



NEENAH PLAN COMMISSION

December 8, 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/256161821>

Conference Telephone Number: +1 (872) 240-3212

Access Code: 256-161-821 #

1. Approval of Minutes: November 24, 2020
2. Public Appearances (Ten minutes divided among those wishing to speak on topics pertinent to the Plan Commission)
3. Public Hearings:
 - a. **Rezoning** - 200 County Road CB - I-2, General Industrial District
4. Action Items:
 - a. **Rezoning** - 200 County Road CB - I-2, General Industrial District (Ord. No. 2020-25)
 - b. **Site Plan Review** - 2301 Industrial Drive - Building Addition
 - c. **Street Discontinuance** - N. John Street (Res. No. 2020-16)
5. **South Commercial Street Corridor Plan** -
<https://www.ci.neenah.wi.us/scommercialstreetplan/>
6. Announcements and future agenda items:
 - a. Next Meeting: December 29, 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, October 13, 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	PRESENT		

Also present:

Brad Schmidt, Deputy Director of Community Development	Chris Haese, Director of Community Development	John Hogerty, Neenah Gateway Plaza
Steve Gries, Gries Architecture		

Minutes: MSC Andrews/Kaiser, the Plan Commission to approve the October 13, 2020 meeting minutes. All aye. Piergrossi abstained. Motion passed.

Public Appearances: None.

Public Hearings:

A. Comprehensive Plan Amendment – Future land use map and miscellaneous text changes – PC Resolution No. 2020-01, Ord. No 2020-22

Mayor Kaufert opened the public hearing. There were no comments made by members of the public during the public hearing. Mayor Kaufert closed the public hearing.

Action Items:

A. Comprehensive Plan Amendment – Future land use map and miscellaneous text changes – PC Resolution No. 2020-01, Ord. No 2020-22

Deputy Director Schmidt began by explaining the need for the changes being proposed. Staff is recommending that the City's Comprehensive Plan and Future Land Use Map be amended to remove references to the Village of Fox Crossing Boundary Agreement and change the future land use designation for land in the Town of Neenah which was previously identified as future Village of Fox Crossing growth area. Due to a Boundary Agreement with Fox Crossing not having been finalized by the deadline of 3/16/2016 and because negotiations have ceased, the City decided to move on from the MOU and eliminate the City/Village growth area in the Town of Neenah. The area in the Town of Neenah will be designated as Mixed Use.

Also, the Future Land Use Map is amended by changing the future land use designations for the land located on the southwest and northwest corners of County Highway G and Woodenshoe Road from Rural Conservation Area to Residential Neighborhood Investment Area. Finally, the Future Land use Map will be amended to show the future dog park on Byrd Avenue and Brooks Avenue as Recreational Facility.

Member Piergrossi will abstain because of a potential conflict of interest.

MSC Kaiser/Andrews, the Plan Commission to approve Resolution 2020-1 and recommend Council approve Ordinance No. 2020-22 amending the Comprehensive Plan 2040 and Future Land Use Map. All voting aye. Piergrossi abstained. Motion passed.

B. Project Plan Approval #2-20 – The Plaze at Gateway park – Glatfelter Mill PDD

The Community Development Department received a request to construct a public plaza, community building and ice rink located at 215 Main Street (commonly known as sites 1-3 in the Glatfelter Mill Redevelopment Plan). The subject parcel is currently owned by the CDA and is undeveloped.

The proposed public plaza and community building conform to the use and design guidelines set forth in the Master Plan for the site. The proposed 3,750 square-foot, one-story community building has a contemporary design but also complements the existing buildings surrounding the site. The building will include a small café, skate rental area, restroom facilities and storage of rink equipment. The rink will operate during the late fall and winter months and is 122'x 60' dimensionally. In the non-skating months, the area will function as a public plaza for events.

Ord. No. 2020-22

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Ord. No. 2020-23

Outdoor lighting will be provided around the ice rink and won't negatively impact surrounding areas. Construction is scheduled to begin in spring 2021 and will be completed by winter 2021.

Member Hancock-Cooke asked how this may affect the plan for Arrowhead Park and what Arrowhead may need at this point. Deputy Director Schmidt does not feel that the plan would need to change. Mayor Kaufert explained that he will be forming a taskforce to discuss Arrowhead Park and how future park use will be incorporated with the downtown as it changes.

Member Piergrossi asked if a cooling system will be used for the ice rink. A cooling system will be used. He also asked if the city will be at the expected level of TIF incentive for this area. Director Haese explained that the incentive will be much higher than expected due to the apartment building that will be adjacent to the rink.

Member Genett asked if the other ice rinks around the city will exist after the construction of the rink. Mayor Kaufert talked with Director Mike Kading and the plans are to continue utilizing the other rinks as they are different types of rinks.

Member Lang asked about the fence seen on the new rendering of the ice rink. It is a slight change from the renderings seen before and wanted to confirm that the Commission felt comfortable with this change. Director Haese explained that due to the high amount of investment for this area, this location will function a bit differently than some of the other parks in that it will have definite opened and closed times. The police department has been consulted regarding the possibility of vandalism and how to lessen that. Many options are still being considered to help with this issue.

Many members expressed their excitement about this project.

MSC Ellenberger/Piergrossi, the Plan Commission recommends that Council approve Ordinance #2020-23 approving Project Plan Approval #2-20 for the Glatfelter Mill Planned Development District, allowing the construction of a public plaza and ice rink. All voting aye. Motion passed.

C. Site Plan Review – 1132 S Commercial Street – Outdoor Premises Area Expansion

Barrel 41 is requesting that the temporary outdoor area they created earlier this year remain on their premises permanently.

Member Kaufert asked if the outdoor area meets all of the requirements of the code as it currently stands. Director Schmidt confirmed that it does.

Member Piergrossi asked if there have been complaints from neighbors regarding this site. Mayor Kaufert said there were a few complaints but hasn't heard any complaints after the six-foot fence was built.

MSC Genett/Lang, the Plan Commission to approve the Site Plan for the Outdoor Patio at 1132 W. Commercial Street (Barrel 41 Brewery Co). All voting aye. Motion passed.

Water Utility Presentation – Anthony Mach – Water Utility Director

Member Hancock-Cooke requested that Director Tony Mach attend Plan Commission and discuss how climate change may affect processes of the water department. During his talk, he discussed how the water is cleaned, softened, filtered and tested. The city's water capacity is about 12 million gallons but the city only uses about 3 million gallons. Any flooding, heavy run off, wind and/or hot-dry days can affect the water and the department works towards efficiency and water conservancy.

Member Hancock-Cooke asked about a high water demand and how that would affect water department processes. Director Mach explained that the system does have capacity for what is run through and even more. This is only a surface water plant so the department does not have to worry about issues that groundwater plants see. He does not envision an incident that would increase the load on the system in such a significant manner that the system could not handle.

Member Piergrossi asked how we would combat pressure issues if they arose. Director Mach explained that an engineering firm is looking at this situation and will give recommendations of what could be done. A capacity study is also being done.

Announcements and Future Agenda Items:

Next meeting: December 8, 2020

Adjournment: The Commission adjourned its meeting at 5:20 P.M. MSC Genett/Kaiser. All Aye. Motion passed.

Respectfully Submitted,

Plan Commission Minutes

November 24, 2020

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A handwritten signature in black ink, appearing to read "Samantha Jefferson", with a long horizontal flourish extending to the right.

Samantha Jefferson
Office Manager, Community Development



M E M O R A N D U M

DATE: December 8, 2020
TO: Mayor Kaufert and Plan Commission
FROM: Brad Schmidt, AICP, Deputy Director of Community Development
RE: Rezoning to I-2 District – 200 County Road CB (**Ord. No 2020-25**)

Request

The City of Neenah is requesting to rezone land located at 200 County Road CB to the I-2, General Industrial District.

Background

The subject parcel is about 25 acres in size and was recently attached to the City via an amendment to the City of Neenah/Town of Neenah Boundary Agreement. Like an annexation, attached land is automatically zoned R-1, Single-Family District. The current use of the property is a power plant. Power plants are permitted uses in the I-2 District.

Consideration

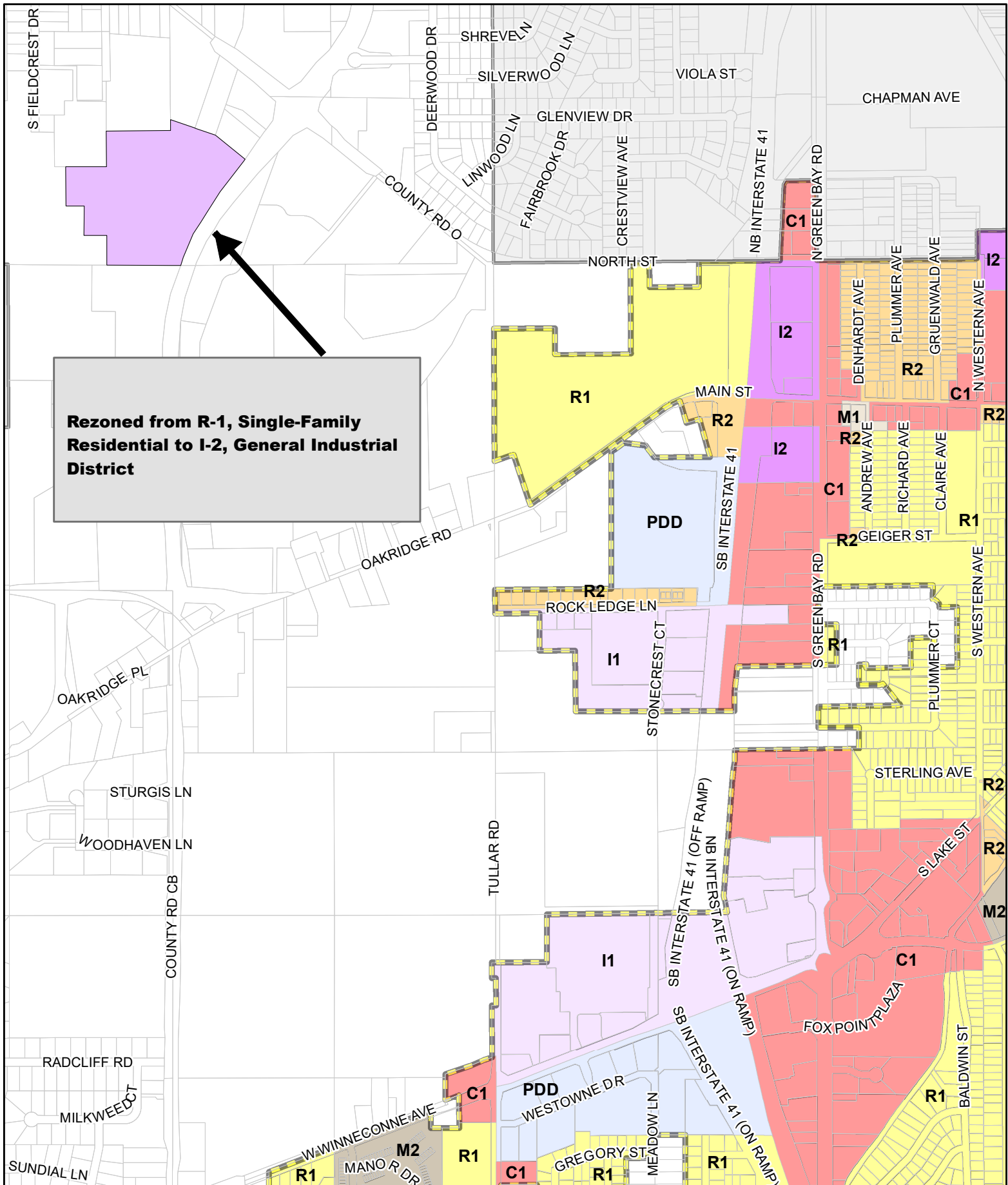
The intent of the I-2 District is to encourage manufacturing, warehousing, and other similar uses in areas already established for such uses. The Common Council recently approved an amendment to the City's Comprehensive Plan Future Land Use Map which identified this area as future Mixed Use. Rezoning the property to the I-2, General Industrial District is consistent with the Comprehensive Plan's Mixed Use category. The property is used as an electrical power plant owned by Alliant Energy. Land surrounding the subject property contains mostly similar high intense uses such as an auto salvage yard, mini-warehouse storage units and outdoor storage yards, and several light industrial buildings. All land surrounding the subject property is located in the Town of Neenah.

Recommendation

An appropriate action at this time is for the Plan Commission to recommend Common Council approve Ordinance No. 2020-25 rezoning 200 County Road CB to the I-2, General Industrial District.

200 County Road CB

I-2, General Industrial District





AN ORDINANCE: By the Neenah Plan Commission
Re: Rezoning land located at 200 County Road CB
to the I-2, General Industrial District.

ORDINANCE NO. 2020-25

Introduced: _____

Committee/Commission Action: _____

AN ORDINANCE

The Common Council of the City of Neenah, Wisconsin, do ordain as follows:

Section 1. Section 26-123 of the Neenah Municipal Code pertaining to 25.2 Acres of land located at 200 County Road CB to the I-2, General Industrial District. The property is more particularly described as follows:

PART OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ AND PART OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 19, PART OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ AND PART OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 20, TOWN 20 NORTH, RANGE 17 EAST, TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST ¼ CORNER OF SAID SECTION 20; THENCE S89°17'48"W, ALONG SOUTH LINE OF SAID NORTHEAST ¼ OF SECTION 19, A DISTANCE OF 524.02 FEET; THENCE N01°17'23"W, 239.93 FEET; THENCE S89°15'14"W, 184.34 FEET; THENCE N00°40'38"W, 238.64 FEET; THENCE S88°56'26"W, 146.01 FEET; THENCE N01°05'59"W, 318.1 FEET; THENCE N89°04'03"E, 326.75 FEET; THENCE N01°17'23"W, 290.25 FEET; THENCE N88°31'52"E, 520.35 FEET; THENCE N01°28'08"W, 87.63 FEET; THENCE S72°19'14"E, 386.14 FEET; THENCE S51°52'31"E, 309.90 FEET; THENCE S33°26'21"W, 26.60 FEET; THENCE S36°47'24"W, 307.44 FEET; THENCE S31°16'28"W, 194.61 FEET; THENCE S32°02'37"W, 95.20 FEET; THENCE S31°40'37"W, 114.97 FEET; THENCE S21°47'01"W, 206.91 FEET; THENCE S16°10'16"W, 68.20 FEET; THENCE S88°31'27"W, 74.95 FEET TO THE POINT OF BEGINNING.

Parcel ID: **07-0594-00-00**

Section 2. Severability. In the event any section, subsection, clause, phrase or portion of this ordinance is for any reason held illegal, invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent

provision, and such holding shall not affect the validity of the remainder of this ordinance. It is the legislative intent of the Common Council that this ordinance would have been adopted if such illegal provision had not been included or any illegal application had not been made.

Section 3. Repeal and Effective Date. All ordinances or parts of ordinances and resolutions in conflict herewith are hereby repealed. This ordinance shall take effect from and after its passage and publication.

Adopted: _____

Published: _____

Approved:

Dean R. Kaufert, Mayor

Attest:

Stephanie Cheslock, City Clerk



DATE: December 8, 2020
TO: Mayor Kaufert and Plan Commission
FROM: Brad Schmidt, Deputy Director
RE: Site Plan Review – 2301 Industrial Drive - Building Addition

Request

The Amcor Company has submitted a site plan for a building addition located at 2301 Industrial Drive.

Background

Amcor operates a research and development facility at the subject property and is proposing to construct a pilot plant in the proposed building addition. The existing facility is 93,260 square feet in size and includes off-street parking lots on the east and west side of the building. The proposed 9,233 square-foot building addition is located along the north side of the building. No other site improvements are proposed with this plan. The exterior materials of the proposed addition will match the existing structure as will the height of the building.

The I-1 District development standards are listed below.

Building Setbacks:

Front Yard – 30 feet **(410 feet from Industrial Drive)**

Side Yard – 10 feet **(20 feet from Bell Street)**

Max Height – 100 feet **(30 feet)**

Lot Coverage Maximum – 60% of the total site **(26%)**

Landscaping:

Several trees will be removed due to the construction of the building addition. While the site plan indicates that some of those trees will be relocated, not all of them are being replaced. At a minimum, all trees being removed must be replaced along the north property line.

Mechanical Equipment Screening:

All roof-top mechanical equipment must be fully screened and not visible from Bell Street. Please submit a plan showing how the mechanical equipment will be screened.

Recommendation

An appropriate action is for Plan Commission to approve the site plan for 2301 Industrial Drive subject to the conditions of the Site Plan Review letter.

2301 Industrial Drive





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

December 04, 2020

KEN KRAASE
CR MEYER AND SONS
895 W 20TH AVENUE
OSHKOSH, WI 54903

RE: Site Plan #7-20 - 2301 Industrial Dr - Building Addition Site Plan - Major Review () Status Approved

Dear KEN KRAASE:

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:

1. Replace trees removed. (9 evergreens and 5 shade trees proposed to be removed)
2. Rooftop mechanical equipment shall be adequately screened from Bell Street.

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

Approved

Review Comments:

Finance - Andy Kahl -
akahl@ci.neenah.wi.us

Not Applicable

Review Comments:

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

Not Applicable

Review Comments:

Fire Department - Brad Schmidt -
bschmidt@ci.neenah.wi.us

Not Applicable

Review Comments:

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

Approved

Review Comments:

Water Utility - Anthony Mach - 920-886-6180
amach@ci.neenah.wi.us

Review Comments:

SITE SUMMARY

- 2301 INDUSTRIAL DRIVE, NEENAH, WI
- LOT 401.483 S.F. (9.27 ACRES)
- LOT 401.483 S.F. (9.27 ACRES)
- MIN. FRONT YARD SETBACK - 30 FT. FOR BLDGS. & 10 FT. FOR PARKING
- MIN. SIDE YARD SETBACK - 10 FT.
- MIN. REAR YARD SETBACK - 10 FT.
- MAX. LOT COVERAGE OF BLDGS SHALL NOT EXCEED 60%.
- 401.483 S.F. X 10.9 = 240,866 S.F. (10,233 ACTUAL)

NOTES

- SEE DAVEL ENGINEERING CIVIL DRAWINGS FOR SITE WORK DETAILS
- ALL UNDERGROUND UTILITIES SHALL BE MARKED ACCORDING TO COLOR CODES. COLOR CODE TAPING SHALL BE MARKED WITH THE CORRESPONDING UTILITY UPON INSTALLATION BY C.R. MEYER AND/OR SUBCONTRACTORS.
- RED - ELECTRIC POWER LINES, CABLES, CONDUIT AND LIGHTING CABLES
- ORANGE - COMMUNICATION, CABLE TV, LAMPS SIGNAL LINES
- CABLE CONDUIT FOR WATER, GAS, OIL, AND SEWER LINES
- GREEN - SEWERS AND DRAIN LINES
- PINK - TEMPORARY SURVEY MARKING

CR MEYER

920.235.3350 / P.O. BOX 1157 / OSHKOSH WI 54603-2157

DESCRIPTION

ISSUED FOR CITY OF NEENAH SITE PLAN REVIEW

REV

DATE

11/16/2020

DESIGNED BY

KWK

CHECKED BY

MJD

WISCONSIN

PROJECT

PILOT PLANT EXPANSION

NEENAH

DATE

11/16/2020

PROJECT NO.

200057-800

REFERENCE

SITE PLAN

SHEET NO.

G100

2301 INDUSTRIAL DRIVE

amcor

PILOT PLANT EXPANSION

NEENAH

DATE

11/16/2020

PROJECT NO.

200057-800

REFERENCE

SITE PLAN

SHEET NO.

G100

The site plan illustrates the proposed expansion of the Amcor Neenah Innovation Center. The existing building, a large tan-colored structure, occupies the central and right portions of the site, measuring 93,260 square feet. To its left, a new 'PILOT PLANT ADDITION' is shown in orange, measuring 9,233 square feet. The plan includes extensive parking areas with individual parking spaces marked, as well as various site details such as setbacks, easements, and utility lines. Surrounding streets include Bell Street to the west, Industrial Drive to the north, and Venture Court to the east. A north arrow is located in the upper right corner of the plan area.

REFERENCE SITE PLAN
SCALE: 1" = 30'-0"

SAFETY RULES ARE YOUR BEST TOOLS • USE YOUR SENSES AND BE AWARE OF YOUR SURROUNDINGS • PLAY IT SAFE • PRECAUTION IS BETTER THAN CURE • **CONFIDENTIAL**

OFFICE LOCATIONS: GREEN BAY, WI | ESCANABA, MI | KILBUCK, MN | TULSA, OK | OSHKOSH, WI | RICHMOND, WI | CHESTER, PA

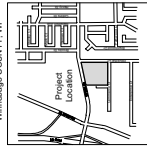
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TOPOGRAPHIC SURVEY

Amcor Innovation Center
 City of Neenah, Winnebago County, WI
 For: CR Meyer

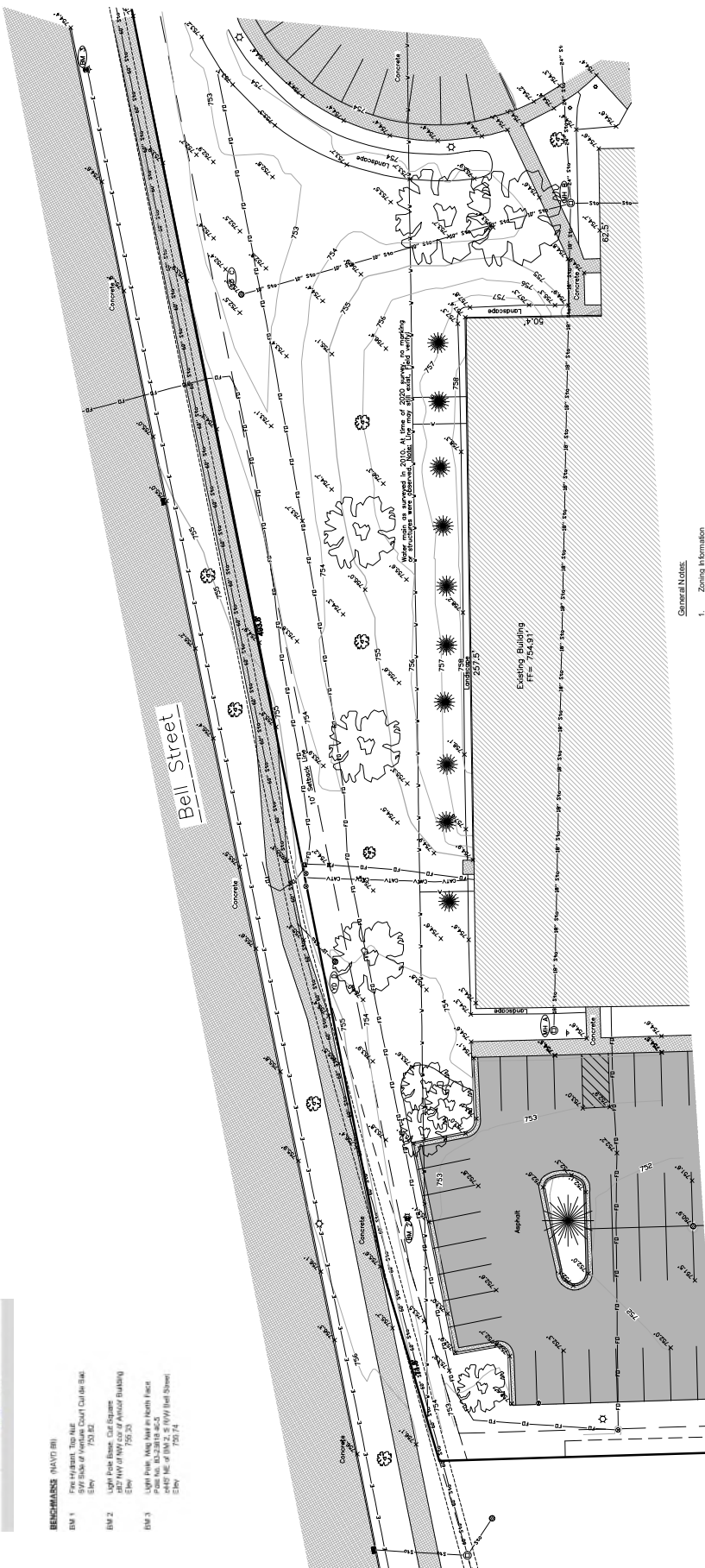
LOCATION MAP

SEC 4, T19N, R17E
 Winnebago County, WI



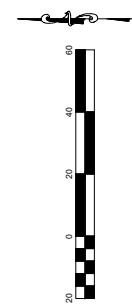
Storm Structures				
Structure #	Run	Inch	Size	Material / Direction
MH1	A	754.64	751.59	18" RCP E
MH1	B	754.35	747.20	18" RCP W
MH1	C	754.35	747.20	18" RCP W
MH1	D	754.35	747.20	18" RCP W
MH1	E	754.35	747.20	18" RCP W
MH1	F	754.35	747.20	18" RCP W
MH1	G	754.35	747.20	18" RCP W
MH1	H	754.35	747.20	18" RCP W
MH1	I	754.35	747.20	18" RCP W
MH1	J	754.35	747.20	18" RCP W
MH1	K	754.35	747.20	18" RCP W
MH1	L	754.35	747.20	18" RCP W
MH1	M	754.35	747.20	18" RCP W
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MH1	W	754.35	747.20	18" RCP W
MH1	X	754.35	747.20	18" RCP W
MH1	Y	754.35	747.20	18" RCP W
MH1	Z	754.35	747.20	18" RCP W

BENCHMARKS (NAVD83)
 BM 1 Fire Hydrant, Top Rail
 544' 10" 1/2" of Vertical Curve, C&D de file
 Elev: 753.82
 BM 2 Light Pole Base, Old Square
 Elev: 752.23
 BM 3 Light Pole Base, New Square, North Face
 Elev: 752.23
 244' 10" NE of BM 2, S WPM (Red Stone)
 Elev: 750.74



General Notes

- Zoning Information**
 City of Neenah - Planned Business Center District
 Setbacks:
 Front Yard: 10 Feet for Building and 10 Feet for Parking
 Side Yard: 10 Feet
 Rear Yard: 50 Feet
 Height: Principle - 100 Feet
- Floodplain Information**
 (Subject Site per FEMA Map No. 65130C0113E, with an effective date of March 17, 2003)
 Flood Hazard Zone: X 7950
 Flood Hazard: 1% Annual Chance Floodplain
 Flood Hazard: 0.2% Annual Chance Floodplain
- Existing utilities shown are indicated in accordance with available records and field investigation. All utility owners shall be notified by the contractor 72 hours prior to excavation. All utility owners shall be notified by the contractor 72 hours prior to excavation. Contact Digger's Hotline (1-800-242-8511) for exact utility locations.
- This is not a boundary survey.

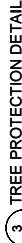


LEGEND	
— GUY —	Underground Cable TV
— SW —	Storm Sewer (PVC Storm)
— S —	Sanitary Sewer (PVC Storm)
— E —	Electric (PVC Storm)
— L —	Light Pole
— G —	Gas (PVC Storm)
— W —	Water (PVC Storm)
— T —	Telephone
— X —	1" 7950
— B —	Bar
— C —	Center
— D —	Drain
— E —	Electric
— G —	Gas
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PROJECT LANDSCAPE REQUIREMENTS:

NEW LANDSCAPE SCHEDULE			
QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE / CONDITION
3	ACER X FREEMANI	AUTUMN BLAZE FREEMAN MAPLE	2 1/2" - 3" B&B
7	PICEA OLAUCA VAR. DENSATA	BLACK HILLS SPRUCE	5' - 6' B&B

1. ALL PLANT BEDS SHALL HAVE MINERAL MULCH UNLESS OTHERWISE NOTED. MINERAL MULCH SHALL BE SAVANNAH FROM EXISTING SITE. IMPORTED MINERAL MULCH SHALL MATCH EXISTING MINERAL MULCH.
2. ALL MULCH RINGS IN LAWN SHALL HAVE ORGANIC MULCH.
3. ALL PLANT BEDS AND EDGES BETWEEN MULCH TYPES SHALL HAVE ALUMINUM EDGING UNLESS OTHERWISE NOTED.
4. ALL DISTURBED AREAS SHALL BE REPAIRED WITH INDICATED SEED.



DESIGNED BY:	KWK
CHECKED BY:	MJD



PROJECT
PILOT PLANT EXPANSION
2301 INDUSTRIAL DRIVE

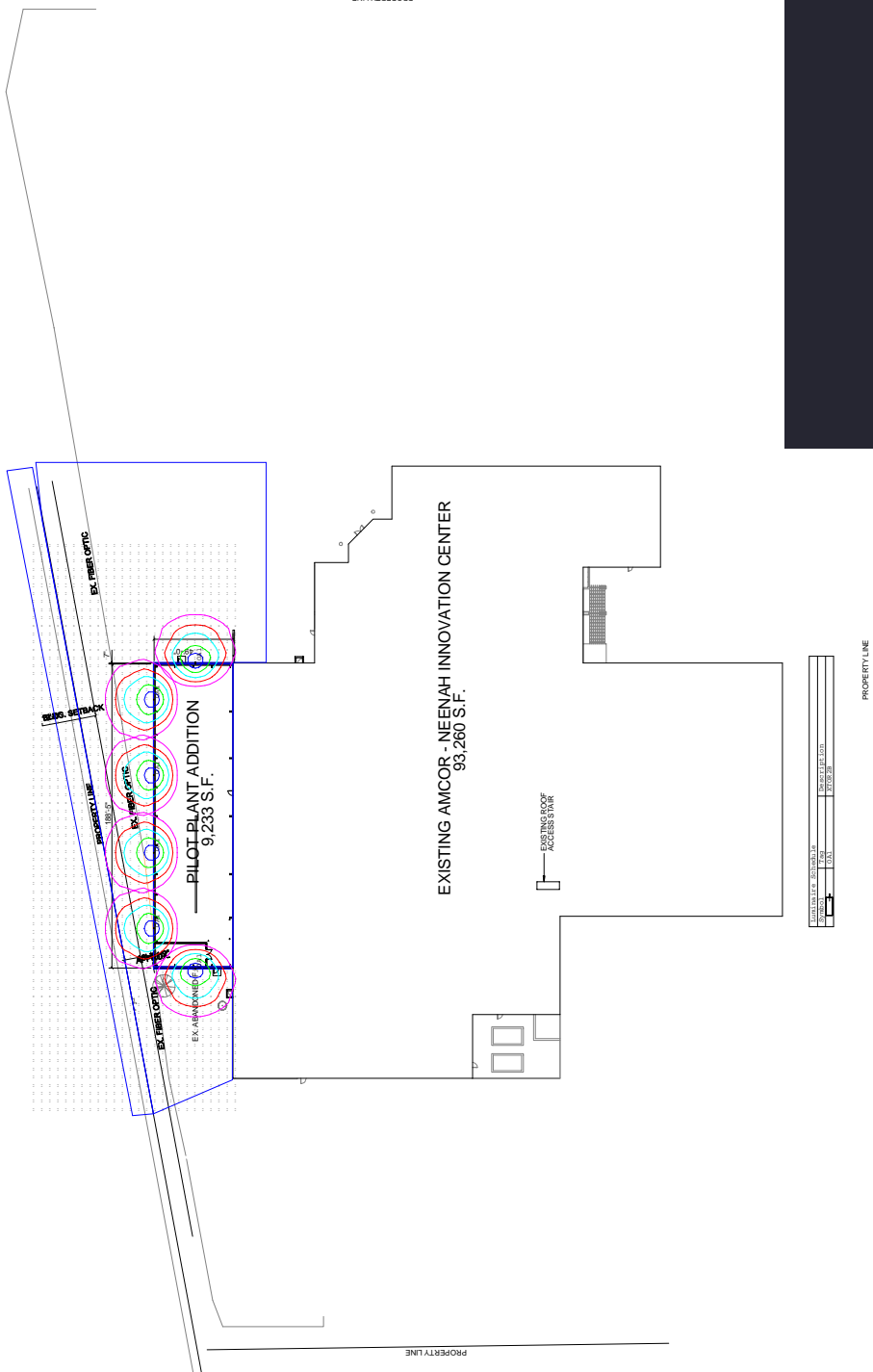
DATE	1/16/2020
PROJECT NO.	200057-800

LANDSCAPE
PLAN

BIC Pilot Expansion Neenah Lighting
NEENAH, WI

DRAWN BY: JTHIEL
Date: 11/17/2020
SCALE:
JOB #:
SHEET DESCRIPTION
EXTERIOR
LIGHTING
LAYOUT

SHEET NO.
ES01





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

DATE: December 8, 2020
TO: Mayor Kaufert and Members of the Plan Commission
FROM: Brad Schmidt, Deputy Director
RE: Street Discontinuance – N. John Street

Request

Eggers Industries (164 N. Lake Street), is requesting a discontinuance (street vacation) of a portion of N. John Street, located north of Main Street.

Consideration

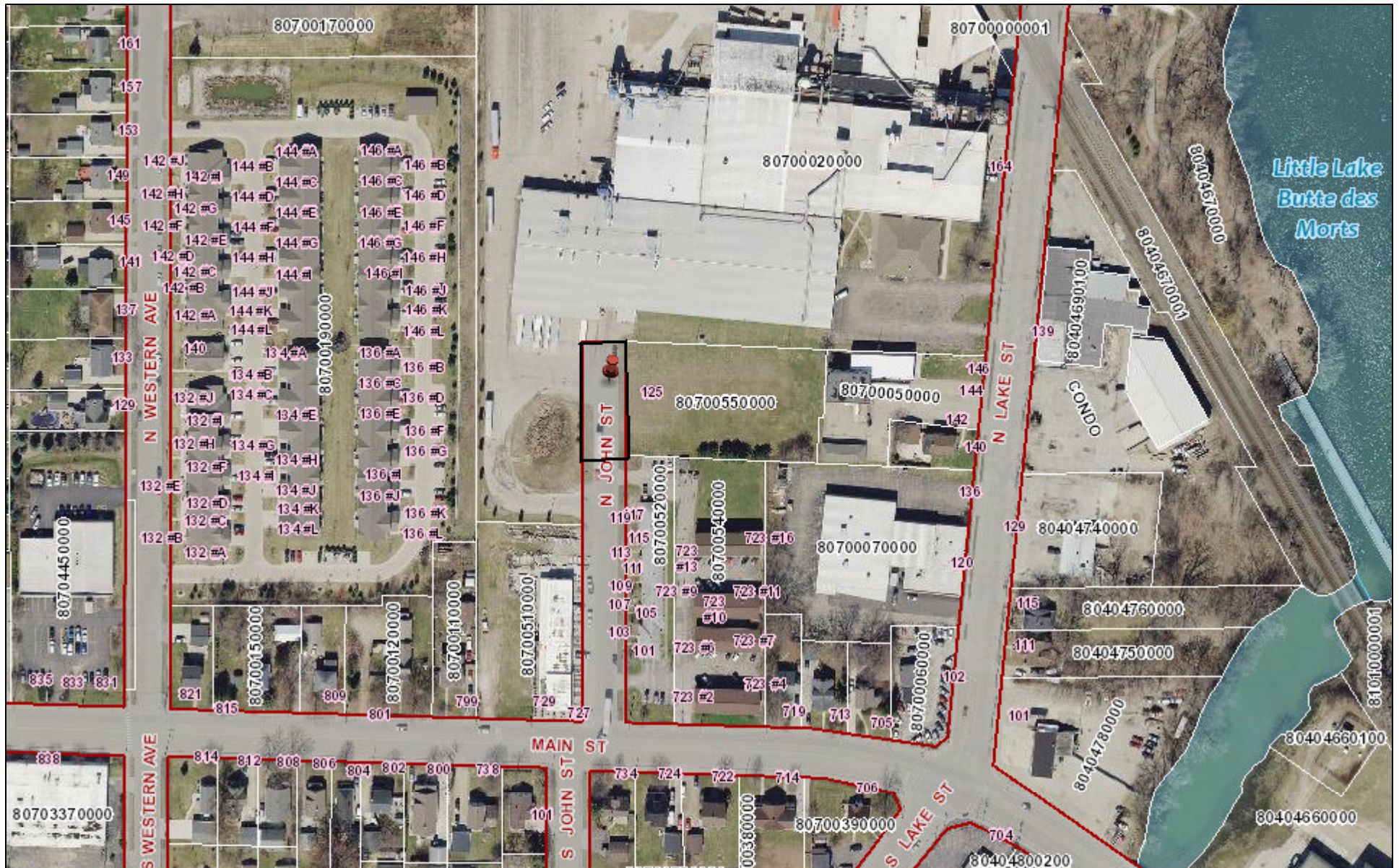
The portion of N. John Street proposed to be vacated is located between parcels owned by Eggers Industries. No other parcels front the approximately 9,446 square-foot right-of-way discontinuance. This portion of N. John Street only serves Eggers Industries and has, in essence, served as the driveway to that property. There are public utilities within the proposed right-of-way discontinuance area. An easement will be drafted to ensure the City has continued access and an ability to maintain those utilities. Once discontinued, the right-of-way will be transferred to Eggers Industries. The purpose of the discontinuance request is to accommodate a larger storm water pond as part of Egger's expansion project. In addition, the extra land will assist with a future building addition project.

The vacated portion of N. John Street will be absorbed into the larger 164 N. Lake Street property via a Certified Survey Map and maintain the I-2, General Industrial District zoning classification.

Recommendation

An appropriate action is for Plan Commission to recommend the Common Council discontinue a portion of N. John Street (Resolution 2020-16).

N John St - Discontinuance



December 1, 2020

1:2,286

Physical Addresses



Road ROW



Road ROW area



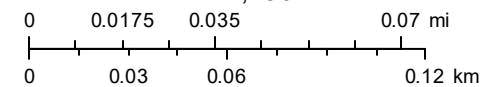
Municipal Boundary

Tax Parcel Boundary (white)

Street Centerline



Tax Parcel Boundary



Winnebago County GIS
Imagery Date: April 2020

Winnebago County GIS
Winnebago County GIS | Imagery Date: April 2020 |



RESOLUTION NO 2020-16

A RESOLUTION VACATING A PORTION OF N. JOHN STREET, NORTH OF MAIN STREET PURSUANT TO SECTION 66.1003 (4) WIS. STATS.

WHEREAS, the City of Neenah finds it in the public interest to vacate a portion of N. John Street north of Main Street, described as follows:

PORTION OF N. JOHN STREET, BEING PART OF GOVERNMENT LOT 3, SECTION 21, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 21; THENCE SOUTH 89 DEGREES 16 MINUTES 33 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 676.29 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 34 SECONDS EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF N. JOHN STREET AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 1828.48 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 55 MINUTES 26 SECONDS WEST, 60.00 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 34 SECONDS EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF N. JOHN STREET, A DISTANCE OF 158.62 FEET; THENCE SOUTH 87 DEGREES 39 MINUTES 51 SECONDS EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF N. JOHN STREET, A DISTANCE OF 60.05 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 34 SECONDS WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF N. JOHN STREET, A DISTANCE OF 156.25 FEET TO THE POINT OF BEGINNING. CONTAINING 9,446 SQUARE FEET.

WHEREAS, the Common Council received and introduced the resolution on the 4th day of November, 2020 for hearing on the 16th day of December, 2020; and

WHEREAS, a Lis Pendens was filed by the City with the Winnebago County Register of Deeds on or about November 2, 2020 as Document Number _____ in compliance with Wis. Stats. §66.1003(9).

NOW, THEREFORE, BE IT RESOLVED, BY THE COMMON COUNCIL OF THE CITY OF NEENAH, WISCONSIN this 16th day of December, 2020, that the above-described portion of N. John Street is hereby vacated.

BE IT FURTHER RESOLVED, that a Certified Copy of this Resolution shall be filed with the Winnebago County Register of Deeds upon passage and approval by the Common Council and Mayor of the City of Neenah.

CITY OF NEENAH, WISCONSIN

Introduced: November 4, 2020

Dean R. Kaufert, Mayor

Recommended by:

Moved:

Stephanie Cheslock, City Clerk

Passed:

Map of Portion of Street to be Vacated

