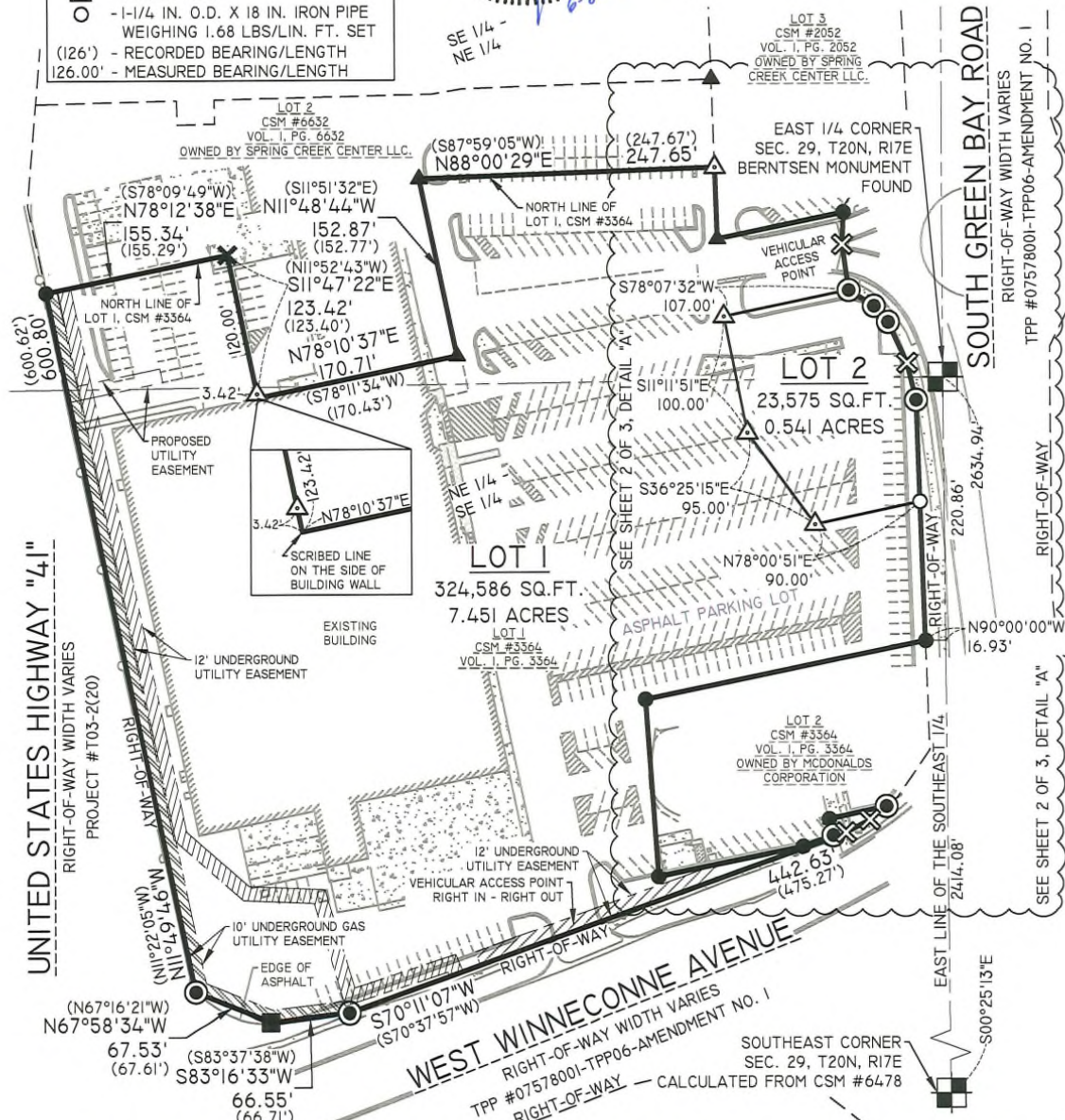
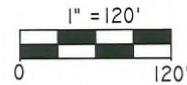
MAP NO. _____ VOLUME _____ PAGE _____

PREPARED FOR: SPRING CREEK CENTER II, LLC.

LANDOWNER: SPRING CREEK CENTER II, LLC.

PART OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 3364, RECORDED IN VOLUME I, ON PAGE 3364, AS DOCUMENT NUMBER 927218, FILED IN THE WINNEBAGO COUNTY REGISTER OF DEEDS OFFICE; BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

LEGEND	
■	- RAILROAD SPIKE FOUND
●	- 3/4 IN. REBAR FOUND
●	- 1-1/4 IN. O.D. IRON PIPE FOUND
▲	- PK NAIL FOUND
✕	- CHISELED "X" IN CONCRETE FOUND
✕	- CHISELED "X" IN CONCRETE SET
△	- PK NAIL SET
○	- 1-1/4 IN. O.D. X 18 IN. IRON PIPE WEIGHING 1.68 LBS/LIN. FT. SET
(126°)	- RECORDED BEARING/LENGTH
126.00'	- MEASURED BEARING/LENGTH



**REI**

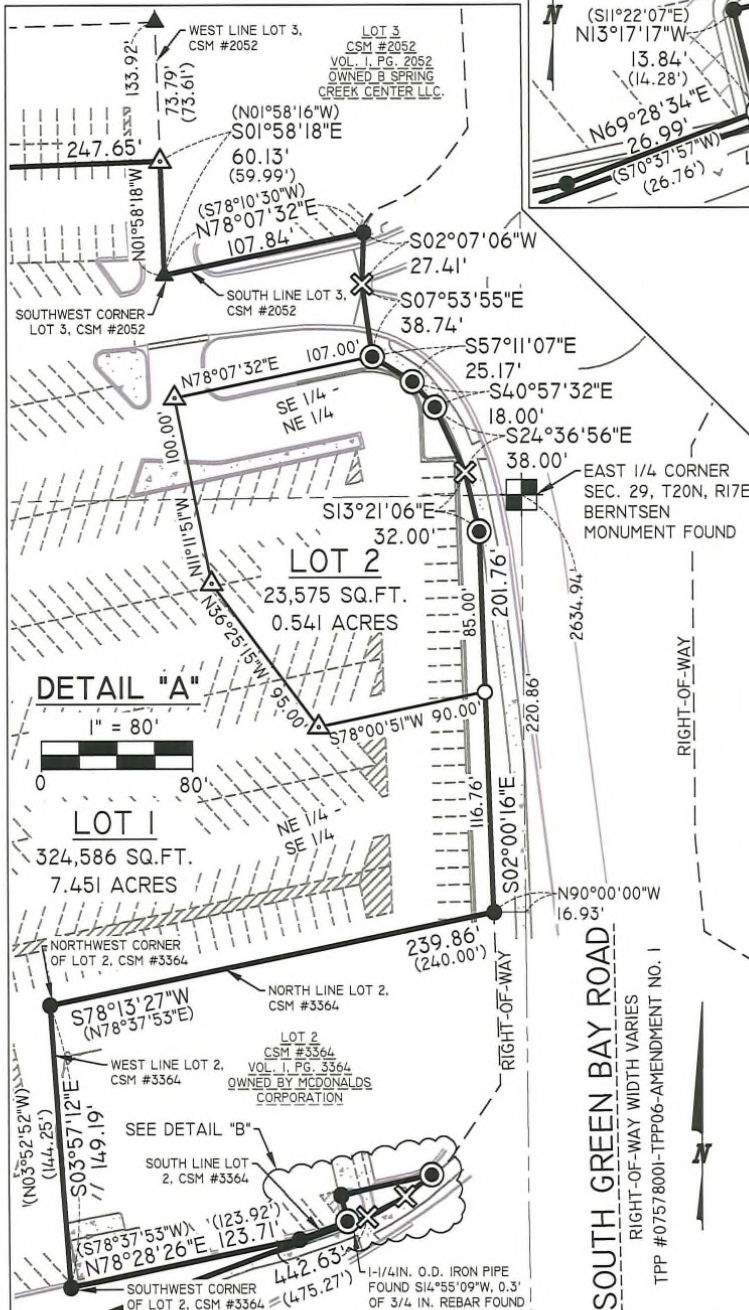
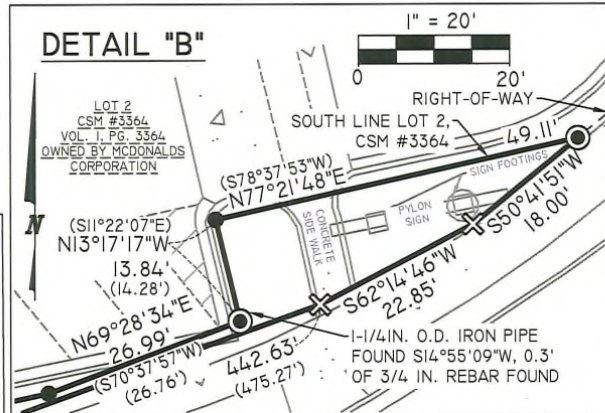
CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
4080 N. 20TH AVENUE, WAUSAU, WI 54401
(715) 675-9784

WINNEBAGO COUNTY CERTIFIED SURVEY MAP

MAP NO. _____ VOLUME _____ PAGE _____

PREPARED FOR: SPRING CREEK CENTER II, LLC.LANDOWNER: SPRING CREEK CENTER II, LLC.

PART OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 3364,
RECORDED IN VOLUME I, ON PAGE 3364, AS DOCUMENT
NUMBER 927218, FILED IN THE WINNEBAGO COUNTY
REGISTER OF DEEDS OFFICE; BEING PART OF THE
NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE
SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29,
TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF NEENAH,
WINNEBAGO COUNTY, WISCONSIN.

DETAIL "B"**LEGEND**

- - 1 IN. BAR FOUND UNLESS NOTED
- - 1-1/4 IN. O.D. IRON PIPE FOUND
- ▲ - PK NAIL FOUND
- ✕ - CHISELED "X" IN CONCRETE FOUND
- ✕ - CHISELED "X" IN CONCRETE SET
- △ - PK NAIL SET
- - 1-1/4 IN. O.D. X 18 IN. IRON PIPE
WEIGHING 1.68 LBS/LIN. FT. SET
- (126°) - RECORDED BEARING/LENGTH
- 126.00' - MEASURED BEARING/LENGTH



**REI**CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
4080 N. 20TH AVENUE, WAUSAU, WI 54401
(715) 675-9784**WINNEBAGO COUNTY CERTIFIED SURVEY MAP**

MAP NO. _____ VOLUME _____ PAGE _____

PREPARED FOR: SPRING CREEK CENTER II, LLC.LANDOWNER: SPRING CREEK CENTER II, LLC.

PART OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 3364, RECORDED IN VOLUME I, ON PAGE 3364, AS DOCUMENT NUMBER 927218, FILED IN THE WINNEBAGO COUNTY REGISTER OF DEEDS OFFICE; BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, JOSHUA W. PRENTICE, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2852, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF: THAT I HAVE SURVEYED, MAPPED, AND DIVIDED PART OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 3364, RECORDED IN VOLUME I, ON PAGE 3364, AS DOCUMENT NUMBER 927218, FILED IN THE WINNEBAGO COUNTY REGISTER OF DEEDS OFFICE; BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 29; THENCE SOUTH 00°25'13" EAST, COINCIDENT WITH THE EAST LINE OF SAID SOUTHEAST 1/4; 220.86 FEET; THENCE NORTH 90°00'00" WEST, 16.93 FEET TO INTERSECTION OF THE NORTH LINE OF LOT 2 OF SAID CERTIFIED SURVEY MAP NUMBER 3364 WITH THE WEST RIGHT-OF-WAY LINE OF SOUTH GREEN BAY ROAD, ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 78°13'27" WEST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 2, 239.86 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 03°57'12" EAST, COINCIDENT WITH THE WEST LINE OF SAID LOT 2, 149.19 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 78°28'26" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 2, 123.71 FEET; THENCE NORTH 69°28'34" EAST, COINCIDENT WITH SAID SOUTH LINE OF LOT 2, 26.99 FEET; THENCE NORTH 13°17'17" WEST, 13.84 FEET; THENCE NORTH 77°21'48" EAST, COINCIDENT WITH SAID SOUTH LINE OF LOT 2, 49.11 FEET SAID WEST RIGHT-OF-WAY LINE AND THE NORTH RIGHT-OF-WAY LINE OF WEST WINNECONNE AVENUE; THENCE SOUTH 50°41'51" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, 18.00 FEET; THENCE SOUTH 62°14'46" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, 22.85 FEET; THENCE SOUTH 70°11'07" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, 442.63 FEET; THENCE SOUTH 83°16'33" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, 66.55 FEET TO THE EAST RIGHT-OF-WAY LINE OF UNITED STATES HIGHWAY "41"; THENCE NORTH 67°58'34" WEST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, 67.53 FEET; THENCE NORTH 11°49'46" WEST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, 600.80 FEET TO THE NORTH LINE OF SAID LOT 1 OF CERTIFIED SURVEY MAP NUMBER 3364; THENCE NORTH 78°12'38" EAST, COINCIDENT WITH SAID NORTH LINE OF LOT 1, 155.34 FEET; THENCE SOUTH 11°47'22" EAST, COINCIDENT WITH SAID NORTH LINE OF LOT 1, 123.42 FEET; THENCE NORTH 78°10'37" EAST, COINCIDENT WITH SAID NORTH LINE OF LOT 1, 170.71 FEET; THENCE NORTH 11°48'44" WEST, COINCIDENT WITH SAID NORTH LINE OF LOT 1, 152.87 FEET; THENCE NORTH 88°00'29" EAST, COINCIDENT WITH SAID NORTH LINE OF LOT 1, 247.65 FEET TO THE WEST LINE OF LOT 3 OF CERTIFIED SURVEY MAP NUMBER 2052, RECORDED IN VOLUME I, ON PAGE 2052, AS DOCUMENT NUMBER 728731; THENCE SOUTH 01°58'18" EAST, COINCIDENT WITH SAID WEST LINE OF LOT 3, 60.13 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 78°07'32" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 3, 107.84 FEET TO SAID WEST RIGHT-OF-WAY LINE OF SOUTH GREEN BAY ROAD; THENCE SOUTH 02°07'06" WEST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, 27.41 FEET; THENCE SOUTH 07°53'55" EAST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, 38.74 FEET; THENCE SOUTH 57°11'07" EAST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE 25.17 FEET; THENCE SOUTH 40°57'32" EAST, 18.00 FEET; THENCE SOUTH 24°36'56" EAST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, 38.00 FEET; THENCE SOUTH 13°21'06" EAST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, 32.00 FEET; THENCE SOUTH 02°00'16" EAST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, 201.76 FEET TO SAID INTERSECTION OF THE NORTH LINE OF LOT 2 OF SAID CERTIFIED SURVEY MAP NUMBER 3364 WITH SAID WEST RIGHT-OF-WAY LINE OF SOUTH GREEN BAY ROAD, ALSO BEING THE POINT OF BEGINNING.

THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 348,161 SQUARE FEET, 7.992 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY, DIVISION AND MAP THEREOF AT THE DIRECTION OF SPRING CREEK CENTER II, LLC., OWNER OF SAID PARCEL.

THAT SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES, WISCONSIN ADMINISTRATIVE CODE A-E7, AND THE SUBDIVISION REGULATIONS OF THE CITY OF NEENAH.

THAT THIS MAP IS A CORRECT AND ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF SAID PARCEL, AND OF THE DIVISION THEREOF MADE.

DATED THIS 8TH DAY OF JUNE 2022

REI
JOSHUA W. PRENTICE
WI P.L.S. S-2852

NOTES:

1. BEARINGS ARE BASED ON THE WINNEBAGO COUNTY COORDINATE SYSTEM, NAD 83(2011) DATUM AND REFERENCED TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 17 EAST, MEASURED TO BEAR SOUTH 00°25'13" EAST.
2. FIELD WORK WAS COMPLETED ON 5-12-2022.
3. RIGHT-OF-WAY IS BASED ON MONUMENTS FOUND IN FIELD AND DOCUMENTS OF RECORD.
4. THE CURRENT PIN FOR THE PARCEL IS 80706160100.
5. THE CURRENT ADDRESS FOR THE SUBJECT PARCEL IS 699 SOUTH GREEN BAY ROAD.
6. THIS CERTIFIED SURVEY MAP DOES NOT TRANSFER PROPERTY OWNERSHIP, AND THE SALE OR TRANSFER OF PROPERTY REQUIRES A RECORDED DEED EXCEPT FOR PUBLIC DEDICATIONS.



**REI**

CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
4080 N. 20TH AVENUE, WAUSAU, WI 54401
(715) 675-9784

WINNEBAGO COUNTY CERTIFIED SURVEY MAP

MAP NO. _____ VOLUME _____ PAGE _____

PREPARED FOR: SPRING CREEK CENTER II, LLC.

LANDOWNER: SPRING CREEK CENTER II, LLC.

PART OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 3364,
RECORDED IN VOLUME I, ON PAGE 3364, AS DOCUMENT
NUMBER 927218, FILED IN THE WINNEBAGO COUNTY
REGISTER OF DEEDS OFFICE; BEING PART OF THE
NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE
SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29,
TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF NEENAH,
WINNEBAGO COUNTY, WISCONSIN.

CITY OF NEENAH APPROVAL:

THIS CERTIFIED SURVEY MAP WAS APPROVED BY THE COMMON COUNCIL OF THE CITY OF
NEENAH, WINNEBAGO COUNTY, WISCONSIN ON THE _____ DAY OF _____ 2022.

MAYOR DATE

CITY CLERK DATE

TREASURES CERTIFICATE

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

COUNTY TREASURER DATE

CITY TREASURER DATE





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

M E M O R A N D U M

DATE: June 28, 2022
TO: Mayor Lang and Members of the Plan Commission
FROM: Brad Schmidt, AICP, Deputy Director
RE: 2 Lot CSM – 1515 S Commercial Street

The CSM proposes to divide the parcel located at 1515 S. Commercial Street into two separate lots. The parcel is zoned C-1, General Commercial District. Proposed Lot 1 (0.55 acres) currently includes a single-family residence which will be demolished. Lot 2 is approximately 0.91 acres in size and a site plan for a car wash was recently approved. Per the conditions on the site plan, a cross-access easement is required to ensure cross access between Lot 1 and Lot 2 via a shared driveway along S. Commercial Street. The proposed CSM meets the minimum lot size and other minimum standards of the City's Subdivision Ordinance.

Recommendation

An appropriate action at this time is for the Plan Commission to approve the 2 lot CSM for the property located at 1515 S. Commercial Street subject to the inclusion of a cross-access easement between Lot 1 and Lot 2.

CERTIFIED SURVEY MAP

LEGEND

- LOT 1
CSM 3012

LEGEND

- FOUND 3/4" REBAR
- SET 1" x 18" IRON PIPE WEIGHING 1.38 LBS./LIN. FT. WITH CAP
- RECORDED COUNTY MONUMENT
- () PREVIOUSLY RECORDED BEARING OR DISTANCE
- POB POINT OF BEGINNING

LOT 1
24,040 SQ FT
0.552 ACRES

LOT 2
39,858 SQ FT
0.915 ACRES

EXISTING BUILDING (TO BE RAZED)

COMMERCIAL STREET - A.K.A. C.T.H. "A"

LOT 2 CSM 3084

LOT 1 CSM 4449

LOT 4 CSM 4449

CAMBRIDGE DOWNS

7

8

EAST 1/4 CORNER SECTION 4, T19N-R17E MAG NAIL FOUND

NORTHEAST CORNER SECTION 4, T19N-R17E BERNTSEN MONUMENT FOUND

BOUNDARY DATA:

- Top Boundary: S89°12'34"W 181.25' (POB), N89°12'34"E 159.09' (EAST 159.59', N89°47'00"E 159.59')
- Right Boundary: ROW VARIES, 40', 501°55'53"W 38.16', 37.04', 500°36'29"W 70.67', 33.63', ROW VARIES, 500°23'13"E 149.24', ROW VARIES, 8.50', 41.28', 500°12'50"E 2585.45', 1933.24', 40'
- Bottom Boundary: S89°12'34"W 509.75', S89°12'34"W 170.88' (S89°47'00"W), S89°12'34"W 212.16' (WEST 213'), 50'
- Left Boundary: N00°12'26"W 227.17', N00°12'26"W 388.00' (NORTH), (S00°22'00"W), 242.50', 145.50'

NOTES:

- FENCE IS 2.3' WEST OF PROPERTY LINE
- FENCE IS ON PROPERTY LINE
- WEST RIGHT OF WAY PER DOCUMENT # 1484995
- FENCE IS 0.6' SOUTH OF PROPERTY LINE
- FENCE IS 0.1' NORTH OF PROPERTY LINE
- FENCE IS 1.1' WEST OF PROPERTY LINE

CURVE TABLE							
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT BEARING	SECOND TANGENT BEARING
C1	2°13'30"	1870.08'	72.62'	S05°59'36"E	72.62'	S04°52'51"E	S07°06'21"E



R:\2000\2035\2035419\pwg\2035419CSM.pwg

CERTIFIED SURVEY MAP

PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 4, TOWNSHIP 19 NORTH, RANGE 17 EAST,
CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, BRYAN L. PFEFFER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT BY THE ORDER AND UNDER THE DIRECTION OF THE OWNERS LISTED HEREIN, I HAVE SURVEYED, MAPPED AND DIVIDED PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 4, TOWNSHIP 19 NORTH, RANGE 17 EAST, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 4; THENCE S00°12'50"E, 652.21 FEET ON THE EAST LINE OF SAID NORTHEAST 1/4 TO THE NORTH LINE OF CAMBRIDGE DOWNS, FILE 1 OF PLATS, PAGE 138, AS DOCUMENT NUMBER 543422, EXTENDED EASTERLY; THENCE ON SAID NORTH LINE S89°12'34"W, 41.28 FEET TO THE WEST RIGHT OF WAY OF COMMERCIAL STREET - A.K.A. C.T.H. "A", AS DESCRIBED IN DOCUMENT NUMBER 1484995, THE POINT OF BEGINNING; THENCE CONTINUING ON SAID NORTH LINE S89°12'34"W, 170.88 FEET TO THE EAST LINE OF LOT 2 OF VOLUME 1, CERTIFIED SURVEY MAPS, PAGE 3084, MAP NUMBER 3084, DOCUMENT NUMBER 894754; THENCE N00°12'26"W, 388.00 FEET ON SAID EAST LINE TO THE SOUTH LINE OF LOT 1 OF VOLUME 1, CERTIFIED SURVEY MAPS, PAGE 3012, MAP NUMBER 3012, DOCUMENT NUMBER 886180; THENCE ON SAID SOUTH LINE N89°12'34"E, 159.09 FEET TO SAID WEST RIGHT OF WAY OF COMMERCIAL STREET - A.K.A. C.T.H. "A"; THENCE ON WEST RIGHT OF WAY 72.62 FEET ON THE ARC OF A 1870.08 FOOT RADIUS CURVE TO THE RIGHT, HAVING A LONG CHORD WHICH BEARS S05°59'36"E, 72.62 FEET; THENCE S01°55'53"W, 38.16 FEET ON THE WEST RIGHT OF WAY; THENCE S00°36'29"W, 70.67 FEET ON THE WEST RIGHT OF WAY; THENCE S00°23'13"E, 149.24 FEET ON THE WEST RIGHT OF WAY; THENCE S06°34'35"E, 57.95 FEET ON THE WEST RIGHT OF WAY TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 63,898 SQUARE FEET OR 1.467 ACRES OF LAND MORE OR LESS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

THAT THE WITHIN MAP IS A TRUE AND CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION OF THAT LAND AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES IN THE SURVEYING, MAPPING AND DIVIDING OF THE SAME.

DATED THIS _____ DAY OF _____, 2022.

BRYAN L. PFEFFER PLS #2924
ROBERT E. LEE & ASSOCIATES, INC.

OWNER'S CERTIFICATE:

PUMP AND MUNCH, LLC, AS OWNER, DOES HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED HEREIN TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. PUMP AND MUNCH, LLC, DOES FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S-236.34 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

CITY OF NEENAH

PUMP AND MUNCH, LLC DATE

PRINT NAME AND TITLE ABOVE

STATE OF WISCONSIN)
_____) COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2022,
THE ABOVE NAMED TO ME KNOWN TO BE THE SAME PERSONS WHO EXECUTED
THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

(PRINT NAME) _____

MY COMMISSION EXPIRES: _____



ROBERT E. LEE & ASSOCIATES, INC.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD
HOBART, WI 54155 PHONE: (920) 662-9641
INTERNET: WWW.RELEEINC.COM FAX: (920) 662-9141

CERTIFIED SURVEY MAP

PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 4, TOWNSHIP 19 NORTH, RANGE 17 EAST,
CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN

CITY OF NEENAH APPROVAL CERTIFICATES:

APPROVED BY THE CITY OF NEENAH PLAN COMMISSION THIS _____ DAY OF _____, 2022.

CHRIS A. HAESE

DIRECTOR OF COMMUNITY DEVELOPMENT AND ASSESSMENTS

APPROVED BY THE COMMON COUNCIL OF THE CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN

THIS _____ DAY OF _____, 2022.

JANE B. LANG, MAYOR

CHAR NAGEL, CITY CLERK

TREASURER'S CERTIFICATE:

WE, BEING THE DULY APPOINTED/ELECTED, QUALIFIED AND ACTING TREASURERS, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN OUR OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AFFECTING ANY OF THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP AS OF THE DATE LISTED BELOW.

MICHAEL EASKER
CITY OF NEENAH DIRECTOR OF FINANCE

DATE

MARY E. KRUEGER
WINNEBAGO COUNTY TREASURER

DATE



ROBERT E. LEE & ASSOCIATES, INC.

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