

MINUTES OF THE NEENAH PLAN COMMISSION
Tuesday, April 14, 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	ABSENT	Ald. Jane Lang	PRESENT		

Also present:

Brad Schmidt, Deputy Director of Community Development	Cassandra Kohls, Administrative Assistant Community Development	Joseph Wenninger, Director of Information Systems
Chris Haese, Director of Community Development & Assessments	Keith Walkowski - Riverside Land Surveying, LLC 5310 Willow St, Weston, WI	Beverly Winger, 2024 Henry St
Victor Anderson – Lokre Companies, 119 Scott Street, Wausau, WI		

Minutes: MSC Kaiser/Ellenberger to approve the March 18, 2020 meeting minutes. Ald. Lang cited a correction to the minutes for a typo as “Ally Aye” should be changed to “All Aye”. All Aye. Motion passed.

Public Appearances: Mayor Kaufert opened for Public Appearances.

Deputy Director Schmidt indicated that the applicant and land surveyor were in attendance to address questions.

Victor Anderson (Lokre Companies, Wausau, WI) indicated the reason they are redeveloping the Atrium site is the building site had 3 zoning categories. He would like to make the zoning uniform to M-1, Multi-Family Residence District. There are no plans to expand what is already on this parcel.

Keith Walkowski (Riverside Land Surveying, LLC, Weston, WI) introduced himself as the surveyor of the subject site. He indicated he was available to answer questions.

Mayor Kaufert closed the Public Appearances.

Public Hearings: None.

Action Items:

- Rezoning – Part of 1313 S. Commercial St. and Parcel No. 02-0618 – Rezone to M-1, Multi-Family Residence District (Ord. No. 2020-01) continued from February 25, 2020.**

Deputy Director Schmidt indicated the intent was to take several single parcels and consolidate to the 125 Byrd Avenue parcel. The city requires one zoning category. This rezoning would change one parcel from R-1, Single Family Residence District to M-1, Multi-Family Residence District and another parcel from C-1, Commercial District to M-1, Multi-Family Residence District. Deputy Director Schmidt presented the Certified Survey Map. He clarified that 125 Byrd Avenue was not being rezoned as it currently is zoned M-1, Multi-Family Residence District.

Mayor Kaufert asked for clarification that the current Vallhaven parcel is zoned M-1, Multi-Family Residence District. Deputy Director Schmidt indicated that it was. He explained the owner is attempting to consolidate the site so that it is one parcel verses multiple parcels.

Ald. Lang explained the lack of questions from the Plan Commission on this item as there was a thorough discussion on this item at the last Plan Commission meeting.

Mayor Kaufert stated there was some concern about the lot at the back being used for constructing a single-family home. He reiterated that the applicant stated there were no plans for this. Mayor Kaufert asked if someone wanted to build a building, would that need to come back to Plan Commission.

Deputy Director Schmidt indicated any development on this site would require Plan Commission approval. Neighbors have expressed concern regarding the construction of a 3-story apartment building in their backyards. He indicated development standards show the building setback will limit where a building could be placed. He displayed the setbacks on a map. He further explained the setbacks restrict any apartment complex from developing in this area.

Member Hancock-Cooke inquired about the parcel on the north side of the site.

Deputy Director Schmidt explained the city purchased that parcel and a portion of 1313 S. Commercial Street. The owner negotiated with the city to purchase this property. The owner didn't need this parcel and the city could utilize it for a potential stormwater pond and increase the marketability of the former Harn's site.

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Ord. 2020-01

MSC Lang/Ellenberger, Plan Commission recommends Common Council approve Ordinance No. 2020-01 partially rezoning 1313 S. Commercial Street and rezoning parcel number 02-0618-00-00 to M-1, Multi-Family Residence District. All Aye. Motion passed.

2. Certified Survey Map – 3 Lots – S. Commercial Street/Byrd Avenue - *continued from February 25, 2020.*

Deputy Director Schmidt provided an overview indicating the certified survey map will create 3 lots, two of which are city property.

Mayor Kaufert expressed some neighbors were concerned that subsidized housing will be developed in this location. He inquired whether the owner could remodel the current building and asked if the city would provide a permit for such a project.

Deputy Director Schmidt indicated the conversion of the former assisted living facility would require a change of use and this would come back to the Plan Commission. The existing use has been discontinued. To demolish the existing building and build a new apartment complex would also require Plan Commission approval.

Mayor Kaufert clarified that all the permitted uses would be allowed in the M-1, Multi-Family Residence District; however, they would have to come back to Plan Commission for review. Deputy Director Schmidt indicated that is correct.

Member Hancocke-Cooke stated that if the new owner wished to build multi-family housing, the Plan Commission would have no ability to deny the permitted use, but Plan Commission could indicate the type of finishes that would be allowed.

Deputy Director Schmidt indicated there are a number of different types of subsidized housing. We cannot discriminate against low-income housing. However, low-income housing may require Common Council approval if they are requesting city funding.

MSC Kaiser/Ellenberger, Plan Commission approves the 3 lot CSM for the property located along S. Commercial Street and Byrd Avenue. All Aye. Motion passed.

Discussion Items: None.

Announcements and Future Agenda Items:

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

Adjournment: The Commission adjourned its meeting at 4:38 P.M. MSC Ellenberger/Lang. All Aye.

Respectfully Submitted,



Cassandra Kohls
Administrative Assistant, Community Development