

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	Sarah 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

Plan Commission Minutes

June 7, 2022

Page 2

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.

Ord. 2022-14

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 – 1-2, 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.

Ord. 2022-13

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

Plan Commission Minutes

June 7, 2022

Page 3

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.

Plan Commission Minutes

June 7, 2022

Page 4

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

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.

CA

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