



NEENAH PLAN COMMISSION

**September 29, 2020
4:15 P.M.**

Due to the Public Health Emergency caused by the COVID-19 Pandemic, this meeting will occur at a virtual location accessed by computer or conference call. Committee members and the public should use the following web link/call-in information:

Web Link: <https://global.gotomeeting.com/join/654087653>

Conference Telephone Number: [+1 \(872\) 240-3212](tel:+18722403212)

Access Code: 654-087-653 #

City Council Chambers – For members of the public that are unable to access this meeting via web or conference call, the Council Chambers will be open in a limited capacity for those wishing to attend the meeting. Please note that face masks and social distancing measures will be in place to protect meeting participants.

1. Approval of Minutes: **August 25, 2020**
2. Public Appearances (Ten minutes divided among those wishing to speak on topics pertinent to the Plan Commission)
3. Public Hearings: None
4. Action Items:
 - a. **Site Plan Review** – 510 Discovery Drive – Change of Use
 - b. **Site Plan Review** – 125 Byrd Avenue – Change of Use
 - c. **Excess Public Land** – Mayer Street/Harrison Street
5. Announcements and future agenda items:
 - a. Next Meeting: October 14, 2020

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

MINUTES OF THE NEENAH PLAN COMMISSION
Tuesday, August 25, 2020
4:15 p.m.

Due to the Public Health Emergency caused by the COVID-19 Pandemic, this meeting occurred at a virtual location accessed by conference call on www.gotomeeting.com

Present:

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

Also present:

Brad Schmidt, Deputy Director of Community Development	Abby Maslanka, Martenson-Eisele	Ben Hamblin, McMahon

Minutes: MSC Andrews/Kaufert, the Plan Commission to approve the July 14, 2020 meeting minutes. All aye (Member Ellenberger abstained). Motion passed.

Public Appearances: None.

Public Hearings:

1. Zoning Code Amendment – Sec. 26-235 and Sec. 26-236 – C-1 District Special Uses

This is an amendment to the zoning code specific to the C-1 Commercial district. This would add Religious Institutions as a special use in the C-1 district along with Dance Halls, Meeting/Assembly halls and Theaters (indoor). All of these uses are similar in that they are large gathering spaces that have the potential to negatively impact surrounding residential neighborhoods. Under a special use review, those impacts can be alleviated or even denied.

Member Piergrossi asked if the Plan Commission could deny a special use permit request. Deputy Director Schmidt said it is very difficult to deny based on current law. There is a high standard to allow for and outright denial. However, using the special use review, there are things that the Plan Commission can control to a greater extent rather than a permitted use.

Member Hancock-Cooke asked how many dance halls are in Neenah. Deputy Director Schmidt answered that there are none that he knows of. He suggested that at some point we should probably modernize the code however, someone could bring forward a proposal for a dance hall. Member Genett asked if a wedding venue would be considered to be a dance hall. Deputy Director Schmidt explained that we would probably consider that a meeting/assembly hall.

Action Items:

1. Zoning Code Amendment – Sec. 26-235 and Sec. 26-236 – C-1 District Special Uses (Ordinance No. 2020-13)

MSC Hancock-Cooke/Ellenberger, the Plan Commission to recommend Common Council approve Ordinance No. 2020-13, amending sections 26-235 and 26-236 or the Code of Ordinances relating to Permitted Uses and Special Uses. All Aye. Motion Passed.

2. Calvary Bible Church PDD PPA #1-20 – 1250 Oakridge Road – Building Addition and Parking Lot Expansion (Ordinance No. 2020-14)

This is a project plan approval because the zoning of this property is Planned Development District (PDD). The Cavalry Bible Church PDD Master Plan was adopted in 1995 and amended in 1996. Any proposed project must be in conformance to the adopted Master Plan and approved through the project plan process.

The proposed building addition will connect two main existing buildings. The east portion of the building additional will be the new main entrance and the west portion will be an area for church related activities. The building addition will be 25,000 square feet with a maximum height of 27 feet. The parking lot will also be extended on the west side of the property to include an additional 67 parking stalls (this will not be constructed initially). Landscaping requirements will need to be met by the applicant. The applicant plans to leave some areas as gravel. If these areas will be used for parking or storing vehicles in the future, they must be paved. Storm water management facilities will be upgraded and a new biofilter constructed to the north of the west parking lot.

There is a future road that connects to the south as a part of this site plan. This will not be completed as a part of this plan and it would need to come back through Plan Commission when that is ready to be developed.

Ord. No. 2020-13

Ord. No. 2020-14

Plan Commission Minutes

August 25, 2020

Page 2

Member Piergrossi asked if the future road will be more a driveway or a public road. Deputy Director Schmidt said that he anticipates it will be more of a driveway. The Master Plan proposes an area for senior housing west of the church which will be along this future road. He does not assume this will happen in the near future.

Director Kaiser asked if the new parking requirement is needed to meet minimum parking requirements for the number of seats in the auditorium. At this time, they have more than enough parking to meet requirements for the current building and the new addition.

Ben Hamblin (McMahon) explained that due to financial constraints of the applicant, the parking lot will not be constructed right way. He also suggested that the future road will likely be a private road.

MSC Andrews/Kaiser, the Plan Commission to recommend Common Council approve Ordinance #2020-14 granting approval of Project Plan #1-20 for the Calvary Bible Church Planned Development District to allow the construction of a building addition and parking lot expansion subject to the following conditions:

1. Prior to the issuance of building permits, the applicant shall submit the City's Oversized Sewer Interceptor Fee (\$1,000/acre) and the Storm Sewer Fee (\$5,000/acre) in the amount of \$15,228 which as deferred as part of annexation #207 annexing 2.53 acres of land in 2016.

2. The area proposed to be pulverized and remain as gravel west of the building must be hard surface is there will be vehicles stored/parked in this area. The other area proposed to be pulverized and graveled may remain gravel since this area is proposed to become a paved parking lot in the future.

3. Prior to installation of the future parking lot west of the existing parking lot in the rear of the building shall be approved by the Community Development Department. The parking lot shall meet the landscaping standards for parking lots specifically to interior landscape standards.

4. The plan identifies the removal of landscape plantings. These plantings must be replaced with a similar planting.

5. Future building additions, parking lot expansions, and road extensions within the Calvary Bible Church Planned Development District require Project Plan approval and are not being reviewed as part of this project plan request.

All aye. Motion passed.

3. Subdivision Concept Plan (Extraterritorial) – First Addition to Breaker Ridge Subdivision – T. of Clayton

The proposed subdivision is along the south west corner of Larsen Road and Clayton Avenue and immediately east of the Breaker Ridge Subdivision. Although this subdivision is not in the City of Neenah, it is within the City's 3-mile extraterritorial review territory. The proposal includes 123 residential lots and 7 outlots that will be used for storm water management ponds.

The City's Official Street Map includes a future north/south road which will connect Larsen Road to Oakridge Road. It also includes a 100-foot right-of-way as it was planned as a major arterial road. The applicant realigned the road toward the north of the subdivision due to wetlands. The City's Official Street Map would need to be amended to show this. They will also reduce the right-of-way from 100 feet to 80 feet.

The subject land is located within the Neenah-Menasha Sewer Service Area and any sewer main extensions would require the sewerage from this subdivisions to be sent to the Neenah-Menasha waste water treatment plans. Prior to submittal of a preliminary plat, the applicant must indicate how they will manage sewer within this subdivision.

All parts of this subdivision meet City standards and staff recommends approval. A preliminary and final plat would come through Plan Commission for this subdivision as well.

Member Genett asked if the wetlands will be disturbed. Abby Maslanka (Martenson-Eisele) clarified that there will be some wetland disturbance with this project but the large wetlands to the northeast of the proposed development will not be disturbed. It is less than the 10,000 square foot requirement for mitigation.

Mayor Kaufert asked what would happen if the Plan Commission denied this concept plan. Deputy Director Schmidt said the applicant would probably still submit a preliminary plat. This is not approving any of the amendments to the streets – that would come later with an Official Street Map amendment. The Town subdivision requirement is through Winnebago County and it was Deputy Director Schmidt's understanding that lots are required to be at least .5 acres due to sewer and water requirements. Abby Maslanka explained that the intention is to service the lots with sewer and water but they are not sure where that will come from as of yet. Clayton has been discussing an extension with the Village of Fox Crossing but she has not heard what those discussions produced.

MSC Kaufert/Ellenberger, the Plan Commission approves the Extraterritorial Concept Plan for the 1st Addition to the Breaker Ridge Subdivision in the Town of Clayton subject to an Official Street Map amendment to realign "Street A" and reduce the width of "Street A" to 80 feet. All aye. Motion passed.

4. Subdivision Concept Plan – County Road G/Woodenshoe Road – Eternity Custom Homes, LLC

Eternity Custom Homes LLC has proposed to develop approximately 130 acres of land located in the Town of Vinland. This is north of County Road G and west of Woodenshoe Road. The developer has brought forth a concept plan for approval. The plan to develop includes six phases and proposes 153 single-family residential lots, 3 storm water ponds and a neighborhood park. One phase will include smaller homes and lots that will have an HOA. Access to the development would be from Woodenshoe Road and County Road G.

The water department is currently studying the needs that might come from the higher elevation in regards to water pressure.

This review only discusses the general layout of parcels and roads. More specific conditions regarding the development will be reviewed during the preliminary and final plat reviews.

Member Piergrossi asked what the timeline will be for each phase. Deputy Director Schmidt explained that the development agreement says that the first phase area must be purchased by July 2021. The second phase must be purchased when 75% of the lots are sold in phase 1 or within two years. Each lot after the lot before must be purchased when 75% of the lots in the previous phase is sold. The city and the developer originally planned that this development would take about 10 years. It is anticipated that it could be done sooner.

Member Ellenberger commented that there is a lack of open lots in this area and this development will be very nice for the City and allowing for a higher lot count.

Member Hancock-Cooke asked if tiny houses would be allowed on the smaller lots. Deputy Director Schmidt said the challenge with tiny houses due to the zoning code and building codes. He doesn't feel that this is the expectation but the developer is willing to adjust to market demands if needed.

Member Ellenberger asked if in phase 1 and phase 4 it would be possible for single-family townhomes to be built. Deputy Director Schmidt said that at this time, that is not planned and it is not how the developer is marketing the site but changes could be made.

MSC Kaiser/Andrews, the Plan Commission to approve the proposed conceptual plat map. All aye. Motion passed.

5. Certified Survey Map – 1411 Forest Avenue – 2 Lots

This CSM did come before the Plan Commission in 2015 but the applicant did not move forward and have it recorded. The applicant is proposing to subdivide a parcel located at 1411 Forest Avenue into two lots. The lots meet the minimum design standards. An existing 12-foot easement north of the subject site will provide access to the 2 lots and the driveway will be accessed from a private road. The lots will be marketed for single-family dwellings and are zoned R-1.

MSC Ellenberger/Genett, the Plan Commission to approve the proposed 2 lot CSM at 1411 E. Forest Avenue. All aye. Motion passed.

Discussion Items: None.

Announcements and Future Agenda Items:

There are some smaller site plans that will be coming before Plan Commission in the near future. There will also be a element proposal for the greenspace in front of Plexus that will be discussed by Plan Commission in the coming months. Next Plan Commission meeting is scheduled for September 8, 2020.

Adjournment: The Commission adjourned its meeting at 5:05 P.M. MSC Kaufert/Kaiser. All Aye. Motion passed.

Respectfully Submitted,



Samantha Jefferson
Office Manager, Community Development



M E M O R A N D U M

DATE: September 24, 2020
TO: Mayor Kaufert and Plan Commission
FROM: Brad Schmidt, Deputy Director
RE: Site Plan Review – 510 Discovery Drive – Change of Use

Request

A site plan has been submitted for a change of use of a property located at 510 Discovery Drive from printing business to a tool and equipment distributor.

Consideration

The subject property is located on the southwest corner of Discovery Drive and Industrial Drive. The building on the site is approximately 4,000 square feet in size and includes a loading dock on the south side of the building. The property also contains an off-street parking lot with access along Industrial Drive. As part of this review, the parking lot shall be stripped to designate parking stalls and shall include 1 handicap accessible parking stall.

The subject property is zoned I-1, Planned Business District and proposed use is permitted in this district. At this point, the applicant is not planning any site work, but is rehabbing parts of the interior of the building.

Outdoor storage of material, equipment, or products for a period exceeding 24 hours is prohibited unless the outdoor storage area is completely screened with a six-foot tall sight tight fence. Personal items not associated with the business such as recreational vehicles, trailers, personal vehicles or other similar vehicles are strictly prohibited from being stored on the property.

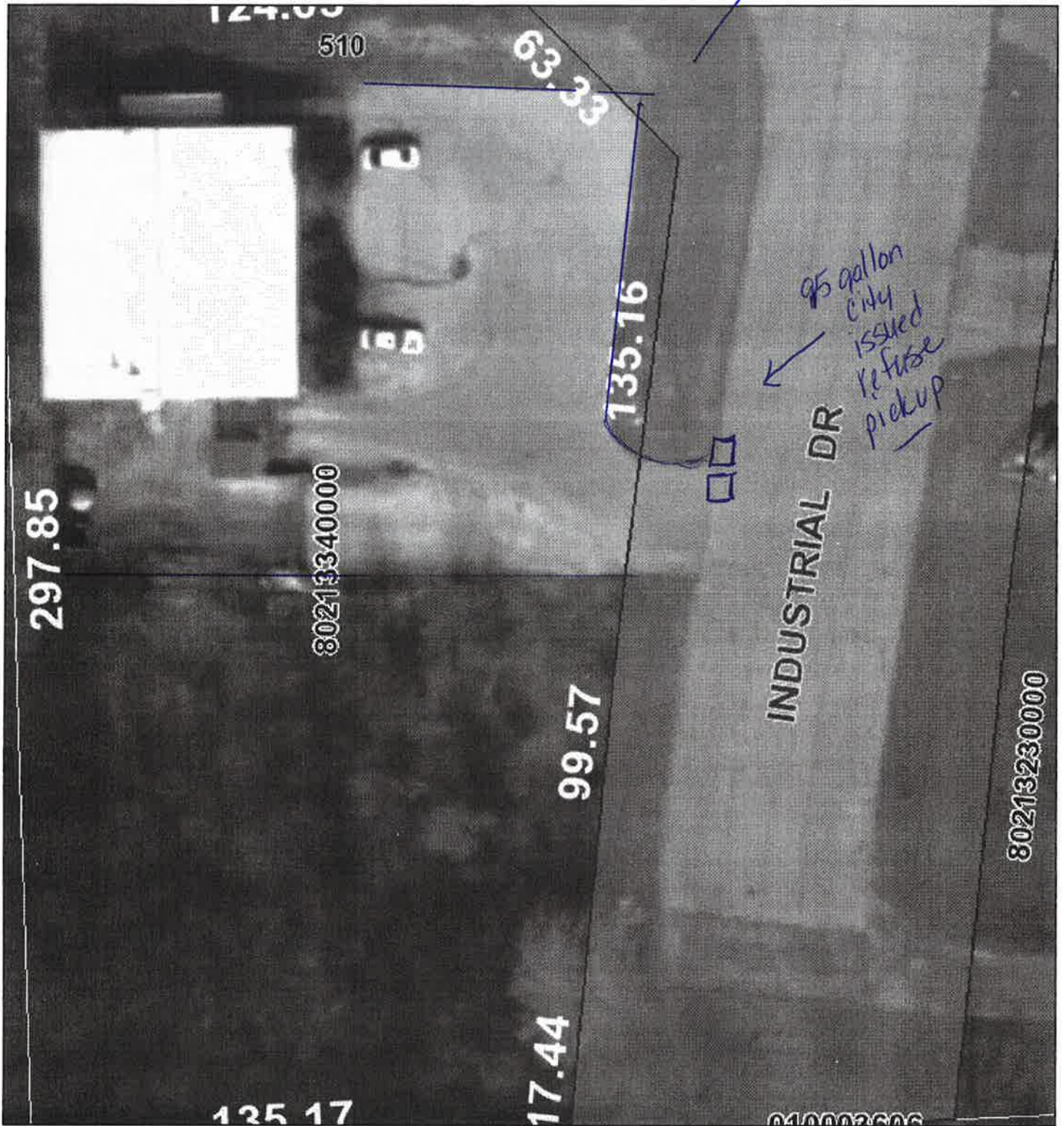
Recommendation

Appropriate action at this time is to approve the site plan for a change of use to establish a tool and equipment distribution business at 510 Discovery Drive.

- 1. Obtain all necessary building permits prior to any construction, alteration, parking lot expansion, or sign installation.**
- 2. Stripe parking spaces and add a handicap accessible stall.**

Site Map

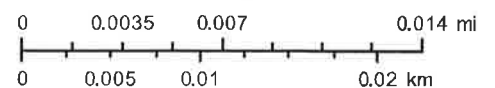
No changes to layout or parking.



September 11, 2020

1:425

- | | |
|-----------------------------|--------------------------------------|
| Physical Addresses | Navigable Waterways |
| Street Centerline | Navigable - Permanent (unchecked) |
| Road ROW | Navigable - Intermittent (unchecked) |
| Tax Parcel Boundary (white) | Navigable - Stream (unchecked) |
| Tax Parcel Boundary | Navigable - Permanent (checked) |
| Road ROW area | Navigable - Intermittent (checked) |
| | Navigable - Stream (checked) |



Winnebago County GIS
Imagery Date: March, 2015

RE: 510 Discovery Dr

TD Supply Specialists LLC will be occupying this building. A small industrial tool and equipment distributor with customers all over the United States.

This building will be used as a sales office for 3-4 employees. The warehouse part of the building will be used for light distribution. We mostly have incoming and outgoing small parcels, UPS and Fedex. An occasional truck may come or go, less than once a month. This property has a loading dock for that need.

No changes will be made to the layout of the building, it is only being updated and cleaned up. No exterior modifications other than maintenance that was overdue. Clean up lot and existing landscaping, paint exterior of building, new overhead door, parking lot to be repaired and resurfaced.

Interior is also only being updated, as the original layout is usable for our needs. Flooring, paint, furnace, air conditioning, HVAC duct work, bathroom fixtures all being updated. Interior doors brought up to ADA compliance and fire codes. Electrical/lighting being updated.

Van Ert Electrical and Modern Sheet Metal have the appropriate permits for their work.

Parking will not change from previous owner as detailed in drawing attached. Very little garbage and recycling at this time, the cities 95 gallon container pickup weekly is just fine, also detailed on drawing.

Tamara Diehl



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

September 24, 2020

TAMARA DIEHL
TD SUPPLY
510 DISCOVERY DR
NEENAH, WI 54956

RE: #4-20 - 510 Discovery Dr - Change of Use Site Plan - Minor Review () Status Approved

Dear TAMARA DIEHL:

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. Obtain all necessary building permits prior to any construction, alteration, parking lot expansion, or sign installation.
 2. Stripe parking spaces and add a handicap accessible stall.
 3. Outdoor storage of material, equipment, or products for a period exceeding 24 hours is prohibited unless the outdoor storage area is completely screened with a six-foot tall sight tight fence. Personal items not associated with the business such as recreational vehicles, trailers, personal vehicles or other similar vehicles are strictly prohibited from being stored on the property.
-



M E M O R A N D U M

DATE: September 24, 2020
TO: Mayor Kaufert and Plan Commission
FROM: Brad Schmidt, Deputy Director
RE: Site Plan Review – 125 Byrd Avenue – Change of Use

Request

A site plan has been submitted for a change of use of a property located at 125 Byrd Avenue from an assisted living facility to a multi-family residential development.

Consideration

The subject property is located on the north side of Byrd Avenue and west of S. Commercial Street. The property was originally used as an assisted living facility, but has been vacant for over 12 consecutive months. In early 2020, the property owners consolidated the 3 separate parcels which make up the property into one parcel and rezoned a small portion of the property on the northeast corner from R-1, Single-Family District to M-1, Multi-Family District. The applicant is proposing to reconfigure the existing rooms inside the building into 58, 1 bedroom and studio apartments. The reconfiguration also includes tenant amenity areas (gym/yoga area, community space, and a laundry room) and offices for management staff.

The purpose of the M-1 District is to create minimum density residential areas generally located on the fringe of one and two-family residential neighborhoods. The subject property has been used as an assisted living/nursing home facility since at least the mid-1960's and operated until 2019. Due to the request to change the use of the property to a multi-family residential use, a site plan review is required. The size of the subject parcel is 4.15 acres which would allow for up to 75 apartment units per the M-1 District standards. In this case, the applicant is proposing 58 units.

The property contains approximately 82 off-street parking stalls. The Zoning Code requires a minimum of 1.5 off-street parking stalls for each 1 bedroom unit. In this case there are 58 studio/one bedroom units requiring a minimum of 87 off-street parking stalls. The applicant shall indicate where on the site they are able to place addition off-street parking to meet the minimum required parking stalls. In addition, please indicate the location of handicap accessible parking stalls.

When a property changes from one use to another use, the landscaping standards for bufferyard landscaping and screening requirements must be met if the site is not currently in compliance with the standards. In this case the bufferyard landscaping does not apply since the use is residential and not commercial or institutional use. However, the screening requirements do pertain to this development. All refuse disposal areas shall be screened from adjacent properties and public right-of-way with a 6-foot tall sight tight fence or an evergreen screen approved by the Community Development Department.

In addition, the M-1 District requires a minimum of 40% of the property be landscaped and maintained as open space. The property exceeds the minimum 40% open space requirement. Finally, the M-1 District requires a minimum of 0.2 canopy trees per dwelling unit, 0.4 ornamental trees per dwelling unit, and 1.5 shrubs per dwelling unit or 12 canopy trees, 14 ornamental trees and 87 shrubs. An aerial image and site visit of the property appears to show the property exceeds the minimum landscaping standards. However, the landscaping that exists on the property has not been maintained and has been allowed to overgrow. The Zoning Code requires that landscaping be maintained. If the applicant is planning on removing or adding landscaping, a landscaping plan shall be submitted to the Community Development Department prior to work being done.

Exterior lighting has been proposed as part of this site plan, but a lighting plan and details of the location of the lighting has not been submitted. The lighting plan shall be submitted to the Community Development Department prior to installation of any exterior lights. All light fixtures shall be full cut-off fixtures. A lighting plan shall show that light trespass is limited to no more than 0 foot-candles along the west property line. The applicant is encouraged to construct a sight tight fence along the west property line to buffer noise and light from vehicles in the parking lot. The fence shall be a minimum of 6 feet tall.

Recommendation

Appropriate action at this time is to approve the site plan for a change of use to establish a multi-family residence at 125 Byrd Avenue subject to the following conditions:

- 1. Obtain all necessary building permits prior to any construction, alteration, parking lot expansion, or sign installation.**
- 2. Submit a landscape plan if any landscaping is proposed to be removed or added.**
- 3. Provide details for screening of refuse collection area.**
- 4. Provide a detailed parking lot layout to show minimum parking requirements are met and the location of handicap accessible stalls.**
- 5. Consider installing a 6-foot tall sight tight fence along the west property line.**
- 6. Submit a lighting plan showing the location, lighting levels, and light fixture details prior to installation of any exterior lighting.**

125 Byrd Avenue



BYRD AVE

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



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

September 24, 2020

DAVE GLINIECKI

PO BOX 225
WESTON, WI 54476

RE: Site Plan Review Site Plan - Minor Review () Status Approved

Dear DAVE GLINIECKI:

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. Obtain all necessary building permits prior to any construction, alteration, parking lot expansion, or sign installation.
2. Submit a landscape plan if any landscaping is proposed to be removed or added.
3. Provide details for screening of refuse collection area - Requires a minimum 6-foot tall sight-tight fence screened from public right-of-way and adjacent properties..
4. Provide a detailed parking lot layout to show minimum parking requirements are met and the location of handicap accessible stalls - Required to have 87 stalls, appears to be only 82 stalls..
5. Consider installing a 6-foot tall sight tight fence or a landscaped wall along the west property line - provide a buffer between parking lot and single-family neighbors to the west.
6. Submit a lighting plan showing the location, lighting levels, and light fixture details prior to installation of any exterior lighting.

Assessor - Cassandra Kohls - 920-886-6130
ckohls@ci.neenah.wi.us

Not Applicable

Review Comments:

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

Approved

Review Comments:



REVISIONS

RENOVATION FOR:
LOKRE "HALL" APARTMENTS
NEENAH, WI

DATE:
03-13-2020

EXISTING OVERALL PLAN

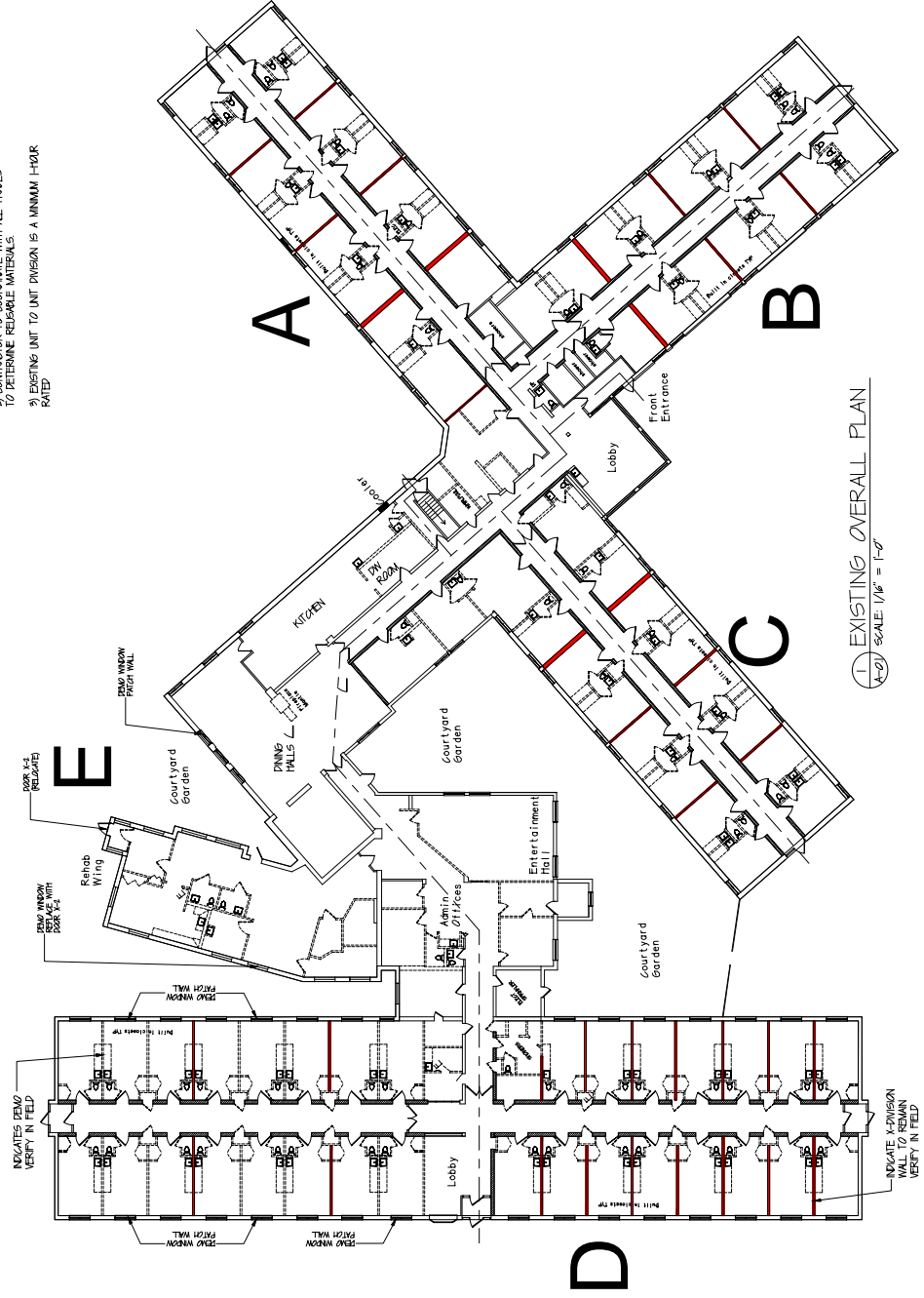
PROJ. NO.
2020

SHEET NO.

A-0.1

PLAN NOTES

- 1) CONTRACTOR TO REM AS NEEDED TO FACILITATE RENOVATION.
- 2) CONTRACTOR TO COORDINATE WITH ALL TRADES TO DETERMINE REMOVABLE MATERIALS.
- 3) EXISTING UNIT TO UNIT DIVISION IS A MINIMUM 1-HOUR RATED.



1) EXISTING OVERALL PLAN
1/8" = 1'-0"

PLAN NOTES

- 1) VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION
- 2) SEE A-51 FOR ADA PLUMBING REG.
- 3) ALL INTERIOR STUDS SHALL BE 3-5/8" STEEL STUDS UNID
- 4) ALL EXTERIOR DOORS EXITS TO HAVE EXIT SIGNS AT BOTH EXTERIOR & VESTIBULE LOCATION
- 5) SEE A-12, A-13 AND A-14 FOR INTERIOR DIMENSIONS

A - WING
7 - #1 UNITS
1 - #4 UNITS

E - WING
3 - #1 UNIT
4 - #4 UNIT
1 - #6 UNIT
1 - #7 UNIT

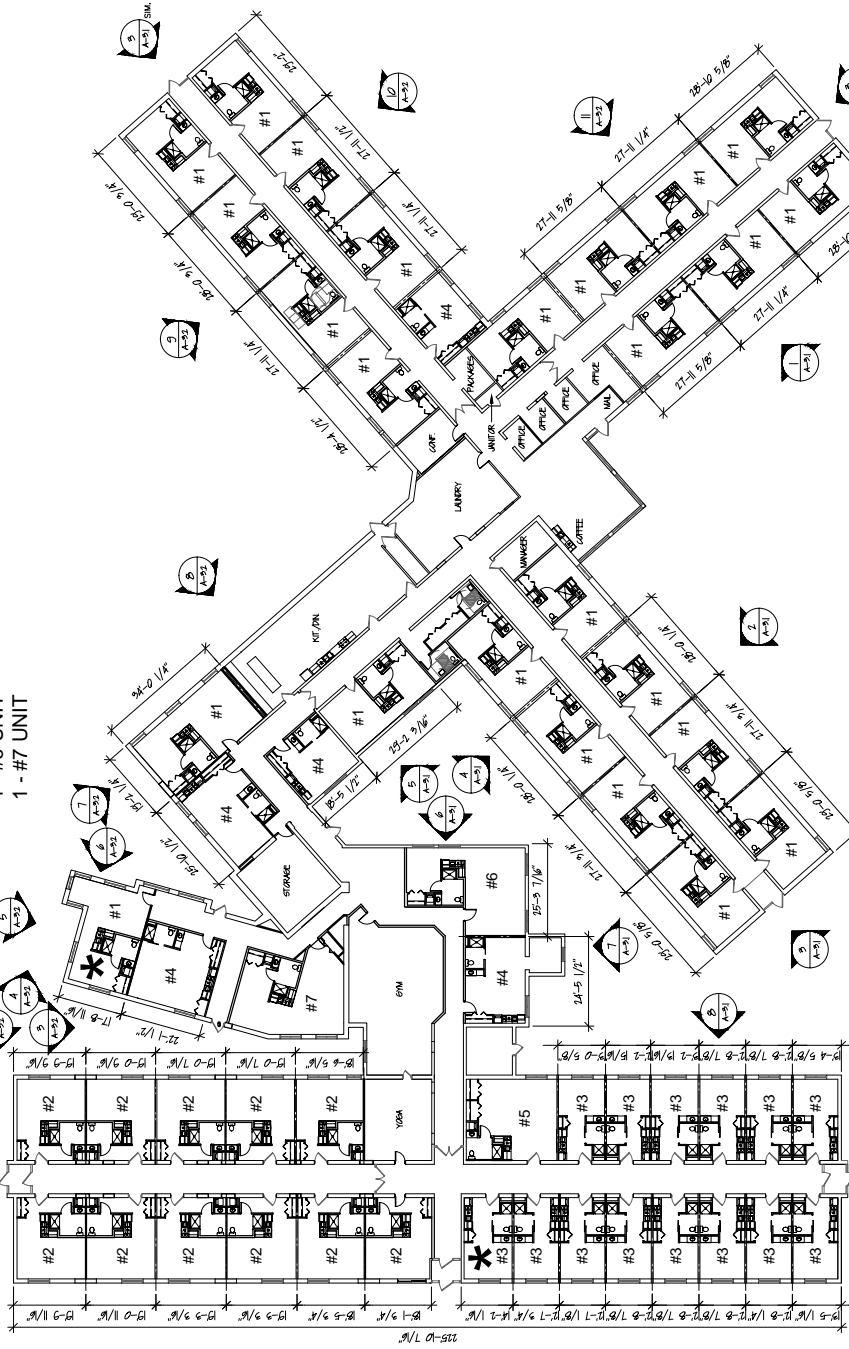
D - WING - NORTH SIDE
11 - #2 UNITS

B - WING
7 - #1 UNITS

1) MASTER FLOOR PLAN
A-U SCALE 1/8" = 1'-0"

C - WING
8 - #1 UNITS

D - WING - SOUTH SIDE
14 - #3 UNITS
1 - #5 UNIT



ACCESSIBLE TYPE 'A' UNITS			
UNIT TYPE	TYPE	SQUARE FOOTAGE	NO. OF UNITS REQUIRED TO BE TYPE 'A' UNITS
1	H-PED	400	25
2	STUDIO	464	11
3	STUDIO	500	14
4	STUDIO	597	5
5	STUDIO	627	1
6	H-PED	703	1
7	H-PED	754	1
TOTAL			58
TOTAL			116 RANGING UP TO 2

NOTES

- 1) THE NUMBER OF REQUIRED UNITS IS PER IBC 107.14.2.1
- 2) TYPE 'A' UNITS SHALL BE LOCATED IN A STUDIO UNIT AND 1-BEDROOM UNIT LOCATIONS
- 3) ALL REMAINING FIRST FLOOR UNITS TO BE TYPE D
- 4) SEE A-12 & A-13 FOR ADDITIONAL INFO

SOBEK ARCHITECTS, INC.
3526 STEWART AVE WAUSAU, WI 54980
(715) 845-6455
(715) 845-6455
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REVISIONS:

RENOVATION FOR:
LOKRE 'HALL' APARTMENTS
NEENAH, WI

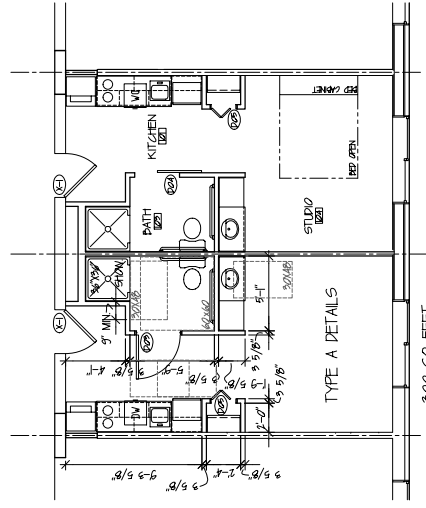
DATE:
02-13-2020

MASTER FLOOR PLAN

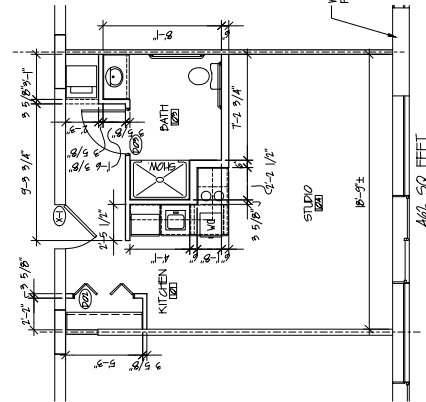
PROJ. NO.
2020

SHEET NO.

A-1.1

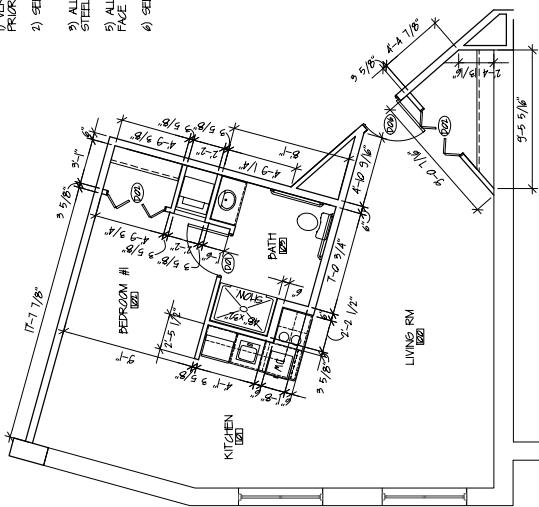


3 UNIT PLAN #3 FOR WING A LEFT SIDE
A-12 SCALE: 1/4" = 1'-0"

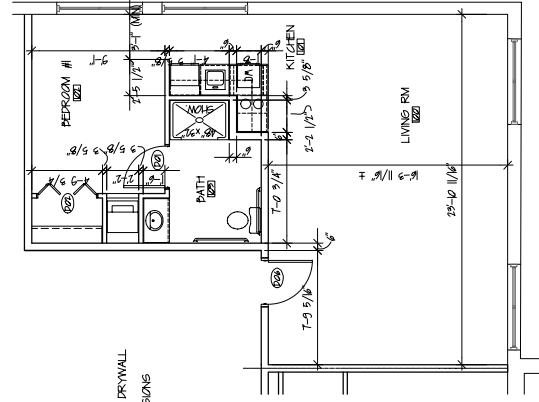


2 UNIT PLAN #2 FOR WING A RIGHT SIDE
A-12 SCALE: 1/4" = 1'-0"

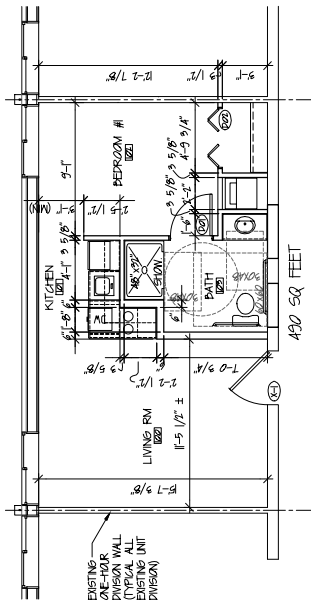
- PLAN NOTES
- 1) VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION
 - 2) SEE A-51 FOR ADA PLUMBING REG.
 - 3) ALL INTERIOR STUDS SHALL BE 2x5/8"
 - 4) ALL DIMENSIONS ARE FROM FACE TO FACE OF NEW STUDS & EXISTING DRYWALL
 - 5) SEE A-11 FOR ADDITIONAL INFO & DIMENSIONS



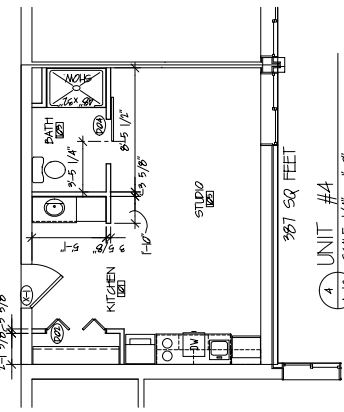
7 UNIT #7
A-12 SCALE: 1/4" = 1'-0"



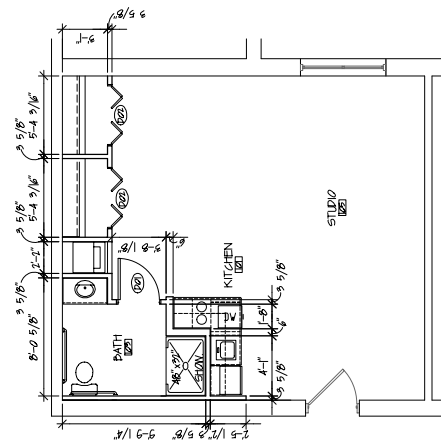
6 UNIT #6
A-12 SCALE: 1/4" = 1'-0"



1 UNIT PLAN #1
A-12 SCALE: 1/4" = 1'-0"



4 UNIT #4
A-12 SCALE: 1/4" = 1'-0"



5 UNIT PLANS #5
A-12 SCALE: 1/4" = 1'-0"

SOBEK ARCHITECTS, INC.
3508 STEWART AVE. SUITE 100
MILWAUKEE, WI 53211
(414) 441-4411
WWW.SOBEKARCHITECTS.COM



REVISIONS

RENOVATION FOR
LORE "HALL" APARTMENTS
MILWAUKEE, WI

DATE: 03-13-2020

UNIT FLOOR PLANS

PROJ. NO.
2020

SHEET NO.

A-1.2

TYPE A Dwelling Units notes required see A-5.1 for location.

- 1 ICC/ANSI A117.1 Sec. 1003.11.4 All work closets, bathrooms and showers in Type A dwelling units shall have grab bars installed or reinforcement for grab bars installed compliant with Sections 604.5, 607.4 and 608.3.
- 2 ICC/ANSI A117.1 Sec. 1003.12.6 Kitchens in Type A dwelling units shall have kitchen appliances in a forward approach and shall be provided with a clear floor space complying with Section 309.3. Dishwasher cook tops, ranges, and refrigerators shall be provided with a clear floor space complying with Sections 1003.12.6.3 through 1003.12.6.7.
- 3 ICC/ANSI A117.1 Sec. 1003.12 Kitchens of Type A dwelling units shall be provided with a clear floor space as required in Section 309.3.
- 4 ICC/ANSI A117.1 Sec. 1003.12.3 In kitchens of Type A dwelling units at least one 30 inch wide work surface with knee clearance per Section 306 for a front approach and no higher than 34 inches above the floor shall be provided.
- 5 ICC/ANSI A117.1 Sec. 1003.12.4 A kitchen sink in Type A dwelling units shall be provided with a 30 inch wide area centered for a forward approach. The sink may not be provided with a 30 inch wide area centered for a forward approach if the sink is provided with a 30 inch wide area centered for a forward approach. The sink shall be provided. The sink bowl shall not be more than 6 inches deep with faucets complying with Section 309.
- 6 ICC/ANSI A117.1 Sec. 1003.13 When operable windows are provided in Type A dwelling units, at least one window in each sleeping, living, and dining space shall have operable parts complying with Section 1003.9 and 309.
- 7 ICC/ANSI A117.1 Sec. 1003.9 Decks, patios and garages accessed directly from the living space shall be provided with an accessible route to them, they may not be accessed by a step even if impervious to water.

TYPE B Dwelling Units ALL IST FLOOR UNITS

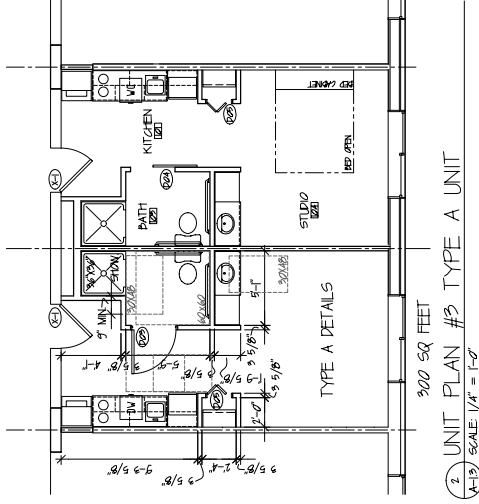
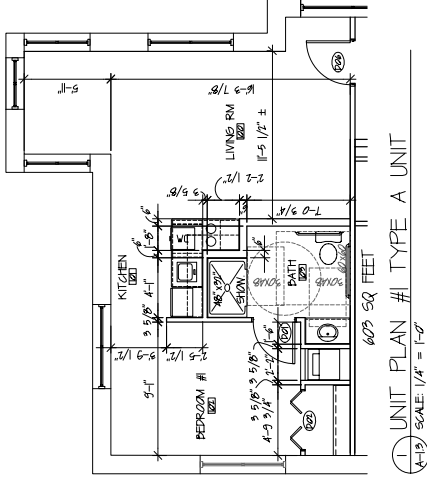
- 1 Unit shall comply w/ ICC/ANSI A117.1 2003 Version code section 1004.11.3 For Type B dwelling units.
- 2 Lighting controls, electrical switches and receptacle outlets shall be provided in accordance with Sections 309.2 and 309.3 or intercom systems shall comply with Sections 309.2 and 309.3
- 3 ICC/ANSI A117.1 Sec. 1004.11.2 Reinforcement shall be provided for future installation of grab bars in bedrooms, bathrooms, and showers. Reinforcement shall be provided in the accessible bedrooms of Type B dwelling or sleeping units intended to be used as a residence. The reinforcement shall comply with Sections 604.5, 607.4, 608.3 or 608.4.
- 4 ICC/ANSI A117.1 Sec. 1004.12.3.1 The kitchen sink in a Type B dwelling or sleeping unit shall be provided with a parallel approach 30 inches by 48 inches which is centered on the sink. A front approach complying with Section 606 may also be used.
- 5 ICC/ANSI A117.1 Sec. 1004.4.2 Where exterior decks, balconies or patios of Type B units, intended to be used as a residence, are impervious to water the surface may be 4 inches below the interior floor of the dwelling or sleeping units.
- 6 ICC/ANSI A117.1 Sec. 1004.5.2.2 The threshold of any exterior sliding patio, porch or deck shall be permitted to be 3/4 inch high maximum provided it is beveled with a slope not exceeding 1:2.

OPTION B BATH DETAILS:

Cabinetry shall be permitted under the lavatory, provided such cabinetry can be removed without removal or replacement of the lavatory, and the floor finish extends under such cabinetry. The front of the lavatory shall be 34 inches (863 mm) maximum above the floor, measured to the higher of the fixture rim or counter surface.

PLAN NOTES

- 1) VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION
- 2) SEE A-5.1 FOR ADA PLUMBING REG.
- 3) ALL INTERIOR STUDS SHALL BE 3-5/8" STEEL STUDS UNO.
- 5) ALL DIMENSIONS ARE FROM FACE TO FACE OF NEW STUDS & EXISTING DRYWALL
- 6) SEE A-1.1 FOR ADDITIONAL INFO & DIMENSIONS



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RENOVATION FOR
LOKRE "HALL" APARTMENTS
NEENAH, WI

DATE
03-13-2020

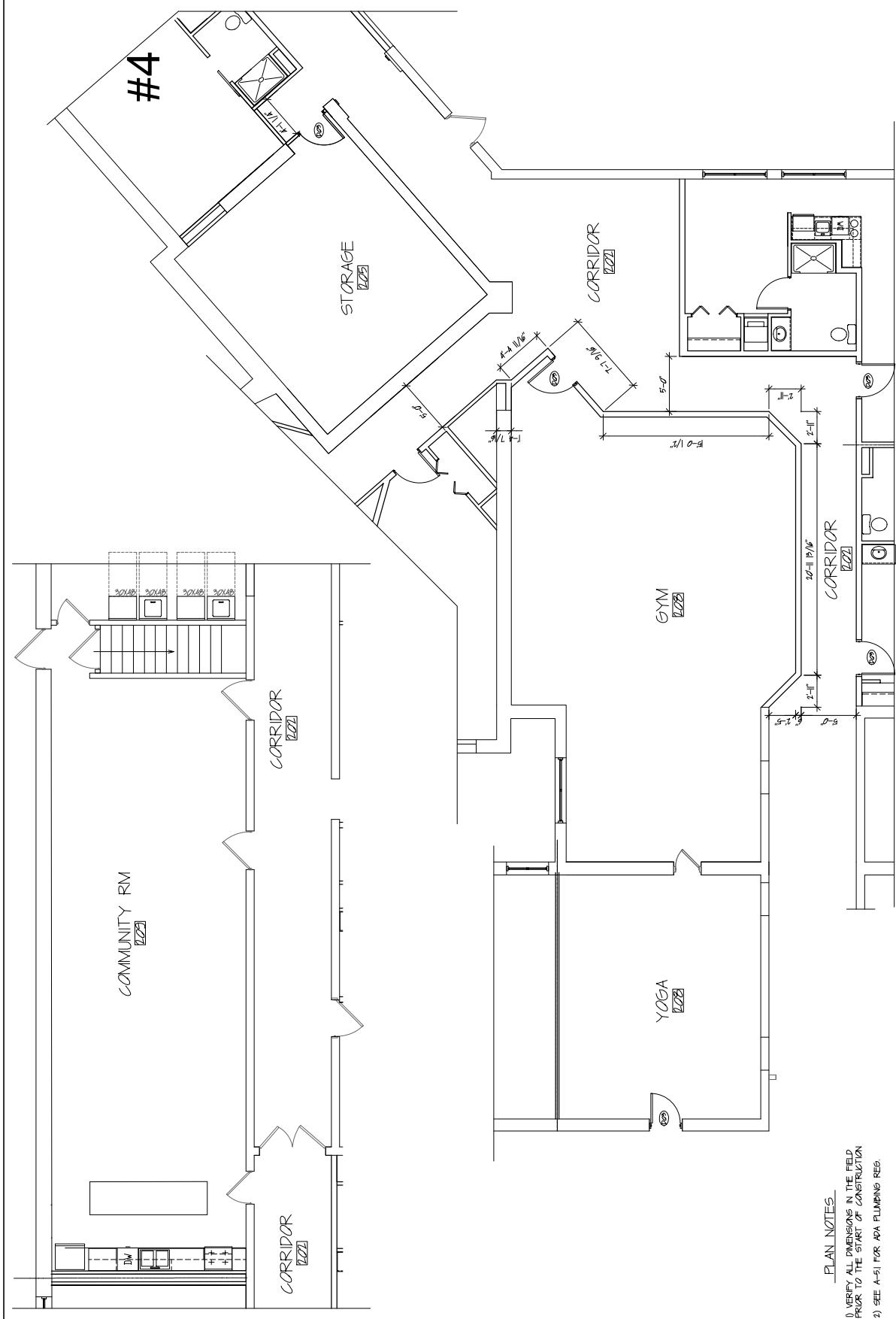
UNIT FLOOR PLANS
ADA DETAILS

PROJ. NO.
2020

SHEET NO.

A-1.3

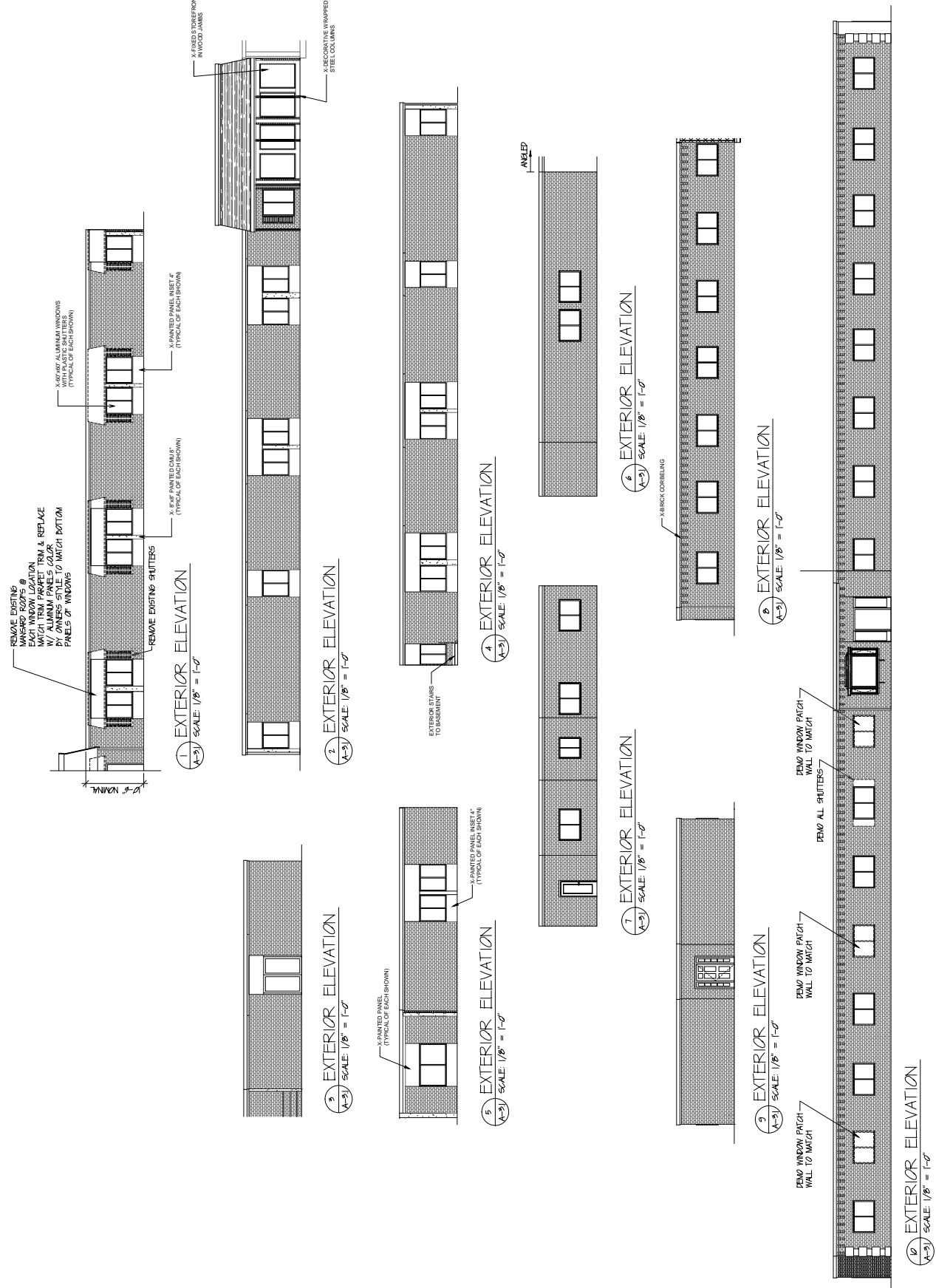
- 1) VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION
- 2) SEE A-5-I FOR ADA PLUMBING REQS.
- 3) ALL INTERIOR STUDS SHALL BE 3-5/8" STEEL STUDS UNZ.
- 5) ALL DIMENSIONS ARE FROM FACE TO FACE OF NEW STUDS & EXISTING DRYWALL
- 6) SEE A-1-I FOR ADDITIONAL INFO & DIMENSIONS

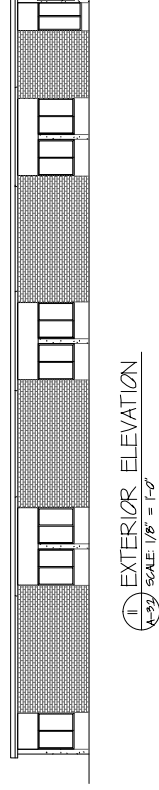
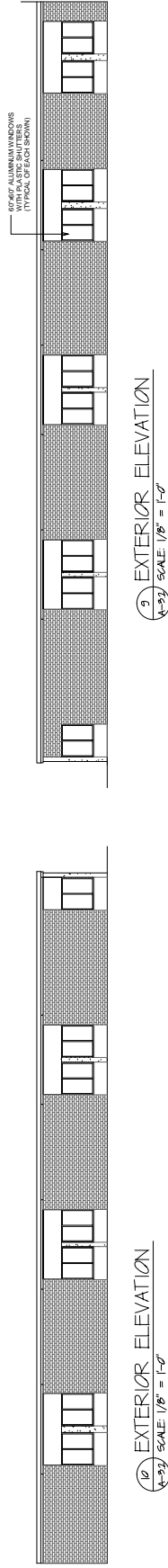
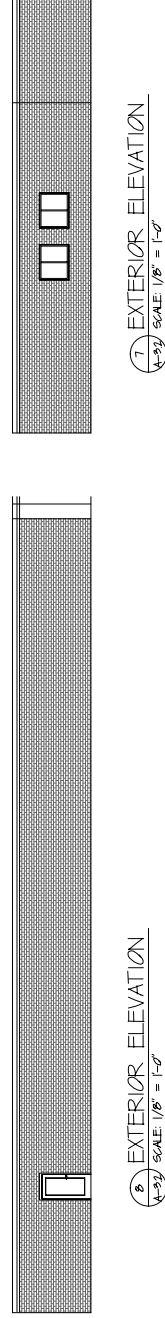
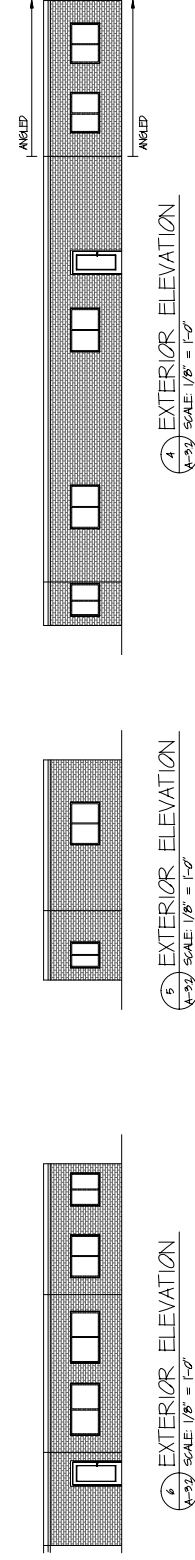
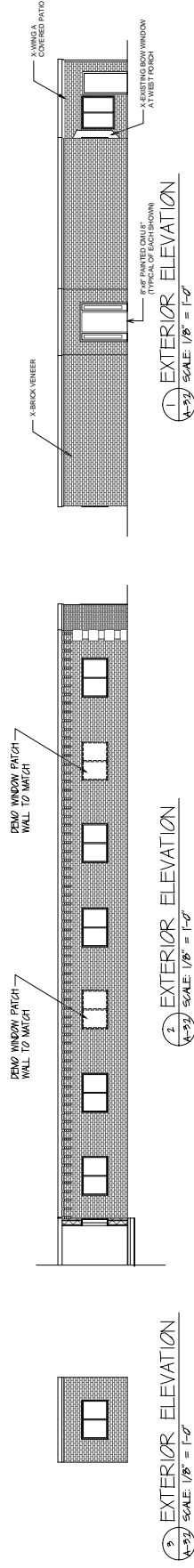


PLAN NOTES

- 1) VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION
- 2) SEE A-51 FOR ADA PLUMBING REQ.
- 3) ALL INTERIOR STUDS SHALL BE 3'-5 1/8" STEEL STUDS UNO.
- 4) ALL DIMENSIONS ARE FROM FACE TO FACE OF NEW STUDS & EXISTING DRYWALL
- 5) SEE A-11 FOR ADDITIONAL INFO & DIMENSIONS

1 CENTER CORE FLOOR PLAN
A-15 SCALE 1/4" = 1'-0"







M E M O R A N D U M

DATE: September 24, 2020
TO: Mayor Kaufert, Common Council and Plan Commission
FROM: Brad Schmidt, AICP, Deputy Director
RE: Excess Right-of-Way at Mayer Street/Harrison Street

As part of the construction of the Main Street Overpass, a number of properties were acquired to provide adequate room for the project. In some cases, more property was acquired than was necessary for the overpass project and the remaining land is not of sufficient size to render it buildable. This is the case with a small piece of land that exists along Mayer Street and Harrison Street (See Attached). The subject land is approximately 7,700 square feet in size and abuts three properties, one along Mayer Street, one along Main Street, and one along Harrison Street. A portion of the land which includes a driveway stub coming off of Mayer Street is not included in the declaration of excess public property. That driveway provides truck turnaround access. Staff will recommend the land be sold to adjoining property owners, however, prior to being able to sell the property, it must first be declared excess public property by the Plan Commission. A portion of land abutting the subject land was declared excess public land in 2007 and sold to 113 Van Street.

Recommendation

Appropriate action at this time is for the Plan Commission to declare the remnant land along Mayer Street and Harrison Street as excess public property and recommend the Common Council authorize the sale of the property.



Excess Public Land