

MINUTES OF THE NEENAH PLAN COMMISSION
Tuesday, July 7, 2020
4:15 p.m.

Present:

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

Also present:

Brad Schmidt, Deputy Director of Community Development		

Minutes: MSC Andrews/Kaiser to approve the June 23, 2020 meeting minutes. All Aye. Motion passed.

Public Appearances: None.

Public Hearings: None

Action Items:

1. Site Plan Review – 247 E. Wisconsin Avenue/244 E. Doty Avenue – Parking Lot

Deputy Director Schmidt provided an overview of the site plan to construct a new parking lot. The two properties are about 0.40 acres (17,424 square feet) in size and are currently zoned C-1, General Commercial District. Parking lots are a permitted use in the C-1 District. The proposed parking lot would include 49 parking stalls and would connect to the adjacent City-owned parking lot to the west. Parking in the new proposed lots would be permitted parking intended for tenants of the Neenah Center Office towers.

Commissioner Hancock-Cook indicated that she was appalled that two historic structures were removed for a parking lot.

Director Kaiser asked who will maintain the parking lot and will the driveway apron on Wisconsin Avenue be removed. Deputy Director Schmidt indicated that this is a private individual who is constructing the parking lot and it would be maintained privately. The driveway apron on Wisconsin would be removed per the Mayor.

Commissioner Genett asked why no access to these parking lots from Wisconsin Avenue. Deputy Director explained that would require removal of on-street parking.

Mayor Kaufert indicated that he was not overly excited about the removal of the historic houses, but understands that the City lacks an adequate supply of parking.

Aldersperson Lang agreed with Commissioner Hancock-Cook in that removing the historic homes was a mistake. She read from the City's Comprehensive Plan which states the need to preserve Neenah's historic structures. She says there was a mistake that the Neenah Landmarks Commission was not made aware of the removal of the houses. She would like to recommend staff look at the alternative options that the City can use to save Neenah's historic homes and structures from being demolished. The City should have a proactive approach for the next time someone is looking for parking in downtown so that another historic structure isn't removed. We should have identified properties where parking would be suitable.

MSC Kaiser/Kaufert, to approve the site plan for a parking lot at 247 E. Wisconsin Avenue and 244 E. Doty Avenue subject to the landscaping requirements and removal of driveway apron on Wisconsin Avenue. Kaiser, Lang, Hancock-Cook, Ellenberger, and Genett – Aye, Andrews No. Motion Passed.

2. CSM – 225 W. Wisconsin Avenue – 3 Lots

Deputy Director Schmidt provided an overview of the request to create 3 new lots along W. Wisconsin Avenue. The existing parcel is about 1.15 acres in size and is actually zoned Planned Development District, not C-2 as identified in the memo. The parcels are being created to support future development projects on the new lots.

Director Kaiser asked why all of the lots had the same square-footage. Deputy Director Schmidt indicated that was an error and that the surveyor was made aware of the issue.

MSC Kaiser/Lang, to approve the 3 Lot CSM for the property located at 225 W. Wisconsin Avenue. All Aye. Motion Passed.

Discussion Items: None.

Announcements and Future Agenda Items:

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Next Plan Commission meeting is scheduled for July 28, 2020.

Adjournment: The Commission adjourned its meeting at 4:50 P.M. MSC Ellenberger/Kaiser. All Aye. Motion passed.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Brad Schmidt", written in a cursive style.

Brad Schmidt
Deputy Director, Community Development