2nd AMENDMENT

City of Neenah
COMMON COUNCIL AGENDA
Wednesday, November 16, 2022 - 7:00 p.m.
Neenah City Hall – 211 Walnut Street
Council Chambers

I. Roll Call and Pledge of Allegiance

SMALL BUSINESS SATURDAY PROCLAMATION

II. Introduction and Confirmation of Mayor's Appointment(s) – None.

III. Approval of Council Proceedings
- A. Approval of the Council Proceedings of November 2, 2022 regular session. **(UC)**

IV. Public Hearings
- A. Consider Ordinance 2022-20 Amending the Neenah Comprehensive Plan 2040 Future Land Use Map for 600 Elm Street (Shattuck Middle School) from Community Facility to Residential Neighborhood Investment Area. **(No action on this item)**
- B. Consider Ordinance 2022-21 rezoning land located at 600 Elm Street (Shattuck Middle School) and three adjacent parcels south of Laudan Blvd. from R-1 Single-Family Residence District to the Traditional Neighborhood Development (TND) District. **(No action on this item)**

V. Public Forum
- A. Speakers should give their name and residential address (not mailing address) and are allowed five minutes to speak on any topic.

VI. Mayor/Council consideration of public forum issues

VII. Consent Agenda – None.

VIII. Reports of standing committees
- A. Regular Public Services and Safety Committee meeting of November 8, 2022: (Chairperson Lendrum/Vice Chairperson Hillstrom) (Minutes can be found on the City web site)
  1. Meeting cancelled, no report.
- B. Special Finance and Personnel Committee meeting of November 16, 2022:
  1. Consideration of Committee recommendation regarding Resolution No. 2022-20 Terminating Tax Increment District (TID) No. 5 Within the City of Neenah and Authorizing the Distribution of Excess Increment to Overlying Taxing Districts. **(RollCall-Pro)**
  2. Consideration of staff recommendation for the creation of an Operating Budget Stabilization Fund, with the City of Neenah's share of TIF 5 surplus dollars directed to the fund. **(RollCall-Pro)**

2ND AMENDMENT

C. Regular Finance and Personnel Committee meeting of November 7, 2022: (Chairperson Erickson/Vice Chairperson Skyrms) (Minutes can be found on the City web site)
   1. Meeting cancelled, no report

IX. Reports of special committees and liaisons and various special projects committees
   A. Regular Plan Commission meeting of November 8, 2022: (Council Rep Steiner) (Minutes can be found on the City web site)
      1. Commission recommends Council approve the Preliminary Plat for the First Addition to the Homes at Freedom Meadows subdivision subject to the conditions on the preliminary plat review letter. **(RollCall-Pro)**
   B. Board of Public Works meeting of November 10, 2022: (Vice Chairperson Hillstrom) (Minutes can be found on the City web site)
      1. Information Only Items:
         a. Board approved Pay Request No.6, Contract 7-21, Harrison Street Storm Water Pond, MCC, Inc., in the amount of $102,872.03.
         b. Board approved Change Order No.1, Contract 8-21, Jewelers Park Drive Trail, Vinton Construction Company, for additional base aggregate, additional geogrid, inlet remove/replace and alt bid-5-inch concrete sidewalk, in an amount of $96,470.61.
         c. Board approved Pay Request No.5, Contract 2-22, Sanitary, Water and Storm Water on Dieckhoff Street and Grove Street, Donald Hietpas & Sons, Inc., in an amount of $83,233.51.
         d. Board approved Pay Request No.3, Contract 3-22, Street Construction, Apple Blossom Drive., Fredrick Drive, Green Acres Lane, Honeysuckle Lane, Meadow Lane, Primrose Lane, Wild Rose Lane, Blueberry Lane, Cherry Lane, Farm Ridge Lane, Fresh Air Park and Southview Park Basketball Court, Northeast Asphalt Inc., in an amount of $723,804.14.
         e. Board approved Pay Request No.3, Contract 7-22, Winneconne Bridge Repair, Pfeifer Brothers Construction, in an amount of $92,834.99.
         f. Board approved Pay Request No.1, Contract 8-22, HMA Pavement Repairs, Northeast Asphalt, Inc., in an amount of $89,426.07.
         g. Board approved Change Order No. 1 Contract 11A-22 Water Service Replacement Reddin Avenue & Zemlock Avenue extending the completion deadline to April 30, 2023.
         h. Board approved Change Order No. 1 Contract 11B-22 Water Service Replacement Hunt Avenue, Madison Street & Nicolet Boulevard extending the completion deadline to April 30, 2023.
      2. Council Action Items:
         a. Board recommends Council approve Final Pay Request, Contract 8-21, Jewelers Park Drive Trail, Vinton Construction Company, in amount of $252,361.05. **(RollCall-Pro)**
   C. Reports on neighborhood groups.
      1. Business Improvement District Board (BID Board) – Alderperson Skyrms
   D. Library Board
      1. Report from the Library Board – Alderperson Erickson
   E. Neenah Arts Council

2ND AMENDMENT

1. Report from the Neenah Arts Council – Alderperson Erickson

F. Landmarks Commission
1. Report from the Landmarks Commission – Alderperson Steiner

X. Presentation of petitions
A. Received petition in opposition of the proposed rezoning of Shattuck Middle School property, 600 Elm Street, from R-1, Single Family Residence District, to the Traditional Neighborhood Development District (TND). Motion to refer to the appropriate committees. **(RollCall-Pro)**
B. Any other petition received by the City Clerk's Office after distribution of the agenda.

XI. Council Directives

XII. Unfinished Business

XIII. New
A. Any announcements/questions that may legally come before the Council.

XIV. Adjournment

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Neenah will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance, or reasonable accommodation in participating in this meeting or event due to a disability as defined under the ADA, please call the Clerk's Office (920) 886-6100 or the **City's ADA Coordinator at (920) 886-6106 or e-mail attorney@ci.Neenah.wi.us** at least 48 hours prior to the scheduled meeting or event to request an accommodation.

CITY OF NEENAH, WISCONSIN

Small Business Saturday Proclamation

Whereas, the government of Neenah, Wisconsin, celebrates our local small businesses and the contributions they make to our local economy and community; and

Whereas, according to the United States Small Business Administration, there are 32.5 million small businesses in the United States, small businesses represent 99.7% of firms with paid employees, small businesses are responsible for 62% of net new jobs created since 1995, and small businesses employ 46.8% of the employees in the private sector in the United States, and

Whereas, 79% of consumers understand the importance of supporting the small businesses in their community on Small Business Saturday®, 70% report the day makes them want to encourage others to Shop Small®, independently-owned retailers, and 66% report that the day makes them want to Shop Small all year long; and

Whereas, 58% of shoppers reported they shopped online with a small business and 54% reported they dined or ordered takeout from a small restaurant, bar, or café on Small Business Saturday in 2021; and

Whereas, Neenah, Wisconsin supports our local businesses that create jobs, boost our local economy, and preserve our communities; and

Whereas, advocacy groups, as well as public and private organizations, across the country have endorsed the Saturday after Thanksgiving as Small Business Saturday.

Now, Therefore, I, Jane B. Lang, Mayor of Neenah, Wisconsin do hereby proclaim, November 26, 2022, as

SMALL BUSINESS SATURDAY

And urge the residents of our community, and communities across the country, to support small businesses and merchants on Small Business Saturday and throughout the year.

Signed and sealed this 26th day of November, 2022.

Jane B. Lang, Mayor
Neenah, Wisconsin

Common Council Proceedings
Wednesday, November 2, 2022—7:00 PM

The Common Council of the City of Neenah, Winnebago County, Wisconsin, met in regular session at 7:11 PM, November 2, 2022, in the Council Chambers of Neenah City Hall.

Mayor Lang is the chair.

Present: Alderpersons Boyette, Borchardt, Hillstrom, Lendrum, Erickson, Weber, Skyrms, Steiner, and Stevenson. Staff present Deputy Director of Andy Kahl, Community Development & Assessment Haese, Director of Public Works Kaiser, City Attorney Rashid, and City Clerk Nagel.

Also present: Police Chief Olson, Assistant Police Chief Bernice, and Captain Van Sambeek.

Mayor Lang called the meeting to order at 7:11 PM.

I. The Mayor/Alderpersons recorded their attendance on the RollCall-Pro System. Alderperson Borchardt led the Pledge of Allegiance.

Announced that the City lost two active employees over the past week: Amanda DeCoster from the Neenah Library, and Kim VanderWyst from the Parks and Recreation Department. The City sincerely appreciates that service of both to these women throughout their years and we extend our deepest sympathies to their families. Both were unexpected losses and their families are in our thoughts.

II. Introduction and Confirmation of Mayor's Appointment(s)
- A. Reappoint Denis Burkett to the Board of Appeals for a three-year term ending 2025.
- B. Reappoint George Brownell to the Business Improvement District Board (BID) for a three year term ending 2025. **(UC)**
- C. Swearing in

There being no objections the Mayor's appointments were ordered approved by unanimous consent.

III. Approval of Council Proceedings
- A. Approval of the Council Proceedings of October 19, 2022 regular session.
- B. Approval of the Committee of the Whole Minutes of October 19, 2022. **(UC)**

There being no objections the Council Proceedings of October 19, 2022 was ordered approved as written by unanimous consent.

IV. Report from the Committee of the Whole meeting of October 19, 2022: (Council President Stevenson) (Minutes can be found on the City web site)
- A. Committee recommends Council approve the City's new salary plan, effective January 1, 2023. **(RollCall-Pro)**

MSCRP Stevenson/Borchardt to approve the City's new salary plan effective January 1, 2023, all voting aye.

V. Reports of standing committees

A. Regular Public Services and Safety Committee meeting of October 25, 2022: (Chairperson Lendrum/Vice Chairperson Hillstrom) (Minutes can be found on the City web site)

1. Committee recommends Council approve the reallocation of the available balance from the Commercial Street/Columbian Avenue Traffic Signal Capital Improvement Project (012-4769-742-0236) to the Commercial Street/Bell Street Traffic Signal Capital Improvement Project (012-4773-743-0236) and approve the Elexco Proposal #10733, to install electrical conduit under two legs of the Commercial Street/Bell Street intersection in the amount of $22,000 **(RollCall-Pro)**
MSCRP Lendrum/Skyrms to approve the reallocation as recommended by committee, all voting aye.

2. Committee recommends Council approve the Elexco Proposal #10734, to install two electrical conduit runs at the Industrial Drive/Bell Street intersection, in an amount of $16,500 using CIP funds in account 012-4519-742-0236. **(RollCall-Pro)**
MSCRP Lendrum/Hillstrom to approve the Elexco Proposal as recommended by committee, all voting aye.

3. Committee recommends Council approve the purchase of one camera for Commercial/Cecil intersection ($1,888), one back-up camera ($1,888), one back-up microwave sensor ($4,648), one back-up interface card ($514), and ethernet back-up extender ($600) using the available funds from the Traffic Signal Re-Cabling Capital Improvement Project (0124768-742-0236) from TAPCO in amount not to exceed $10,000. **(RollCall-Pro)**
MSCRP Lendrum/Weber to approve the Commercial/Cecil intersection camera purchase as recommended by committee, all voting aye.

4. Committee recommends Council approve temporarily relocating the downtown bus shelter transfer site from the east side of s. Church Street, 100 block, to the south side of E. Doty Avenue, adjacent to 211 Walnut Street, and modify parking regulations to be codified by ordinance at a future date. **(RollCall-Pro)**
MSCRP Lendrum/Borchardt to approve temporarily relocating of the downtown bus shelter as recommended by committee, all voting aye.

5. Committee recommends Council approve the purchase of a 2022 4" By-Pass Pump from Lincoln Contractors Supply, Inc., Oshkosh WI in the amount of $44,167.23 with the budgeting source being $40,000 from the 2022 Capital Equipment budget and the remaining $4,167.23 from Capital Equipment Reserve**. (RollCall-Pro)**
MSCRP Lendrum/Hillstrom to approve the purchase of the By-Pass Pump as recommended by committee, all voting aye.

B. Regular Finance and Personnel Committee meeting of October 24, 2022: (Chairperson Erickson/Vice Chairperson Skyrms) (Minutes can be found on the City web site)

1. Committee recommends Council approve the agreement with One Source Technologies to install/upgrade security cameras at City Hall at a cost not to exceed $17,000, funded by the 2022 IS Capital Equipment Smart Cities budget. **(RollCall-Pro)**

MSCRP Erickson/Steiner to approve the purchase and installation of security cameras at City Hall as recommended by committee, all voting aye.

VI. New Business

A. Arrowhead Park Development Task Force Status Report. (Ald. Hillstrom)

1. Arrowhead Task Force recommends Council approve RDG Planning and Design create a new Arrowhead plan at a cost not to exceed $45,000 with funding for this research and design work coming from the Parks and Recreation carry forward dollars from the approved 2022 budget that were designated to fund the design of the activity building in Arrowhead.

MSRCP Hillstrom/Skyrms recommending the Council approve RDG Planning and Design create a new Arrowhead plan at a cost not to exceed $45,000 with funding for this research and design work coming from the Parks and Recreation carry forward dollars from the approved 2022 budget that were designated to fund the design of the activity building in Arrowhead as recommended by the Arrowhead Task Force Committee, all voting aye.

VII. Adjournment

MSC Stevenson/Borchardt to adjourn, all voting aye. Meeting adjourned at 7:29 PM.

Respectfully submitted,

Charlotte K. Nagel

Charlotte Nagel, City Clerk

Common Council Minutes
Wednesday, November 2, 2022—7:00 PM

The Common Council of the City of Neenah, Winnebago County, Wisconsin, met in regular session at 7:00 PM, November 2, 2022, in the Council Chambers of Neenah City Hall.

Mayor Lang is the chair.

Present: Alderpersons Boyette, Borchardt, Hillstrom, Lendrum, Erickson, Weber, Skyrms, Steiner, and Stevenson. Staff present Deputy Director of Andy Kahl, Community Development & Assessment Haese, Director of Public Works Kaiser, City Attorney Rashid, and City Clerk Nagel.

Also present: Police Chief Olson, Assistant Police Chief Bernice, and Captain Van Sambeek.

Mayor Lang called the meeting to order at 7:11 PM.

I. The Mayor/Alderpersons recorded their attendance on the RollCall-Pro System as the Clerk called the roll. Alderperson Borchardt led the Pledge of Allegiance.

Mayor Lang announced that the City lost two active employees over the past weekend: Amanda DeCoster from the Library, and Kim VanderWyst from the Parks and Recreation Department. The City sincerely appreciates the service of both of these women throughout the years and extends our deepest sympathies to their families.

II. Introduction and Confirmation of Mayor's Appointment(s)
- A. Reappoint Denis Burkett to the Board of Appeals for a three-year term ending 2025.
- B. Reappoint George Brownell to the Business Improvement District Board (BID) for a three year term ending 2025. **(UC)**
- C. Swearing in – None.

There being no objections the Mayor's appointments were ordered approved by unanimous consent.

III. Approval of Council Proceedings
- A. Approval of the Council Proceedings of October 19, 2022 regular session.
- B. Approval of the Committee of the Whole Minutes of October 19, 2022. **(UC)**

There being no objections the Council Proceedings of October 19, 2022 was ordered approved as written by unanimous consent.

IV. Report from the Committee of the Whole meeting of October 19, 2022: (Council President Stevenson) (Minutes can be found on the City web site)
- A. Committee recommends Council approve the City's new salary plan, effective January 1, 2023. **(RollCall-Pro)**

MSCRP Stevenson/Borchardt to approve the City's new salary plan effective January 1, 2023, all voting aye.

V. Public Forum

A. Speakers should give their name and residential address (not mailing address) and are allowed five minutes to speak on any topic.

David Mix and Bob Borszich of the Hawley-Dieckhoff American Legion Post 33 Honor Guard presented a check in the amount of $500 to the Police K-9 Unit. Officer Mulroy and K-9 Bob were present to accept the donation.

After additional calls for comments there were no appearances.

VI. Mayor/Council consideration of public forum issues

VII. Consent Agenda – **None.**

VIII. Reports of standing committees

A. Regular Public Services and Safety Committee meeting of October 25, 2022: (Chairperson Lendrum/Vice Chairperson Hillstrom) (Minutes can be found on the City web site)

1. Committee recommends Council approve the reallocation of the available balance from the Commercial Street/Columbian Avenue Traffic Signal Capital Improvement Project (012-4769-742-0236) to the Commercial Street/Bell Street Traffic Signal Capital Improvement Project (012-4773-743-0236) and approve the Elexco Proposal #10733, to install electrical conduit under two legs of the Commercial Street/Bell Street intersection in the amount of $22,000 **(RollCall-Pro)**
MSCRP Lendrum/Skyrms to approve the reallocation as recommended by committee, all voting aye.

2. Committee recommends Council approve the Elexco Proposal #10734, to install two electrical conduit runs at the Industrial Drive/Bell Street intersection, in an amount of $16,500 using CIP funds in account 012-4519-742-0236. **(RollCall-Pro)**
MSCRP Lendrum/Hillstrom to approve the Elexco Proposal as recommended by committee, all voting aye.

3. Committee recommends Council approve the purchase of one camera for Commercial/Cecil intersection ($1,888), one back-up camera ($1,888), one back-up microwave sensor ($4,648), one back-up interface card ($514), and ethernet back-up extender ($600) using the available funds from the Traffic Signal Re-Cabling Capital Improvement Project (0124768-742-0236) from TAPCO in amount not to exceed $10,000. **(RollCall-Pro)**
MSCRP Lendrum/Weber to approve the Commercial/Cecil intersection camera purchase as recommended by committee, all voting aye.

4. Committee recommends Council approve temporarily relocating the downtown bus shelter transfer site from the east side of s. Church Street, 100 block, to the south side of E. Doty Avenue, adjacent to 211 Walnut

Street, and modify parking regulations to be codified by ordinance at a future date. **(RollCall-Pro)**
MSCRP Lendrum/Borchardt to approve temporarily relocating of the downtown bus shelter as recommended by committee, all voting aye.

Discussion: Alderperson Hillstrom asked when will the Doty Street location will begin to be used; Alderperson Lendrum answered November 14, 2022.

Alderperson Boyette asked how long the Doty Street location be used if it is a temporary location. Alderperson Lendrum answered to be determined.

Alderperson Skyrms clarified that the length of use for the Doty Street location is due to Valley Transit figuring out where the best location will be. The permanent location is part of a study being conducted by both Valley Transit and East Central Wisconsin Regional Planning Commission.

5. Committee recommends Council approve the purchase of a 2022 4" By-Pass Pump from Lincoln Contractors Supply, Inc., Oshkosh WI in the amount of $44,167.23 with the budgeting source being $40,000 from the 2022 Capital Equipment budget and the remaining $4,167.23 from Capital Equipment Reserve**. (RollCall-Pro)**
MSCRP Lendrum/Hillstrom to approve the purchase of the By-Pass Pump as recommended by committee, all voting aye.

B. Regular Finance and Personnel Committee meeting of October 24, 2022: (Chairperson Erickson/Vice Chairperson Skyrms) (Minutes can be found on the City web site)
   1. Committee recommends Council approve the agreement with One Source Technologies to install/upgrade security cameras at City Hall at a cost not to exceed $17,000, funded by the 2022 IS Capital Equipment Smart Cities budget. **(RollCall-Pro)**
   MSCRP Erickson/Steiner to approve the purchase and installation of security cameras at City Hall as recommended by committee, all voting aye.

IX. Reports of special committees and liaisons and various special projects committees
   A. Regular Plan Commission meeting of October 25, 2022: (Council Rep Steiner) (Minutes can be found on the City web site)
      1. Meeting cancelled, no report.
   B. Sustainable Neenah Committee
      1. Report from the Sustainable Neenah Committee – Alderperson Borchardt
         a. No report
   C. Parks & Recreation Commission
      1. Report from the Park Commission – Alderperson Borchardt
         a. Volunteer Day is scheduled for 12, 2022 at the Carpenter Preserve from 8:00am-Noon. There will be some clearing of an area where woodchips can be stored for the winter. The woodchips would be spread in the spring.

D. Bergstrom Mahler Museum
1. Report from the Bergstrom Mahler Museum – Alderperson Steiner
a. Annual Member Meeting took place October 26, 2022. Mayor Lang spoke at the event. A demonstration of the mini dragon was also given where a paper weight was made.
b. Classes are offered on-line at the Bergstrom Mahler Museum website.
c. Regular Board Meeting was held after the Annual Member Meeting.

X. Presentation of petitions
A. Any other petition received by the City Clerk's Office after distribution of the agenda. None.

XI. Council Directives – None.

XII. Unfinished Business – None.

XIII. New Business
A. Arrowhead Park Development Task Force Status Report. (Ald. Hillstrom)
1. Arrowhead Task Force recommends Council approve RDG Planning and Design create a new Arrowhead plan at a cost not to exceed $45,000 with funding for this research and design work coming from the Parks and Recreation carry forward dollars from the approved 2022 budget that were designated to fund the design of the activity building in Arrowhead.

Reporting from the October 24, 2022 Arrowhead Task Force Meeting. The meeting was followed up by memo from Mayor Lang discussing the hiring of RDG Planning and Design to create a new design plan for Arrowhead Park. Mayor Lang outlined in her memo that there have been many changes to the downtown area since the design plan was approved in 2016. Therefore, the design needs to be reconsidered to incorporate the new features.

Mayor Lang presented her memo to both Parks and Recreation Commission and the Arrowhead Task Force, both unanimously consented hiring RDG Planning and Design to do create a new design plan of Arrowhead Park for the reasons outlined in the Mayor's memo,

MSRCP Hillstrom/Skyrms recommending the Council approve RDG Planning and Design create a new Arrowhead plan at a cost not to exceed $45,000 with funding for this research and design work coming from the Parks and Recreation carry forward dollars from the approved 2022 budget that were designated to fund the design of the activity building in Arrowhead as recommended by the Arrowhead Task Force Committee, all voting aye.

Discussion: Alderperson Boyette asked what the cost of the initial plan was. Mayor Lang answered the in 2016 the SEH Plan cost $45,525 which was the low bid. The bids in 2016 ranged from $45,525 to $67,800.

B. Any announcements/questions that may legally come before the Council.

XIV. Adjournment

MSC Stevenson/Borchardt to adjourn, all voting aye. Meeting adjourned at 7:29 PM.

Respectfully submitted,

Charlotte K. Nagel

Charlotte Nagel, City Clerk

MINUTES OF THE NEENAH PLAN COMMISSION
Tuesday, November 8, 2022
4:15 p.m.

Present:

Mayor Jane Lang, Chairperson	PRESENT	Gerry Kaiser, Director of Public Works	PRESENT	Sarah Moore-Nokes	PRESENT
Kate Hancock-Cooke	PRESENT	Karen Genett	PRESENT	Betsy Ellenberger	PRESENT
Gerry Andrews	ABSENT	Ald. Dan Steiner	PRESENT		

Also Present:

Brad Schmidt, Deputy Director of Community Development	Chris Haese, Director of Community Development	City Attorney David Rashid
City of Neenah Chief Aaron Olson	Andy Dumke, Northpointe Development	Jonathan Brinkley, Precedent Architecture
Kayla Kubat, Community Development Administrative Assistant	Members of the public (see attached sign-in sheets)	

Minutes: MSC Gerry Kaiser/Karen Genett, the Plan Commission to approve the September 27th 2022 meeting minutes. Motion passed.

Public Appearances: - Chairperson Mayor Lang opened public appearances to topics not related to the agenda. No one in attendance spoke. Chairperson Lang closed public appearances.

Public Hearings:

a. Future Land Use Amendment- Shattuck Middle School
b. Rezoning- Shattuck Middle School (600 Elm Street) – Traditional Neighborhood Development District

Deputy Director Schmidt addressed letters, emails and petitions received from public and states everything received has been made available to the Plan Commission to review.

Deputy Director Schmidt gave informational presentation regarding the public hearing agenda items related to the Shattuck Middle School development.

Andy Dumke of Northpointe Development gave presentation about the process of converting the Shattuck Middle School into apartments and other informational items related to his other developments.

Jonathan Brinkley gave presentation about the development of Shattuck Middle School into apartments.

Chairperson Mayor Lang opens public hearing portion of the agenda.

Katherine Noll-Arias- 732 Reed St, Neenah
Katherine wants neighborhood to stay single-family home because she wants people to own their own homes and put work into something they own. Katherine spoke about asbestos currently in the school. Indicated she lives in a home built with the help of Habitat for Humanity and doesn't want apartments in her neighborhood.

Patti Heying- 708 Chestnut St, Neenah
Patti does not think the Traditional Neighborhood Development goes with the current neighborhood. She thinks this type of development would be better suited for refurbishing a city. Patti said she moved here to be closer to family and chose to move closer to a school because she thought it would be safer.

Nevis Martin- 678 Reed St, Neenah
Appreciative of Northpointe in regards to background checks for new tenants. He is worried, however, about 100 residents in the new neighborhood in regards to traffic. He brought up concerns with more traffic and more cars with walking around the neighborhood and driving. Nevis wants to know who his neighbors are and wants safety in neighborhood. He feels this project is too large for the space.

Sara Kranpitz- 615 Hansen St, Neenah
Sara, who is also a landlord in Neenah, wanted to discuss the background checks and how even the best background checks can still result in problems. Concerned about too many people in such a small space.

Joe James- 516 Hansen St, Neenah
Joe would not have come to Neenah from California if he would have known this is what was going on. He thinks this is too big for such a small space and that there will be a larger police presence once the apartments and housing are created. He felt like this Plan Commission discussion was not going to go anywhere because the decision had already been made. Chairperson Mayor Lang stated nothing has been decided yet. Joe wanted to know who the staff are who is recommending this plan. Chairperson Mayor Lang explained who the staff are and this is the first time it is being brought to the Plan Commission.

Jessica Williams- 628 Reed St, Neenah
Jessica moved to Neenah for small town feel and to own her own home. She does not want apartments because she feels like it is taking away for what she has worked hard to own.

Judd Stevenson- 632 Reed St, Neenah
Judd sent packet of information before plan commission. Stated the Plan Commission is voting on whether this type of zoning will fit this neighborhood not the actual development plan. He also wanted to know if the plan can change. Deputy Director Schmidt clarified that the zoning review includes the master development plan. If the rezoning and, therefore the plan, are approved, any modifications to that plan, such as increasing the number of apartment units, would require an amendment to the plan and a review by both Plan Commission and Common Council.

Director Chris Haese explained how this is a conceptual master plan. Also went over how there is much more detail in this rezoning plan than normal. In the plan, it states a maximum of 100 units, can go below but not above.

Tim Florek- 645 Congress St, Neenah

Tim sent packet of information regarding crime and police. He said the apartments from this developer in Oshkosh are not similar to what is being proposed because those apartments are 55+. Also, he stated there is no law stating Section 42 cannot become Section 8 and he thinks down the road it will slowly switch over to Section 8. He went over crime reports and suggested potential increase in crime could occur. He also is concerned about parks and how safe they are. He also spoke about how the neighborhood feels like there was not information given to the neighborhood residents.

Mark Noffke- 637 Elm St, Neenah

Mark is questioning if this development ends at 100 units

Katie Cunningham- 848 Higgins Ave, Neenah

Katie asked the public present if anyone in the room wants this development to be approved.

Aaron Hughes- 848 Higgins Ave, Neenah

Aaron has lived in apartments before and chose to buy a home because of safety. He said we do not need more apartments due to the number the city already has.

Erin McCann- 727 Chestnut St, Neenah

Erin grew up at 671 Elm and her parents still live there. She wanted to move back to Chestnut St to be in a safe neighborhood. She is worried about apartment buildings with teenage daughters and safety. She knew change was happening with the school but wants better use of the land like single family homes and more traditional homes. Explained she knew this was inevitable once the City passed the referendum. Mayor Lang explained the City has no connection to the School District and that the referendum was passed by voters in other municipalities as well, including Town of Clayton, Town of Neenah, and Village of Fox Crossing.

Kathy Dwyer- 671 Congress St, Neenah

Kathy is concerned about an uptick in violence with more residents in the neighborhood and referenced changes that occurred in her neighborhood when living in Illinois.

Lillian- Student at Shattuck and Grandmother lives at 678 Reed St

Lily feels safe now and she does not want apartments as she will feel unsafe.

Kathryn Kees- 741 Yorkshire Rd, Neenah

Kathryn suggested the apartments would be great for condos/apartments for 55+ tenants.

Ryan Kaufman- 618 Lauden Blvd, Neenah

Ryan is worried about additional residents in the neighborhood. Also about schools and how to accommodate additional students. Again, Mayor Lang indicated that the potential impact to schools is a School District matter.

Nancy Kranpitz- 957 Grove St, Neenah

Nancy is concerned about traffic and loss of green space at the school.

Megan Florek- 645 Congress St, Neenah
Megan feels community was not involved and there was no discussion with the community prior to this meeting. She feels decision was made without citizen involvement, both in this community and in the whole city. Suggested finding a developer who will develop the site under the R1 District.

Lori Lavalle- 636 Reed St, Neenah
Lori is concerned with apartments and only have two entrances because she lives right by the current parking lot. She feels like she knows her neighbors well and wants to keep it that way.

Cindy Otto-Koehn- 536 Elm St, Neenah
Cindy is concerned renters will not upkeep their rental homes.

Jane Clough- 750 Elm St, Neenah
Jane thinks the school could be used as a community type building instead of apartments. She would like to see single-family homes. She wants to keep walkability and safety in neighborhood. Concerned about the extension of Burr Avenue next to her home.

Kathy Tonn- 700 Chestnut St, Neenah
Kathy wants to know who is voting for this rezoning at this present meeting.

Phil Florek- 1140 Lynrose Ln, Neenah
Phil does not think the whole city knows what is going on. He thinks it should be razed for $2 million instead of apartments and put in single-family homes. Those who vote in favor of this must be held accountable for decision-making process.

David Tonn- 700 Chestnut St, Neenah
David thinks it will be too many people in this small area. He also does not see much police activity in the neighborhood due to how safe it is.
Question: wants to know how the traffic numbers came to be? Right now, he only sees traffic in the morning, afternoon and during football games.

Scott Becher- 1061 Green Acres Ln, Neenah
Scott feels like there could be more consensus in the development of this plan.

Mary Helbick- 703 Elm St, Neenah
Mary is concerned with safety. Moved to the neighborhood 1.5 years ago.

Seeing no additional comments, Chairperson Mayor Lang closed the public hearing.

Chairperson Mayor Lang discussed the need to take the information received today and also what was received beforehand in order for the Plan Commission members to adequately review the comments and the proposed rezoning details. She also indicated that the November 16th council meeting also includes a public hearing. Also notes, all questions asked during the public hearing were recorded.

Tabled until Future Meeting

Report

Action Items

a. **Future Land Use Amendment** - Shattuck Middle School (PC Resolution No. 2022-2)

MSC Steiner/ Genett, the Plan Commission to table this item until the Plan Commission meeting on November 29th, 2022. All aye. Motion passed.

b. **Rezoning** – Shattuck Middle School (600 Elm Street) - Traditional Neighborhood Development District

MSC Steiner/ Genett, the Plan Commission to table this item until the Plan Commission meeting on November 29th, 2022. All aye. Motion passed.

c. **Preliminary Plat-** First Addition to the Homes at Freedom Meadows

The proposed plat, 9.10 acres in size, includes 15 single-family residential lots and two outlots, and a lot that will be utilized by the Neenah Water Utility. The land is currently zoned R-1, Single-Family Residence District and was recently annexed into the City from the Town of Vinland. The average lot size is approximately 14,500 square feet which exceeds the minimum lot size for single-family residential lots. The residential lots range in width from 60 feet to 125 feet. The Homes at Freedom Meadows, south of the proposed preliminary plat, includes lots that are similar in size.

One road, Patriotic Street, is proposed in the new subdivision. The east/west street connects to Woodenshoe Road to the east and will extend further west as shown on the approved concept plan. Staff is requesting a change to the street name from an adjective to a noun. The applicant did propose Patriot Street, but that name was rejected by the County due to a similar street name in Oshkosh. Prior to the final plat, a new name will be proposed. Sidewalks are not planned for this street.

The developer will be responsible for installing all public utilities (water, sanitary sewer, and storm sewer) as well as constructing all roads within the plat. As with all subdivisions in the City, an agreement outlining the fees and responsibilities between the City and the developer will be produced. That agreement will be reviewed by the Finance Committee and the Board of Public Works and ultimately approved by Common Council.

The Public Works Department has reviewed the engineering plans for this plat and have requested several minor changes.

Storm water will be managed through rear yard drainage swales, storm sewers and ultimately storm water from this plat will be diverted to storm water retention ponds located along Woodenshoe Road and Patriotic Street within the development. This ponds are designed to manage storm water for the initial and future phases of the development.

Lot 45 on the preliminary plat is intended to be owned by the City's Water Utility. The lot will include a shed that will house a water pump(s) to help boost water pressure for future

development phases west of this subdivision. Outlot 3 will also be dedicated to the City as this land includes underground water, sanitary sewer, and storm sewer utilities.

MSC Ellenberger/ Genett, the Plan Commission recommends Common Council approve the Preliminary Plat for the First Addition to the Homes at Freedom Meadows subdivision subject to the conditions on the preliminary plat review letter. All aye. Motion passed

Discussion Items:
None

Announcements and future agenda items:

a. Next meeting: November 29, 2022

Adjournment: The Commission adjourned its meeting at 6:30 p.m. MSC Kaiser / Steiner. All Aye. Motion passed.

Respectfully Submitted,

Kayla Kubat

Kayla Kubat
Administrative Assistant, Community Development

November 8, 2022 Plan Commission meeting

Public Sign-in

Name	Address
[illegible]	512 Elm Street Neenah
Sara Krampitz	615 Hansen St Neenah
Nancy Krampitz	957 Grove St Neenah
Jeff Hintz	707 Congress St Neenah
Phil Flood	1140 Lynnoss Neenah
Judd Stevenson	632 Reed St. Neenah, WI 54956
Aaron Hughes	848 Higgins Ave Neenah, WI 54956
Katherine Cunningham	
Calvin Hughes	
Cassius Hughes	
[illegible]	744 Reed St Neenah, WI 54956
Dave & Kathy Town	700 Chestnut St Neenah, WI 54956
Nevis Martin	678 Reed St. Neenah, WI 54956

November 8, 2022 Plan Commission meeting
Public Sign-in

Name	Address
Judy Stevenson	632 Reed St Neenah
Mark Mellies	217 South Park Ave
Liz Christopher	324 Omaha Ave.
Kathy Krook	753 Congress St.
Patty Heying	708 Chestnut St.
Kathryn Noll-Arias	732 Reed St.
Shannon & Joe James	516 Hansen St.
SCOTT REGNER	101 GREEN BAY AVE
Tim Florek	645 Congress St
Megan Florek	645 Congress St
Lori Lavalle	636 Reed St
Jessica Williams	628 Reed St.
Kathryn Kees	741 Yorkshire Rd

November 8, 2022 Plan Commission meeting

Public sign-in

Name	Address
Kevin & Maribeth McCann	671 Elm St.
Diane Eparvier	669 Elm Street
DEBRA REICHEL	669 ELM STREET
KATIE SCHIERL	7529 SUNBURST LN NEENAH owner of
Erin McCann John Cuomo	727 Chestnut St. Neenah
Cheryl Timm	649 Chestnut St
Krist John Payetta	675 Chestnut St
Juan Saveda	756 Chestnut St.
Sandy Smith	611 Laudan Blvd
Cindy Koehn	536 Elm St.
Jen Miller	556 Riford Rd.
Karen Canann	716 Reed
Tom Canann	716 Reed

November 8, 2022 Plan Commission meeting

Public Sign-in

Name	Address
Bradley Jensen	740 Chestnut St Neenah
MARY HELBICK	703 ELM ST, NEENAH
AnnGinke	707 Chestnut "
Harold Ginke	707 Chestnut St N
JeanNoffke	1414 Rogers Ct
Mark Noffke	637 ELM ST

Fw: Comments on zoning change

Samantha R Jefferson to: Chris A Haese, Brad R Schmidt, Kayla J Kubat 11/07/2022 08:05 AM

From: Samantha R Jefferson/Neenah
To: Chris A Haese/Neenah@Neenah, Brad R Schmidt/Neenah@Neenah, Kayla J Kubat/Neenah@Neenah

Samantha Jefferson, Office Manager
Community Development Department
City of Neenah
Phone: 920-886-6125
Fax: 920-886-6129
Email: sjefferson@ci.neenah.wi.us
LinkedIn: www.linkedin.com/in/samantha-jefferson
"To serve as the catalyst to a vibrant, growing community."
----- Forwarded by Samantha R Jefferson/Neenah on 11/07/2022 08:05 AM -----

From: "Amanda Steffens" <steffensag@gmail.com>
To: communitydevelopment@ci.neenah.wi.us
Date: 11/05/2022 10:40 PM
Subject: Comments on zoning change

Hello,

My husband and I are quite concerned about the plan for rezoning the old shattuck middle school property into rentals. Not only do rentals change the atmosphere of a community but it will also affect taxes.

Sincerely,
Concerned Neenah Residents

Sent from my iPhone

Fw: Proposed rezoning of Shattuck Middle School property

Samantha R Jefferson to: Brad R Schmidt, Chris A Haese, Kayla J Kubat 11/08/2022 08:20 AM

From: Samantha R Jefferson/Neenah
To: Brad R Schmidt/Neenah@Neenah, Chris A Haese/Neenah@Neenah, Kayla J Kubat/Neenah@Neenah

Samantha Jefferson, Office Manager
Community Development Department
City of Neenah
Phone: 920-886-6125
Fax: 920-886-6129
Email: sjefferson@ci.neenah.wi.us
LinkedIn: www.linkedin.com/in/samantha-jefferson
"To serve as the catalyst to a vibrant, growing community."
----- Forwarded by Samantha R Jefferson/Neenah on 11/08/2022 08:19 AM -----

From: "Angelo and Robyn Van Bogart" <vanbogart81514@gmail.com>
To: CommunityDevelopment@ci.neenah.wi.us
Date: 11/07/2022 04:51 PM
Subject: Proposed rezoning of Shattuck Middle School property

To Whom It May Concern:

I am Angelo Van Bogart, and my wife and I own the residence at 702 Reed Street. 702 Reed Street used to be at 745 Reed Street until the school district in Neenah forced it to move down and across the street for the currently existing baseball fields. So, our property has **literally** been shoved around by the whims of the Neenah school district already.

While we support the conversion of Shattuck Middle School, we have serious concerns about turning the track and baseball fields into new homes, especially homes that are not of the character of the neighborhood — especially homes that will crowd the street by their proximity to the road and to each other.

My main concerns are:
-Northpointe stands to make a significant amount of money from building homes where there are currently baseball fields across the street from our existing home and the others around it; appraisers and multiple realtors have told us our home will lose value with the construction of Northpointe's homes across the street from ours. Will Northpointe, the school district or the city be compensating us for our property value loss? How much can we expect our property taxes to decrease?

-My understanding is the Shattuck Middle School property was donated to the Neenah Joint School District under the premise it remain a school or a park. If the city approves the rezoning of this previously donated property for development, it sets a frightening precedent in the city.

All donated properties in Neenah – including parks and museums – could now be sold. Bergstrom Mahler Museum, the octagon house, Shattuck Park, Riverside Park, etc. In turn, the sale of this property could very well then deter others from donating property to Neenah for schools, parks, and the like. Has the city considered this?

-The front yards of nearly identical Northpointe developments elsewhere have picnic tables, grills, swing sets and other junk in their front yards, because Northpointe designs do not have backyards. Does the city plan to keep the neighborhood from looking like a junk yard, and does it have a plan to enforce current statutes in the near and distant future?

-Will the city of Neenah be adding law enforcement agents to patrol the area after the significant influx of new inhabitants into the Shattuck Middle School neighborhood? How much will this additional law enforcement cost taxpayers?

-Northpointe said its home designs fit the neighborhood, but they are clearly more modern-looking than those on Reed Street. Was this a lie, or has Northpoint changed its architectural plans?

-Will the small brick Fieldhouse remain, or will that be torn down?

Respectfully submitted,

Angelo Van Bogart
702 Reed St
Neenah, WI 54956

Fw: Rezoning of Shattuck and surrounding land

Samantha R Jefferson to: Chris A Haese, Kayla J Kubat, Brad R Schmidt 11/08/2022 09:05 AM

From: Samantha R Jefferson/Neenah
To: Chris A Haese/Neenah@Neenah, Kayla J Kubat/Neenah@Neenah, Brad R Schmidt/Neenah@Neenah

Samantha Jefferson, Office Manager
Community Development Department
City of Neenah
Phone: 920-886-6125
Fax: 920-886-6129
Email: sjefferson@ci.neenah.wi.us
LinkedIn: www.linkedin.com/in/samantha-jefferson
"To serve as the catalyst to a vibrant, growing community."
----- Forwarded by Samantha R Jefferson/Neenah on 11/08/2022 09:05 AM -----

From: "AnnMarie Gruber" <AnnMarie_Gruber@secura.net>
To: "communitydevelopment@ci.neenah.wi.us" <communitydevelopment@ci.neenah.wi.us>
Date: 11/08/2022 08:58 AM
Subject: Rezoning of Shattuck and surrounding land

Good Morning,

Please take strong consideration in keeping the Shattuck area zoned for single-family homes. Long-term, what is the best for our small town? If you were considering moving to Neenah with your family, what is important to you? Nice, safe, clean neighborhood. Close to schools and surrounded by families. My husband and I were born and raised in Neenah, chose to buy a house near Shattuck, and love this city. We feel safe here and blessed to be in this neighborhood by parks, schools, church, etc… Another apartment complex in the middle of a family-friendly neighborhood is not in the city's long-term best interest in my opinion. It will not better our city, it may just better someone's checkbook.

Thank you for taking this into consideration.

Sincerely,
AnnMarie Gruber

Fw: Shattuck re zoning

Samantha R Jefferson to: Brad R Schmidt, Chris A Haese, Kayla J Kubat 11/07/2022 01:33 PM

From: Samantha R Jefferson/Neenah
To: Brad R Schmidt/Neenah@Neenah, Chris A Haese/Neenah@Neenah, Kayla J Kubat/Neenah@Neenah

Samantha Jefferson, Office Manager
Community Development Department
City of Neenah
Phone: 920-886-6125
Fax: 920-886-6129
Email: sjefferson@ci.neenah.wi.us
LinkedIn: www.linkedin.com/in/samantha-jefferson
"To serve as the catalyst to a vibrant, growing community."
----- Forwarded by Samantha R Jefferson/Neenah on 11/07/2022 01:32 PM -----

From: "brielle smith" <sbrielle1999@yahoo.com>
To: <communitydevelopment@ci.neenah.wi.us>
Date: 11/07/2022 12:37 PM
Subject: Shattuck re zoning

Hello,

I live right across the street from shattuck. I have two baby girls that love to use that property to run and play. We don't have to worry about their safety. If you guys pass this zoning, your bringing in lower income people, more people than this street can handle, crime, more problems in general. It's not fair to every single resident in this neighborhood to have this come into our neighborhood. It's a shame that this is even in the talks. Shame on Neenah for wanting to ruin our sweet, safe, quiet neighborhood. I know for a fact I will not be living here anymore if this gets passed. It's just so unfortunate.

Brielle & Ryan Peters

Sent from Yahoo Mail for iPhone

November 5, 2022

TO: Community Development Department

RE: Shattuck Development Project

I am writing to you regarding the rezoning of an almost entirely R1-zoned neighborhood to include a TND zone (something new for the City of Neenah?) for the proposed development at the Shattuck Middle School property.

Before I get into the reasons why I don't think this area should be rezoned to TND, I must say that I have been disappointed with this process from the get-go, beginning with the School Board deciding to hold the initial neighborhood meeting on Ash Wednesday. Right from the start, it seemed like there was no real interest in hearing the concerns of those people who live in the neighborhood. Given that the public meeting is scheduled on November 8 at 4:15 p.m. (Election Day of all days!!) and that the Planning Committee meeting where a decision will be made is scheduled a few hours later just seems to solidify that position. Is there no plan to discuss the concerns of Neenah's citizens before a formal vote – it would seem not!

An excerpt from Brad Schmidt's November 8, 2022, memorandum to Mayor Lang and the Plan Commission: *The closure of the school will have a significant impact on the neighborhood and the proposed development of the school site should mitigate those impacts and provide a reasonable fit with the neighborhood character.* I believe that the proposed plan is a great stretch of "a reasonable fit with the neighborhood character." The existing neighborhood character is single-family dwellings. Nowhere to be found in the existing neighborhood are eight-unit townhomes and duplexes one after the other. And that becomes a great concern – far too many rental units in an area of home ownership! Gone will be the days of looking down Laudan Boulevard and seeing lovely green space. Our future will be to look down Laudan Boulevard and see two-story buildings. And thus I do not support rezoning this area to TND. We need to keep this area R1.

I also question the analysis of density within different parts of the city (page 5 of above-mentioned memo). How many of those units listed were right in the middle of an R1-zoned neighborhood when they were approved/constructed?

Regarding traffic review (page 6 of Brad Schmidt's November 22 memo - *These streets have a theoretical design capacity for 8,000 of vehicles per day. Recent traffic counts show that Elm Street and Reed Street are operating well below their maximum capacities).* This statement reinforces the fact that we are used to a "quiet" neighborhood in terms of traffic (exception being when kids are being dropped off and picked up from Shattuck). Any increase in traffic from this proposed development will be a huge change for the neighborhood. Another excerpt from the November 22 memo -- *It's likely that Reed Street and Elm Street will carry all of the initial*

traffic from the development since access to and from the development is along those streets. Yes, Mr. Schmidt is probably correct in that initially traffic will flow on Reed and Elm Streets to Division or Cecil Streets. However, once people realize that Laudan Boulevard is easy access to Oak and Commercial Streets, traffic on Laudan is sure to increase significantly. Let's face it – many parents dropping off/picking up their kids at Shattuck use Laudan to get wherever they are going – and many of them are not abiding by the 25 MPH speed limit. I know that from firsthand experience when trying to cross the street during walks.

I know that others have expressed their concerns about safety. I wonder, does the Police Department have the manpower needed to address this increased density in what is now a typically quiet and safe neighborhood?

What happens to our property values?

If you've made it to the end of this letter, I thank you for taking the time to read about my concerns. This doesn't even cover all of them.

Sincerely,

Cheryl Timm
649 Chestnut Street

Fw: Zoning questions...

Samantha R Jefferson to: Chris A Haese, Brad R Schmidt, Kayla J Kubat 11/07/2022 11:35 AM

From: Samantha R Jefferson/Neenah
To: Chris A Haese/Neenah@Neenah, Brad R Schmidt/Neenah@Neenah, Kayla J Kubat/Neenah@Neenah

Samantha Jefferson, Office Manager
Community Development Department
City of Neenah
Phone: 920-886-6125
Fax: 920-886-6129
Email: sjefferson@ci.neenah.wi.us
LinkedIn: www.linkedin.com/in/samantha-jefferson
"To serve as the catalyst to a vibrant, growing community."
----- Forwarded by Samantha R Jefferson/Neenah on 11/07/2022 11:35 AM -----

From: "DAVID Tonn" <tonn99@att.net>
To: "CommunityDevelopment@ci.neenah.wi.us" <CommunityDevelopment@ci.neenah.wi.us>, "David Tonn" <tonn.david@yahoo.com>
Date: 11/07/2022 10:36 AM
Subject: Zoning questions...

Good morning,

We are David & Katherine Tonn. We live on the corner of Chestnut St. and Laudan Blvd. Yes, we are DIRECTLY affected by the decisions made with the Shattuck School property.

"TND" zoning is not something commonly used, ESPECIALLY in an already zoned R-1 district. Given the time constraint put on those of us who live in this neighborhood to approve/disapprove the proposed development, it almost appears fake. We know it's not, but again, not commonly used anywhere, so had to actually research what this was. Research found this zoning is typically used around Industrial, Commercial or Manufacturing zoning classes.

Bottom line: TND developments do not belong in an older, established, already zoned R-1 neighborhood! Right now, we enjoy PEACE, SAFETY AND TRANQUILITY in the current state of our neighborhood. Why, Why, **WHY** does the City feel the residents of this neighborhood would support subsidized housing and transient duplexes? Put yourselves in our shoes. Please!! This affects more people that already live here, than the amount of people that may buy or rent in this new neighborhood. Is there any supporting evidence that folks will buy/build a brand new $250k+ home that's parked next to a duplex or apartment building?

The safety of our current neighborhood is at risk! Our Neenah police force is already spread thin. They are quoted as stating they do not and will not have enough officers to service a neighborhood such as this. As such, this will affect our fire protection as well.

Had the property been fairly marketed and sold to an "open market", the school district *may have potentially made more money from it* and could have afforded to raze the Shattuck building themselves, then in turn, been able to find a developer that would build higher-end homes (not rentals) or even stand alone condominiums. Why didn't the property at least have a for sale sign on it?

We understand everyone needs to make money. But at the same time, our money spent on our homes needs to work for us! A development like this will most negatively affect the value of our homes. Past trends have shown that rental property brings down the value and desirablility of a single family home surrounded by rentals.

Please just stop this nonsense. Protect the current residents. Figure out a different way! Work WITH the current residents. Hear our plea!!!!

#PROTECT NEENAH NEIGHBORHOODS

#R-1 ONLY

Sincerely,

David & Katherine Tonn
700 Chestnut St.
920-716-0578 (Katherine)
920-422-1542 (David)

Fw: Rezone Shattuck Middle School Property

Samantha R Jefferson to: Brad R Schmidt, Kayla J Kubat, Chris A Haese 11/08/2022 08:19 AM

From: Samantha R Jefferson/Neenah
To: Brad R Schmidt/Neenah@Neenah, Kayla J Kubat/Neenah@Neenah, Chris A Haese/Neenah@Neenah

Samantha Jefferson, Office Manager
Community Development Department
City of Neenah
Phone: 920-886-6125
Fax: 920-886-6129
Email: sjefferson@ci.neenah.wi.us
LinkedIn: www.linkedin.com/in/samantha-jefferson
"To serve as the catalyst to a vibrant, growing community."
----- Forwarded by Samantha R Jefferson/Neenah on 11/08/2022 08:19 AM -----

From: "Debbie Birkholz" <dbirkholz66@gmail.com>
To: CommunityDevelopment@ci.neenah.wi.us
Date: 11/07/2022 07:59 PM
Subject: Rezone Shattuck Middle School Property

Please keep the Shattuck Middle School Property an R-1 Single Family Residence District!! We have lived in this neighborhood for over 30 years, and our children grew up here. Don't ruin this quiet neighborhood with this proposed development. Instead, keep it to single family residences, and maintain the integrity of this area. It's a wonderful place to live. We don't want apartments and townhomes here. This proposal would bring increased traffic, and foot traffic which in turn would make the area less safe for neighborhood children. This has never been an issue in the past, but it would be in the future, if we pass this proposal. This proposal will impact our property values, and deter people from purchasing homes here. Neenah is a great place to live, because of our neighborhoods, and the families that live here. Please, let us keep it that way!!

Sincerely,
Terry and Debbie Birkholz

Fw: Shattuck Middle School Development

Samantha R Jefferson to: Chris A Haese, Brad R Schmidt, kkubat 11/04/2022 08:15 AM

From: Samantha R Jefferson/Neenah
To: Chris A Haese/Neenah@Neenah, Brad R Schmidt/Neenah@Neenah, kkubat@ci.neenah.wi.us

Samantha Jefferson, Office Manager
Community Development Department
City of Neenah
Phone: 920-886-6125
Fax: 920-886-6129
Email: sjefferson@ci.neenah.wi.us
LinkedIn: www.linkedin.com/in/samantha-jefferson
"To serve as the catalyst to a vibrant, growing community."

-----Forwarded by Samantha R Jefferson/Neenah on 11/04/2022 08:15AM -----

==========
To: jlang@ci.neenah.wi.us, g.kaiser@ci.neenah.wi.us, "chaese@ci.neenah.wi.us" <chaese@ci.neenah.wi.us>
From: "Diane Eparvier" <dysdy1@gmail.com>
Date: "11-04-2022" "04:03AM"
Cc: clendrum@ci.neenah.wi.us, jskryms@ci.neenah.wi.us, lhillstrom@ci.neenah, kboyette@ci.neenah.wi.us, Betsy.Ellenberger@co.winnebago.wi.us, g.andrews@ci.neenah.wi.us, sarah.moorenokes@neenah.wi.us, khancockcook@ci.neenah.wi.us, "sjefferson@ci.neenah.wi.us" <sjefferson@ci.neenah.wi.us>, k.genett@ci.neenah.wi.us, bborhardt@ci.neenah.wi.us
Subject: Shattuck Middle School Development
==========

Good Morning,

Below you will find my letter regarding the rezoning of the Shattuck Middle Development that is on the Plan Commission’s Agenda for Tuesday, November
8, 2022, at 4:15 p.m. and the meeting of the Common Council meeting on Wednesday, November 16, 2022, at 7 p.m. in the Council Chambers.

63 years ago, this month my family moved to Elm Street, Neenah. My parents chose this neighborhood because it WAS/IS just that a neighborhood; it was close to schools, churches, walking distance to parks, swimming pool, and shopping. I realize times have changed and are going to continue to change; with those changes, is it really necessary to lose perspective of where we have come from, where we want to go, and what we want to look like. Once the 100 units in the school are created it will be very difficult to change. Isn’t Northpointe basically creating a Tenement Housing atmosphere from back in the 19th century? Would you like a tenement housing project in your neighborhood?

At Northpointe Developer’s first presentation plans for the Shattuck Middle
School Development they stated that this neighborhood is NOT a high-income

area, rather a medium to low-income families. Right there gave me the impression that they had a preconceived idea for developing the area. Yes, this neighborhood does not have modern styled, luxurious homes, they do fit together and make a neighborhood. Growing up in this neighborhood most of us considered the large house right across the street from the school the Elm Street Mansion due to its size and style. It stood/stands out even today. If you look at the area closely you will see single homes owned by the resident. Yes, some of the homes were recently bought with the sole purpose to turn them into single family rental properties. Sadly, in some cases without the seller's knowledge.

When Northpointe first presented to the residents in the neighborhood of Shattuck Middle School they talked as if each unit would have ONE person per unit, whether it was a single-family home, duplex, or townhouse; they kept talking about ONE person per home/unit/building. Now it is sounding more realistic 2+ per unit/home/building which makes sense; a 2-unit duplex would have at least 2 people – one person per side.

Why is this development/association being moved so fast without many of the residents of Neenah not being informed of this new development of this association; using the wording that Northpointe Developers are using. Are there tax programs that Northpointe can only apply for and/or receive before the end of 2022? Who is benefiting from this fast approval, the City of Neenah or Northpointe?

**At the Plan Commission on Tuesday, September 27th the property that was formerly Mertz’s Grocery Store was rezoned to Residential R1 from commercial use. I believe that was done for the property to be in the same zoning as the rest of the neighborhood. With that being done, how can the Shattuck Middle School property be rezoned from Residential R1 to Traditional Neighborhood Development (TND) District.

**On the agenda for Tuesday, November 8th the City of Neenah, under Wisconsin State Statute Sec. 66.0223, is proposing to annex land contiguous to the City for the purpose of developing the First Addition to The Homes at Freedom Meadows subdivision. The 7.248 acres of land is currently undeveloped farmland located in the Town of Vinland along the west side of Woodenshoe Road. The Homes at Freedom Meadows subdivision, south of the proposed annexation, is currently platted and new single-family homes.

Upon annexation the subject land will become part of the R-1, Single-Family Residence District

**How are either one of the above properties any different than the Shattuck Middle School property?

After attending the September 27th Plan Commission Meeting, I learned that the city of Neenah tries to have a certain number of lots available for new home development, as of right now the city of Neenah is below that number. Is this one of the main reasons for developing the Shattuck Middle School property into a densely populated area?

Thank you for reading my letter concerning the Shattuck Middle School Development.

Diane Eparvier

669 Elm Street

Neenah, WI 54956

dysdy1@gmail.com

920-340-0518

Fw: Rezoning Shattuck Middle School

Samantha R Jefferson to: Chris A Haese, Brad R Schmidt, Kayla J Kubat 11/07/2022 08:02 AM

From: Samantha R Jefferson/Neenah
To: Chris A Haese/Neenah@Neenah, Brad R Schmidt/Neenah@Neenah, Kayla J Kubat/Neenah@Neenah

Samantha Jefferson, Office Manager
Community Development Department
City of Neenah
Phone: 920-886-6125
Fax: 920-886-6129
Email: sjefferson@ci.neenah.wi.us
LinkedIn: www.linkedin.com/in/samantha-jefferson
"To serve as the catalyst to a vibrant, growing community."
----- Forwarded by Samantha R Jefferson/Neenah on 11/07/2022 08:02 AM -----

From: "Erin McCann" <emmac124@gmail.com>
To: communitydevelopment@ci.neenah.wi.us
Cc: jlang@ci.neenah.wi.us, kboyette@ci.neenah.wi.us, clendrum@ci.neenah.wi.us, jskyrms@ci.neenah.wi.us
Date: 11/06/2022 10:59 PM
Subject: Rezoning Shattuck Middle School

Good Evening,

My name is Erin McCann and for the past 6 years I am happy to call 727 Chestnut St home. I would like to share my concern and ultimately my opposition to the rezoning of Shattuck Middle School to "Traditional Neighborhood Development District."

As I sit composing this email, I realize this is the first time I have felt compelled to send a message to City of Neenah government officials. I believe this is due to the fact that up until the rezoning of Shattuck Middle school, I have felt the elected officials as well as our city government have been doing an exceptional job developing and running our beautiful city. But with this one issue, I believe the Planning Commission and the Community Development department are quickly rushing through this rezoning decision without giving future, long term discernment to what this TND zoning will do to our neighborhood. Your actions; placing the meeting on an already busy day, Election Day, holding the meeting at 4:15 and voting right after, is sending the message to the citizens around Shattuck Middle School, who have voiced concern for this project, that the city simply wants to move this project forward and is not concerned for what this rezoning will do to our established neighborhood.

I understand that to many of you this is one neighborhood....but to 100s of people opposed to this rezoning this is "our" neighborhood. It is the specific neighborhood we chose to purchase a home in and it is the specific neighborhood we love. I grew up in Neenah, for 18 years I lived at 671 Elm Street, directly across the street from the track/football field. I grew up in the best neighborhood and I realize that is my biased opinion. I could bike to the tennis courts at Ivy Williams for tennis lessons and I could practice tennis against the wall of the bleachers. I was able to bike to the pool, library and Neenah Theater. I was a mile from downtown and Riverside

park....but the best was being a quick walk to Mertz' store to get candy. I learned to ride a bike around the track, I ran my first mile around that track and for my entire upbringing I felt safe on Elm Street. My parents still live at 671 Elm Street and now as a mom, I have watched my girls run around the track and learn to ride their bikes around the track. They learned to play soccer and golf in the field and for their 15 and 18 years respectively they have been safe in this neighborhood. In 2016, 727 Chestnut Street came up for sale. I moved back to Wisconsin after college in 2004. It took many years of saving and a lot of years of waiting, but after 12 years the perfect house in what I consider the perfect neighborhood came available. I wanted to live in this specific neighborhood in Neenah, close to my parents, close to schools, close to downtown....and our home was worth the wait.

Unfortunately, this neighborhood is going to change. I am aware that change is inevitable. We all knew change was coming once the first referendum wasn't passed. We knew Shattuck would close, but we believed the school district and the City would have the neighborhoods best interest at heart. After the interesting way the district marketed/listed the sale, the quick vote to sell to NorthPointe, the fact there is a conflict of interest with a school board member who also is involved with the city and how quickly this rezoning meeting came to pass, I'm no longer sure some individuals in this city have it's citizens best interest at heart. As we move toward the next evolution of Shattuck Middle School, the look and the feel of this neighborhood and the changes that will come upon it rest in your hands. You have the ability to approve the TND zoning and dramatically change the face of this neighborhood or you could follow what was done with 684 Congress Street when it was rezoned from C-1 to R-1 to "protect and strengthen existing neighborhoods....the R-1 zoning district is consistent with the Comprehensive Plan's future land use map." This was from Brad Schmidt Deputy Director of CDD on August 9th. 684 Congress is one block from Shattuck. It would make sense that the same logic would apply for the Shattuck Middle School District. In order to continue with the city's Comprehensive Plan and to protect, strengthen and maintain consistency of the neighborhood surrounding Shattuck, the zoning should be R-1 not TND.

The proposed zoning classification "Traditional Neighborhood Development District" is currently not listed in the city's zoning map. To someone who doesn't regularly involve themselves in city politics, this zoning would appear to have been added to fit the needs of this particular project. If this development project was moving into your neighborhood would you enjoy the thought of 100 apartments, duplexes, single family townhomes and 8-plexes coming into your neighborhood? Would you want to see an increase in traffic, noise and police calls? This is what you are asking 100s of citizens who have loved living and raising their families in this neighborhood to just be ok with. When it doesn't impact you directly, you can be ok with this rezoning request. But it isn't ok....when you think of the word Traditional and you think of a Traditional Neighborhood....the houses and the neighborhood around Shattuck are traditional. The word traditional means long established. When I look at the proposed layout for this new development there is nothing traditional about it. It doesn't align with the surrounding neighborhood, it isn't woven of the same fabric....it does not look long established.

The City of Neenah has approved over 800 apartment units in the past few years. To the best of my knowledge only one of those complexes has R-1 adjacent on one side. What you are proposing is to put an apartment complex in the middle of an R-1 zoned area. Yes, there is a church/school across the street, but in every other direction this proposed apartment complex will face R-1 homes. I realize the school district needs to sell Shattuck and once it is sold, the city

needs the land to be developed so a school does not sit abandoned, but this development project isn't right for the City of Neenah and it isn't right for the neighborhood surrounding Shattuck. Another factor in all of this is safety and the peace and quiet this neighborhood has enjoyed. It is statistically proven that lower income apartments will drive more police activity. This project is slated as workforce housing, rents will be less than other apartments, such as those on Pendleton, which will open up our neighborhood to a more transient population and more police activity. Does the city of Neenah have the ability to cover more police calls? Is there the ability to patrol this neighborhood and respond to the new surge of calls that will happen in this area once these apartments, duplexes and 8-plexes are completed? Is it the cities intent and part of their comprehensive plan to bring in a transient population or those individuals and families that are looking to purchase homes and become part of the tax base of Neenah?

The neighborhood doesn't wish to see the school become an abandoned building, but we believe there are other opportunities for the Shattuck property. Neenah is far behind other cities in providing condos for those 55 and older or empty nesters looking to downsize. Individuals who still wish to own property, but don't wish to have the upkeep of a house. Many empty-nesters and individuals looking to downsize are moving to Appleton, Kimberly and Kaukauna because those cities are investing in condos. Is it possible to work with the developer to turn Shattuck into condos and not apartments? Instead of 8-plexes and duplexes have single story 2 bedroom, 2 bathroom condos that can be sold for $275-$300,000 each. Neenah doesn't seem to have a development in the condo space that will allow for individuals to downsize while continuing to own property. With minimal condos available in Neenah, citizens either own a home or rent an apartment. And if you take my parents for example, once they are no longer able to upkeep their home, in order to stay in Neenah they will likely need to rent an apartment. It would be wonderful if they had the ability to purchase a condo right across the street from where they live now...remain in their neighborhood and continue to support the city of Neenah...keeping their money within Neenah instead of moving it to a new city.

It is my hope that the sound of school bells is not replaced with sirens. It is my hope that the swells of traffic at 7:30 am and 3:00pm are not replaced with speeding cars barreling down Elm St, Reed St. and Lauden Blvd. It is my hope that the Community Development team reviews with honesty the Comprehensive Plan to see that this development does not fit. It is my hope that in 2024 when I am out for a walk I am not seeing For Sale signs in yards of amazing neighbors that wished to remain in their homes forever. And it is my hope that I don't need to put a For Sale sign in my yard because the "Traditional Neighborhood Development" brought noise, crime, lower property value and an abundance of traffic to this beautiful neighborhood.

I greatly appreciate your time to review my email, I wish you all a wonderful evening.

Erin McCann

Fw: Shattuck Middle School redevelopment rezoning

Samantha R Jefferson to: Brad R Schmidt, Chris A Haese, Kayla J Kubat 11/07/2022 08:05 AM

From: Samantha R Jefferson/Neenah
To: Brad R Schmidt/Neenah@Neenah, Chris A Haese/Neenah@Neenah, Kayla J Kubat/Neenah@Neenah

Samantha Jefferson, Office Manager
Community Development Department
City of Neenah
Phone: 920-886-6125
Fax: 920-886-6129
Email: sjefferson@ci.neenah.wi.us
LinkedIn: www.linkedin.com/in/samantha-jefferson
"To serve as the catalyst to a vibrant, growing community."
----- Forwarded by Samantha R Jefferson/Neenah on 11/07/2022 08:05 AM -----

From: "Jim Heuer" <jimheuer75@yahoo.com>
To: "communitydevelopment@ci.neenah.wi.us" <communitydevelopment@ci.neenah.wi.us>
Date: 11/06/2022 06:54 AM
Subject: Shattuck Middle School redevelopment rezoning

Hello,

We have lived at 672 chestnut for 18 years and before that my inlaws owned this house for a long time before that. The neighborhood we currently live in is a small family neighborhood with light traffic other than during school hours. With the current proposal of the Shattuck property the traffic would increase in the area. Currently the only time that we experience a heavy traffic flow is before and after school. With adding these additional housing units to our area this traffic will increase not only at peak times but potentially all day long. If the apartment could potentially hold 100 residents that could be a possibility for that structure along to potentially have 100 or 200 cars added to this neighborhood. During school hours as it is the traffic is so heavy that it's hard to get out of my driveway to be able to get to the office in time for my job. I'm not sure where the current numbers were taken from and how they feel that the potential growth of the area would be safe. We have two major schools within walking distance of our property and little no crossing guards to ensure the children's safety when walking to school already. Adding more traffic to this area could potentially impact the safety of the kids walking to school. Also has anyone looked into the quality of streets currently around this rezonement as most streets have huge pot holes and rough road conditions that the city keeps putting band aids on rather than long term fixing. Please take a drive down chestnut st and see our current road it's absolutely terrible.

We chose to live in this neighborhood along with many others because of the small neighborhood feel and the low crime activity. From reading the proposal it looks to me that we will have low income requirements for the apartment and dwelling units which will change the character of this neighborhood. I don't feel this is the best fit for this beautiful area that many of us call home. So many of our neighbors have lived here for

30 plus years and are threatening to sell as they don't want to look at this development right across the street from them when they have been so accustomed to the school and beautiful green space it provided for this neighborhood. The greenspace at Shattuck have provided so much for the neighborhood a safe place for our children to learn how to ride their bikes, a safe place for people to run and walk, a place for the kids to play. Why take away this from our neighborhood? My kids play sports for this community and why was this space not thought to develop a sports field area or complex? This would be a huge area for this.

I ask that you do not rezone this area and that you reconsider the future development of this property based on the needs of your current residents! I love this area we call home and do not want to move but if this goes thru I may be forced to. #Neenahwithpride

Sincerely,
Heather Heuer

Fw: Shattuck Middle School Rezoning

Samantha R Jefferson to: Brad R Schmidt, Chris A Haese, Kayla J Kubat 11/07/2022 08:04 AM

From: Samantha R Jefferson/Neenah
To: Brad R Schmidt/Neenah@Neenah, Chris A Haese/Neenah@Neenah, Kayla J Kubat/Neenah@Neenah

Samantha Jefferson, Office Manager
Community Development Department
City of Neenah
Phone: 920-886-6125
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Email: sjefferson@ci.neenah.wi.us
LinkedIn: www.linkedin.com/in/samantha-jefferson
"To serve as the catalyst to a vibrant, growing community."
----- Forwarded by Samantha R Jefferson/Neenah on 11/07/2022 08:03 AM -----

From: "Hunter Kemps" <hjkemps@gmail.com>
To: CommunityDevelopment@ci.neenah.wi.us
Date: 11/06/2022 04:11 PM
Subject: Shattuck Middle School Rezoning

To Whom It May Concern

We would like for you to consider other options for rezoning the Shattuck lot. This neighborhood is single family homes, and the development seems to have been decided on rather quickly. The area may be better received by the community if it were to transition to homes that more closely match the surrounding area.

Thank you for considering,

Hunter and Riley Kemps

Shattuck School Property

jesse drake to: chaese, bschmidt 10/31/2022 09:12 PM
Cc: jlang, clendrum, kboyette, jskyrms, lhillstrom

From: "jesse drake" <jessedrake1979@yahoo.com>
To: chaese@ci.neenah.wi.us, bschmidt@ci.neenah.wi.us
Cc: jlang@ci.neenah.wi.us, clendrum@ci.neenah.wi.us, kboyette@ci.neenah.wi.us, jskyrms@ci.neenah.wi.us, lhillstrom@ci.neenah.wi.us
History: This message has been replied to.

Good Evening,

I am writing in regards to the Plan Commission meeting to be held on 11/8/22 at 4:15pm, and specifically to the topic of the Shattuck School Property. I would like to inquire about the expected format of the meeting next Tuesday:

1) Will community members be given the opportunity to provide feedback and ask questions of the proposed renovation and development?
2) Will the Plan Commission members answer any questions that community members might have; or is it merely a meeting to listen to community members but Commission members will not be answering/addressing any questions/concerns?

The reason I bring up these questions on the format of the meeting is because of a recently received mailing that was delivered last week with the 11/8 meeting referenced as well as the 11/16 Common Council meeting. It seems that since this re-zoning topic is already on the Common Council meeting agenda for 11/16, the 11/8 meeting is just a mere formality to be able to get the topic on the 11/16 Council agenda. Does anyone realistically think that any substantial changes are possible in the 7 days between meetings?

I am also concerned that voices of local neighborhoods and community are not being heard since the map/rendering on the back of the letter I received last week is identical to what was discussed during the June 2022 meeting at Shattuck School with the Northpointe developers and City of Neenah officials. That June 2022 meeting seemed to bring out a variety of questions, concerns and apprehension from a relatively large group of citizens. Frankly, none of those concerns or suggestions were addressed between June and the "new" map/rendering I received on the back of the City's letter last week. As City officials, and upon hearing concerns/questions from community members, I would have expected that you would have brought these up with Northpointe prior to their request to re-zone and develop. That was a missed opportunity on your part, because again, what is realistically going to change in the 7 days between meetings?

My apologies if my e-mail takes a contentious tone, but as a concerned citizen that will potentially be affected by what shape this development takes, I feel that the City owes its community members a more transparent process - something that has not happened in my opinion - to this point. I understand the politics behind this whole situation; the housing shortage in the City of Neenah, the increase of property taxes for the City (of which they are now receiving $0) and the lack of properties this size within City limits that can be developed. But despite each of these City perceived benefits, I challenge you to keep in mind what your decisions will do and how they will potentially impact the surrounding neighborhoods and your community members.

I look forward to hearing back from you at your earliest convenience as to the details of the 11/8 meeting format and to my concerns above.

Sincerely,
Jesse Drake
650 Chestnut St.

Fw: Keep R-1

Samantha R Jefferson to: Chris A Haese, Brad R Schmidt, kkubat 11/04/2022 05:56 PM

From: Samantha R Jefferson/Neenah
To: Chris A Haese/Neenah@Neenah, Brad R Schmidt/Neenah@Neenah, kkubat@ci.neenah.wi.us

Samantha Jefferson, Office Manager
Community Development Department
City of Neenah
Phone: 920-886-6125
Fax: 920-886-6129
Email: sjefferson@ci.neenah.wi.us
LinkedIn: www.linkedin.com/in/samantha-jefferson
"To serve as the catalyst to a vibrant, growing community."

-----Forwarded by Samantha R Jefferson/Neenah on 11/04/2022 05:56PM -----

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To: CommunityDevelopment@ci.neenah.wi.us
From: "Jessica Williams" <willije04@gmail.com>
Date: "11-04-2022" "12:37PM"
Subject: Keep R-1
==========

Hello Community Development Team and Plan Commission members,

I am Jessica Williams, owner of the home located at 628 Reed St. Neenah, WI 54956 across from Shattuck Middle School's parking lot. This is my first home for which I purchased in September 2019 with the intention of being in a R-1 Zone.

I am 34 years old and since college I have rented apartments and condos in the cities of Milwaukee, Sparta, and Madison. I purposely chose to come back to the Fox Cities and purchase a home in Neenah that would provide me the sense of community, family, safety, and environment. R-1 zoning provides just that. To purposely sell the school to a developer who would like to change the zoning to fit their financial desires is disappointing and unfair.

I am also a veteran with over 12 years of working experience within employment, community development, large corporations, small businesses, non-profits, and our military. Why does the city of Neenah continue to allow more and more apartment developments? We do not have the population to fill the open job positions so where would these individuals come from to rent?

All in all I implore you to please truly hear the 554 individuals surrounding Shattuck Middle School who signed a petition in rejection to this sale because we are the ones who chose to look and purchase our homes in this area, who pay the city of Neenah's taxes, add value with our professional and personal careers and what we give back to the community. We understand the referendum was passed and Shattuck Middle School was to be sold, but the way it was conducted seemed closed off - not properly or timely informing the residents surrounding the area, not thoroughly advertising to receive numerous bids, and now only providing 10 days to

share our thoughts and have you decide the night of - comes across as if you have already made your decision and bottom line it's about money and your agenda instead of your fellow neighbors.

PLEASE re-consider and do not change the Zoning! Keep R-1!

Thank you,

Jessica Williams
(920) 252-0368
willije04@gmail.com
628 Reed St.
Neenah, WI 54956

John & Kris Payette

675 Chestnut St

Neenah WI 54956

To: Neenah Community Development Department

Dear Mr. Haese,

We are writing today to communicate our concern for the impending Shattuck development that will gather speed once the school year ends. You have heard from us previously on this subject. Our concerns for our neighborhood continue to apply toward the future of this project.

While we did not, (!), receive the letter stating that a zoning issue was at hand, we did hear about these next steps from the neighborhood grass roots group that has been watching and listening for just such an action to be up for consideration.

To maintain the quality of life which we treasure deeply in our neighborhood, we ask you to vote against and/or not approve, the proposed zoning change to TND. We *passionately* implore you to consider how we and our fellow residents live in this family friendly neighborhood. **We want our area to maintain our existing single family residential zoning R-1.** It is our belief that the TND gives a developer too much largesse to change the character of this neighborhood.

Our quality of life, and our safety, including police and fire protection, and all aspects of the friendliness, peace and beauty of this neighborhood are fully threatened by such a zoning change. *Gone* will be lazy afternoons on our patio fronting Laudan St., greeting neighborhood friends – because the traffic (and therefore noise) will prevent enjoyment – and *gone* will be safe p.m. dog walks after dark with a high-density development a block away. *Gone* will be attentive attention from Neenah's police and fire departments when needed because they are stretched too thin – something else to solve for City of Neenah.

Property values are affected negatively when a development such as the one proposed enters an established community – considering today's economic trends, this is of major concern to our future continued residence in Neenah. Collectively, we are concerned our corner of Neenah will suffer and the neighborhood will slide toward something less than it is today. What a sad thing to have to think about.

Consider: if this was your street, would *you* be happy with the impending change? We think not. Put yourself in our shoes and recognize our valid dismay and call to protective action.

Let us work together to plan a lower-density, lower-height development that complements – and even highlights, the existing neighborhood, and fits well within projected budgets and personnel for utilities, street maintenance, police and fire protection and environmental impact. It is within our power to achieve this, but we need to our community leaders to work toward a solution with us to make that happen. On a personal note, we'll be very sad to lose the track and green space which we use daily. There are trends for "pocket neighborhoods" including small recreational areas that could be wonderfully deployed in the Shattuck parcel if we would just have the courage and vision to do so.

Hear us, please. A better solution can be found. We'd like to think we can put our energy toward positively solving the issues at hand by listening and exploring better options; disallowing greed, egos and politics. I'd like to see the same attention being lavished on Arrowhead Park planning extended to this opportunity for growth in our neighborhood. How proud we could be of Neenah to show it's the kind of place our city leaders and residents can achieve great things by working together. That would be our community at its best!

Sincerely

Kris and John

Kris's cell: 920-257-3895

Judd Stevenson
632 Reed Street
Neenah, WI 54956
(920) 540-2393
judd.d.stevenson@gmail.com

MEMORANDUM

TO: Neenah Plan Commission, Neenah City Council, Mayor Jane Lang, Neenah Community Development Department (CDD)

RE: Rezoning Shattuck Middle School
DATE: November 3, 2022

This memorandum is in opposition to the rezoning of Shattuck Middle School to "Traditional Neighborhood Development District" for the following reasons:

1. Attached are 554 verified signatures (278 in person petitions/276 online petition) opposing the rezoning of Shattuck to allow for rental housing. The CDD sent an email last week that stated, "The public hearing notice letter for the Shattuck Middle School rezoning will be mailed this afternoon with receipt expected by this weekend. Approximately 185 property owners surrounding the Shattuck Middle School property will receive the letter." **These 554 signatures are <u>three times</u> the number of notices that were sent out notifying of "public hearing".**

2. The proposed zoning classification, "Traditional Neighborhood Development District" although listed in the municipal code as a verifiable district, is not actually listed in the City's zoning map app online as shown in the attached zoning map. Obviously the attached doesn't show the entire city, just Shattuck area, but note the table showing the zoning classifications and there is no TND. I asked for a .pdf copy of the zoning map for the entire city from the CDD but was told there is not one, but to use the app.

3. This zoning change appears to contradict a statement made by Brad Schmidt, Deputy Director of CDD, on August 9, 2022, in a memorandum to Mayor Lang and the Plan Commission (attached to this package) regarding Rezoning C-1 District to R-1 District – 684 Congress Street. Mr. Schmidt states, "This category is intended to protect and strengthen existing neighborhoods. The R-1 zoning district is consistent with the Comprehensive Plan's future land use map." 684 Congress Street is one block from Shattuck Middle School. **Shattuck Middle School should be zoned R-1 to keep consistent with the Comprehensive Plan's future land use map, AND, the consistency of the neighborhood.**

4. Of the six apartment complexes that have been approved by the City of Neenah in the past five years, totaling 811 apartment units, almost all are surrounded by either Industrial, Commercial or Multi-family zoning. Attached is a document showing the apartment complexes that have been approved and the zoning surrounding those complexes. Beyond the staggering fact the City has approved 811 apartments to be constructed in the past five years, only one has R-1 zoning adjacent to most of the development. Shattuck will have 3 out of four sides surrounded by EXTENSIVE (meaning several blocks worth) of R-1 zoning. Yet this project proposes at least (I say at least because once this gets developed, the chances of someone wanting to build a single-family townhome for ownership purposes next to $900-$1200/month apartments is very slim) 132 rental properties.

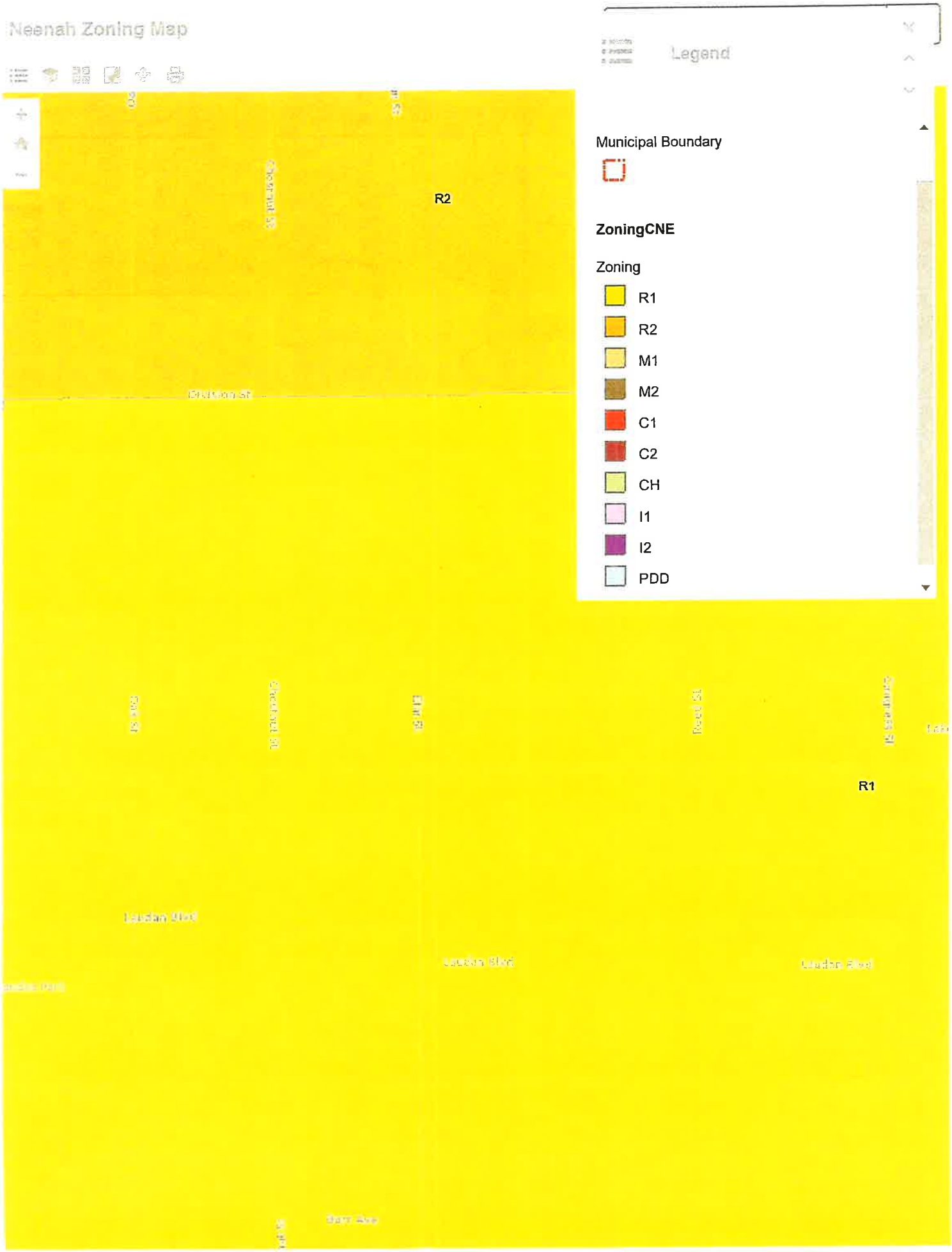
5. Lastly, I'm very disappointed in the way the community has been engaged in this process. To send out a notification that is received roughly ten days prior to the Plan Commission meeting and public hearing, then holding the public hearing on the same day a decision is going to be made on the proposal, appears to the public you're just going through the motions of having a public hearing without any possibility of digesting the material provided and researching further any information that may need further research. I feel like the Plan Commission is simply going to sit through the hearing, then vote in favor of the recommendation of the CDD, which has been working with the developer for months without public input on the proposal that is presented today. Yes, the response will be there was a public meeting held by the School District on this project in June, 2022, but it wasn't THIS proposal. Yes, this proposal is similar to the one presented in June, 2022, but you must realize the vast majority of the 100 or so attendees of that meeting (90% at least) were against the proposal. I believe just 3-4 people spoke in favor of the proposal at that time.

Thank you for your time and attention in reading my concerns. I stand ready and able to help put together a project for this neighborhood that fits the neighborhood characteristics, and quite possibly bring greater tax revenue to the City of Neenah.

Sincerely,

Judd Stevenson

Attached: 4 attachments


Neenah Zoning Map
Legend
Municipal Boundary
ZoningCNE
Zoning
R1
R2
M1
M2
C1
C2
CH
I1
I2
PDD
R2
R1
Cleveland St
Oak St
Church St
Elm St
Reed St
Commercial St
Lakeshore Dr
Lakeshore Dr
Lakeshore Dr

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

MEMORANDUM

DATE: August 9, 2022

TO: Mayor Lang and Plan Commission

FROM: Brad Schmidt, AICP, Deputy Director

RE: Rezoning C-1 District to R-1 District – 684 Congress Street (**Ord. No 2022-15**)

Request

Sharon Zuberbier has submitted a request to rezone land located at 684 Congress Street from the C-1, General Commercial District to the R-1, Single-Family Residence District.

Background

The subject property is located at the northeast corner of Congress Street and Laudan Boulevard. The property is 0.37 acres in size and includes a single-family residence and a detached garage. All land surrounding the subject property is zoned R-1, Single-Family Residence District. The property was zoned C-1, General Commercial District because of its past use as a grocery store until the 1990's.

As will all rezoning requests, the proposed zoning classification must be consistent with the City's Comprehensive Plan 2040 future land use designation. In this case, the future land use map identifies this area as the Residential Neighborhood Investment Area. This category is intended to protect and strengthen existing neighborhoods. The R-1 zoning district is consistent with the Comprehensive Plan's future land use map.

ZONING AROUND
APARTMENT COMPLEXES APPROVED BY NEENAH IN PAST 5 YEARS

1. Kimberly Clark South – Marathon Avenue, 6/16/2022 in Appleton Post Crescent (APC)
   a. Phase 1 = 32 apartments
   b. Phase 2 = 152 Townhouses
   c. Phase 3 (5 years out per article) = 29 apartments

   I-2 To North and West, M-1 to NE and SE, small part R-1 to south

2. Bridgwood Golf Course – 5/2022 Council approved = 268 unit apartment complex
   I-2 across RR tracks and south, PDD to north, C-1 to west

3. Solaris – Opened in 2021 on Main Street = 71 apartments
   C-1 to south, C-2 to north, west, east and southeast

4. Between Zacatacus & Ice Rink on Main Street = 39 apartments
   C-2 all around

5. Pendleton Park on Pendleton Road built in 2018 = 196 apartments
   R-1 to east and southeast, Town of Neenah to north, west and southwest

6. Neenah Creek on Winneconne Avenue = 53 apartments
   R-2 to East and North, C-1 to west, R-1 across Winneconne Avenue

SHATTUCK MIDDLE SCHOOL IS SURROUNDED BY R-1 ZONING EXCEPT TO THE NORTH WHERE IT IS R-2. No commercial, industrial or multi-family surrounding Shattuck.

This equals 811 (not including the Phase 3 of Kimberly Clark South) apartments in the City of Neenah in the past five years.

#PROTECTNEENAHNEIGHBORHOODS
ON-LINE PETITION SIGNATURES

Name	Street #	Street Name	City	State	Postal Cod	Count	Signed On	Where Signed
Aaron Colby	153	Dehardt Ave	Neenah	WI	54956	US	7/6/2022	Online
Aaron Hughes	187	Villa Dr	Neenah	WI	54956	US	7/20/2022	Online
Aaron Zemmer	510	E. Franklin Ave.	Neenah	WI	54956	US		Online
Abby Valentine	1543	Ames St.	Neenah	WI	54956	US	7/20/2022	Online
Abigail Poliak	693	Congress Pl.	Neenah	WI	54956	US		Online
Adam Poliak	693	Congress Pl.	Neenah	WI	54956	US		Online
Adrian Johnson	1027	Bayview Rd.	Neenah	WI	54956	US	7/8/2022	Online
Aislinn Verhage	745	Elm St.	Neenah	WI	54956	US		Online
Alex Walsh	245	Castle Oak Dr.	Neenah	WI	54956	US	7/7/2022	Online
Alexandria Abitz	203	Cedar St.	Neenah	WI	54956	US	7/12/2022	Online
Alissa Schwalbach	755	Milkweed Ct.	Neenah	WI	54956	US	7/8/2022	Online
Allee Meerdink	949	Higgins Ave	Neenah	WI	54956	US	7/16/2022	Online
Allison Eastman	612	Lauden Blvd	Neenah	WI	54956	US	7/1/2022	Online
Alyssa Bastar	512	E. Cecil St.	Neenah	WI	54956	US		Online
Alyssa Demerath	1159	Maple St.	Neenah	WI	54956	US	7/8/2022	Online
Amanda Heyn	384	Nassau St.	Neenah	WI	54956	US	7/9/2022	Online
Amanda Steffens	1467	Whitetail Dr.	Neenah	WI	54956	US	7/8/2022	Online
Amber Germain	505	E. Columbian Ave	Neenah	WI	54956	US	7/12/2022	Online
Amos Mikkelson	502	Chatham Ct.	Neenah	WI	54956	US	7/13/2022	Online
Amy Gaerthofner	571	Riford Rd	Neenah	WI	54956	US	7/1/2022	Online
Amy Gruse	580	Chestnut St.	Neenah	WI	54956	US	7/8/2022	Online
Amy Israel	808	Heather Ln.	Neenah	WI	54956	US	7/8/2022	Online
Amy Young	632	Chestnut St.	Neenah	WI	54956	US		Online
Amy Zemlock	655	Grove St.	Neenah	WI	54956	US	7/12/2022	Online
Andrea Brey	672	Congress St.	Neenah	WI	54956	US	7/12/2022	Online
Andrew Daly	840	E. Cecil St.	Neenah	WI	54956	US	7/12/2022	Online
Andrew Dzrurick	315	Lauden Blvd	Neenah	WI	54956	US		Online
Andrew Gruse	649	Stevens St.	Neenah	WI	54956	US	7/8/2022	Online
Angela Janikowski	720	Kensington Rd.	Neenah	WI	54956	US	7/12/2022	Online
Angela Konkle	719	Elm St.	Neenah	WI	54956	US		Online
Angelica Wilson	344	Joseph St. Apt 1	Neenah	WI	54956	US	7/11/2022	Online
Angelo Van Bogart	702	Reed St	Neenah	WI	54956	US		Online
Angie Schneider	2509	Maple Grove St.	Neenah	WI	54956	US	7/8/2022	Online
Anjie Schabo	2505	Bishops Ln.	Neenah	WI	54956	US	7/13/2022	Online
Ann Ginke	707	Chestnut St.	Neenah	WI	54956	US		Online
Ann Goerl	213	4th St.	Neenah	WI	54956	US	7/9/2022	Online
Ann Pabst	642	Reed St	Neenah	WI	54956	US	7/1/2022	Online
Anne Fredrickson	658	Chestnut St.	Neenah	WI	54956	US		Online
Anne Greif	2031	Brookeview Ct	Neenah	WI	54956	US		Online
ANNE JOHNSON	922	Zemlock Ave.	Neenah	WI	54956	US	7/8/2022	Online
Anne Morten	245	Stevens St.	Neenah	WI	54956	US		Online
Anne Paulus	701	Yorkshire Rd.	Neenah	WI	54956	US		Online
Anne Wilson	314	Crescent Dr.	Neenah	WI	54956	US	7/8/2022	Online
Anne-Marie Werner	330	Park Dr	Neenah	WI	54956	US	7/14/2022	Online
AnnMarie Gruber	671	Oak St	Neenah	WI	54956	US	7/6/2022	Online
Anthony Manoni	2121	E. Praire Creek Dr.	Neenah	WI	54956	US	7/1/2022	Online
Anthony Stancer	672	Chestnut St.	Neenah	WI	54956	US		Online
Arturo Leon	641	Chestnut St.	Neenah	WI	54956	US		Online
Ashley Flenz	513	Oak St	Neenah	WI	54956	US	7/1/2022	Online
Ashley Lunty	133	W. Bell St.	Neenah	WI	54956	US	7/22/2022	Online
Bailey Matsen	637	Chestnut St.	Neenah	WI	54956	US		Online
Becky Froehlich	709	Chestnut St.	Neenah	WI	54956	US	7/1/2022	Online
Ben Vanden Heuvel	645	Chestnut St.	Neenah	WI	54956	US		Online
Benjamin Huff	757	Congress St.	Neenah	WI	54956	US		Online
Beth Bender	1155	Maple St.	Neenah	WI	54956	US	7/13/2022	Online
Beth Martin	717	Elm St.	Neenah	WI	54956	US		Online
Beth Oosterhous	1220	Westbreeze Dr.	Neenah	WI	54956	US	7/8/2022	Online
Bethany Riley	655	Elm St.	Neenah	WI	54956	US	7/1/2022	Online
BJ Houk	512	Elm St.	Neenah	WI	54956	US		Online
Bradley Jensen	740	Chestnut St.	Neenah	WI	54956	US		Online
Brandi Engen	662	Chestnut St.	Neenah	WI	54956	US		Online
Brandon St. Peter	620	Chestnut St.	Neenah	WI	54956	US		Online

#PROTECTNEENAHNEIGHBORHOODS
ON-LINE PETITION SIGNATURES

Name	Street #	Street Name	City	State	Postal Cod	Count	Signed On	Where Signed
Breanne Kimball	757	Reed St	Neenah	WI	54956	US	7/1/2022	Online
Brenda Protheroe	424	10th St.	Neenah	WI	54956	US	7/2/2022	Online
Brett Lessner	1235	S. Park Ave.	Neenah	WI	54956	US	7/20/2022	Online
Brian Janssen	646	Chestnut St.	Neenah	WI	54956	US		Online
Brian Weber	558	E. Peckham St.	Neenah	WI	54956	US	7/1/2022	Online
Brielle Peters	650	Reed St	Neenah	WI	54956	US	7/4/2022	Online
Brittany Holden	344	Edgewood Dr.	Neenah	WI	54956	US	7/8/2022	Online
Brooke Schmidt	629	Oak St	Neenah	WI	54956	US	7/2/2022	Online
Bruce Krueger	505	Deckhoff St.	Neenah	WI	54956	US		Online
Bruce wiater	710	Reed St	Neenah	WI	54956	US	7/6/2022	Online
Caitlin Birkholz	532	Elm St.	Neenah	WI	54956	US		Online
Caitlin Bushman(Birkholz)	532	Elm St.	Neenah	Wi	54956	US	7/1/2022	Online
Caitlin Herikson	213	High St	Neenah	WI	54956	US		Online
Caley Moede	218	Congress St.	Neenah	WI	54956	US		Online
Calix	766	Elm St.	Neenah	WI	54956	US		Online
Carla Paul Mulvey	421	Hawthorne St.	Neenah	WI	54956	US	7/2/2022	Online
Carla Vanderheyden	752	Reed St	Neenah	WI	54956	US	7/12/2022	Online
Cassandra Buksyk	711	Congress Pl.	Neenah	WI	54956	US	7/13/2022	Online
Cassandra DeMars	676	Chestnut St.	Neenah	WI	54956	US	7/1/2022	Online
Cassandra Smith	1195	Christopher Dr. Apt 13	Neenah	WI	54956	US	7/8/2022	Online
Cassie Demars	676	Chestnut St.	Neenah	WI	54956	US		Online
Cathy Meyer	424	Washington Ave.	Neenah	WI	54956	US		Online
Cecilia Norton	863	E. Cecil St.	Neenah	WI	54956	US		Online
Chad Pelky	778	Elm St.	Neenah	WI	54956	US		Online
Charles Lauer	119	Lauden Blvd	Neenah	WI	54956	US	7/2/2022	Online
Chelsea Kuhnke	1640	Pendleton Rd.	Neenah	WI	54956	US		Online
Chelsea Meyer	1231	Maple St	Neenah	WI	54956	US	7/6/2022	Online
Cheryl Dausey	202	Washington Ave.	Neenah	WI	54956	US	7/11/2022	Online
Cheryl LeRoy	511	Division St.	Neenah	WI	54956	US		Online
Cheryl Timm	649	Chestnut St.	Neenah	WI	54956	US		Online
Chloe Balwinski	1273	Wild Rose Ln.	Neenah	WI	54956	US	7/7/2022	Online
Chloe Demerath	747	Congress St	Neenah	WI	54956	US		Online
Chris Franz	668	Chestnut St.	Neenah	WI	54956	US		Online
Chris Mathers	618	Winnebago Hts	Neenah	WI	54956	US	7/12/2022	Online
Chris Meunier	1214	Meadow Ln.	Neenah	WI	54956	US	7/1/2022	Online
Chris Potratz	508	E. Cecil St.	Neenah	WI	54956	US		Online
Chris Swender	436	Washington Ave.	Neenah	WI	54956	US		Online
Christine Fowler	415	E. Columbian Ave	Neenah	WI	54956	US	7/13/2022	Online
Christine Meixl	760	Yorkshire Rd.	Neenah	WI	54956	US	7/16/2022	Online
Christine Olson	1310	Indigo Dr.	Neenah	WI	54956	US	7/8/2022	Online
Cindy Koehn	536	Elm St.	Neenah	WI	54956	US		Online
Clair Teachout	621	S. Park Ave.	Neenah	WI	54956	US	7/8/2022	Online
Clarissa Arboleda	770	Elm St.	Neenah	WI	54956	US		Online
Colleen Meyer	1181	Gay Dr.	Neenah	WI	54956	US	7/8/2022	Online
Connie Gauerke	347	Washington Ave.	Neenah	WI	54956	US		Online
Connie Mullins	631	Stevens St.	Neenah	WI	54956	US	7/9/2022	Online
Cory Grissom	535	Elm St.	Neenah	WI	54956	US		Online
Cory Kuehl	637	Congress St.	Neenah	WI	54956	US		Online
Courtney Bender	1155	Maple St.	Neenah	WI	54956	US	7/12/2022	Online
Crescentia Holbrook	613	Fairview Ave	Neenah	WI	54956	US		Online
Crystal Blank	714	Elm St.	Neenah	WI	54956	US		Online
Curtis J. Dachelet	121	Regent Pl.	Neenah	WI	54956	US		Online
Cynthia Weinaug	1572	Kingswood Dr.	Neenah	WI	54956	US		Online
Dan Piette	667	Chestnut St.	Neenah	WI	54956	US		Online
Daniel Baird	245	Stevens St.	Neenah	WI	54956	US		Online
Daniel Hamrin	701	Congress Pl.	Neenah	WI	54956	US		Online
Daniel Miller	534	Belmont Ave.	Neenah	WI	54956	US	7/9/2022	Online
Daniell Dolan	719	Chestnut St.	Neenah	WI	54956	US		Online
David Baraniak	507	E. Cecil St.	Neenah	WI	54956	US		Online
David Fredrickson	760	Chestnut St.	Neenah	WI	54956	US		Online
David Geraden	209	Congress St.	Neenah	WI	54956	US		Online
David Marta	614	Chestnut St.	Neenah	WI	54956	US		Online

#PROTECTNEENAHNEIGHBORHOODS
ON-LINE PETITION SIGNATURES

Name	Street #	Street Name	City	State	Postal Cod	Count	Signed On	Where Signed
David Paul	602	Division St.	Neenah	WI	54956	US		Online
David Tonn	700	Chestnut St.	Neenah	WI	54956	US	7/1/2022	Online
David Zimmerman	1211	Lynrose Ln.	Neenah	WI	54956	US		Online
Dean Hoks	682	Reed St	Neenah	WI	54956	US		Online
Debbie Birkholz	775	Birch St.	Neenah	WI	54956	US	7/1/2022	Online
Debbie Davis(Bushman)	412	Lowell Pl.	Neenah	WI	54956	US	7/1/2022	Online
Debbie Williams	1256	Meadow Ln.	Neenah	WI	54956	US	7/8/2022	Online
Deborah Griffith	108	Regent Pl.	Neenah	WI	54956	US		Online
Deborah Small	441	E. Franklin Ave.	Neenah	WI	54956	US		Online
Debra Korzenski	835	River Ln.	Neenah	WI	54956	US	7/11/2022	Online
Debra Reichel	649	Elm St.	Neenah	WI	54956	US		Online
Debre Kuppe	1139	Primrose Ct.	Neenah	WI	54956	US		Online
Dee Wais	1096	Reed St	Neenah	WI	54956	US		Online
Dennis Frakes	1415	E. Paynes Point R	Neenah	WI	54956	US	7/20/2022	Online
Derek Gruber	1241	Campbell St	Neenah	WI	54956	US	7/6/2022	Online
Desarae Weyenberg	624	Grove St.	Neenah	WI	54956	US	7/9/2022	Online
Diane Eparvier	669	Elm St.	Neenah	WI	54956	US	7/1/2022	Online
Dianne Fischer	617	Chestnut St.	Neenah	WI	54956	US		Online
diony martinez kemper	1059	Pilgrim Rd.	Neenah	WI	54956	US	7/11/2022	Online
Donald Miller	1555	Lyon Rd. Apt 28	Neenah	WI	54956	US		Online
Donna Borszich	670	S. Western Ave	Neenah	WI	54956	US		Online
Donna Butzlaff	748	Reed St	Neenah	WI	54956	US	7/6/2022	Online
Donna Larsen	764	Chestnut St.	Neenah	WI	54956	US		Online
Drew Bendixen	528	Elm St.	Neenah	WI	54956	US		Online
Ed Faulks	761	Elm St.	Neenah	WI	54956	US		Online
Eliabeth Glass	1242	Fawn Dr	Neenah	WI	54956	US		Online
Elisabeth Hyatt	664	Congress St.	Neenah	WI	54956	US		Online
Elisna Tappin	673	Oak St	Neenah	WI	54956	US		Online
Elizabeth Dachelet	121	Regent Pl.	Neenah	WI	54956	US		Online
Elizabeth Lang	633	Chestnut St.	Neenah	WI	54956	US		Online
Ellen Kaelin	221	Langley Blvd	Neenah	WI	54956	US	7/1/2022	Online
Emily Grasee	721	Manchester Rd	Neenah	WI	54956	US	7/12/2022	Online
Emily Zenner	510	E. Franklin Ave.	Neenah	WI	54956	US	7/20/2022	Online
Eric Born	553	Riford Rd	Neenah	WI	54956	US	7/13/2022	Online
Eric Koski	532	Emerson St.	Neenah	WI	54956	US	7/12/2022	Online
Eric Maggio	712	Congress Pl.	Neenah	WI	54956	US		Online
Erica Duda	853	E. Cecil St.	Neenah	WI	54956	US		Online
Erica Slye	2642	Marathon Ave	Neenah	WI	54956	US		Online
Erin Czechanski	1198	Skyview Dr.	Neenah	WI	54956	US	7/8/2022	Online
Erin Miller	654	Lauden Blvd	Neenah	WI	54956	US	7/11/2022	Online
Erin Neely	1463	Tullar Rd. Apt 11	Neenah	WI	54956	US	7/9/2022	Online
Esther LaFord	874	E. Cecil St.	Neenah	WI	54956	US		Online
Esther Zimmerman	1211	Lynrose Ln.	Neenah	WI	54956	US		Online
Gail Goetz	1135	Manor Dr.	Neenah	WI	54956	US		Online
Garrett Hetrick	707	Congress Pl.	Neenah	WI	54956	US	7/1/2022	Online
Gary Mulvey	421	Hawthorne St.	Neenah	WI	54956	US	7/2/2022	Online
Gladys Harrison	148	W. Cecil St.	Neenah	WI	54956	US	7/8/2022	Online
Graham French	1009	Meadow Ln.	Neenah	WI	54956	US	7/9/2022	Online
Grant Meerdink	949	Higgins Ave	Neenah	WI	54956	US	7/16/2022	Online
Greg Bucholte	725	Elm St.	Neenah	WI	54956	US		Online
Gregg C Ewert	850	Maple St.	Neenah	WI	54956	US	7/11/2022	Online
Gregory Scanlon	859	E. Cecil St.	Neenah	WI	54956	US	7/1/2022	Online
Griffin Tedlie	1435	Tullar Rd.	Neenah	WI	54956	US	7/10/2022	Online
Hannah Polakowski	1116	Tullar Rd.	Neenah	WI	54956	US	7/9/2022	Online
Heather Gruber	1241	Campbell St	Neenah	WI	54956	US		Online
Heather Heuer	672	Chestnut St.	Neenah	WI	54956	US	7/1/2022	Online
Heather Leone	308	E. Forest Ave.	Neenah	WI	54956	US	7/8/2022	Online
Heather Oberstadt	516	E. Cecil St.	Neenah	Wi	54956	US	7/20/2022	Online
Heidi Rocke	505	E. Wisconsin Ave.	Neenah	WI	54956	US	7/14/2022	Online
Hilary Merrill	524	Elm St.	Neenah	WI	54956	US		Online
Holly Wiesman	221	S. Park Ave.	Neenah	WI	54956	US	7/6/2022	Online
Hunter Kemps	943	Sund St.	Neenah	WI	54956	US		Online

#PROTECTNEENAHNEIGHBORHOODS
ON-LINE PETITION SIGNATURES

Name	Street #	Street Name	City	State	Postal Cod	Count	Signed On	Where Signed
Indra Gibson	1222	Nature Trail Dr.	Neenah	WI	54956	US		Online
Jace Peskie	518	Haylett St.	Neenah	WI	54956	US	7/20/2022	Online
Jackie Paustian	757	Oak St	Neenah	WI	54956	US		Online
Jak Nelson	628	Chestnut St.	Neenah	WI	54956	US		Online
James Francart	776	Elm St.	Neenah	WI	54956	US		Online
James Hein	429	E. Franklin Ave.	Neenah	WI	54956	US		Online
James Lang	633	Chestnut St.	Neenah	WI	54956	US		Online
Jamie Albert	305	Lauden Blvd	Neenah	WI	54956	US		Online
Jamie Brunel	153	Lorraine Ave.	Neenah	WI	54956	US	7/3/2022	Online
Jan Gauger	6165	Green bay Rd	Neenah	WI	54956	US		Online
Jan Paske	862	E. Cecil St.	Neenah	WI	54956	US		Online
Jan Payne	757	Elm St.	Neenah	WI	54956	US		Online
Jane Smith	105	E. Bell St.	Neenah	WI	54956	US	7/11/2022	Online
Janet Radue	1572	Bruce St.	Neenah	WI	54956	US		Online
Janice Janssen	646	Chestnut St.	Neenah	WI	54956	US		Online
Janice Paul	602	Division St.	Neenah	WI	54956	US		Online
Jared Frisby	1085	Holly Ct.	Neenah	WI	54956	US		Online
Jason Birkholz	970	Zemlock Ave.	Neenah	WI	54956	US	7/1/2022	Online
Jason Marks	515	E. Cecil St.	Neenah	WI	54956	US	7/7/2022	Online
Jason Mulder	9600	Oakwood Ave	Neenah	WI	54956	US	7/5/2022	Online
Jason Spahn	321	Washington Ave.	Neenah	WI	54956	US		Online
Jay Kresheck	757	Elm St.	Neenah	WI	54956	US		Online
Jayne Bottensek	632	E. Doty Ave.	Neenah	WI	54956	US	7/8/2022	Online
Jayson Christensen	503	Elm St.	Neenah	WI	54956	US		Online
Jean Noffke	1414	Rogers Ct	Neenah	WI	54956	US	7/22/2022	Online
Jean Schraufnagel	328	Crescent Dr.	Neenah	Wi	54956	US	7/10/2022	Online
Jean Westfall	2413	Woodland Ter.	Neenah	WI	54956	US	7/8/2022	Online
Jeff Hintz	707	Congress St.	Neenah	WI	54956	US		Online
Jen Scanlon	859	E. Cecil St.	Neenah	WI	54956	US	7/1/2022	Online
Jeni Orlando	322	E. Columbian Ave	Neenah	WI	54956	US	7/1/2022	Online
Jennifer Clure	1208	Glenview Dr.	Neenah	WI	54956	US	7/19/2022	Online
Jennifer Jury	1003	Sterling Ave.	Neenah	WI	54956	US	7/3/2022	Online
Jennifer Keberlein	3431	Syngentia Way	Neenah	WI	54956	US	7/1/2022	Online
Jennifer Miller	556	Riford Rd	Neenah	WI	54956	US	7/1/2022	Online
Jenny Seibel	746	Congress St.	Neenah	WI	54956	US	7/8/2022	Online
Jenny Wunrow	470	Higgins Ave	Neenah	WI	54956	US		Online
Jeremy Sibel	746	Congress St.	Neenah	WI	54956	US		Online
Jericah Vandehey	1470	S. Park Ave.	Neenah	WI	54956	US	7/6/2022	Online
Jesse Drake	650	Chestnut St.	Neenah	WI	54956	US		Online
Jessica Roth	411	Kraft St.	Neenah	WI	54956	US	7/9/2022	Online
Jessica Williams	145	State St.	Neenah	WI	54956	US	7/5/2022	Online
Jesus Montes de oca	628	Hansen St.	Neenah	WI	54956	US	9/7/2022	Online
Jill Luebke	3222	Westfield Range	Neenah	WI	54956	US		Online
JIM Gruber	1331	Liberty Ct.	Neenah	WI	54956	US	7/9/2022	Online
Jimmy Slye	2642	Marathon Ave	Neenah	WI	54956	US		Online
Joan Pappas	1853	Oxwood Dr.	Neenah	WI	54956	US	7/11/2022	Online
JoAnn Trader	625	Chestnut St.	Neenah	WI	54956	US		Online
Joann Urbanek	303	Crescent Dr.	Neenah	WI	54956	US	7/8/2022	Online
Jocelyn Aho	1290	Green Acres Ln	Neenah	WI	54956	US	7/2/2022	Online
Jodi Merkley	409	Quarry Ln	Neenah	WI	54956	US	7/14/2022	Online
Jody Drake	650	Chestnut St.	Neenah	WI	54956	US		Online
Joe Nemecek	121	Union St.	Neenah	WI	54956	US	7/1/2022	Online
Joel Anger	657	Elm St.	Neenah	WI	54956	US		Online
Joelin Mueller	925	Higgins Ave	Neenah	WI	54956	US	7/1/2022	Online
John Cuomo	727	Chestnut St.	Neenah	WI	54956	US	7/9/2022	Online
John Fickau	710	Hewitt St.	Neenah	WI	54956	US	7/9/2022	Online
John Hurlbut	918	Hunt Ave.	Neenah	WI	54956	US	7/13/2022	Online
John McMillion	1747	Mill Pond Ct.	Neenah	WI	54956	US	9/7/2022	Online
John Sanborn	833	S. Commercial St	Neenah	WI	54956	US		Online
John Simpson	1311	Inverness Ln	Neenah	WI	54956	US		Online
Jon Vanderheyden	753	Reed St	Neenah	WI	54956	US	7/1/2022	Online
Jonathan Thom	636	Hunters Point Rd	Neenah	WI	54956	US	7/20/2022	Online

#PROTECTNEENAHNEIGHBORHOODS
ON-LINE PETITION SIGNATURES

Name	Street #	Street Name	City	State	Postal Cod	Count	Signed On	Where Signed
Jonathan Van Handel	793	Harvard Dr.	Neenah	WI	54956	US	7/13/2022	Online
Jorden Albert	305	Lauden Blvd	Neenah	WI	54956	US		Online
Joseph Germain	505	E. Columbian Ave	Neenah	WI	54956	US	7/12/2022	Online
Joseph Workman	741	Reed St	Neenah	WI	54956	US		Online
Josh Anger	657	Elm St.	Neenah	WI	54956	US		Online
Juan Sauceda	756	Chestnut St.	Neenah	WI	54956	US		Online
Judd Eastman	612	Lauden Blvd	Neenah	WI	54956	US	7/1/2022	Online
Judith Liesch	324	Washington Ave.	Neenah	WI	54956	US		Online
Judith Zaretzke	1129	S. Park Ave.	Neenah	WI	54956	US		Online
Julie Clark	320	Congress St.	Neenah	WI	54956	US		Online
Julie Jensen	740	Reed St	Neenah	WI	54956	US	7/12/2022	Online
Julie Pupp	1906	Marathon Ave	Neenah	WI	54956	US	7/19/2022	Online
Junille Hintz	707	Congress St.	Neenah	WI	54956	US		Online
Justin Hammer	638	Congress St.	Neenah	WI	54956	US		Online
Justin Konkle	719	Elm St.	Neenah	WI	54956	US		Online
Kaitlyn Pingel	641	Chestnut St.	Neenah	WI	54956	US		Online
Kaliegh Hilger	744	Reed St	Neenah	WI	54956	US		Online
Kara Munoz	315	Lauden Blvd	Neenah	WI	54956	US		Online
Karen Camann	716	Reed St	Neenah	WI	54956	US	7/13/2022	Online
Karen Jensen	609	Chestnut St.	Neenah	WI	54956	US		Online
Karen Schweinsberg	521	Lauden Blvd	Neenah	WI	54956	US	7/7/2022	Online
Karmelle Bert	673	Elm St.	Neenah	WI	54956	US	7/11/2022	Online
Kate Johnson	1561	Remington Rd	Neenah	WI	54956	US	7/8/2022	Online
Katelyn Dekeyser	1271	Christopher Ct. Apt 3	Neenah	WI	54956	US	7/11/2022	Online
Katherine Cunningham	848	Higgins Ave	Neenah	WI	54956	US	7/21/2022	Online
Katherine Krock	753	Congress St.	Neenah	WI	54956	US		Online
Katherine LaCoursiere	559	Silverwood Ln.	Neenah	WI	54956	US	7/10/2022	Online
Katherine Tonn	700	Chestnut St.	Neenah	WI	54956	US	7/12/2022	Online
Kathleen Roney	669	Congress St.	Neenah	WI	54956	US		Online

Fw: Shattuck Middle School Zoning

Samantha R Jefferson to: Chris A Haese, Kayla J Kubat, Brad R Schmidt 11/07/2022 02:24 PM

From: Samantha R Jefferson/Neenah
To: Chris A Haese/Neenah@Neenah, Kayla J Kubat/Neenah@Neenah, Brad R Schmidt/Neenah@Neenah

Samantha Jefferson, Office Manager
Community Development Department
City of Neenah
Phone: 920-886-6125
Fax: 920-886-6129
Email: sjefferson@ci.neenah.wi.us
LinkedIn: www.linkedin.com/in/samantha-jefferson
"To serve as the catalyst to a vibrant, growing community."
----- Forwarded by Samantha R Jefferson/Neenah on 11/07/2022 02:24 PM -----

From: "Judy Stevenson" <judy.l.stevenson@gmail.com>
To: CommunityDevelopment@ci.neenah.wi.us
Date: 11/07/2022 01:06 PM
Subject: Shattuck Middle School Zoning

Dear Planning Commission,

I am writing this email to oppose the rezoning of Shattuck Middle School to Traditional Neighborhood Development (TND). I support R-1 Zoning to keep it consistent with neighboring properties.

First, I'm not quite sure how the proposed development is "Traditional" for northeast Wisconsin, and especially east Neenah, since I haven't been able to find any older housing in this style either in Appleton, Neenah, Menasha or Oshkosh.

I have been able to find this type housing, townhouse style with driveways to the rear of building in the Oshkosh market along 8th Avenue and 9th Avenue. The proposed development states this type of housing is a cleaner look for neighbors across the street but I don't agree, and the pictures attached to this email don't support this claim.

When you have shared driveways to the rear and the garages to the rear, where do people entertain family and friends for a cookout? Well, according to the attached pictures, the "traditional" back yard is now the front yard facing neighbors across the street. You will even see a playground set in the front yard of one of the properties. I've also attached pictures from a development in Neenah north of Main Street west of Lake Street where the driveways are in the rear. You will see all the "traditional" things typically in the back yard, is now in the front. So this let's the people across the street see their neighbors to the rear grills, but also in the front. While the development people get to see a garage and driveway to the rear with a pond or green space in the middle.

Please consider the consistency of surrounding zoning areas when determining the zoning of Shattuck Middle School. Don’t let the developer dictate the zoning of this area, do what is right for the community.

Thank you for your time considering my comments.

Sincerely,

Judy Stevenson
632 Reed Street
Neenah, WI 54956
(920) 540-2399

Attachment

Pictures of Neighborhood Concept Front Yards July 2022.pdf

Traditional Neighborhood Concept
(After Several Years This is What's in the Front Yards)

8th Avenue, Oshkosh, Taken July, 2022

9th Ave. Oshkosh, Taken July, 2022

8th Avenue, Oshkosh, Taken July 2022

Western Ave. north of Main Street, Neenah, Taken 11/2022

Western Ave. north of Main Street, Neenah, Taken 11/2022

To: Community Development, City of Neenah
Re: Rezoning of Shattuck Middle School Property
Attn: Plan Commission
Common Council

This is to request that you deny Northpoints' request to rezone the Shattuck Middle School property from the R-1, Single-Family Residence District to the Traditional Neighborhood Development (TND) district.

Doing so would cause the property values of all surrounding properties to plummet. This involves homes on Reed St., Division St., Elm St., and Lawden Blvd.

Using the school property for single family residences would be good use of the R-1 property that would increase rather than decrease neighborhood property values.

Please consider this alternate option.

Is there even one member of the Plan Commission or Common Council who can honestly say they'd want to live across the street from the proposed TND?

The increase of vehicle traffic in surrounding neighborhoods will not be appreciated either.

Sincerely,
Julie M. Bednarz
602 Reed St.
Neenah

Fw: Shattuck proposal

Samantha R Jefferson to: Chris A Haese, Brad R Schmidt, Kayla J Kubat 11/07/2022 08:06 AM

From: Samantha R Jefferson/Neenah
To: Chris A Haese/Neenah@Neenah, Brad R Schmidt/Neenah@Neenah, Kayla J Kubat/Neenah@Neenah

Samantha Jefferson, Office Manager
Community Development Department
City of Neenah
Phone: 920-886-6125
Fax: 920-886-6129
Email: sjefferson@ci.neenah.wi.us
LinkedIn: www.linkedin.com/in/samantha-jefferson
"To serve as the catalyst to a vibrant, growing community."
----- Forwarded by Samantha R Jefferson/Neenah on 11/07/2022 08:06 AM -----

From: "K&B Weber" <kbweber17@gmail.com>
To: communitydevelopment@ci.neenah.wi.us
Date: 11/07/2022 08:06 AM
Subject: Shattuck proposal

Chris,

We know you've probably received countless emails regarding this subject but we're throwing our names in as well. This is not something that will be favorable for this quiet side of town. No one will benefit from the dense population in that small space.

The neighborhood feel will be forever changed. This is not a large metropolis that requires multi family dwellings. Please, please preserve the space.

We implore you, do not let this happen to our beautiful SE Neenah.

Brian and Katie Weber
SE Neenah neighbors with children at SMM
--
Sent from my iPhone

Fw: Re: north point Development

Samantha R Jefferson to: Chris A Haese, Brad R Schmidt, kkubat 11/04/2022 05:58 PM

From: Samantha R Jefferson/Neenah
To: Chris A Haese/Neenah@Neenah, Brad R Schmidt/Neenah@Neenah, kkubat@ci.neenah.wi.us

Samantha Jefferson, Office Manager
Community Development Department
City of Neenah
Phone: 920-886-6125
Fax: 920-886-6129
Email: sjefferson@ci.neenah.wi.us
LinkedIn: www.linkedin.com/in/samantha-jefferson
"To serve as the catalyst to a vibrant, growing community."

-----Forwarded by Samantha R Jefferson/Neenah on 11/04/2022 05:58PM -----

==========
To: communitydevelopment@ci.neenah.wi.us
From: "Kathryn Dwyer" <kdwy1218@gmail.com>
Date: "11-04-2022" "12:51PM"
Subject: Re: north point Development
==========

Hello,

Have you ever lived in a neighborhood that was thriving, then within a few years in a downward spiral? I have.
I lost 2/3 of my property value and gangs infested the area. Crime skyrocketed. Police asked me why I was taking my own safety lightly. I had to move out and relocate here.

All because of poor decisions! Please do not allow lower income rentals in our area. I have much invested in my property and home. I am 67 years old, and cannot physically work full time nights anymore.

Please, please help us stay safe and QUIET.

Sincerely,
Kathryn M.Dwyer RN

Fw: the property at Shattuck Middle School

Samantha R Jefferson to: Chris A Haese, Brad R Schmidt, Kayla J Kubat 11/03/2022 02:39 PM

From: Samantha R Jefferson/Neenah
To: Chris A Haese/Neenah@Neenah, Brad R Schmidt/Neenah@Neenah, Kayla J Kubat/Neenah@Neenah

Samantha Jefferson, Office Manager
Community Development Department
City of Neenah
Phone: 920-886-6125
Fax: 920-886-6129
Email: sjefferson@ci.neenah.wi.us
LinkedIn: www.linkedin.com/in/samantha-jefferson
"To serve as the catalyst to a vibrant, growing community."
----- Forwarded by Samantha R Jefferson/Neenah on 11/03/2022 02:38 PM -----

From: "kevin mccann" <kmaclar@yahoo.com>
To: "communitydevelopment@ci.neenah.wi.us" <communitydevelopment@ci.neenah.wi.us>
Date: 11/02/2022 09:03 PM
Subject: the property at Shattuck Middle School

My wife and I are residents of Neenah, we purchased our home at 671 Elm Street in 1978. When the referendum was passed to fund a new high school and utilize Armstrong for a middle school myself and the neighbors we are acquainted with felt pretty positive that the green space that is adjacent to our property would be a thing of the past. With cities needing vacant lots for developing it seemed the talk centered around how many houses would be placed on the land. We figured single family housing would be the option in what we considered a traditional neighborhood. Every block in our area from Maple Street to the west, to Park Street on the east. From Division Street to the north to Burr Street (if it was a there street) to our south is dominated by single family housing in a traditional sense.

However what is being presented to your commission despite being labeled a traditional neighborhood development seems anything but traditional. Currently the number of houses on Elm and Reed street that are adjacent to the proposed development equals 40 single family houses (based on houses south of the Shattuck school extension and north of the baseball diamond). Looking at Northpointes proposal they have 36 single family homes which would be considered traditional with this established area. However they have added 8 duplexes and 2 townhouses into the mix. Again from Maple street to park street and division to burr street there is nothing that resembles what Northpointe is attempting to do. It would be a blight to the neighborhood, not to mention the additional 100 apartment units.

My technical skills are suspect' however I googled traditional neighborhoods in Wisconsin and it seems that there is not a single instance of such a neighborhood. I did find mention in South Carolina and other states considerably east of us. And just because a house is zoned single family doesn't stop that property from becoming a rental and I fear this is exactly what would happen to this property. From when we were first informed as residents of the affected neighborhood until now has moved rather rapidly. There is revenue for the city if the lots were deveoped into single family houses built for people that would want to own a house.

Thank you for your time

Kevin and Maribeth McCann

November 07, 2022

Molly Becker
640 Reed Street
Neenah, WI., 54952

Neenah Planning Commission,

I am writing this letter to express my very strong opposition to the Shattuck Middle School Development Plans.

Let me first start off by saying that I am so very, very disappointed in the route the school board has taken with the development of Shattuck Middle School.

Shame on the Neenah School Board for leaving all of us with a dilapidated structure that should've had a proposal included with the new high school referendum.

My husband & I moved into our home on Reed Street on April of 1990. It is a beautiful, quiet, well respected older neighborhood that DOES NOT deserve the total transformation that is being put forward.

Your Planning Commission is not comparing apples to apples when it comes to proposing this development in our residential neighborhood with other multi-family neighborhoods.

We all know what will happen to the southeast side of the city & the surrounding area with the plans by Northpoint Development to remodel Shattuck into a 100 unit apartment complex/ 8 plex/duplex, etc.. Do not kid yourselves. It will end up being a typical rental neighborhood. No pride in yards, no respect for maintenance of properties, tons more traffic, and the WORST OF ALL…..higher crime. Does the City of Neenah have it in their budget now to hire an additional police officer?

This is the very reason this neighborhood has been a pleasant, low density residential neighborhood. This change will not be consistent with the current surrounding uses. Rezoning a neighborhood from low density to a high-density area is inconsistent and will result in all these properties resulting in property value decreases.

What is wrong with developing all single family homes up & down Reed Street, Lauden Blvd & Elm Street? Or a beautiful condo association? Everyone I have spoken to is all in for a development such as that.

It's also time for our City Mayor, planning commission, & council members to stand up for the citizens who take great pride in our community. That is exactly why we voted for all of you!

It cannot ALWAYS be about the "tax revenue the City will generate."

Sincerely,
Molly Becker

Fw: Shattuck rezone

Samantha R Jefferson to: Kayla J Kubat, Brad R Schmidt, Chris A Haese 11/07/2022 08:07 AM

From: Samantha R Jefferson/Neenah
To: Kayla J Kubat/Neenah@Neenah, Brad R Schmidt/Neenah@Neenah, Chris A Haese/Neenah@Neenah

Samantha Jefferson, Office Manager
Community Development Department
City of Neenah
Phone: 920-886-6125
Fax: 920-886-6129
Email: sjefferson@ci.neenah.wi.us
LinkedIn: www.linkedin.com/in/samantha-jefferson
"To serve as the catalyst to a vibrant, growing community."
----- Forwarded by Samantha R Jefferson/Neenah on 11/07/2022 08:06 AM -----

From: "Nancy Kranpitz" <nezkranpitz@yahoo.com>
To: CommunityDevelopment@ci.neenah.wi.us
Date: 11/05/2022 09:21 AM
Subject: Shattuck rezone

I vehemently oppose the addition of 136 dwellings (apartments, townhouses, etc) on the current Shattuck Middle School property. This is an enormous number of dwellings to insert in a basically single family residential area. Currently in the space between Laudan and Division Streets there are at the most 15 single family residences each on Elm and Reed Streets. So your proposal will put 100 MORE “dwellings” in a space where there are now 30 dwellings. This makes NO sense. There will be major traffic issues and this in an area just blocks from Wilson Elementary School. Many of those students live east of the school and will need to traverse what would be a very high traffic area on their way to and from school. Also, leaving the current oval track in place would provide a wonderful exercise area for residents allowing them the ability to walk/ jog on a level surface and completely away from vehicular traffic. Please do not allow this development to proceed as planned. Assuming a 2 person occupancy per unit this would add 272 people in this one block. And at the very very minimum it would add 136 vehicles in the same area. And we know this is way low as many of these “dwellings” will have more than one vehicle. This could be a beautiful small development combined with green space, park, and exercise space. I have always marveled at the foresight of early Neenah residents who preserved The Point and Riverside Park areas and did not allow development on this beautiful property. Please allow this property to also be retained for the citizens of Neenah and not allow such over density and loss of green space in what has been a single family residential area for as long as I can remember - which means since 1949.

Nancy Zeumer Kranpitz
Sent from my iPad

Fw: NJSD- Shattuck Middle School Rezoning

Samantha R Jefferson to: Chris A Haese, Kayla J Kubat, Brad R Schmidt 11/07/2022 02:26 PM

From: Samantha R Jefferson/Neenah
To: Chris A Haese/Neenah@Neenah, Kayla J Kubat/Neenah@Neenah, Brad R Schmidt/Neenah@Neenah

Samantha Jefferson, Office Manager
Community Development Department
City of Neenah
Phone: 920-886-6125
Fax: 920-886-6129
Email: sjefferson@ci.neenah.wi.us
LinkedIn: www.linkedin.com/in/samantha-jefferson
"To serve as the catalyst to a vibrant, growing community."

----- Forwarded by Samantha R Jefferson/Neenah on 11/07/2022 02:25 PM -----

From: "Nevis Martin" <nevismartin@yahoo.com>
To: "CommunityDevelopment@ci.neenah.wi.us" <CommunityDevelopment@ci.neenah.wi.us>
Cc: "Nevis Martin" <nevismartin@yahoo.com>
Date: 11/07/2022 02:20 PM
Subject: NJSD- Shattuck Middle School Rezoning

To Whom this message will be taken seriously by,

I am a long standing resident/ home owner, residing on Reed Street adjacent to the field of Shattuck Middle School.

I have signed the petition opposing the project plans submitted by Northpointe Development to rezone this small residential area for the purpose of not just rental properties, but the over whelming amount of an additional 163 dwellings to this very small, established area.

That would result in a minimum of 163 and quite possibly 326 additional vehicles in this two block vicinity which raises concern for the possibility of incidents where young families and children walk, run, ride bicycles and walk their pets.

If the townhomes are intended to be two story dwellings, this would add to the decreased visibility of pedestrians and cyclists.

In addition, there is also the risk of renters transitioning in and out of what will be then an overpopulated area, which will result in not knowing who our new neighbors are and who does not belong "hanging around". This type of activity lowers the quality of the neighborhood and would in turn lower our property value as well.

I am not sure what the need for a water retention area is, but to me it sounds like mosquitos and the possible endangerment of young children who may be curious about the water. There are also the Geese migration to consider.

In regard to the projected 100 apartment units to be housed by the Shattuck Middle School Building, I understand the need to utilize the building so that it does not turn into an unsavory and possibly dilapidated & dangerous empty building.

I am not comfortable with the process of what I understand to be "incapsulating" the asbestos which is present in the building.

I would also rather see 50 condominiums for ownership than 100 rental apartments.

All in all this proposal is just not a good fit for this area of Neenah. Too big of a project in too small of a space. My hope is that

Neenah Joint School District will look past dollar signs and find a more productive, neighborhood friendly resolution.

Nevis Martin
678 Reed Street
Neenah, WI. 54956
nevismartin@yahoo.com

Fw: Shattuck Middle School

Samantha R Jefferson to: Brad R Schmidt 10/31/2022 09:10 AM

From: Samantha R Jefferson/Neenah
To: Brad R Schmidt/Neenah@Neenah
History: This message has been replied to.

Samantha Jefferson, Office Manager
Community Development Department
City of Neenah
Phone: 920-886-6125
Fax: 920-886-6129
Email: sjefferson@ci.neenah.wi.us
LinkedIn: www.linkedin.com/in/samantha-jefferson
"To serve as the catalyst to a vibrant, growing community."
----- Forwarded by Samantha R Jefferson/Neenah on 10/31/2022 09:09 AM -----

From: patty@pattyheying.com
To: CommunityDevelopment@ci.neenah.wi.us
Cc: pattyheying2@gmail.com, "Judd.d Stevenson" <judd.d.stevenson@gmail.com>
Date: 10/30/2022 10:58 PM
Subject: Shattuck Middle School

Good Monday to you. I have imbedded and attached the following - the references are noted in the attachment.

I received a letter from the city inviting me to the – interestingly timed November 8th City Planning Committee meeting at 4:15pm – the time that most of the full-time working individuals will be voting on their way home from work – the timing of the memo was after folks could submit their absentee ballots – notable.

TND (Traditional Neighborhood Development) Zoning has not been a zoning that was utilized in any of the communities I have lived in over my 41 years as an adult. As it is now potentially affecting the safety of my neighborhood as well as the value of my property, I decided to do a bit of investigating prior to sending this email.

That aside – the information that I found in a short Duck Duck Go search was quite enlightening.

The first search brought me to

Traditional Neighborhood Development - National League of Cities (nlc.org)

They provide:

Exclusive networking opportunities

Access to expertise assistance

Influence on committees and councils with other elected officials

Well – that was eye opening!

The second was just the start of the information -

Traditional Neighborhood Development (TND) is a development strategy designed to create complete neighborhoods and communities that mimic those built in pre-1950s America before the shift to low-density, automobile-dependent suburban developments. Several features characterize TNDs: concentrated density, mixed housing types, interconnected street grids, a discernable center (like a town square or plaza), and a variety of commercial establishments to meet the needs of residents. With sidewalks, traffic calming measures, hidden parking, and access to public transportation, TNDs reduce dependence on cars and create safer streets for pedestrians and cyclists. TNDs also emphasize access to schools, parks, churches, civic buildings, and other community spaces. 1

In addition, the same resource emphasizes that “It also may require outreach to educate citizens, landowners, and officials about the benefits of TND. This education can occur through multiple channels such as workshops, meetings, municipal newsletters, and online resources.

Provide opportunities for citizens to participate in the design of the TND ordinance provisions. Before crafting the actual ordinance provisions, participants should collaborate with municipal officials in charrettes or visioning events to develop a conceptual community plan that reflects the vision of residents. This plan will ultimately help shape the TND ordinance provisions and ensure that TND developments align with the community’s values. “

This information has not been presented in a timely manner for the Shattuck School’s immediate neighborhood nor the city as a whole with the concern of additional school properties being affected in the future. In fact – the voting will take place shortly after ‘we are given the opportunity to state our concerns’ - how does that give you the members of the Planning Committee time to listen, ‘digest’ and make the best decision when voting? Seems to me that the current plan does not coincide with the recommendations of implementing a successful TND re-zoning.

The TND District is designed to ensure the development of land along the lines of traditional neighborhoods. Its provisions adapt the urban conventions which were normal in the United States from colonial times until the 1940's. The TND ordinance prescribes the following physical conventions:

The neighborhood is spatially understood and limited in size.

Residences, shops, workplaces, and civic buildings are interwoven within the neighborhood, all in close proximity.

A hierarchy of streets serves equitably the needs of the pedestrian, the bicycle and the automobile.

Carefully placed civic buildings, squares, and greens reinforce the

identity of the neighborhood.

Spatially defined squares, parks, and greens provide places for social activity and recreation.

Civic buildings provide places of assembly for social, cultural and religious activities, becoming symbols of community identity through their architectural clarity.

Private buildings form a disciplined edge, spatially delineating the public street space and the private block interior.

Architecture and landscape respond to the unique character of the region.2

Our neighborhood does not have access to civic buildings, grocery stores or shops within walking distance. There are numerous examples across the nation that have been rezoned to TND districts where it does meet the definitions noted above – or the development of farm or industrial land that is no longer used for its original purpose.

Outside of the bus line and local Catholic Church – the surrounding neighborhood is not similar in character nor design – the development will stick out like a sore thumb.

We have single family homes with garage forward designs and much wider lot sizes – entertainment is typically done in the back yards. It is quiet and not populated densely.

What I am inclined to ask is - how much federal funding is attached to rezoning to a TND?

If the NLC exists – it appears that the funding is available and encouraged with the support of the NLC to obtain it.

To be clear:

I left a near country neighborhood in Waukesha County just a mile from the Milwaukee County border due to sprawling urbanization that came with heightened crime. A few months prior to putting my home up for sale, there was a fatal shooting just 1 ¼ miles from my 1+ acre property located on a dead-end street surrounded by ¾ - 1 million dollar homes.

I moved to the Fox Valley to be closer to my son and daughter-in-law as they were starting their family as well as for the city of Neenahs low crime rates.

I PURPOSELY BOUGHT MY HOME BECAUSE IT WAS 2 BLOCKS FROM 2 SCHOOLS – TRADITIONALLY KNOWN TO BE THE SAFEST NEIGHBORHOODS TO MOVE INTO. I AM A SINGLE WOMAN AND WAS LOOKING FOR THE SAFEST NEIGHBORHOOD. SO MUCH FOR TRADITION – HOWEVER, I DID MY DUE DILIGENCE AND THE CITY PLANNING SITE DID NOT CONTAIN ANY OF THIS 1 ½ YEARS AGO.

Other members of the neighborhood group have the true statistics on the crime rates in the city of Neenah in the more densely populated areas, as I do not have the local data – I defer to them – however, I am fully aware of the research on crime for rental properties in highly populated areas.

I implore you to take this into consideration. I would deeply appreciate traditional zoning apply and keep the area an R1 or side by side condominiums as home ownership is known to be consistent with low crime rates and pride in home ownership.

Thank you for taking the time to read this and I hope that you are as enlightened as I was.

Sincerely, Patty Heying

262-483-0365 or patty@pattyheying.com I appreciate any comments or questions

Letter to Planning Committee 10-30-22.docx

CITY PLANNING COMMISION

My name is Phillip Florek . My address is 1140 Lynrose Lane. I live in the SE corridor of Neenah .

I hope the city planning commission is truly listening to the community. Rubber stamping this request by NEENAH JOINT SCHOOL DISTRICT can be looked at as a bureaucratic move to placate the former.

Shattuck Middle school is an albatross for the school district along with an over budget Neenah high school project.

Northpoint development should not be the reason for rezoning. Full disclosure for the school district to sell to Northpoint must have many points of concern

What obligations does the city planning commission have to the tax structures of the city. If none do R 1 districts bring more property taxes to the city than TND districts ? who is responsible to oversee this issue. Neenah needs R 1 districts to support the city's needs and services..

The discussion of TND DISTRICTS VS R1 districts needs to be elevated by someone. How many can a city the size of Neenah handled without it becoming an issue raising property taxes on all of us or leaving a lot of us without the services we expect from our elected officials.We have a number of TND districts in Neenah. WHAT IS THEIR PRESENT IMPACT ON THE CITY.. Has the city planner brought this to the planning commision. What is the 5 yr , 10 or more of these TND . A discussion of the true value in TND vs R1 districts needs to be told to the community, REGARDING THEIR EFFECTS ON SERVICES AND TAXES FOR ALL OF US NOT JUST A SELECT AREA AROUND THE TND.

All SE Neenah residents should be concerned Regarding services taxes and their property values if the history of TND is truly evaluated. TND is a rather new name for rejoining to be more palliative to all of us.

Our elected officials should look closely at what they may be validating on NOV 16.

If the planning commission is going to do their due diligence on the above issues can they give our city council enough evidence for rezoning or will they rubber stamp the entire rezoning because it is the easy way out.

The voters, especially the SE corridor should take note.

Our mayor does have some overseeing responsibility. Please listen to your supporters.

We, the Shattuck Middle School neighborhood, and concerned citizens of Neenah, petition the Neenah City Council, Neenah Plan Commission and Neenah Department of Community Development to deny the rezoning of Shattuck Middle to allow for rental housing.

We feel the density of housing units proposed by Northpoint Development to turn Shattuck Middle School into 100 apartments, and sell individual and duplex lots on the remainder of the Shattuck property along with two 8-unit apartment buildings will destroy the single-family neighborhood fabric that has been the staple of this neighborhood for generations.

We support the development of single-family housing for Shattuck Middle School because ownership creates a stake in the neighborhood while rentals create transient living. This single-family housing could take the shape of possibly condos for the Shattuck Middle School building. The development of the remainder of the property we support single family homes, not rentals.

Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
	Caitlin Henriksen	213 High St	715-225-9563
	Kayla Weykes	517 Chestnut	920-905-1505
	Stephanie Tipler	142 Meade St	920-475-6958
	Pieter Boshoven	205 Bosworth ct	734 709 3871
	Nicole Fell	147 olde school Rd	920 634 5681
	Curtis J. Dachelet	121 Regent Place	920 809 3379
	Elizabeth Dachelet	121 Regent Place	920-428-0144
	Katie Hering	525 Fallon Dr.	920-428-8655
	Megan Burke	1375 Whispering Pines Ln	920-410-7135
	Steven Lund	654 chestnut St	920 277 4955

We, the Shattuck Middle School neighborhood, and concerned citizens of Neenah, petition the Neenah City Council, Neenah Plan Commission and Neenah Department of Community Development to deny the rezoning of Shattuck Middle to allow for rental housing.

We feel the density of housing units proposed by Northpoint Development to turn Shattuck Middle School into 100 apartments, and sell individual and duplex lots on the remainder of the Shattuck property along with two 8-unit apartment buildings will destroy the single-family neighborhood fabric that has been the staple of this neighborhood for generations.

We support the development of single-family housing for Shattuck Middle School because ownership creates a stake in the neighborhood while rentals create transient living. This single-family housing could take the shape of possibly condos for the Shattuck Middle School building. The development of the remainder of the property we support single family homes, not rentals.

Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
✓	Jamie Albert	305 Laudan Blvd	920 422 021
✓	~~Jamie~~ Jorden Albert	305 Laudan BLVD	920 422 2455
✓	Kara Muñoz	315 Laudan Blvd	920-410-7922
✓	Becky Froehlich	709 Chestnut St	920-268-9686
✓	Kris Payette	695 Chestnut St	920 275 3895
✓	Heather Gruber	241 Campbell St.	920 915 4768
✓	Logan Gruber	671 Oak St.	920 - 205-1858
✓	Lori Masin	656 Oak St. Neenah	920-475-3155
✓	Donna Borszich	670 S Western Ave Neenah	920-725-8857
✓	Elisha Tappin	673 Oak St. Neenah	715 250 0316

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
	Hunter Kemps	943 Suna street	920-716-5060
Riley Kemps	Riley Kemps	943 Suna Street	920-645-3811
Susette Charlier	Susette Charlier	1114 Green Acres Ln. Neenah	920-722-7498
Dee Wais	Dee Wais	1096 Reed St Neenah	920 729-5432
Mike Prathere	Michael Prathere	424 10th St 10th St. Neenah	920-2772444
Crescentia Holbrook	Crescentia Holbrook	613 Fairview Ave Neenah	920 740 8665
	James Lang	633 Chestnut st Neenah	920-279-0192
E Lang	Elizabeth Lang	633 Chestnut St Neenah	920-203-1090
Nancy Swanson	Nancy Swanson	1743 Harrison St Apt. 1 Neenah	920 215 3325
Anne Graf	Anne Graf	2031 Brookview ct Neenah	920-205-2085
Brenda Prathere	Brenda Prathere	424 10th St Neenah	9202059113
	Laura Kemps	627 Chestnut St Neenah	920-740-2045

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
	DANIEL BAUER	245 STEVENS ST.	920-460-7317
	Kimberly Maggio	712 Congress Pl	920-475-9586
	Eric Maggio	712 Congress Pl	920-540-6960
	Rebecca Hamrin	701 Congress Pl	414-333-7889
	Daniel Hamrin	701 Congress Pl	414-333-7880
	Anna Ponekom	707 Congress Pl	920-740-4491
	Michelle Perry	697 Congress Place	920 205-6750
	Adam Poliak	693 Congress Place	920 9014437
	Abigail Poliak	693 Congress Pl	920 213 0160
	Sherry Boris	122 Regent Place	9207250219
	Melissa Shafer	221 Stevens St.	920 205-7832
	Warren Moede	218 Congress Street	920 428 2139
	Carey Moede	218 Congress Street	415 596 1204

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
Kathleen M. Roney	Kathleen M Roney	669 Congress St., Neenah WI 54956	920-427-3148
	Justin Hammer	638 congress St. Neenah, WI. 54956	921-264-5861
	Stephen Kuehl	637 Congress St, Neenah, WI, 54956	920-376-2743
	Stacey deNet Daniels	613 Congress St. Neenah	920-428-1368
	Sarah Gerarden	209 Congress St. Neenah	920-850-5064
	DAVID GERARDEN	209 CONGRESS ST. NEENAH	(920) 268-4246
	Julie Clark	320 Congress St. Neenah WI. 54956	920-216-7653
	Tiffany Brown	612 congress st. Neenah 54956	920 205 6928
	Kelly Brey	672 Congress St Neenah 54956	920 858 2180
	KATHY DWYER	671 Congress ST Neenah 54956	920 840 3068

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
	Paul Kelly	665 Congress St.	920 454-0750
	Polly Kelly	665 Congress St.	920-454-0756
	Elisabeth Hyatt	6164 Congress St	208-792-1920
	Jeff Hintz	707 Congress St	920-419-3276
	Junille Hintz	707 Congress St.	920-419-2376
	Jeremy Sibel	746 Congress St.	414-750-4182
	Ken Michaelson	668 congress ST	920 903-0439
	Marlene Welter	761 Congress St	920-450-0401
	Katherine Krock	753 Congress St.	920-725-8550
	Benjamin Hoff	757 Congress St	920 8430995
	Kimberly Hoff	757 Congress St	920 843 0504
	Chloe Demerath	747 Congress St.	920-284-1802

(17)

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
	Andrew Dwyer	315 Laudan Blvd	920 410 0988
	Erica L. Slye	2042 Marathon Ave	920 627 1033
	Sara Matuszak	2604 Marathon Ave	920 277 8971
	Ann Ginke	707 Chestnut St	920-729-1938
	Liz Ginke	1028 South Park Ave Neenah	920-722-8140
	Ray Frechlich	709 Chestnut St	920-858-0627
	Daniel Dolan	719 Chestnut St	916-990-8483
	BRUCE KROEGER	505 BECKHOFF ST	608 846-9878
	Janice Janssen	646 Chestnut St Neenah	920 427-9707
	Chelsea Kukuk	1640 Pendleton Rd Neenah	920-422-3532
	Indra Gibson	1222 Nature Trail Dr. Neenah	262-894-4107
	Kylie Saine	809 Fall View Lane	614 483 1191

(6)

(5)

(8)

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
✓ Bradley Jensen	Bradley Jensen	740 Chestnut St	920-250-2693
✓ Paul Schrautnagel	Paul Schrautnagel	732 Chestnut St	920-540-0454
✓ Donna Lasse	DONNA LASSE	764 Chestnut St	920-725-1885

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
Brian J. Janssen	Brian Janssen	646 Chestnut St	(920)475-2363
Jody Drake	Jody Drake	650 Chestnut St.	(920)205-1483
Jesse Drake	Jesse Drake	650 Chestnut St	920-419-1432
Lynne Osman	Lynne Osman	532 Chestnut St	722-3245
Jackie Paustian	Jackie Paustian	757 Oak St.	414-467-5019
Kristina Paustian	Kristina Paustian	761 Oak St.	262-994-3561
Maria Argenal	Maria Argenal	509 Division St.	920-378-0218
Cheryl LeRoy	Cheryl LeRoy	511 Division St	920-277-0847
Renee Noennig	Renee Noennig-Miller	5641 OAK ST	920 427 0539
Paul Bogenschutz	Paul Bogenschutz	582 Oak ST	920-540-6564
Valery Splittgerber	Valery Splittgerber	603 Chestnut St.	920-312-1502
Karen Jensen	Karen Jensen	609 Chestnut St	920-722-5623

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
David Marta	David Marta	614 Chestnut ST	920-573-3028
	Murdock Wade	628 Chestnut st	920-709-9027
Jak Nelson	Jak Nelson	628 Chestnut St	920.486.0298
Dianne Fischer	Dianne Fischer	617 chestnut street	920-850-7040
Ruth Wood	RUTH WOOD	613 Chestnut ST	920-725-4720
JoAnn Trader	JoAnn Trader	625 Chestnut St.	920 213 6251
	Ben Vanden Heuvel	645 Chestnut	920-284-3502
	Vanden Boom Kristin	208 Bosworth Ct.	920-830-1919
	Ann Marie Gruber	671 Oak St	920-252-3330
	Logan Gruber	671 Oak St	920-205-1558
Karmelle Bost	Karmelle Bost	673 Elm ST	920-450-7085
Tina Schaffert	Tina Schaffert	337 laudan Blvd	920-279-5070

(11)

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
	Chris Franz	668 Chestnut St	920-716-3655
	Ryan Laflin	6388 S. Paynes Pt. Rd.	920-810-2002
	Anthony Stancer	672 Chestnut Street	920-572-4406
	Cassie DeMars	676 Chestnut Street	920-903-0840
	Kris Payette	695 Chestnut St	—
	Marcia Piette	667 Chestnut St	920-273-6311
	Dan Piette	667 Chestnut St	920-205-1141
	Mark Wampole	663 Chestnut St	920 851 6167
	MARK KELLERMANN	653 CHESNUT ST NEENAH	(920) 722-1793
	Cheryl Timm	649 Chestnut St	920-243-3424
	Kathy Kellermann	653 Chestnut St.	920-722-1793
	Mike Gransiter	634 chestnut St	920 915-6823

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
Amy Young	Amy Young	632 Chestnut St. Neenah	920-450-4431
Matt Mushin	Matt Mushin	624 Chestnut st. Neenah	920-312-1837
Katrina M. Rojo	Katrina Rojo	620 Chestnut St. Neenah	920527.1789
	Brandon St. Peter	620 Chestnut ST Neenah	920 858 8167
BE	Brandi Engen	662 Chestnut St Neenah	920 209 7499
Lois Krake	Lois Krake	664 Chestnut St Neenah	920-740-5382
Tracy Backer	Tracy Backer	657 chestnut st Neenah	920 475 6908
	Arthur Lee	641 Chestnut St Neenah	920-205-9198
	Kaitlyn Diaz	641 Chestnut St Neenah	920-205-9198
	Patrick Diaz	640 Chestnut St	920-716-2799
Kyle Matsen	Kyle Matsen	637 Chestnut st.	(608) 628-3786
Bailey Matsen	Bailey Matsen	637 Chestnut St	920-422-3293

(13)

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
Deborah A Small	Deborah A Small	441 E Franklin Ave	920 841 3906
Lee V Small	Lee V Small	441 E Franklin Ave	920 851 5337
Steve Ehlke	Steve Ehlke	420 Washington Ave	920-257-6805
Judith Liesch	Judith Liesch	324 Washington Ave	920-725-1260
Jason Spahn	Jason Spahn	321 Washington Ave	920-574-4832
Lynne Paba	Lynne Paba	419 Washington Ave	920-722-0655

6

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
	Nevis MARTIN	678 Reed St.	920-378-2336
	Joseph Lierman	741 Reed St.	920-843-0122
	Robin VanBogart	702 Reed St	920-268-8172
	Angelo Van Bogart	702 Reed St	651-269-2659
	Kaleigh Hilger	744 Reed St	920-268-5915
	Matthew Bram	760 Red St.	920-205-2927
	Sally Erdman	769 Reed St	920-725-4619
	Lisa LaFleur	778 Reed St	920-716-1150
	Roxanne Slowatynec	777 Reed St	920-637-4217
	Lisa Dohr	765 Reed Street	920-277-3144
	Mark Larsen	788 Reed St	920-851-1460

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
Shelly Rabe	Shelly Rabe	674 Reed St	817-504-7262
Regina Wessenberg	Regina Wessenberg	1311 Inverness Lane Neenah WI 54956	920-428-7961
JOHN SIMPSON	John Simpson	1311 INVERNESS LANE NEENAH, WI 54956	920-312-8860
Dean Hoks	Dean Hoks	682 Reed St Neenah WI 54956	920-740-1901

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
Tyler Luebke	Tyler Luebke	519 Washington Ave	920-722-3910
	Jill Luebke	3222 WESTFIELD RIDGE	920 915 2245
	Tiffany Schmalz	430 E. Franklin Ave	920 2772877
	Renee Miller	502 Surrey Ln.	(920) 486-1301
	Kristin Hartzheim	612 Kessler Dr.	608 228.3192
Susan Bernier	Susan Bernier	517 Emerson st	920-205-5351
Teresa Ludka	Teresa Ludka	2442 Woodland Terrace	920-574-5974
	Kelly Fahrenkrug	213 Riva Ridge Ln. Neenah WI	920-202-4914
Kristy MacLeod	Kristy MacLeod	6336 PAYNES POINT	(414) 840-5454
	Tara Muckerheide	514 Washington Ave	920-878-0605
	Thomas Gill	414 Washington	
	Susan Knuth	414 Washington	

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
	Connie Gauerke	347 Washington Ave.	920-570-0230
	Richard Gauerke	347 Washington Ave	920-570-1168
	Rhiannon Gauerke	230 Byrd Ave #5	920 574-0762
	CATHY MEIXL	434 Washington Ave	920-7354753
	CHRIS Swerdan	436 Washington Ave	920857-5606
	Patricia A. Heying	708 Chestnut St	262-483-0365
	Samantha Lies	316 Pine St.	906-721-6025
	Aaron Zenner	510 E Franklin Ave.	920-522-2551
	Rhonda Smith	508 E. Franklin Ave.	920-460-6131
	WILLIAM WALDHART	333 E FRANKLIN AVE	920-722-3074
	Lori Hein	429 E Franklin Ave	920-268-7995
	James Hein	429 E Franklin Ave	920 843 0777

(18)

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
	Jimmy Slye	2642 Marathon Ave	920-470-4416
	Krista Olson	1827 Nation ct	920-585-0921
	Pattie Taylor	671 Chestnut St.	920-716-5806
	Tim Fredrickson	658 Chestnut	920-915-6184
	Anne Fredrickson	658 Chestnut	920-915-5933

5

(19)

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
Richard Paske	Richard Paske	862 E. Cecil St	920-722-8357
Jan Paske	Jan Paske	862 E Cecil	920-722-8357
Will Scribner	Will Scribner	854 E. Cecil	920-725-5427
Sharon Scribner	Sharon Scribner	854 E. Cecil St	920-725-5427
Erica Duda	Erica Duda	853 E Cecil St.	920.889.8254
Sage Meyer	SAGE MEYER	853 E CECIL ST	970.402.9593
Matt Morton	Matt Morton	863 E. Cecil St.	5623550574
[illegible]	[illegible]	863 E CECIL ST	714 317-0023
Esther LaFond	Esther LaFond	874 E. Cecil St	920-284-3014
Kendra Heckmann	Kendra Heckmann	637 Hansen St.	920-725-4679
Sue Lenz	Sue Lenz	648 Hansen St.	920-722-3523
Tom Jensen	TOM JENSEN	532 RIFORD RD.	920-427-2682

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
Kip Whitlinger	Kip Whitlinger	712 Yorkshire Neenah, WI 54956	920 378-1388
Stacy Campana	Stacy Campana	977 Higgins ave Neenah, WI 54956	920-312-4411
Lisa Fochs	Lisa Fochs	1378 Eagle Feather Tr. Neenah, WI 54956	920-810-4541
	Tiffany McCormick	1940 Golf Bridge Dr Neenah	
Janet K Radue	Janet K Radue	572 Bruce St. Neenah, WI 54956	920 722 4523
Tim Wyman	Tim Wyman	918 Millpond Lane 54956	920-915-9244
Jan Langer	Jan Langer	616 S Green Bay Rd Apt 3 54956	920-486 3334
Debra Kuppe	Debra Kuppe	2139 Primrose Ct	920-757-7625
PHIL KUEHL	Phil Kuehl	637 Congress St.	(920) 517-1654
Cory Kuehl	Cory Kuehl	637 Congress St. Neenah 54956	(920) 716-397
Kristen Arndt	Kristen Arndt	1743 Harrison St. Apt 9 Neenah WI 54956	920-915-5463
© Stephen Kuehl	Stephen Kuehl	637 Congress St.	920-376-2743

(21)

We, the Shattuck Middle School neighborhood, and concerned citizens of Neenah, petition the Neenah City Council, Neenah Plan Commission and Neenah Department of Community Development to deny the rezoning of Shattuck Middle to allow for rental housing.

We feel the density of housing units proposed by Northpoint Development to turn Shattuck Middle School into 100 apartments, and sell individual and duplex lots on the remainder of the Shattuck property along with two 8-unit apartment buildings will destroy the single-family neighborhood fabric that has been the staple of this neighborhood for generations.

We support the development of single-family housing for Shattuck Middle School because ownership creates a stake in the neighborhood while rentals create transient living. This single-family housing could take the shape of possibly condos for the Shattuck Middle School building. The development of the remainder of the property we support single family homes, not rentals.

Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
✓ Miranda Prosser	Miranda Prosser	1479 Whitetail Drive Neenah, WI. 54956	920-527-5318
✓ C Weinaug	Cynthia Weinaug	1572 Kingswood Drive Neenah WI 54956	920-527-7703
✓ Paul Weinaug	Paul Weinaug	1572 Kingswood Drive Neenah WI 54956	920-486-3658

7/20 Due

~~112 acres?~~

(1) 7.

No ~~70x~~

(12)

3 mo

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
		745 Elm St Neenah	920 378-1779
Sara Jo	Sara Jo Verhagen	745 Elm St Neenah	920-590-2482
	Scott Blank	741 Elm St.	715-771-0328
Pat Ermis	PAT ERMIS	754 ELM ST.	—
	MARYAN JAWOROWSKI	754 ELM ST	920-479-5426
~~Bernadette~~	~~SUPERIOR~~	~~754 E ELM ST~~	~~920-964-4345~~
	Rhexene Arboleda	770 Elm St	(920)284-2267
Clarissa Arboleda	Clarissa Arboleda	770 Elm Street Neenah, WI 54956	(920)750-9053
	Calix Arboleda	766 Elm St.	(920)636-1846
Calix Arboleda			
	JAMES E FRANCART	726 ELM ST	920 7320853
Chao Yi	Chao Yi	718 Elm St	920-[illegible]
	Chris Patrick	508 E Cecil St	920-840-1365

2/11/22 Rain

~~SR1~~ ~~lows~~

V2

We, the Shattuck Middle School neighborhood, and concerned citizens of Neenah, petition the Neenah City Council, Neenah Plan Commission and Neenah Department of Community Development to deny the rezoning of Shattuck Middle to allow for rental housing.

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
	Alyssa Bastar	512 E Cecil St Neenah, WI 54956	(360) 259-1557
	Tom Fouts	761 Elm St Neenah, WI 54956	
	Ed Fouts	761 Elm St Neenah WI	
	Kim Taylor	757 Elm St Neenah, WI	
	JAY KRESHECK	757 Elm St Neenah	
	Kristina Verhage	745 Elm St	
	CASCARINE	773 Elm St CASCARINE	
	Heather Oberstadt	516 E Cecil St. Neenah, WI 54956	
	Angela Konkle	719 Elm St Neenah WI 54956	(920) 810-1071
	Justin Konkle	719 Elm St.	
	Crystal Blank	714 Elm St Neenah, WI 54956	715-440-2561
	Scott Rice	717 Elm Neenah WI 54956	

12

(24)

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
	Jayson Christensen	503 Elm St	920-903-0452
	BJ Hank	512 Elm St	920-729-1860
	Hilary Hecht	524 Elm St	920-470-6606
	Drew Beaudoin	536 Elm St	920-750-1750
	Caitlin Birkholz	632 Elm St	920-312-3959
	Nicole Birkholz	532 Elm St.	920-213-7659
	John Sansern	833 S Commercial St	920-517-7748
	Scott Smith	2513 Bishops Lane	920-378-1244
	Scott Wolf	713 S. Commercial St	920-594-0215
	Michelle Babbitts	769 Elm St	920 277 3210
	Mark Heil	769 Elm St	920-686-5554
	Nathaniel Davis	749 Elm St.	920-585-7366

514 no
518 no
520 no

10

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
	Mary Fink	733 Elm St Neenah	(920) 969-0174
	Greg Bucholtz	725 Elm St. Neenah	—
	DAVID TOMM	700 Chestnut ST	920-422
	Pete Finch	713 Elm St Neenah WI 54956	920 851 0178
	Cindy Koehn	536 Elm St. Neenah	(920) 427-4072
	TOM BLOHM	531 Elm ST NEENAH	920 (427-8916
	MIKE Blohm	845 Maple St Neenah	920 810-2847
	Rick Gunderson	521 Burr Ave	920-475-9495
	Megan Ruffing	756 Chestnut St Neenah WI 54956	414-935-8736
	JUAN SAUCEDO	756 CHESTNUT Neenah WI 54956	414-935-8737
	Ken Mercier	760 ~~Chestnut~~ Chestnut St Neenah WI 54956	920 629 240
	Sarah Mercier	760 chestnut St Neenah WI 54956	920-277-9920

(26)

We, the Shattuck Middle School neighborhood, and concerned citizens of Neenah, petition the Neenah City Council, Neenah Plan Commission and Neenah Department of Community Development to deny the rezoning of Shattuck Middle to allow for rental housing.

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
	Steve Lenz	721 Kensington Rd. Neenah, WI 54956	920-585-1519
	Lisa Clough	836 Irish RD Neenah, WI 54956	920.809.5023

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
William Wallingford	William Wallingford	120 Regent Place Neenah	215-6340
Susan Wallingford	Susan Wallingford	120 Regent Place	920 215-6340
Anne Mortell	Anne Mortell	245 Stevens St-Neenah	920-423-3139
Veronica Simon	Veronica Simon	415 Park Dr - Neenah	722-0638
Leesa Erickson	Leesa Erickson	1144 Shaggybark Dr. Neenah	920-450-3985
Anne Paulus	ANNE PAULUS	701 YORKSHIRE ROAD NEENAH	920 205-3751
Judy Zaretzke	Judith Zaretzke	1129 S Park Ave Neenah	920-722-1291
Jan Paul	Janice G. Paul	602 Division St	920 725-6097
David R Paul	David R. Paul	602 Division St	920 725-6097

(22)

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
P.D. Florek	PHILLIP D. FLOREK	1140 Lynrose Lane	920-725-5787
Mary Florek	Mary Florek	1140 Lynrose Lane	920-725-5787
Paul Wolters	PAUL WOLTERS	1273 Meadow LA	920 7272139
Elizabeth A Glass	ELIZABETH GLASS	1242 FAWN DR, Neenah	920-722-3035
Donald Ellis Miller	DONALD E MILLER	1555 Lyon Dr Apt 32 Neenah	920 725 3775
Sandy Miller	Sandy Miller	1555 Lyon Dr. Apt 32 Neenah	920-725-3775
Thomas Crist	Thomas Crist	1148 Lynrose Lane, Neenah	9202163411
Mary Jo Crist	MARY JO CRIST	1148 Lynrose Lane, Neenah	920-427-4347
Deborah McGrath	Deborah McGrath	108 Regent Ln	920-540-2345
Gail Goetz	Gail Goetz	1135 Manor Dr. 25	920 213-2285
David Zimmerman	DAVID ZIMMERMAN	1211 LYNROSE	920-725-6310
Esther Zimmerman	Esther Zimmerman	1211 LYN ROSE LN	920-428-4467

(29)

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
		760 Chestnut St.	920
	Samantha Keesler	760 Chestnut St	920-[illegible]-7388
	Rachel Herkal	211 Langley blvd	920 810-1936
	David Baranick	507 E Cecil St	920 969-3941
Zander	Jared Frisby	1085 Holley Ct.	920-944-7333
	Jenny Munroe	470 Higgins Ave.	920-470-9819
Parker	Taylor Douglas	749 Elm St. Neenah, WI 54956	920 205 8882
	Kathy Jacobsen	528 E. Cecil St. Neenah,	920-915-4615
	Jacobsen	528 E Cecil St Neenah WI 54956	920 915-7159
	Tony Van Shaick	1607 Remington Ct	

(3)

(30)

537
531 We, the Shattuck Middle School neighborhood, and concerned citizens of Neenah, petition the Neenah City Council, Neenah Plan Commission and Neenah Department of Community Development to deny the rezoning of Shattuck Middle to allow for rental housing.

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
Beth Martin	Beth Martin	717 Elm St Neenah, WI	920-729-4496
Maribeth McCann	maribeth mccann	671 Elm St. Neenah	920 722-2032
Kevin McCann	Kevin McCann	671 Elm St. Neenah	920 722-2032
Diane O Esposito	Diane Esposito	~~669 Elm St. Neenah~~	920- ~~340-0518~~
Sal Arg	Sal Arg	657 Elm St Neenah	920-810 8331
Jay Arg	Jay Arg	657 Elm St Neenah	920-407-8166
Bethany Riley	Bethany Riley	655 elm.	715 254 5547
Pat Riley	Pat Riley	655 Elm St	715 254 5548
M	Mark Nolte	637 elm St	920-213-6759
Deb Roche	Deb Roche	641 ELM STREET	920 277 8[illegible]
[illegible]	Cory L Gibson	535 Elm St	920 475 74[illegible]
[illegible]	Michelle L. Gibson	535 Elm St	546-6493 920-49[illegible]

637 St-go

11

Fw: Shattuck school property rezone

Samantha R Jefferson to: Chris A Haese, Brad R Schmidt, kkubat 11/04/2022 05:59 PM

From: Samantha R Jefferson/Neenah
To: Chris A Haese/Neenah@Neenah, Brad R Schmidt/Neenah@Neenah, kkubat@ci.neenah.wi.us

Samantha Jefferson, Office Manager
Community Development Department
City of Neenah
Phone: 920-886-6125
Fax: 920-886-6129
Email: sjefferson@ci.neenah.wi.us
LinkedIn: www.linkedin.com/in/samantha-jefferson
"To serve as the catalyst to a vibrant, growing community."

-----Forwarded by Samantha R Jefferson/Neenah on 11/04/2022 05:58PM -----

==========
To: "communitydevelopment@ci.neenah.wi.us" <communitydevelopment@ci.neenah.wi.us>
From: "Robert and Gwen St Pierre" <rmstpierre@hotmail.com>
Date: "11-04-2022" "01:53PM"
Subject: Shattuck school property rezone
==========

My name is Rob St. Pierre and I am writing to address my concern and displeasure with the sale of Shattuck middle school to a low income developer. I own a house at 667Elm st across from the football/track bleachers, I purchased this house years ago as I thought the neighbor was safe and quiet. I don’t feel that the proposed plan will carry forward the safeness and home town feel of the current neighborhood. This proposed plan is NOT Neenah, and I fear it will turn the area into a ghetto similar to Detroit or Chicago.

Please use this letter as a NO vote for me to the rezoning.

Sent from my iPad

Fw:

Samantha R Jefferson to: Chris A Haese, Brad R Schmidt, kkubat 11/04/2022 05:55 PM

From: Samantha R Jefferson/Neenah
To: Chris A Haese/Neenah@Neenah, Brad R Schmidt/Neenah@Neenah, kkubat@ci.neenah.wi.us

Samantha Jefferson, Office Manager
Community Development Department
City of Neenah
Phone: 920-886-6125
Fax: 920-886-6129
Email: sjefferson@ci.neenah.wi.us
LinkedIn: www.linkedin.com/in/samantha-jefferson
"To serve as the catalyst to a vibrant, growing community."

-----Forwarded by Samantha R Jefferson/Neenah on 11/04/2022 05:54PM -----

==========
To: CommunityDevelopment@ci.neenah.wi.us
From: "Rodney Wilson" <rolwilso314@gmail.com>
Date: "11-03-2022" "10:36PM"
Subject:
==========

The single family homes with a rear-facing garage on a private street (alley) is similar to many older neighborhoods in Milwaukee and West Allis and seems to function. Questions on this format for the proposed development: 1) Who owns and maintains the private street including snow removal? 2) The private street/alley format usually has garages on both sides, not a greenspace as proposed. The garage areas tend to collect loose storage and trash containers and do not make for a pleasant view from the greenspace. Anyway to prevent this from happening,? 3) What is the lot width for these single family homes? Milwaukee area is about 50 feet and seems to remember that minimum lot width for Neenah is also 50 feet. I don't feel anything narrower would be acceptable and inconsistent with small lots in the existing adjacent neighborhoods. 4) Who is responsible for the maintenance of the common area greenspace and the wet pond?
Rod Wilson

Fw: Shattuck Rezoning

Samantha R Jefferson to: Chris A Haese, Brad R Schmidt, Kayla J Kubat 11/07/2022 08:07 AM

From: Samantha R Jefferson/Neenah
To: Chris A Haese/Neenah@Neenah, Brad R Schmidt/Neenah@Neenah, Kayla J Kubat/Neenah@Neenah

Samantha Jefferson, Office Manager
Community Development Department
City of Neenah
Phone: 920-886-6125
Fax: 920-886-6129
Email: sjefferson@ci.neenah.wi.us
LinkedIn: www.linkedin.com/in/samantha-jefferson
"To serve as the catalyst to a vibrant, growing community."
----- Forwarded by Samantha R Jefferson/Neenah on 11/07/2022 08:07 AM -----

From: <sarakranpitz@yahoo.com>
To: <communitydevelopment@ci.neenah.wi.us>
Date: 11/05/2022 08:43 AM
Subject: Shattuck Rezoning

Hello Chris –
I wanted to express my intense opposition to the potential rezoning of the Shattuck Middle School Property. I live on Hansen Street next door to the house my grandparents built in 1949. This is a quiet, residential neighborhood – people buy houses here for that reason. To put a development of this size in our neighborhood is going to completely change the atmosphere, traffic levels, home values, and security of our neighborhood, not to mention losing an exponential amount of green space. I love my quite Neenah neighborhood and would be extremely disappointed to see it destroyed by this new development. Please do not let this happen!

Sincerely,
Sara Kranpitz
615 Hansen St
920-205-0308

Fw: Rezonning Shattuck

Samantha R Jefferson to: Kayla J Kubat, Brad R Schmidt, Chris A Haese 11/07/2022 08:01 AM

From: Samantha R Jefferson/Neenah
To: Kayla J Kubat/Neenah@Neenah, Brad R Schmidt/Neenah@Neenah, Chris A Haese/Neenah@Neenah

Samantha Jefferson, Office Manager
Community Development Department
City of Neenah
Phone: 920-886-6125
Fax: 920-886-6129
Email: sjefferson@ci.neenah.wi.us
LinkedIn: www.linkedin.com/in/samantha-jefferson
"To serve as the catalyst to a vibrant, growing community."
----- Forwarded by Samantha R Jefferson/Neenah on 11/07/2022 08:01 AM -----

From: "Laura Kemps" <lakemps20@gmail.com>
To: CommunityDevelopment@ci.neenah.wi.us
Date: 11/07/2022 06:56 AM
Subject: Rezonning Shattuck

PLEASE reconsider the plans to rezone the Shattuck property. Neenah is so lucky to have older small housing neighborhoods and rezoning for apartments would forever change the landscape of an established affordable neighborhood. We welcome single-family homes so others can enjoy the pride of ownership and add to the fabric of our community. Neenah has MANY new apartments - how many new residential single-family homes have been built in the city in recent years?

I am disappointed in the school system's lack of transparency in the listing and sale of the property - please don't turn a deaf ear to the community as they have.

--

Laura K

Fw: Proposed Shattuck development

Samantha R Jefferson to: Brad R Schmidt, Chris A Haese, kkubat 11/04/2022 05:58 PM

From: Samantha R Jefferson/Neenah
To: Brad R Schmidt/Neenah@Neenah, Chris A Haese/Neenah@Neenah, kkubat@ci.neenah.wi.us

Samantha Jefferson, Office Manager
Community Development Department
City of Neenah
Phone: 920-886-6125
Fax: 920-886-6129
Email: sjefferson@ci.neenah.wi.us
LinkedIn: www.linkedin.com/in/samantha-jefferson
"To serve as the catalyst to a vibrant, growing community."

-----Forwarded by Samantha R Jefferson/Neenah on 11/04/2022 05:58PM -----

==========
To: "CommunityDevelopment@ci.neenah.wi.us" <CommunityDevelopment@ci.neenah.wi.us>
From: "Lynne Paba" <lpaba@CHRISTTHEROCK.org>
Date: "11-04-2022" "01:30PM"
Subject: Proposed Shattuck development
==========

Attention Chris Haese, Director

I am writing to state my opposition to the current redevelopment plan for the Shattuck property. Converting beautiful green space (currently sports fields, etc.) for rentals is unacceptable for our neighborhood.

Other neighborhoods I've been a part of have been destroyed when bringing in the types of rentals you are considering for the Shattuck neighborhood. This neighborhood is made up of single family homes.....not row-house rentals. I'm particularly concerned about lower income rentals. Those of us who have lived in Neenah for a long time (40 years for us) have seen what happens with designated areas for the types of rentals you are proposing. Nothing good has come from it.

Changing the landscape of this neighborhood will decrease property values, increase traffic, and potentially increase crime.

My husband and I enjoy nightly walks through the neighborhood, including the Shattuck area, which we fear is on the edge of being destroyed.

Please consider this input.....I'm not alone. All neighbors we've talked to feel the same way.

Sincerely,

Lynne Paba
419 Washington Avenue
Neenah, WI 54956
(920)

Fw: Rezoning of Shattuck property

Jane B Lang to: Brad R Schmidt, David C Rashid 11/07/2022 03:12 PM

From: Jane B Lang/Neenah
To: Brad R Schmidt/Neenah@Neenah, David C Rashid/Neenah@Neenah

FYI - one more letter.

Jane B. Lang
Mayor
City of Neenah
Phone: 920-886-6104
E-mail: jlang@ci.neenah.wi.us
Web site: www.ci.neenah.wi.us
211 Walnut Street, P.O. Box 426
Neenah,WI 54957

----- Forwarded by Jane B Lang/Neenah on 11/07/2022 03:11 PM -----

From: "Megan Florek" <mflorekrdh@gmail.com>
To: jlang@ci.neenah.wi.us
Date: 11/07/2022 02:44 PM
Subject: Rezoning of Shattuck property

Megan Florek
645 Congress Street
Neenah, WI 54956
(920) 428-1215
mflorekrdh@gmail.com

MEMORANDUM

TO: Neenah Plan Commission, Neenah City Council, Mayor Jane Lang, Neenah Community Development Department

RE: Rezoning Shattuck Middle School property

DATE: November 7, 2022

I am writing to express my concerns about the potential rezoning of the Shattuck property and surrounding areas.

Having grown up in this neighborhood and residing here the majority of my adult life, I truly understand how unique and special this area is. In this neighborhood, we have so much beautiful diversity, all demographics and walks of life, living together and enjoying all this community has to offer. There are many of us who are home owners, along with many renters. This balance of renters and homeowners presents in such a way that the integrity of the neighborhood is very positive one. With home ownership comes accountability, pride in oneself and community, and an improved quality of life for the homeowner and all those surrounding. While rental properties are needed in a community, changing the zoning here to allow for this type of a development, will completely destroy the integrity of this neighborhood and all that make it such a special place to live. The balance will shift dramatically, thus impacting the quality of life in the east side of Neenah, forever.

We have purchased our last two homes within blocks of each other because this area and its residents are so dear to us. This development and the high number of rentals will likely dramatically reduce our property values, thus impacting all Neenah taxpayers in the long run. This whole side of town will

eventually be changed for the worse as crime rates rise and property values go down. The desirably of living in the east side of Neenah will be long gone. If this rezoning and subsequent development goes through, we along with many other neighbors will likely sell or put our homes up for rent, as our quality of life here will quickly diminish.

Bringing this development to this neighborhood will dramatically impact the safety of this whole east side of town. This type of zoning change is not appropriate for this neighborhood and will set into action a chain of negative effects that cannot be reversed. The entire landscape of this whole side of town will be negatively impacted forever. Gone will be the days of families feeling safe walking the streets, knowing who their neighbors are, and feeling proud to live in this neighborhood.

I implore you to please keep the R1 zoning, and rather than bend to the desires of the developer (who is the only one to benefit in this situation), work with the tax payers to find another avenue to benefit all parties involved. There are other developers who were interested in this property, however they only learned about it after an offer had been accepted by the school board. And if this developer does not want to work within parameters that are best for the community, another one will without doubt embrace the opportunity to creatively and collaboratively find the best solution for all. Please take the time to hear our concerns (as I know hundred of us have expressed), slow down, involve the citizens and tax payers, and do what is best for Neenah now and for generations to come.

Thank you for your time and consideration.

Regards,

Megan Florek

Fw: Rezoning of Shattuck School Land for development

Samantha R Jefferson to: Brad R Schmidt, Chris A Haese, Kayla J Kubat 11/07/2022 08:06 AM

From: Samantha R Jefferson/Neenah
To: Brad R Schmidt/Neenah@Neenah, Chris A Haese/Neenah@Neenah, Kayla J Kubat/Neenah@Neenah

Samantha Jefferson, Office Manager
Community Development Department
City of Neenah
Phone: 920-886-6125
Fax: 920-886-6129
Email: sjefferson@ci.neenah.wi.us
LinkedIn: www.linkedin.com/in/samantha-jefferson
"To serve as the catalyst to a vibrant, growing community."
----- Forwarded by Samantha R Jefferson/Neenah on 11/07/2022 08:06 AM -----

From: "Michael C" <michaelcongrove@gmail.com>
To: CommunityDevelopment@ci.neenah.wi.us
Date: 11/05/2022 12:57 PM
Subject: Rezoning of Shattuck School Land for development

Hello,
My name is Michael Congrove, resident and owner of 707 Elm St, Neenah, WI 54956, since Nov
of the upcoming meeting to rezone the Shattuck School property. This neighborhood is one of f
pride of ownership, safety and a quality of life that is increasingly difficult to find. Over develo
construction in smaller areas are more and more common, but not necessarily a good thing. As I'
traffic, lower existing property values and irrevocably change neighborhoods into something less
hold dear and the reasons we as homeowners choose to live here.

I implore you to deny the rezoning of Shattuck School land. This Single Family Home community
Changing it to allow a developer to build Apartments, Condominiums/Townhouses and Duplexes in
neighborhood of Single Family Homes. This quaint and desired neighborhood will change drastica
much new development of this type of construction already in Neenah, where it is more appropri
(Shattuck) is Single Family Homes and should remain true to its current R-1 classification.

As we are a smaller community and have a smaller voice, it does not change the facts or the desi

Petitions have been signed, meetings convened, conversations had. What it really comes down to
minded Single Family Home community into something not desired by its current residents. Each
yourself in our places with honest conviction. I should believe that you would agree and feel the

There is a way to develop this land that is appropriate to the community, to the city and within t

allow this to be changed.

Sincerely,

Michael Congrove

--

MJC Consulting, LLC.
Michael Congrove
707 Elm St.
Neenah, WI 54956
301.367.5395
301.942.1362 fax
michaelcongrove@gmail.com

Timothy Florek
645 Congress St
Neenah, WI 54956
(920) 284-8282
timflorek@icloud.com

MEMORANDUM

TO: Neenah Plan Commission, Neenah City Council, Mayor Jane Lang, Neenah Community Development Department (CDD)

RE: Rezoning Shattuck Middle School
DATE: November 5, 2022

This memorandum opposes the rezoning of Shattuck Middle School to a "Traditional Neighborhood Development District" based upon it creating a safety concern for the northeastern neighborhoods, burdening our police department, and creating safety risks for those who live in communities surrounding the development and community elsewhere in Neenah.

Data and analysis presented in this memorandum were compiled with the help of our Neenah Police Department. Consulting with current officers and the chief of the Neenah Police, this data's accuracy and validity were confirmed to be in line with their own experiences and current police heat maps as presented to the city government.

The properties selected have a similar make-up, population density, and price point as the proposed Northpointe development, as reviewed during the meeting at Shattuck and the proposal sent via letter to 188 residents that received it.

Findings of the Police Data analysis:

1. The data shows that compared to the current northeast neighborhoods, the three comparable neighborhoods have **ten times** the police calls. These rental properties, with similar make-up and density as the proposed development, produce **ten times** the number of police calls. The Northpointe development, as planned, would make more than **1200 more police calls,** negatively impacting police services in our city and further burdening our current police force. If the Shattuck property remained R-1 zoning, the expected call would be 90% less than 1200 predicted.

2. Police calls are also sorted by priority, 1-5, with priority five being the least severe, getting more severe the lower the priority number. Priority 1 is reserved for special duties

and not active calls. See Table 1 for Examples of call Priorities. **The data analyzed shows that 70% of police calls made to these rental properties, with similar make-up and density as the proposed development, were under the two more severe categories 2-3**. 70% of the calls are 20% higher in those categories in the current northeast neighborhoods of Neenah. Not only are there more calls to developments as the one proposed by Northpointe, but those are also more dangerous for officers and the public.

Table 1: Call Priority Examples

Priority 5 – Least Severe	**Priority 4**	**Priority 3**	**Priority 2 – Most Severe**
Building Checks	Crossing Guard	Assisting probation officer	Weapons Disturbance
Crime Prevention (reaching out to the community)	Animal complaint	Burglary	A suspicious person with or without weapons
	Noise Complaint	Battery/Child Abuse	Death
		Drugs	Elder Abuse
			Serving Warrants

Data Conclusions:

Northpointe's Development on the Shattuck site will impact the safety of northeast Neenah and create a new crime hot spot for the Neenah Police department. Police calls to the neighborhoods will grow by an estimated 1200 more calls, and 70% of the calls will be for the most severe and dangerous calls, such as abuse, drugs, weapons, and dangerous persons or activities.

According to the Neenah Police Department, the impact of the findings above would be that call response times would increase, and in some cases, calls may go unanswered if they are no longer deemed a priority. Residents of Doty Island, Pendleton Neighborhoods, and Mahler Farms would see a lack of police presence as those officers would be pulled to support the higher call locations, putting those residents at a higher risk for dangerous outcomes with their calls.

The Levy limit and State laws prevent our Neenah Police Department from growing on a whim which leads to a reduction of service to the broader community as the police department is forced to focus on the sole function of criminal response while dropping assistance to elderly residents, helping in mental health calls, and other priority five calls that are deemed expendable.

Other Considerations

At the September 27th City Planning Commission meeting, the discussion of undeveloped lots in Neenah was presented to the group. Neenah's policy is to have 200 lots available for new home development anytime in Neenah. According to the City Planning team, Neenah is over 130 lots short of the desired number in our city plan. If this is the case, then the current R-1 zoning of the Shattuck property would be deemed the best opportunity for Neenah to develop new single-family home lots that could be used to match current neighborhood homes.

The proposed use of the TND districts versus the R-1 does not make sense, given that the original use of the TND district was to create a transition between industrial and residential neighborhoods. Such a zoning in the middle of a large R-1 zone would be a misuse of the Zone and not fit the current structure of the City and Northeast neighborhoods.

City officials and school board officials have misinformed the city residents to "win" favor on Northpointe's proposed development.

1. Northpointe's Cabrini development in Oshkosh is an example of what Shattuck would be.
    a. FALSE: the Oshkosh Cabrini development is a low-density senior living apartment and not all close to the proposed development
2. This is workforce housing, not government-subsidized housing
    a. FALSE: Under the Coronavirus Aid, Relief and Economic Security act(CARES Act), the government has set aside funds to pay developers for building housing of this kind in return for demanding that those apartments be filled with residents under an expanded government voucher program. The term "workforce" has similar definitions and applications as in Section 42 and Section 8 housing.
3. No other developers had an interest
    a. FALSE: Numerous developers we spoke to, along with Habitat for Humanity, would have all been interested in the property if the MLS had been made public for other developers to see.
    b. FALSE: Feb. 2022, there was an inquiry made to the city regarding the property. City officials told that developer that this was "already a done deal" with the School Board, Northpointe, and the city. This was before the school board voted on Northpointe's offer and, according to them, before they received it.
    c. It has become more evident that Northpointe, the city, and potentially the School Board acted in a way that was **anti-competitive, corrupt,** and at the **expense of Neenah taxpayers** who have been paying for the Shattuck property since 1923.

Conclusion and Call to Action:

#ProtectNeenahNeighborhoods is a hashtag about keeping the Shattuck property as R-1 single-family residents. It is about keeping our neighborhoods safe from the potential **10-fold** increase in severe crimes and keeping our neighborhoods accurate to the intent of the city planners who understood that single-family home growth is essential to strong Neenah neighborhoods. Protecting a city where residents in these neighborhoods can **safely** walk to downtown businesses, city band concerts, and at night without fear of becoming a crime statistic. Lastly, it is there to protect the Neenah neighborhood and families from allowing City officials and developers to get rich off Federal Tax dollars while subverting the public and undermining the future of the entire Neenah Community.

The city should step back and open a public developer competition to develop the Shattuck property. Have multiple developers talk to residents and then submit their proposals. Allow for proper public input on the ideas and have a smart city plan and not one that dooms the city to transient residents with no pride in what Neenah could be.

Sincerely,

Tim Florek

Attached: 2 Attachments

Police Incident Analysis of Comparable Apartment Developments Vs. Existing Neighborhood

	Space in Acres	Actual incident Counts(6mo)	Average Incidents per month	Incidents Per Acre(6mo)	Incident Multiplier	
NE Neenah	195.71	621	104	3.17	1.00	
Primrose	5.2	96	16	18.46	5.82	Times higher then expected
Southview	2.58	123	21	47.67	15.02	Times higher then expected
Western	3.9	108	18	27.69	8.73	Times higher then expected
					9.86	Average

	Space in Acres	Estimated Additional Incidents per year	Estimated Additional Per month	
Proposed Multi-Family	19.27	1206	101	Expected Increase in incidents for the size of the development given the average difference from related developments. (note: Shattuck Proposed Density is higher then Primrose, Southview and Western)
Recommended Single Family	19.27	121	10	Expected Increase in incidents for the size of the development using the per acre incident count of the surrounding neighborhoods

Neenah Northeast Neighborhoods 214.98 Acres

Neenah Northeast Neighborhoods area includes all residents between Oak St, South Park Ave, Cecil St. and Wisconsin.

Primrose Apartments 5.2 Acres

Six Times more incidents

Southview Apartments 2.58 Acres

Fifteen Times more incidents

Western Townhomes 3.9 Acres

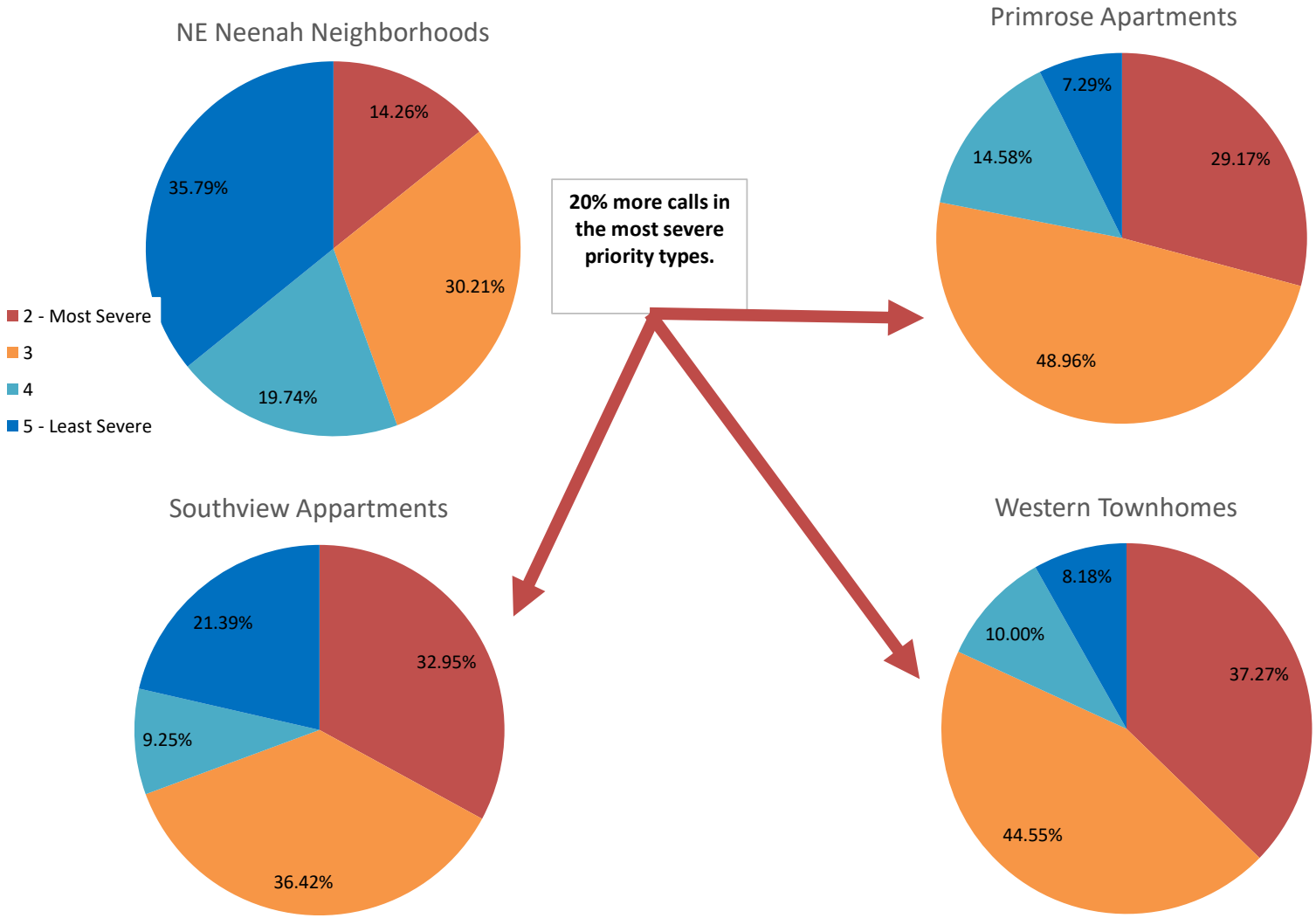
Nine Times more incidents

Data Considerations/Filters Applied(Recommended by Neenah Police Officer)

Incident Data Excludes all Traffic Calls(All Areas), Incidents at 600 Elm, 600 S. Park(Non-residential, Shattuck School and Park and Rec), Incidents on Bruce St(Senior apartments not part of Southview Apartment Area)

Neenah Neighborhood Acres(195.71) does not include Shattuck Acres(19.27, Division St to Tennis Courts)

Call Priority: Comparable Apartment Developments Vs. Existing Neighborhood



Data Considerations/Filters Applied(Recommended by Neenah Police Officer)

Incident Data Excludes all Traffic Calls(All Areas), Incidents at 600 Elm, 600 S. Park(Non-residential, Shattuck School and Park and Rec), Incidents on Bruce St(Senior apartments not part of Southview Apartment Area)

Fw: Shattuck Property Feedback

Samantha R Jefferson to: Chris A Haese, Brad R Schmidt, Kayla J Kubat 11/07/2022 02:01 PM

From: Samantha R Jefferson/Neenah
To: Chris A Haese/Neenah@Neenah, Brad R Schmidt/Neenah@Neenah, Kayla J Kubat/Neenah@Neenah

Samantha Jefferson, Office Manager
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LinkedIn: www.linkedin.com/in/samantha-jefferson
"To serve as the catalyst to a vibrant, growing community."
----- Forwarded by Samantha R Jefferson/Neenah on 11/07/2022 02:01 PM -----

From: "Thomas Camann" <tcamann@yahoo.com>
To: "CommunityDevelopment@ci.neenah.wi.us" <CommunityDevelopment@ci.neenah.wi.us>
Date: 11/07/2022 01:59 PM
Subject: Shattuck Property Feedback

Dear City of Neenah – Community Development,

Please keep the Shattuck property zoned for R1 – Single Family Residence. We do not want to see the property developed into apartment complexes. We don't even want to see it developed into more houses.

Please consider keeping as much of the green space as possible, and making the space available to all the general public.

There is a lot of room for Neenah to grow to the south and west. There is also a lot of room to the south and west to create apartment complexes AND incorporate plenty of green space. **If this Shattuck property is developed into apartments and houses, this valuable green space will be gone forever!**

We've seen and experienced youth teams practicing and playing football, baseball, lacrosse, soccer, disc golf. We've seen and joined neighborhood residents using the property for baseball, softball, disc golf, soccer, bocce ball, volleyball, walking and training dogs. We've seen and used the track for walking, jogging, sprinting, biking, roller blading, and teaching kids how to ride their bikes.

We've seen kids being kids and adults being kids, playing kickball, flying kites, shooting rockets, playing catch, throwing Frisbee, experiencing laughter and joy. This space and open air is critical to our well-being. It has been scientifically proven that nature and green spaces provide stress relief, increase social interaction, encourage physical exercise. It can even help soothe mental illness, at a time when it is so widespread. **Preserving this green space is critical!**

2 million dollars to remove the school is a modest and worthy investment to preserving valuable green space for the physical and mental health of the city residents and others. Please do not re-zone this property!

Sincerely; and physically and mentally stable so far,

Tom and Karen Camann

716 Reed Street

November 7, 2022

Dear: Plan Commission Members

I wish to express my concerns on the proposed Traditional Neighborhood Design (TND) Rezoning request for the Shattuck school property. I recommend that you vote No.

I have been an East side resident since 1975. I was a City/ Traffic Engineer for Neenah from 1975-1990 and have seen and been directly involved with many positive changes over the past 47 years. This proposed Traditional Neighborhood Development (TND) would not be of them.

The Plan Commission and the City should have as one of its priorities to preserve and improve the R-1 neighborhoods in the City of Neenah. This proposed (TND) will only destroy the surrounding family neighborhood.

A TND is best used as a transition from a commercial or industrial area. This plan is not transitioning from anything, it is being dropped into an established R-1 neighborhood.

The proposed town homes and small single-family row houses with minimal side and back yards do not compliment the established larger home and lots. The existing lots are larger with convenient street side driveways and garages that tend to reduce on street parking for residents and visitors compared to the proposed TND design.

This TND is only a means to maximize units in the green space surrounding Shattuck. This TND will negatively affect the adjacent homes and those many blocks away as well. It will reduce property values and cause many to leave or regret having moved to this side of Neenah.

The Plan Commission needs to do what is best for the immediate neighborhood and the East side of Neenah not for the developer. Traditional R-1 zoning is what is best here. The developer needs to present a plan that reuses Shattuck but provides traditional R-1 lots on the remaining green space.

Please vote No on this request for rezoning to a TND.

Sincerely,

Thomas Beck
1062 Kalfahs Street
Neenah

Fw: Thoughts on Shattuck Rezoning

Samantha R Jefferson to: Brad R Schmidt, Chris A Haese, Kayla J Kubat 11/10/2022 11:22 AM

From: Samantha R Jefferson/Neenah
To: Brad R Schmidt/Neenah@Neenah, Chris A Haese/Neenah@Neenah, Kayla J Kubat/Neenah@Neenah

Samantha Jefferson, Office Manager
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"To serve as the catalyst to a vibrant, growing community."
----- Forwarded by Samantha R Jefferson/Neenah on 11/10/2022 11:22 AM -----

From: <sarakranpitz@yahoo.com>
To: <communitydevelopment@ci.neenah.wi.us>, <jlang@ci.neenah.wi.us>, <kboyette@ci.neenah.wi.us>, <clendrum@ci.neenah.wi.us>, <jskyrms@ci.neenah.wi.us>, <dsteiner@ci.neenah.wi.us>, <terickson@ci.neenah.wi.us>, <bborchardt@ci.neenah.wi.us>, <sweber@ci.neenah.wi.us>, <lhillstrom@ci.neenah.wi.us>, <tstevenson@ci.neenah.wi.us>
Cc: <judd.d.stevenson@gmail.com>, "'Nancy Kranpitz'" <nezkranpitz@yahoo.com>, <dbehnke@postcrescent.com>
Date: 11/10/2022 11:09 AM
Subject: Thoughts on Shattuck Rezoning

Hi –
My name is Sara Kranpitz and I live at 615 Hansen St. I was at the planning commission meeting on November 8th and voiced my opposition then, but after hearing what others had to say and having more time to gather thoughts, I wanted to speak again.

You asked for our feedback – we're giving you our feedback. We don't want this development. No one has come to any of these public hearings saying they support this, so why is this still being pursued? Your role is to represent and serve the residents of this city – we're telling you – LOUDLY – what we want, and a big development is not what we want. We all understand that the use of the school property will change once the school is closed, but we want an option that fits with the neighborhood. We want lot sizes that are the same as every other house in the neighborhood, not houses that are as close together as the current proposition call for. This is not an urban area. I've lived in urban areas. I lived in a suburban Chicago neighborhood that was a TND. I could stand between my single-family house and the house next door, and with both arms outstretched, touch my house and that house. The roads were so narrow you couldn't even do a Y-turn to turn around on the street. The development was not about neighborhood camaraderie – it was about cramming as many houses into the smallest area possible to make the biggest amount of money. If there is no developer that wants to undertake a single-family subdivision, we are asking for either condos in the current school building, which provide ownership and thus pride of ownership, or senior apartments be constructed, because of the generally more low-key lifestyle of seniors.

You stated no other TND district exists in the City of Neenah – this would be the first one. Why are you proposing to experiment with this zoning in one of oldest, most established neighborhoods in the City of Neenah? If you want to give this zoning a try, try it in an area that needs improvement. You are risking taking one of the quietest, most family-friendly neighborhoods in Neenah and destroying it. What happens when families who have been residing here for decades start selling their houses and moving to neighborhoods that are still family friendly and this entire area sees declining property values and increases in crime? Is this really what we want for one of the most established neighborhoods in Neenah? What would the founders of Neenah think of what we are proposing to do to the city they so carefully established and loved? Is this really the gamble we want to take?

You said no other offers are on the table and if this development doesn't move forward the property may sit empty for years. That is simply not true. I've been an active real estate investor in the area for 20 years and in the 2 days since the last meeting I have reached out to some of my contacts and have found someone who is very interested in taking the time to explore this opportunity further and coming up with a solution that works for the neighborhood. They own hundreds of units in the area and are currently working on projects in Menasha, Kaukauna, and Waupaca that are similar in nature and just finished one in Appleton last year. Why are we rushing this process? Why are we fast-tracking the Northpointe Development project and not giving other developers a chance to present other ideas? Do we not owe it to the residents of this neighborhood time to explore other options?

You stated at the last meeting that the City of Neenah and the Neenah Joint School District are 2 separate entities – why is the City pushing so hard for a rezoning that none of the residents want so that the school district can sell the property? I don't know the reasons, but it sure appears that the potential tax income from such a huge development is more important to the city than the needs and desires of its current residents. If that isn't true, why is this being pushed through so fast?

I've been a landlord in the Neenah area for the past 20 years. I sold all my properties about a year ago because I couldn't take the stress anymore. Being an affordable housing landlord is not for the faint of heart. I've had 2 of my properties set on fire due to careless smoking of tenants (in non-smoking properties). I've refereed countless tenant fights – Joe doesn't pick up his dog poop and Lisa doesn't put her trash in the dumpster – she sends her kids to do it and they can't reach the dumpster so they put it next to the dumpster. I've found dead pet rats in the freezer after a tenant moved out of a unit that didn't allow pets. I brought a bag with me to pick up trash from the yard every time I went to mow the property so that the yard was free of mail, beer cans, diapers, candy wrappers, cigarette butts, etc, before I could start. I've found syringes in the shared laundry machines. I've had countless properties that were so disgusting when I went in them after the tenants moved out that I wouldn't even use the bathrooms in them. I've had tenants that didn't tell me about squirrels living in their walls and only told me after 5 months when the squirrel chewed through the wall and came into their living room. I've had tenants who didn't tell me about a sewage flood in the basement for 4 weeks and when I finally found out I had to have a team from Serv-Pro wearing specialized hazmat suits come in and professionally remediate the situation. I bought a property with a tenant already in it and was told by the police, after I bought the property, don't ever go to that property without us – your safety is at risk if you do. I would toss stoves and buy new ones because it wasn't worth the time and effort to try to clean the old ones good enough to bring them back to a usable state. I would hide from the neighbors when I went to the properties because if they saw me, inevitably, they would come to me with complaints about the noise, the clutter outside the house, the cars on the lawns, the level of traffic in and out of the houses, the snow not being shoveled in the winter, and on and on and on.

And I was a rarity because I self-managed. I was a physical presence at my properties on a weekly basis and this stuff still happened. Once I turned my properties over to a property management firm, in a last-ditch effort to continue being a landlord, things got worse. They were a large entity that didn't have ownership boots on the ground. The people who did drive by once in a while to keep an eye on the property were simply employees who were doing a job. It wasn't their property – it wasn't their hard work that was getting run down – it wasn't their money that was paying for repairs – they didn't care like an owner cares. And tenants don't either. Big corporate entities and tenants simply do not care about property that is not their own like owner occupants do. There's a reason that neighbors are disappointed when houses next door to them sell as rentals, and not to owner occupants. These are the realities of affordable housing that we are inviting into our community.

At the last meeting, Northpointe Development talked about their stringent application process, and I have to admit, I was impressed. But even with the stringent application process that they presented, that does nothing to screen the friends and guests of the residents. Just because the applicant passes all the rental criteria doesn't mean they won't have a dozen friends coming over to hang out and party all the time who wouldn't pass the requirements to live there. How many more cars is that going to add to the area? How many more people is that going to bring in and out of the area? How many more noise complaints and police calls and trash in the yards is that going to bring to the area? I ask again – is this really what we want for our neighborhood?

I'll close with one more personal experience. I currently do accounting for some friends of mine who are real estate investors in the area, and my project over the past week has been updating security deposit reconciliations on the books. After 20 years of my own experience, when I think I've seen it all, what I see on these statements continues to dumbfound me every single day. These are real items listed on itemized deductions from security deposits – that non-section 8 tenants were responsible for right here in affordable housing units in Neenah:

- A missing bathroom mirror – who takes a bathroom mirror with them??
- They had to replace the doorknob/lock – the tenant took the landlord's off & put their own on
- Missing ceiling fan – tenant took with
- 6 missing closet doors
- Missing kitchen faucet
- Replaced 8 broken sets of mini-blinds
- Removal of trash from the apartment –a $700 fee for just one 2-bedroom apartment
- Repainting the walls because there were drawings all over them
- Rekeying the unit because tenant took all the keys with

THIS is the reality of affordable housing.
I am the real-life example of what a 2-decade long affordable housing landlord in our area experiences. I am the person that knows first-hand that when you get a phone call and the caller ID says "No caller ID', it's the police calling. I am the landlord who has legitimately asked a police offer to come pick me up at my house and bring me to the property in question because it was 10pm at night and I had been drinking and didn't want to drive to the property to meet him there to do a welfare check on a tenant in lieu of them breaking down the door because the tenant wasn't responding to knocks. And he did! Is this what we want our police spending their time on? I am the landlord who had the police call me to tell me they found a tenant dead in one of my units from a drug overdose. I am the landlord who had investigators at my house the day I came out of surgery to interview me about crimes I witnessed while mowing the lawn at one of my properties. I could go on for HOURS with stories like this, but hopefully

you get the point.
Affordable housing is a needed thing – but it's hard – and it's full of problems – and for as many great tenants as there are, the ones that are the headaches ruin it for everyone. And it may make me sound elitist to say I don't want my neighborhood to turn into that, but I don't care. Too much is at stake to stay quiet about this. My grandparents built their house on Hansen Street in 1949 and this neighborhood has stayed nice and family friendly in the over 70 years since. What a disgrace it would be to all who loved and took care of this neighborhood in those 7 decades to let it turn into what is being proposed. And as someone else said at the last meeting, is this what SF Shattuck would want to see the property he donated turned into?

Thank you,
Sara Kranpitz
615 Hansen St
920-205-0308

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

M E M O R A N D U M

DATE: November 8, 2022

TO: Mayor Lang and Plan Commission

FROM: Brad Schmidt, AICP, Deputy Director

RE: Comprehensive Plan 2040– Future Land Use Amendment – Shattuck Middle School Property

Request
The Community Development Department has received a request to amend the City's Comprehensive Plan and Future Land Use Map for an area along Division Street, Elm Street, Reed Street, Birch Street, and Laudan Boulevard. The proposal is to amend the Future Land Use map designation for this area from Community Facility to Residential Neighborhood Investment Area.

Background
The subject area is approximately 28 acres in size and includes the Shattuck Middle School building, open space, and recreational facilities. The school will close in June 2023 and the school property is proposed to be redeveloped. This request coincides with a rezoning of the property to the Traditional Neighborhood Development (TND) District.

The Neenah Comprehensive Plan 2040 was adopted in 2017, and is intended to serve as a guide to City development, redevelopment, growth, and land use decisions over the 20-year period. As part of the Comprehensive Plan, a Future Land Use Map generally describes the future use of land within the City and outside of the City. When land is annexed or rezoned, the land use must be consistent with the Comprehensive Plan and Future Land Use maps. It's important that the Comprehensive Plan and Future Land Use map be regularly checked and amended to reflect changes in land use or City growth patterns.

Consideration
The Comprehensive Plan's Future Land Use map currently identifies the subject area as Community Facility since it is land used as a school. The predominant land use around the subject area is single-family residential with the exception of a religious institution to the north. The Future Land Use map designation of the surrounding area is Residential Neighborhood Investment Area.

The Residential Neighborhood Investment Area designation is defined as being primarily comprised of single-family homes and other uses such as higher density apartments or duplexes which may be scattered through these areas. Development in existing neighborhoods should focus on being compatible with surrounding land uses, density and architectural styles. Appropriate land uses in the Residential Neighborhood Investment Area include single and two-family residential, multi-family residential, and small-scale retail/service uses.

With the closure of Shattuck Middle School in 2023 and the potential sale and redevelopment of the property, the appropriate future land use designation is Residential Neighborhood Investment Area. This designation not only matches the surrounding neighborhoods, but is also consistent with the likely future use of the property.

The proposed amendment is consistent with the following goals identified in the Comprehensive Plan:

- **Goal LU1**: Create a balanced pattern of land uses that meets the needs and desires of residents, preserves and enhances the quality of life and is compatible with adjacent land uses.
- **Goal LU4**: Provide a sufficient supply of land for housing choices.
- **Goal H1**: Provide housing choices, which reflect the needs of individual households.

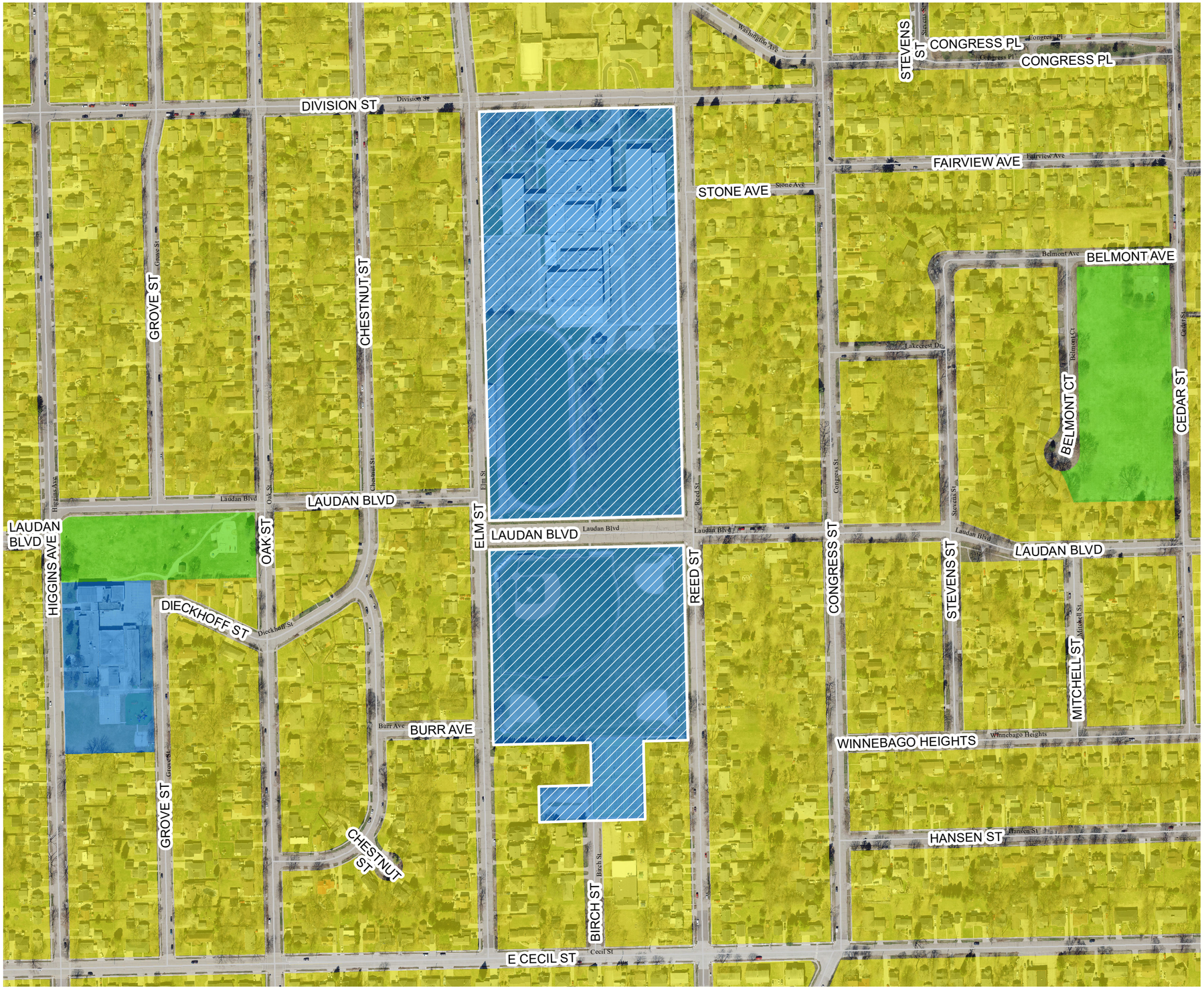
Recommendation

Appropriate action at this time is for the Plan Commission to approve Resolution 2022-2 and recommend Common Council approve Ordinance No. 2022-20 amending the Comprehensive Plan 2040 and Future Land Use Map.

City of Neenah
Comprehensive Plan

MAP 10-1

Future Land Use City of Neenah



- G Gateways
- H Hospital
- P Future Parks

GISDATA.DBO.ctrx

GISDATA.DBO.ctrx
- EnvironAreas
- Community Facility
- Recreational Facility
- Rural Preservation Area
- Low Density Residential
- High Density Residential
- Neighborhood Investment Area
- Mixed Use Transitional Area
- Neighborhood Investment Corridor
- Regional Commercial
- Doty Island Innovation District
- Downtown Business District
- Mixed Use
- Neenah Industrial Corridor

Source:
Base Data provided by Winnebago County 2016.
Planning Boundaries provided by City of Neenah 2016.
Land Use provided by ECWRPC 2016.
Updated: 12/2/2020

N W E S

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Scale in Miles

Resolution No. 2022-2

RECOMMENDING ADOPTION OF AN AMENDMENT TO THE CITY OF NEENAH *COMPREHENSIVE PLAN UPDATE 2040*

WHEREAS, pursuant to section 62.23 (2) and (3), Wisconsin Statutes, it shall be the function and duty of the Plan Commission to prepare, and from time to time amend, a Comprehensive Plan to manage the growth and physical development of the City of Neenah as defined in sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes; and

WHEREAS, on December 20, 2017, the City of Neenah Common Council adopted the *Comprehensive Plan 2040* which present a strategy to manage growth and development of the City through the year 2040; and

WHEREAS, a request was made to amend the *Comprehensive Plan Update 2040* to change the future land use designations on the Future Land Use Map for the area depicted on Exhibit A from Community Facility to Residential Neighborhood Investment Area; and

WHEREAS, the City has invited members of the public to make comments on the proposed amendments to the Future Land Use Map before the Plan Commission on November 8, 2022, and at a public hearing before the Common Council on November 16, 2022, in compliance with the procedures in Section 66.1001(4) of the Wisconsin Statutes; and

WHEREAS, the City of Neenah Plan Commission has concluded that the proposed Future Land Use Map amendment as depicted on Exhibit A (attached) is consistent with the *Comprehensive Plan Update 2040* goals and objectives relative to the future development of the City.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Sections 62.23(3) and 66.1001(4)(b) of the Wisconsin Statutes, the Plan Commission of the City of Neenah hereby adopts the Amendment to the City of Neenah *Comprehensive Plan Update 2040* as depicted in Exhibit A; and

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that, following the public hearing, the Neenah Common Council enact an Ordinance adopting the Amendment to the City of Neenah *Comprehensive Plan Update 2040* as depicted in Exhibit A.

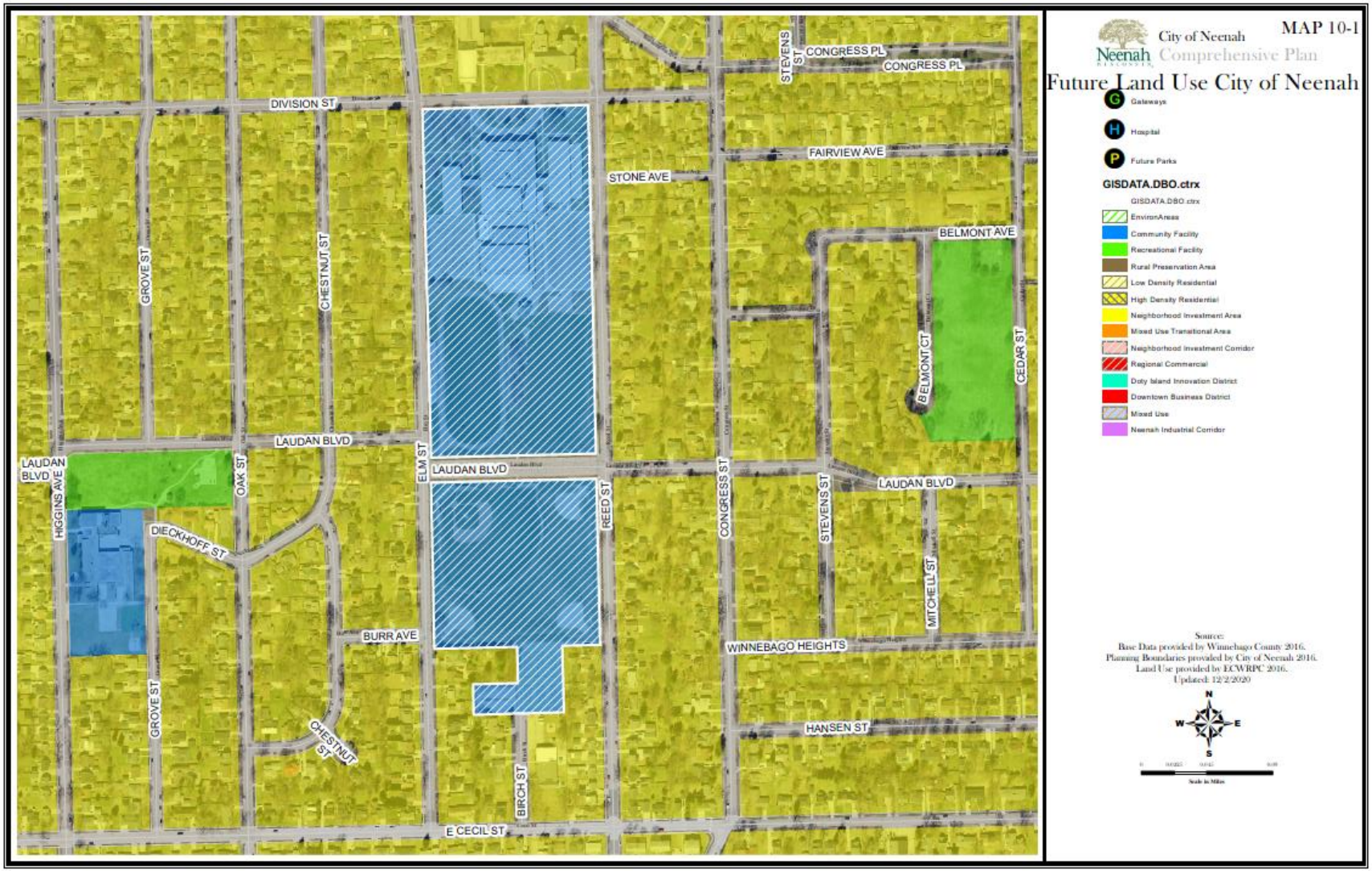
This resolution was adopted by the City of Neenah Plan Commission on the _____ day of _____, 2022:

PLAN COMMISSION
CITY OF NEENAH, WISCONSIN

By: _____
Mayor Jane Lang, Chairperson

ATTEST:

_____
Brad Schmidt, AICP, Deputy Director of Community Development & Assessment, Secretary


DIVISION ST
STEVENS ST
CONGRESS PL
CONGRESS PL
FAIRVIEW AVE
STONE AVE
BELMONT AVE
GROVE ST
CHESTNUT ST
BELMONT CT
CEDAR ST
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HIGGINS AVE
OAK ST
REED ST
CONGRESS ST
STEVENS ST
MITCHELL ST
DIECKHOFF ST
BURR AVE
WINNEBAGO HEIGHTS
GROVE ST
CHESTNUT ST
HANSEN ST
BIRCH ST
E CECIL ST
City of Neenah
Neenah Comprehensive Plan
MAP 10-1
Future Land Use City of Neenah
Gateways
Hospital
Future Parks
GISDATA.DBO.ctrx
GISDATA.DBO.ctrx
EnvironAreas
Community Facility
Recreational Facility
Rural Preservation Area
Low Density Residential
High Density Residential
Neighborhood Investment Area
Mixed Use Transitional Area
Neighborhood Investment Corridor
Regional Commercial
Doty Island Innovation District
Downtown Business District
Mixed Use
Neenah Industrial Corridor
Source:
Base Data provided by Winnebago County 2016.
Planning Boundaries provided by City of Neenah 2016.
Land Use provided by ECWRPC 2016.
Updated: 12/2/2020
N
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E
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Scale in Miles

EXHIBIT A

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

M E M O R A N D U M

DATE: November 8, 2022

TO: Mayor Lang and Plan Commission

FROM: Brad Schmidt, AICP, Deputy Director

RE: Rezoning - Shattuck Traditional Neighborhood Development (TND) District

Proposal

The Neenah Joint School District (NJSD), on behalf of Northpointe Development Company, has submitted a request to rezone Shattuck Middle School from the R-1, Single-Family Residence District to Traditional Neighborhood Development (TND) District. As part of the TND District, the applicants have also submitted a Master Development Plan for review.

Traditional Neighborhood Development District

The purpose of the Traditional Neighborhood Development (TND) District is to allow development which is:

- Compact
- Designed for human scale
- Provides a mix of uses
- Provides a mix of housing styles, types, and sizes to accommodate households of all ages, sizes, and incomes
- Incorporates a system of relatively narrow streets
- Retains existing buildings with historic features
- Incorporates environmental features
- Consistent with the City's Comprehensive Plan

The review of a TND involves two steps. The first step is a rezoning of the property to the TND district and the approval of the Master Development Plan. The Master Development Plan is a *conceptual* layout of the proposed land uses, street layout, open space, off-street parking, and proposed buildings. The second step requires project plan approval before any development occurs within the TND district. The project plan approval reviews the proposed development in a much higher level of detail. Project plan approval would be required before construction begins on the apartments within the Shattuck Middle School building and before the single-family, two-family or townhome development. The project plan approval must conform to the Master Development Plan of the TND district.

Background/Existing Conditions

The subject site includes four separate parcels all owned by the Neenah Joint School District and located along Division Street to the north, Elm Street to the west, Reed Street to the east, and Birch Street to the south with a total size of about 27 acres. The School District has an accepted offer to purchase the property. Northpointe Development is the entity that would ultimately own and develop the property.

Shattuck Middle School is located on the north end of the subject site which includes a two-story building approximately 225,000 square feet in area. The school building also includes a medical

clinic used by school district employees located in the west wing of the building. In addition to the main building, the site includes two off-street parking lots, one on Reed Street and one on Elm Street, accounting for 146 off-street parking stalls. The balance of the site includes primarily open space and recreational facilities such as a hard-surface track, baseball diamonds, tennis courts, and a football field.

The neighborhood surrounding the subject site includes primarily single-family residences. The average age of houses in this neighborhood is 80 years (average age built 1942) consisting of various housing styles including one-story ranches, 1.5 story cape cod, and two-story homes. The majority of these single-family residences include detached garages on the side or rear of the home. The average home size is about 1,480 square feet while the average lot size is about 9,500 square feet with lot widths primarily 60 feet or less. The average assessed value of these properties is $135,500 (2022 assessed value).

In addition to the single-family residences, the surrounding neighborhood includes a religious institution and elementary school (St. Margaret Mary Parish) to the north of the subject site along Division Street and a day care facility south of the subject site along Birch Street and Cecil Street.

The streets adjacent to the proposed development (Division Street, Laudan Boulevard, Elm Street, and Reed Street) are classified as sub-collector streets. Birch Street, south of the subject site is classified as a local road. A sub-collector classification means the roadway is designed to channel higher level traffic volumes from local roads to collector streets and arterial streets such as Cecil Street and Washington Avenue. All of the streets surrounding the subject site allow for on-street parking with some limitations during school hours. Finally, sidewalks are located on both sides of each of the streets surrounding the development with the exception of parts of the east side of Elm Street and the west side of Birch Street. A sidewalk does connect Elm Street and Reed Street on the south end of the subject site.

The subject site is relatively flat, slopping gently from the south to the north with the northwest corner being the low spot on the site. Water, sanitary sewer and storm sewer infrastructure adjacent to the subject site are planned to be replaced in 2023 as part of a planned reconstruction of Elm Street and Reed Street. There has been some localized storm flooding south of the subject site closer to Cecil Street.

Consideration

The City's Zoning Code incudes specific requirements for creating a TND District. Below are the standards listed in the Zoning Code with the standards identified in the Master Development Plan. These standards have to be met when reviewing future project plan approvals.

Type	Zoning Code Standard	Proposed Standard	Notes
Minimum Tract Size	10 acres (minimum)	27 acres	
Front Yard Setback	15 to 25 feet (minimum)	20 feet	Standard for single-family, two-family and townhome structures
Rear Yard Setback	30 feet (minimum)	30 feet	Standard for single-family, two-family and townhome structures
Side Yard Setback	5 feet (minimum)	6 feet with an aggregate of 16 feet on both sides	Standard for single-family, two-family and townhome structures

Type	Zoning Code Standard	Proposed Standard	Notes
Density (Single-Family)	8 units/acre (maximum)	4.3 units/acre (not including right-of-way)	Includes all single-family and two-family dwelling units
Density (Multi-Family)	18 units/acre (maximum)	8.9 units/acre (not including right-of-way)	Includes all apartment and townhome units
Height Limitation	45 feet / 3 stories (maximum)	35 feet	Standard for single-family, two-family and townhome structures
Open Space	10 percent of gross area (minimum)	22.3 percent	Includes open space on south end of site and open space around the proposed apartments

The proposed Master Development Plan includes the following proposed land uses:

- **Repurposing of Shattuck School Building** – Multi-Family Residential (Apartment) and Medical Clinic
- **New Development** – Single-Family (detached/attached) residences, Two-Family residences, and Multi-Family residences (townhome), open space

The existing Shattuck School building is proposed to be converted into a maximum of 100 residential apartment units ranging in size from efficiency units up to three bedroom units. The actual dwelling unit count won't be known until further investigation by an architect after the school closes in 2023. An attachment to this memo generally describes the location of apartment units on the periphery of the existing building. In addition to the proposed apartments, the medical clinic located in the west wing of the building will remain. Finally, the balance of the building's use has not been determined. Some of the areas may be used as common space for the apartments. Any future use of these spaces including the auditorium and large gymnasium on the south end of the building will require an amendment to the Master Development Plan and Common Council approval.

There are no plans to expand the footprint of the existing Shattuck School building. However, the developer will make exterior modifications, primarily in the form of replacing and adding windows that have been removed over the years. The two off-street parking lots on Elm Street and Reed Street will remain, but the greenspace between the sidewalk and the parking lot will increase to 15 feet along Reed Street and 45 feet along Elm Street. These areas will then be landscaped to provide a buffer between the parking lot and the public street. The two access drives along Reed Street will remain, while the south driveway access along Elm Street is proposed to be shifted further south. Both of the south driveways on each parking lot will also function as access points to the new development to the south of the Shattuck School building.

The proposed apartment project also includes a small playground (private) south of the parking lot on Reed Street and adjacent to an existing outbuilding. Construction on the apartments would begin in late 2023 with completion and occupancy in 2025. Prior to construction or modifications to the existing school building, or any part of the site, a project plan approval is required. The project plan approval must maintain consistency with the Master Development Plan.

The balance of the site, south of the existing school building, is proposed to be subdivided into small residential lots consisting of single-family residences, two-family residences, multi-family residences (townhomes), and open space. The proposal consists of 16 units in two townhome

style buildings, 16 units in eight duplex structures, and 36 single-family detached homes. The majority of the new residential lots will access garages facing away from Reed Street, Elm Street, and Laudan Boulevard and will be accessed via a private road network interior to the development.

The single-family lots range in width from as low as 50 feet up to 65 feet which provides some variety in potential home types that can be built on the lots. In addition, the lot widths are consistent with the small lot widths of the surrounding neighborhood. The two-family lots also vary in width from a minimum of 73 feet up to 100 feet. No lot within the development will be less than 6,500 square feet in area.

There are no proposed changes to the existing street network with the exception of realigning and reducing the right-of-way width of Laudan Boulevard between Elm Street and Reed Street and possibly extending Burr Avenue between Elm Street and Reed Street. Elm Street, Reed Street, and Laudan Boulevard are all planned for reconstruction in 2024.

The proposed Master Development Plan identifies a 2.9 acre greenspace on the southern portion of the subject site. This greenspace may be dedicated as a public park or maintained as private greenspace. Further discussion is needed to determine whether this area remains private or becomes a public park. If it is dedicated as a public park, access to the park via trails/sidewalks and public roads like the extension of Burr Avenue should be considered. In addition to the greenspace on the south portion of the site, a small, private playground is included south of the proposed apartment project in the Shattuck School building.

A 1.5 acre storm water pond is proposed in the area between Laudan Boulevard and the Shattuck School building. This wet detention pond will collect storm water from the proposed development and part of a larger drainage basin outside of the development minimizing localized flooding along Cecil Street.

Analysis

Through this process, City planning staff reviewed the proposal through the lens of ensuring consistency with the character of the existing neighborhood while balancing the realities of possible developments on the site. This is a neighborhood primarily comprised of single-family residences, small lots, older homes with a variety of housing styles, and anchored by a school which has been in the neighborhood for nearly 100 years. The closure of the school will have a significant impact on the neighborhood and the proposed development of the school site should mitigate those impacts and provide a reasonable fit with the neighborhood character.

Neighborhood Character

The existing Shattuck School building will not change. The use of the inside of the building will change, but the physical appearance of the school will not change, with the exception of replacing and adding windows that have been removed over the years. The primary physical change will be the addition of 36 new single-family homes, 8 new two-family homes, and 2 new 8-unit townhomes. The two townhomes and four of the two-family homes are proposed to be located on the realigned Laudan Boulevard. Only four of the two-family homes will be located on Elm Street and Reed Street.

From a dwelling unit density standpoint, the entire project (168 dwelling units) has a density of about 6 units per acre. As a comparison the neighborhood west of the subject site (Division Street, Oak Street, Burr Avenue, and Elm Street) has a density of over 4 units per acre while the

neighborhood to the east (Division Street, Cecil Street, Congress Street, and Reed Street) has a density of slightly under 4 units per acre. The single-family and two-family portion of the proposed development has a unit density of 4.3 units per acre (allowable maximum of 8 units per acre or about 216 dwelling units of single-family and two-family) and the multi-family portion of the development has a density of 8.9 units per acre (allowable maximum of 18 units per acre or about 486 dwelling units of multi-family).

Early on in the process, City staff worked with the developer to reduce density on the proposed project to bring the overall density more in-line with the surrounding neighborhood. That resulted in the elimination of two townhomes and several two-family homes and the addition of several single-family homes. In addition the placement of the townhomes were strategically placed on Laudan Boulevard as opposed to Reed Street or Elm Street to better align with the neighborhood character.

Due to the large size of the existing Shattuck School building, the building could support an even higher level of apartment units. City staff wanted to include a cap of a maximum of 100 units so as to be consistent with the densities of other multi-family developments in the City. For comparison, here are other multi-family developments located in the City and the unit density of those projects. The addresses in bold are located within one mile from the proposed development.

2116 Henry Street	**20 units/acre**
1015 S. Commercial Street	**13 units/acre**
810 Reed Street	**19 units/acre**
125 Byrd Avenue	**14 units/acre**
1350 Primrose Lane	11 units/acre
134 N Western Avenue	10 units/acre
114 W Bell Street	22 Units/acre
100 Cobblestone Way	11 Units/acre
1443/1475 Tullar Road	12 units/acre
Shattuck Apartments	8.9 units/acre

Finally, the developer has indicated that the single-family and two-family homes will be deed restricted and require specific architectural standards which would be consistent with the neighborhood. Those deed restrictions will be included in the project plan approval prior to the development of those lots.

Traffic Review

In addition to ensuring neighborhood character consistency, City staff also reviewed the projected changes to traffic generation between the proposed uses and the existing school use. When reviewing traffic impacts, it's important to first understand the existing street network and the classification of those streets. As mentioned earlier, Division Street, Elm Street, Laudan Boulevard, and Reed Street are all identified as sub-collectors which channel traffic from local streets to collector and arterial streets and thus are designed to carry a larger volume of vehicles. These streets have a theoretical design capacity for 8,000 of vehicles per day. Recent traffic counts show that Elm Street and Reed Street are operating well below their maximum capacities. Using the Trip Generation Manual developed by the Institute of Traffic Engineers, we are able to objectively compare the projected trips generated from different land

uses. Below is a comparison of the existing land use (Middle School) and the proposed land uses.

Existing Land Use	Total Generated Trips	AM Peak Hour	PM Peak Hour
Middle School	1,539 trips per day	513 trips	152 trips

Proposed Land Use	Total Generated Trips	AM Peak Hour	PM Peak Hour
Apartments, Townhomes, Single-Family and Two-Family	1,269 trips per day	98 trips	125 trips

The existing vehicle trips are assuming the school is in-session. The comparison shows a decline in the total number of vehicle trips made per day from 1,539 to 1,269. The AM peak hour and PM peak hour vehicle trips also drop compared to the existing use. Of course these figures are based on assumptions that may or may not reflect the reality of the proposed development. They are used for demonstration purposes to show how the existing and proposed land uses compare to industry-accepted trip generation models.

Another point to make regarding the expected traffic is how that traffic is distributed amongst the surrounding streets. It's likely that Reed Street and Elm Street will carry all of the initial traffic from the development since access to and from the development is along those streets, with the exception of some access along Laudan Boulevard. Once on Elm Street or Reed Street, most traffic will head north towards Division Street or south towards Cecil Street. Some traffic may head east or west on Laudan Boulevard. Unlike the existing neighborhood, there are only eight shared points of access to and from the development, four on Reed Street, four on Elm Street and two on Laudan Boulevard. This equal distribution will further limit the impact of traffic as roughly half the development will utilize Elm Street and the other half Reed Street. As a comparison there are 28 homes on Elm Street (between Division Street and Burr Avenue) and 26 homes on Reed Street (between Division Street and the south portion of the development site), each with their own individual driveway.

Based on the above analysis and in consultation with the City Traffic Engineer, the proposed development will not negatively impact traffic safety on the surrounding roads, nor impact the volume capacity of the surrounding roads.

Comprehensive Plan Consistency
A rezoning of the subject site to a TND District requires consistency with the City's Comprehensive Plan and more specifically with the goals and objectives of the plan. In addition to the rezoning request, the City's Comprehensive Plan Future Land Use map is proposed to be amended to reflect the closure of the school in 2023. With this amendment, the future land use designation of the subject site would be consistent with the proposed rezoning. The Residential Neighborhood Investment Area allows for a variety of residential uses including multi-family residential. In addition, below are other goals and objectives of the Comprehensive Plan that this proposal meets.

Goal LU 1: Create a balanced pattern of land uses that meets the needs and desires of residents, preserves and enhances the quality of life and is compatible with adjacent land uses.

- Objective LU 1.4: Provide a sufficient supply of land for housing choices.
  - Recommendation LU 1.4.4: Review new housing proposals taking into consideration their relationship with other land uses to maintain neighborhood cohesiveness and character. (See recommendation H 3.3.1)

Goal H 1: Provide housing choices, which reflect the needs of individual households.

- Objective H 1.4: Encourage residential developments that promote a variety of different housing types.
  - Recommendation H 1.4.5: Encourage the design and siting of new affordable housing that fits into existing neighborhoods.

Goal CF 1: Provide services in a manner that will promote efficient, cost-effective, and orderly growth and development and will meet existing and projected future needs.

- Objective CF 1.4: Manage and reduce stormwater runoff as required under the City's MS4 general permit.
  - Recommendation CF 1.4.5: Implement projects identified in the City of Neenah's City-wide Stormwater Quality Management Plan.

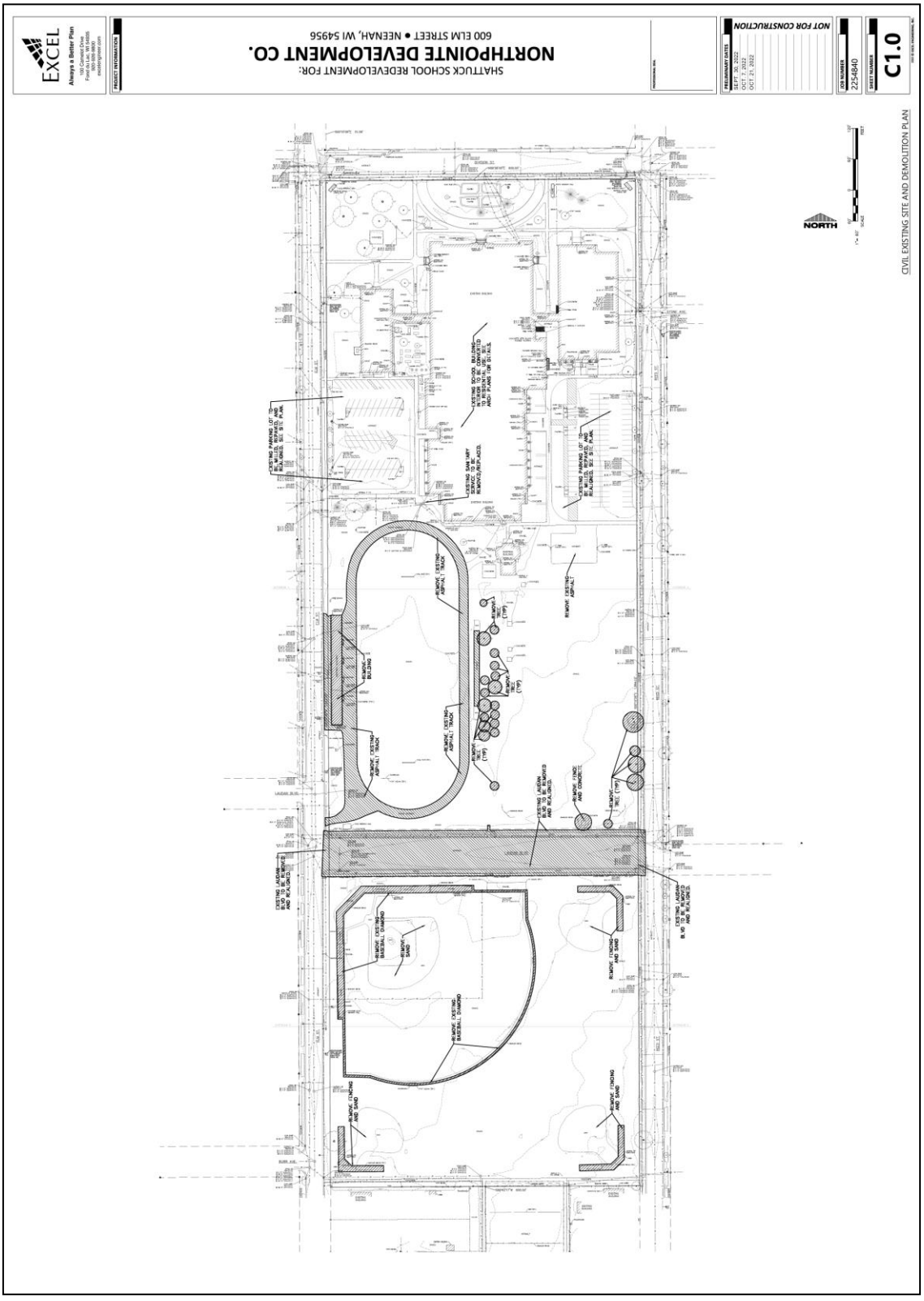
Summary

The proposed rezoning to Traditional Neighborhood Development (TND) District is in response to the upcoming closure of Shattuck Middle School in 2023. The request includes a mixture of residential uses ranging from single-family residences to apartment dwelling units. The conceptual Master Development Plan was reviewed in an objective manner to ensure any potential impacts were minimized and the development would reasonably fit the neighborhood character. The proposal meets and exceeds the minimum requirements and standards of the Traditional Neighborhood Development District and is consistent with the District's objectives. In addition, traffic generated from the proposed development is expected to have no significant impact on the adjacent streets. Finally, this development provides a housing need in the City offering a range of housing styles and is consistent with the City's Comprehensive Plan.

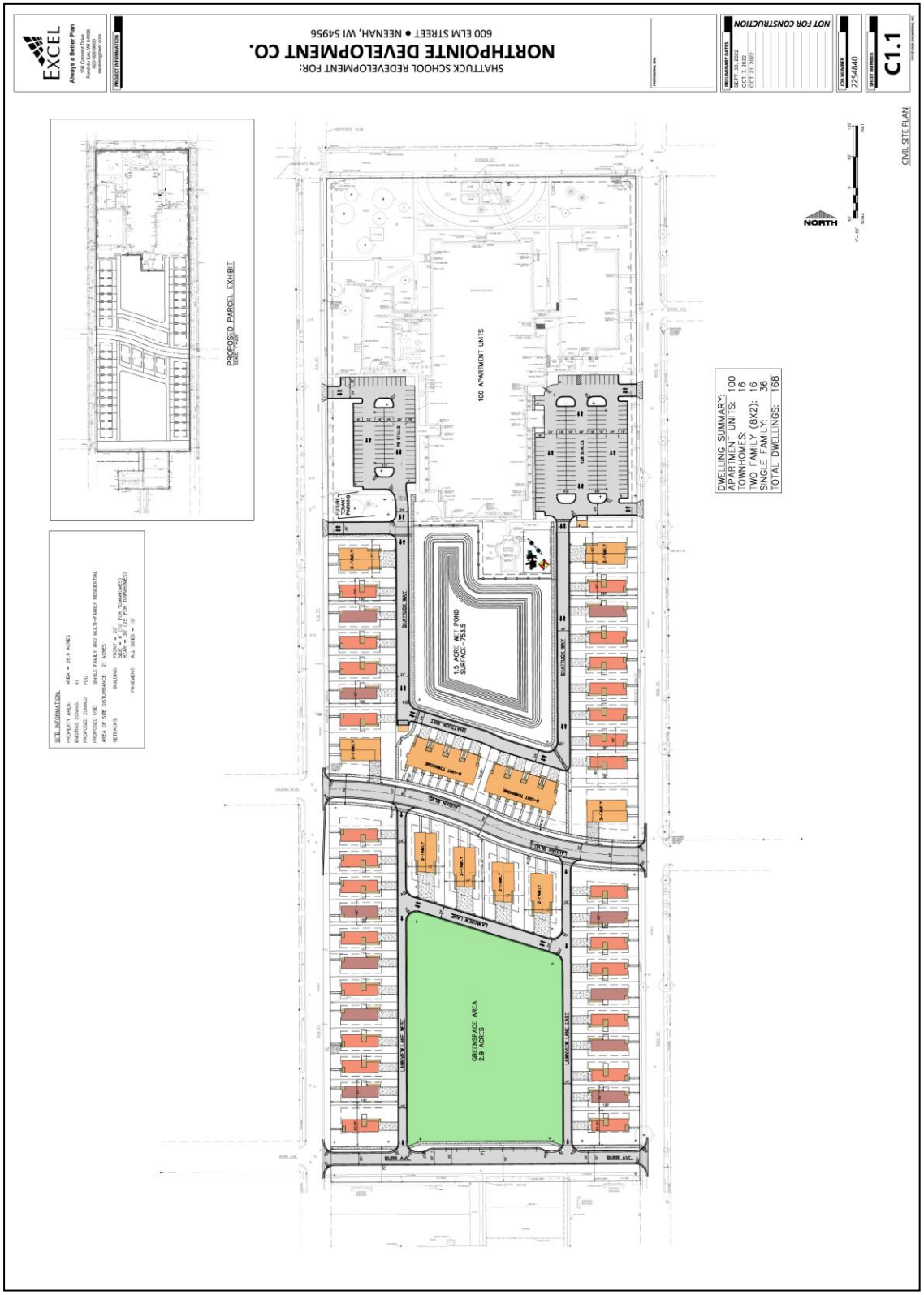
Recommendation

Appropriate action at this time is to recommend Common Council approve Ordinance 2022-21 rezoning land located at 600 Elm Street and parcel IDs 09-0074-00-00, 09-0075-00-00 and 09-0044-00-00 from the R-1, Single-Family Residence District to the Traditional Neighborhood Development (TND) District and approve the Shattuck TND Master Development Plan.

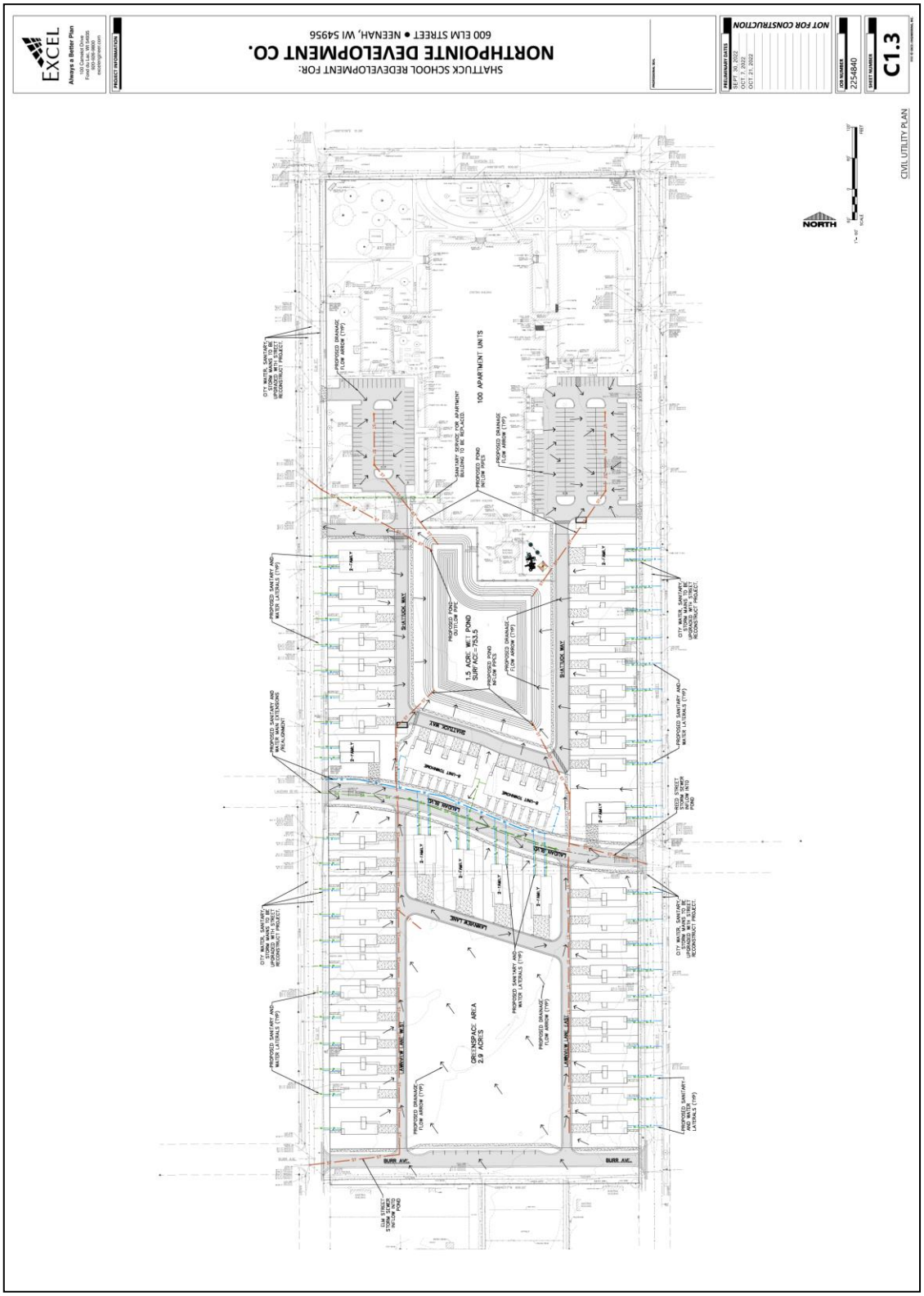
Existing Conditions/Demo Plan



Conceptual Master Development Plan

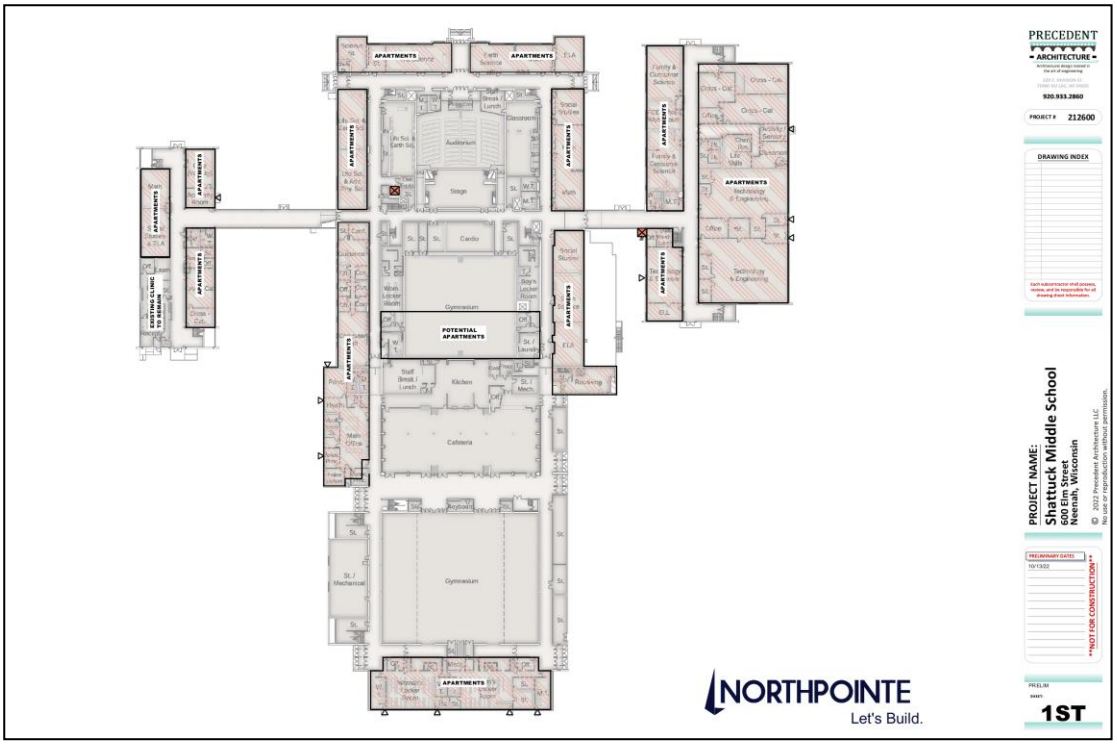


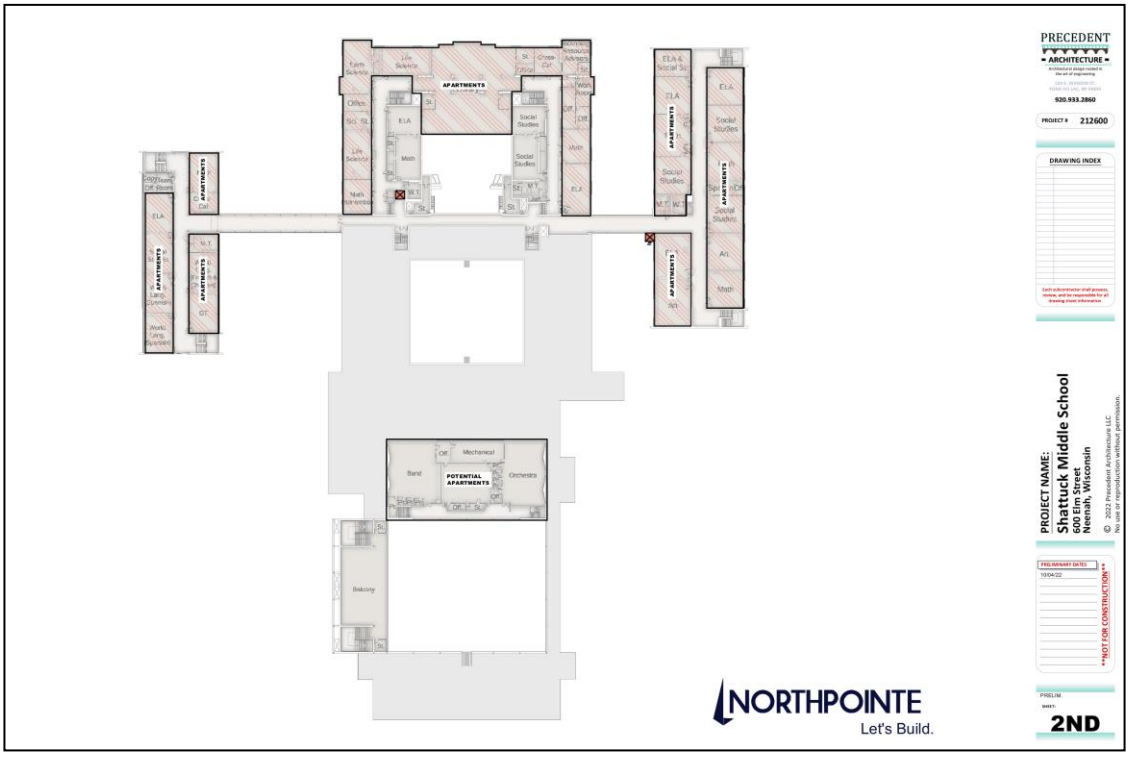
Conceptual Utility Plan



Restored Historic Openings

Apartment Layout





Conceptual Single-Family Dwelling

October 20, 2022

Shattuck School Neighborhood – Traditional Neighborhood Development District (TND)
Project Narrative

Owner Name/Address:
Neenah Joint School District
Attn: Dr. Mary Pfeiffer
410 S. Commercial Street
Neenah, WI 54956

Developer Name/Address:
Northpointe Development
Attn: Andy Dumke
230 Ohio Street
Oshkosh, WI 54902

Project:
Shattuck School Neighborhood / Shattuck School Apartments
600 Elm St
Neenah, WI 54956

Request:
Neenah Joint School District, with Northpointe Development as the eventual property owner, is requesting a Rezoning and a Future Land Use Map Amendment review and approval for redevelopment of the existing Shattuck Middle School property at 600 Elm Street into a Traditional Neighborhood Development: Shattuck School Neighborhood. The property is currently zoned Single-Family Residence District (R-1) and rezoning to Traditional Neighborhood Development (TND) District along with a Future Land Use Amendment (Comprehensive Plan) from the Community Facility designation to the Residential Neighborhood investment Area designation is required for the proposed redevelopment. The property currently contains the Shattuck Middle School that is currently in operation until June of 2023. The site also includes other features like baseball diamonds, tennis courts, and open space associated with the middle school. A new high school is currently being constructed for the Neenah Joint School District and at the beginning of the 2023-2024 school year, the middle school will be relocated to the current high school, leaving the existing Shattuck Middle School property vacant.

Legal Description:
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20 of Block 1 and Lots 1, 2, 3, 4, 5, 16, 17, 18, 19, 20 and part of Lot 6 , 7, 14 and 15 of Block 2 in Bigelow's Addition, per Palmer's Map all being part of the Northeast Quarter and the Southeast Quarter of the Southwest Quarter of Section 27, Township 20 North, Range 17 East, City of Neenah, Winnebago County, Wisconsin begin more particularly described as follows:

Commencing at the Southeast corner of said Southwest Quarter; thence North 00°-11'-02" West along the East line of said Southwest Quarter, a distance of 2,614.66 feet; thence South 89°-38'-45" West, a distance of 32.91 to the intersection of the South right-of-way line of Division Street with the West right-of-way line of Reed Street, said point also being the point of beginning; thence continuing South 89°-38'-45" West along the South right-of-way line of

Division Street, a distance of 600.00 feet to the East right-of-way line of Elm Street; thence South 00°-15'-06" East along said East line, a distance of 1,953.50 feet to the North line of Lot 1 of Certified Survey Map No. 2030 recorded in the Winnebago County Register of Deeds Office as Document No. 724715; thence North 89°-42'-17" East along said North line and its Easterly extension, a distance of 300.00 feet to the Northerly extension of the centerline of Birch Street; thence South 00°-15'-06" East along said centerline, a distance of 126.00 feet to the Easterly extension of the South line of Lot 2 of said Certified Survey Map No. 2030; thence South 89°-42'-17" West along said Easterly extension and said South line, a distance of 165.00 feet to the West line of the East 165.0 feet of Lot 15 in said Block 2; thence South 00°-15'-06" East along the West line of the East 165.0 feet of Lot 15 and Lot 14 in said Block 2, a distance of 115.95 feet; thence North 89°-37'-38" East, a distance of 328.78 feet; thence North 00°-15'-06" West, a distance of 241.50 feet; thence North 89°-42'-17" East, a distance of 136.22 feet to the West right-of-way line of Reed Street; thence North 00°-15'-06" West along said West line, a distance of 1,954.12 feet to the point of beginning.

From Winnebago County GIS:
Includes Parcel IDs: 80803300000, 80900750000, 80900740000, and 80900440000.

Current Site Conditions:
The location of the existing Shattuck Middle School facility expands across the area of land bounded by Elm Street, Reed Street, Division Street, and Burr Avenue within the City of Neenah, totaling approximately 26.9 acres in size. The Shattuck Middle School site is currently surrounded by single-family residences east, west, and south, as well as a religious institution to the north. The existing school building itself is approximately 224,923 square feet in size and contains two (2) stories. There are currently two (2) existing parking lot areas surrounding the existing building, one (1) along the western side of the school and one (1) along the eastern side of the school. The existing western parking lot is approximately 0.8 acres in size and contains 62 parking stalls (two (2) of those stalls being handicap accessible spaces). The existing eastern parking lot is approximately 1.2 acres in size and contains 84 parking stalls (five (5) of those stalls being handicap accessible spaces). The existing water, sanitary sewer, and storm sewer services appear to be adequate for apartment occupancy use but will be studied in more detail as the project progresses. Existing site topography generally slopes from south to north with the northwest corner of the site being the low spot of the site, collecting all drainage from the site undetained with no existing stormwater management in place.

Proposed Development:
The proposed development is includes the following dwelling units:

TYPE	Units	Structures
Apartment Units (conversion of the existing school building)	100	1
Townhome Units	16	2
Two-Family Units	16	8
Single-Family Units	36	36
Total	168	47

The project is being designed as a Traditional Neighborhood. In the beginning of the 20th century, the concept of a neighborhood was much different than it is today. Early 1900's, neighborhoods were based on a pedestrian lifestyle, where walking was the dominant mode of transportation. The concept of suburbia was only later introduced as the automobile gained dominance and allowed lot sizes to increase in both width and distance from the city

center. Fast forward to the 1990's and the typical three (3) car garage began to dominate the front façade of most dwellings, crowding out occupied front porches.

A Traditional Neighborhood is a method of neighborhood design that revives the best that early neighborhoods had to offer. Garages are relegated to the back of the lot and accessed by shared alley ways. This frees up the front façade for a traditional porch element which makes the dwelling more inviting from the street and instills a sense of community among residents. Lot widths are purposely narrow to conserve space and give the appropriate scale between dwellings. Residents then share access to a large common greenspace nearby. This allows a balance of private and public space and helps reduce lawn maintenance and upkeep. Homes are encouraged to be designed to a similar scale to complement one another, while using similar, agreed upon architectural language. Color and material changes are often used to help differentiate dwellings from one another and provide opportunity for uniqueness and personalization. The proposed Shattuck School Neighborhood is intended to blend into the existing Traditional Neighborhood fabric that surrounds it.

Architectural covenants for the property are still being developed but will include requirements for a baseline level of traditional architectural design elements, while allowing the use of modern materials and modern forms that complement the local architectural vernacular. Please see the attached exhibit of residential renderings.

The overall design of the neighborhood development has been structured to provide strategic placement of the 2-family dwelling units, which have been placed to buffer single-family lots from the multi-family portions of the project. Approximate unit density for the single and two-family portion of the project is 4.3 units per acre (not including ROW dedicated area), which is in line with the surrounding area. Approximate unit density of the apartment and townhome portion of the project is 8.9 units per acre, not including ROW dedication area.

In addition to the dwelling units previously described, a 1.5-acre stormwater pond and approximate 3-acre greenspace area are included in the redevelopment project. The property also includes the Neenah Joint School District (NJSD) tennis courts on Birch Avenue. While outside the project boundaries, the tennis courts will continue to be owned and maintained by NJSD. A small playground is also proposed south of the school building and is intended to be used for residents of the apartments. The total acreage of the overall property is 26.9 acres, with approximately 21 acres being disturbed for the proposed redevelopment. Stormwater from the development will be directed to a new onsite wet detention pond near the middle of the site. Additionally, a substantial drainage basin of existing City neighborhoods to the south of the project site will also drain to the proposed stormwater facility by connecting storm sewers from Elm Street, Reed Street, and Laudan Boulevard, into the pond which will treat both for stormwater quantity and quality. Treating the pond as a regional pond and taking a substantial amount of existing neighborhood water will help to mitigate existing localized flooding which occurs in the neighborhood during large storm events.

Phasing of the project will allow the interior renovations of the existing school to begin in late 2023, with dwelling spaces available in 2025. Construction of the remaining neighborhood will be phased to align with street reconstruction projects planned by the City for Elm Street and Reed Street and is anticipated to commence sometime in the mid to late 2024, with single family home construction taking place on an individual basis for the eventual homeowners.

Within the Shattuck School Neighborhood proposal, the existing Laudan Boulevard (located in the center of the proposed neighborhood development) is proposed to be reconstructed to align with the Laudan Boulevard intersections with Elm Street and Reed Street on the respective west and east sides of the development. Additionally, Burr Avenue (located at southernmost extents of the proposed neighborhood development and adjacent to the proposed greenspace area) is planned to be publicly extended to provide through access between Reed and Elm Street and access to the proposed greenspace area. The revised Laudan Boulevard, as well as Burr Avenue, will both be dedicated to the City as public right of way. In addition, as a part of the Laudan Boulevard street extension, municipal sanitary sewer and water utilities are also planned to be extended. Water and sanitary sewer services to the proposed homes will be installed from the public mains within Elm, Reed, and Laudan.

A series of new internal private roads are proposed to be constructed throughout the development to provide the aforementioned shared alley ways for resident access and circulation throughout the neighborhood. The private drive/roads have been designed to accommodate City garbage removal services and all single and two-family lots will have individual trash receptacles, with the apartment building and townhomes having dumpster enclosures. In addition to the proposed new internal private roads through the development, a series of sidewalks and sidewalk connections are proposed throughout the development along the internal drives and along the existing and proposed public roads to provide a sense of pedestrian connectivity and safety to the overall development and surrounding neighborhood.

The existing Shattuck Middle School building will be adaptively converted into apartments with a maximum unit capacity of 100 dwelling units as identified on the building layout diagram. Utilizing historic tax credits, the building will be altered according to national guidelines for historic preservation. On the interior of the school building, existing intact historic fabric will be identified and preserved. Examples of this include historic classroom doors and decorative ceilings that are currently hidden by suspended tile ceilings. On the exterior of the building, new historically accurate replica windows will be placed in many of the existing window openings that are currently bricked in. Potential changes to the building include new historically accurate windows and masonry cleaning. A small number of new window openings may be incorporated at the existing band and choir rooms.

The project is proposing to use a combination of available financing sources including historic tax credits and federal housing tax credits administered by WHEDA. As part of the Wisconsin Standard Multifamily Tax Credit program, the following income limits are proposed for the project:

<u>Proposed Income Limits for Shattuck School Apartments:</u>
35% of the units at 50% of the Winnebago County Median Income
30% of the units at 60% of the Winnebago County Median Income
35% of the units at 70% of the Winnebago County Median Income

See attachments for published income limits and rent limits relating to the Proposed Unit Income Limit mix shown above. Published rent limits are simply the high-end program limits. Actual rents for the project will be determined in conjunction with future market study documents.

One of the previously existing users of the Shattuck Middle School is the Neenah Joint School District (NJSD) Health and Wellness Center. The NJSD health clinic strives to provide a convenient and affordable way for families to receive primary care health services for patients six (6) months and older. Examples of services that the NJSD Health and Wellness Center provides are diagnosis and medical care, wellness services, physical therapy services, ongoing treatment and management of chronic conditions, lab work and diagnosis and treatment of non-trauma workplace injuries. The existing clinic is located on the first (1st) floor of the existing school building within the western wing. The existing NJSD Health and Wellness Center is proposed to remain as a user within the Shattuck School Neighborhood project within the existing limits of the current facility. Please see the attached exhibits including the clinic floor plan and the clinic flyer with more information on exact health and wellness services provided.

It is hoped that a tenant can be identified to utilize the existing gymnasium and/or the existing auditorium. Future use will require an amendment to the Master Plan.

Development Standards

Uses – Single-Family Residential (Attached and Detached), Two-Family Residential, Multi-family residential (townhome), Multi-family residential (apartment), medical clinic. (Uses identified on Master Plan)
Minimum Lot Size for Single-Family Residential Lots: 6,500 square feet
Minimum Lot Frontage of Single-Family Lots: 50 feet
Minimum Front Yard Setback for Single-Family, Two-Family, and Townhome Residential Structures: 20 feet
Minimum Side Yard Setback for Single-Family, Two-Family, and Townhome Residential Structures: 6 feet and an aggregate minimum on both sides of 16 feet.
Minimum Rear Yard Setback for Single-Family, Two-Family, and Townhome Residential Structures: 25 feet
Maximum Building Height for Single-Family and Two-Family Residences: 35 feet

WISCONSIN STANDARD MULTIFAMILY TAX SUBSIDY PROJECT INCOME LIMITS
Estimated Maximum Family Income Limits at 50% of HUD Estimated 2022 County Median Income
Effective April 18, 2022

FAMILY SIZE	ONE	TWO	THREE	FOUR	FIVE	SIX	SEVEN	EIGHT	NINE
COUNTY:									
Brown	31,600	36,100	40,600	45,100	48,750	52,350	55,950	59,550	63,150
Calumet	33,500	38,300	43,100	47,850	51,700	55,550	59,350	63,200	67,000
Chippewa	31,350	35,800	40,300	44,750	48,350	51,950	55,500	59,100	62,650
Columbia	32,400	37,000	41,650	46,250	49,950	53,650	57,350	61,050	64,750
Dane	40,400	46,150	51,900	57,650	62,300	66,900	71,500	76,100	80,750
Dodge	28,550	32,600	36,700	40,750	44,050	47,300	50,550	53,800	57,050
Door	28,850	32,950	37,050	41,150	44,450	47,750	51,050	54,350	57,650
Douglas	29,900	34,150	38,400	42,650	46,100	49,500	52,900	56,300	59,750
Dunn	28,750	32,850	36,950	41,050	44,350	47,650	50,950	54,200	57,500
Eau Claire	31,350	35,800	40,300	44,750	48,350	51,950	55,500	59,100	62,650
Fond du Lac	29,500	33,700	37,900	42,100	45,500	48,850	52,250	55,600	58,950
Grant	28,150	32,150	36,150	40,150	43,400	46,600	49,800	53,000	56,250
Green	31,100	35,550	40,000	44,400	48,000	51,550	55,100	58,650	62,200
Green Lake	28,150	32,150	36,150	40,150	43,400	46,600	49,800	53,000	56,250
Iowa	31,700	36,200	40,750	45,250	48,900	52,500	56,150	59,750	63,350
Jefferson	30,850	35,250	39,650	44,050	47,600	51,100	54,650	58,150	61,700
Kenosha	31,350	35,800	40,300	44,750	48,350	51,950	55,500	59,100	62,650
Kewaunee	31,600	36,100	40,600	45,100	48,750	52,350	55,950	59,550	63,150
La Crosse	31,550	36,050	40,550	45,050	48,700	52,300	55,900	59,500	63,100
Lincoln	28,550	32,600	36,700	40,750	44,050	47,300	50,550	53,800	57,050
Manitowoc	28,250	32,300	36,350	40,350	43,600	46,850	50,050	53,300	56,500
Marathon	30,700	35,050	39,450	43,800	47,350	50,850	54,350	57,850	61,350
Milwaukee	33,050	37,800	42,500	47,200	51,000	54,800	58,550	62,350	66,100
Monroe	28,550	32,600	36,700	40,750	44,050	47,300	50,550	53,800	57,050
Oconto	28,150	32,150	36,150	40,150	43,400	46,600	49,800	53,000	56,250
Oneida	28,350	32,400	36,450	40,500	43,750	47,000	50,250	53,500	56,700
Outagamie	33,500	38,300	43,100	47,850	51,700	55,550	59,350	63,200	67,000
Ozaukee	33,050	37,800	42,500	47,200	51,000	54,800	58,550	62,350	66,100
Pepin	28,500	32,550	36,600	40,650	43,950	47,200	50,450	53,700	56,950
Pierce	41,100	46,950	52,800	58,650	63,350	68,050	72,750	77,450	82,150
Polk	28,150	32,150	36,150	40,150	43,400	46,600	49,800	53,000	56,250
Portage	31,500	36,000	40,500	44,950	48,550	52,150	55,750	59,350	62,950
Racine	30,250	34,550	38,850	43,150	46,650	50,100	53,550	57,000	60,450
Rock	28,550	32,600	36,700	40,750	44,050	47,300	50,550	53,800	57,050
St. Croix	41,100	46,950	52,800	58,650	63,350	68,050	72,750	77,450	82,150
Sauk	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300	57,550
Sheboygan	29,650	33,850	38,100	42,300	45,700	49,100	52,500	55,850	59,250
Trempealeau	28,550	32,600	36,700	40,750	44,050	47,300	50,550	53,800	57,050
Walworth	30,800	35,200	39,600	44,000	47,550	51,050	54,600	58,100	61,600
Washington	33,050	37,800	42,500	47,200	51,000	54,800	58,550	62,350	66,100
Waukesha	33,050	37,800	42,500	47,200	51,000	54,800	58,550	62,350	66,100
Waupaca	28,550	32,600	36,700	40,750	44,050	47,300	50,550	53,800	57,050
Winnebago	29,750	34,000	38,250	42,500	45,900	49,300	52,700	56,100	59,500
Wood	28,150	32,150	36,150	40,150	43,400	46,600	49,800	53,000	56,250

Income limits for the counties listed below are based on the 2022 Median Family Income for the Nonmetropolitan portions of the state.

Adams Ashland Barron Bayfield Buffalo Burnett Clark Crawford Florence Forest Iron
Jackson Juneau Langlade Marinette Marquette Menominee Oneida Price
Richland Rusk Sawyer Shawano Taylor Vernon Vilas Washburn Waushara

FAMILY SIZE	ONE	TWO	THREE	FOUR	FIVE	SIX	SEVEN	EIGHT	NINE
Income:	28,150	32,150	36,150	40,150	43,400	46,600	49,800	53,000	56,250

WISCONSIN STANDARD MULTIFAMILY TAX SUBSIDY PROJECT INCOME LIMITS

Estimated Maximum Family Income Limits at 60% of HUD Estimated 2022 County Median Income

Effective April 18, 2022

FAMILY SIZE COUNTY:	ONE	TWO	THREE	FOUR	FIVE	SIX	SEVEN	EIGHT	NINE
Brown	37,920	43,320	48,720	54,120	58,500	62,820	67,140	71,460	75,780
Calumet	40,200	45,960	51,720	57,420	62,040	66,660	71,220	75,840	80,400
Chippewa	37,620	42,960	48,360	53,700	58,020	62,340	66,600	70,920	75,180
Columbia	38,880	44,400	49,980	55,500	59,940	64,380	68,820	73,260	77,700
Dane	48,480	55,380	62,280	69,180	74,760	80,280	85,800	91,320	96,900
Dodge	34,260	39,120	44,040	48,900	52,860	56,760	60,660	64,560	68,460
Door	34,620	39,540	44,460	49,380	53,340	57,300	61,260	65,220	69,180
Douglas	35,880	40,980	46,080	51,180	55,320	59,400	63,480	67,560	71,700
Dunn	34,500	39,420	44,340	49,260	53,220	57,180	61,140	65,040	69,000
Eau Claire	37,620	42,960	48,360	53,700	58,020	62,340	66,600	70,920	75,180
Fond du Lac	35,400	40,440	45,480	50,520	54,600	58,620	62,700	66,720	70,740
Grant	33,780	38,580	43,380	48,180	52,080	55,920	59,760	63,600	67,500
Green	37,320	42,660	48,000	53,280	57,600	61,860	66,120	70,380	74,640
Green Lake	33,780	38,580	43,380	48,180	52,080	55,920	59,760	63,600	67,500
Iowa	38,040	43,440	48,900	54,300	58,680	63,000	67,380	71,700	76,020
Jefferson	37,020	42,300	47,580	52,860	57,120	61,320	65,580	69,780	74,040
Kenosha	37,620	42,960	48,360	53,700	58,020	62,340	66,600	70,920	75,180
Kewaunee	37,920	43,320	48,720	54,120	58,500	62,820	67,140	71,460	75,780
La Crosse	37,860	43,260	48,660	54,060	58,440	62,760	67,080	71,400	75,720
Lincoln	34,260	39,120	44,040	48,900	52,860	56,760	60,660	64,560	68,460
Manitowoc	33,900	38,760	43,620	48,420	52,320	56,220	60,060	63,960	67,800
Marathon	36,840	42,060	47,340	52,560	56,820	61,020	65,220	69,420	73,620
Milwaukee	39,660	45,360	51,000	56,640	61,200	65,760	70,260	74,820	79,320
Monroe	34,260	39,120	44,040	48,900	52,860	56,760	60,660	64,560	68,460
Oconto	33,780	38,580	43,380	48,180	52,080	55,920	59,760	63,600	67,500
Oneida	34,020	38,880	43,740	48,600	52,500	56,400	60,300	64,200	68,040
Outagamie	40,200	45,960	51,720	57,420	62,040	66,660	71,220	75,840	80,400
Ozaukee	39,660	45,360	51,000	56,640	61,200	65,760	70,260	74,820	79,320
Pepin	34,200	39,060	43,920	48,780	52,740	56,640	60,540	64,440	68,340
Pierce	49,320	56,340	63,360	70,380	76,020	81,660	87,300	92,940	98,580
Polk	33,780	38,580	43,380	48,180	52,080	55,920	59,760	63,600	67,500
Portage	37,800	43,200	48,600	53,940	58,260	62,580	66,900	71,220	75,540
Racine	36,300	41,460	46,620	51,780	55,980	60,120	64,260	68,400	72,540
Rock	34,260	39,120	44,040	48,900	52,860	56,760	60,660	64,560	68,460
St. Croix	49,320	56,340	63,360	70,380	76,020	81,660	87,300	92,940	98,580
Sauk	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160	69,060
Sheboygan	35,580	40,620	45,720	50,760	54,840	58,920	63,000	67,020	71,100
Trempealeau	34,260	39,120	44,040	48,900	52,860	56,760	60,660	64,560	68,460
Walworth	36,960	42,240	47,520	52,800	57,060	61,260	65,520	69,720	73,920
Washington	39,660	45,360	51,000	56,640	61,200	65,760	70,260	74,820	79,320
Waukesha	39,660	45,360	51,000	56,640	61,200	65,760	70,260	74,820	79,320
Waupaca	34,260	39,120	44,040	48,900	52,860	56,760	60,660	64,560	68,460
Winnebago	35,700	40,800	45,900	51,000	55,080	59,160	63,240	67,320	71,400
Wood	33,780	38,580	43,380	48,180	52,080	55,920	59,760	63,600	67,500

Income limits for the counties listed below are based on the 2022 Median Family Income for the Nonmetropolitan portions of the state.

Adams Ashland Barron Bayfield Buffalo Burnett Clark Crawford Florence Forest Iron Jackson Juneau Langlade Marinette Marquette Menominee Oneida Price Richland Rusk Sawyer Shawano Taylor Vernon Vilas Washburn Waushara

FAMILY SIZE	ONE	TWO	THREE	FOUR	FIVE	SIX	SEVEN	EIGHT	NINE
Income:	33,780	38,580	43,380	48,180	52,080	55,920	59,760	63,600	67,500

WISCONSIN STANDARD MULTIFAMILY TAX SUBSIDY PROJECT INCOME LIMITS

Estimated Maximum Family Income Limits at 70% of HUD Estimated 2022 County Median Income

Effective April 18, 2022

FAMILY SIZE COUNTY:	ONE	TWO	THREE	FOUR	FIVE	SIX	SEVEN	EIGHT	NINE
Brown	44,240	50,540	56,840	63,140	68,250	73,290	78,330	83,370	88,410
Calumet	46,900	53,620	60,340	66,990	72,380	77,770	83,090	88,480	93,800
Chippewa	43,890	50,120	56,420	62,650	67,690	72,730	77,700	82,740	87,710
Columbia	45,360	51,800	58,310	64,750	69,930	75,110	80,290	85,470	90,650
Dane	56,560	64,610	72,660	80,710	87,220	93,660	100,100	106,540	113,050
Dodge	39,970	45,640	51,380	57,050	61,670	66,220	70,770	75,320	79,870
Door	40,390	46,130	51,870	57,610	62,230	66,850	71,470	76,090	80,710
Douglas	41,860	47,810	53,760	59,710	64,540	69,300	74,060	78,820	83,650
Dunn	40,250	45,990	51,730	57,470	62,090	66,710	71,330	75,880	80,500
Eau Claire	43,890	50,120	56,420	62,650	67,690	72,730	77,700	82,740	87,710
Fond du Lac	41,300	47,180	53,060	58,940	63,700	68,390	73,150	77,840	82,530
Grant	39,410	45,010	50,610	56,210	60,760	65,240	69,720	74,200	78,750
Green	43,540	49,770	56,000	62,160	67,200	72,170	77,140	82,110	87,080
Green Lake	39,410	45,010	50,610	56,210	60,760	65,240	69,720	74,200	78,750
Iowa	44,380	50,680	57,050	63,350	68,460	73,500	78,610	83,650	88,690
Jefferson	43,190	49,350	55,510	61,670	66,640	71,540	76,510	81,410	86,380
Kenosha	43,890	50,120	56,420	62,650	67,690	72,730	77,700	82,740	87,710
Kewaunee	44,240	50,540	56,840	63,140	68,250	73,290	78,330	83,370	88,410
La Crosse	44,170	50,470	56,770	63,070	68,180	73,220	78,260	83,300	88,340
Lincoln	39,970	45,640	51,380	57,050	61,670	66,220	70,770	75,320	79,870
Manitowoc	39,550	45,220	50,890	56,490	61,040	65,590	70,070	74,620	79,100
Marathon	42,980	49,070	55,230	61,320	66,290	71,190	76,090	80,990	85,890
Milwaukee	46,270	52,920	59,500	66,080	71,400	76,720	81,970	87,290	92,540
Monroe	39,970	45,640	51,380	57,050	61,670	66,220	70,770	75,320	79,870
Oconto	39,410	45,010	50,610	56,210	60,760	65,240	69,720	74,200	78,750
Oneida	39,690	45,360	51,030	56,700	61,250	65,800	70,350	74,900	79,380
Outagamie	46,900	53,620	60,340	66,990	72,380	77,770	83,090	88,480	93,800
Ozaukee	46,270	52,920	59,500	66,080	71,400	76,720	81,970	87,290	92,540
Pepin	39,900	45,570	51,240	56,910	61,530	66,080	70,630	75,180	79,730
Pierce	57,540	65,730	73,920	82,110	88,690	95,270	101,850	108,430	115,010
Polk	39,410	45,010	50,610	56,210	60,760	65,240	69,720	74,200	78,750
Portage	44,100	50,400	56,700	62,930	67,970	73,010	78,050	83,090	88,130
Racine	42,350	48,370	54,390	60,410	65,310	70,140	74,970	79,800	84,630
Rock	39,970	45,640	51,380	57,050	61,670	66,220	70,770	75,320	79,870
St. Croix	57,540	65,730	73,920	82,110	88,690	95,270	101,850	108,430	115,010
Sauk	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020	80,570
Sheboygan	41,510	47,390	53,340	59,220	63,980	68,740	73,500	78,190	82,950
Trempealeau	39,970	45,640	51,380	57,050	61,670	66,220	70,770	75,320	79,870
Walworth	43,120	49,280	55,440	61,600	66,570	71,470	76,440	81,340	86,240
Washington	46,270	52,920	59,500	66,080	71,400	76,720	81,970	87,290	92,540
Waukesha	46,270	52,920	59,500	66,080	71,400	76,720	81,970	87,290	92,540
Waupaca	39,970	45,640	51,380	57,050	61,670	66,220	70,770	75,320	79,870
Winnebago	41,650	47,600	53,550	59,500	64,260	69,020	73,780	78,540	83,300
Wood	39,410	45,010	50,610	56,210	60,760	65,240	69,720	74,200	78,750

Income limits for the counties listed below are based on the 2022 Median Family Income for the Nonmetropolitan portions of the state.

Adams Ashland Barron Bayfield Buffalo Burnett Clark Crawford Florence Forest Iron
Jackson Juneau Lafayette Langlade Marinette Marquette Menominee Price
Richland Rusk Sawyer Shawano Taylor Vernon Vilas Washburn Waushara

FAMILY SIZE	ONE	TWO	THREE	FOUR	FIVE	SIX	SEVEN	EIGHT	NINE
Income:	39,410	45,010	50,610	56,210	60,760	65,240	69,720	74,200	78,750

WHEDA - 04/20/22

WISCONSIN STANDARD MULTIFAMILY TAX SUBSIDY PROJECT INCOME LIMITS
Estimated Maximum Rent Limits at 50% 2022 County Median Income
Effective April 18, 2022

BEDROOM SIZE: COUNTY:	EFF.	ONE	TWO	THREE	FOUR	FIVE	SIX
Brown	790	846	1015	1173	1308	1443	1578
Calumet	837	897	1077	1244	1388	1531	1675
Chippewa	783	839	1007	1163	1298	1432	1566
Columbia	810	867	1041	1202	1341	1480	1618
Dane	1010	1081	1297	1499	1672	1845	2018
Dodge	713	764	917	1060	1182	1304	1426
Door	721	772	926	1070	1193	1317	1441
Douglas	747	800	960	1109	1237	1365	1493
Dunn	718	770	923	1067	1191	1314	1437
Eau Claire	783	839	1007	1163	1298	1432	1566
Fond du Lac	737	790	947	1095	1221	1348	1473
Grant	703	753	903	1044	1165	1285	1406
Green	777	833	1000	1155	1288	1421	1555
Green Lake	703	753	903	1044	1165	1285	1406
Iowa	792	848	1018	1176	1312	1448	1583
Jefferson	771	826	991	1145	1277	1410	1542
Kenosha	783	839	1007	1163	1298	1432	1566
Kewaunee	790	846	1015	1173	1308	1443	1578
La Crosse	788	845	1013	1171	1307	1442	1577
Lincoln	713	764	917	1060	1182	1304	1426
Manitowoc	706	756	908	1049	1171	1291	1412
Marathon	767	821	986	1139	1271	1402	1533
Milwaukee	826	885	1062	1227	1370	1511	1652
Monroe	713	764	917	1060	1182	1304	1426
Oconto	703	753	903	1044	1165	1285	1406
Oneida	708	759	911	1053	1175	1296	1417
Outagamie	837	897	1077	1244	1388	1531	1675
Ozaukee	826	885	1062	1227	1370	1511	1652
Pepin	712	763	915	1057	1180	1301	1423
Pierce	1027	1100	1320	1525	1701	1877	2053
Polk	703	753	903	1044	1165	1285	1406
Portage	787	843	1012	1168	1303	1438	1573
Racine	756	810	971	1122	1252	1381	1511
Rock	713	764	917	1060	1182	1304	1426
St. Croix	1027	1100	1320	1525	1701	1877	2053
Sauk	720	771	925	1068	1192	1316	1438
Sheboygan	741	793	952	1100	1227	1354	1481
Trempealeau	713	764	917	1060	1182	1304	1426
Walworth	770	825	990	1144	1276	1408	1540
Washington	826	885	1062	1227	1370	1511	1652
Waukesha	826	885	1062	1227	1370	1511	1652
Waupaca	713	764	917	1060	1182	1304	1426
Winnebago	743	796	956	1105	1232	1360	1487
Wood	703	753	903	1044	1165	1285	1406

Rent limits for the counties listed below are based on the 2022 Median Family Income for the Nonmetropolitan portions of the state.

Adams Ashland Barron Bayfield Buffalo Burnett Clark Crawford Florence Forest Iron Jackson Juneau Langlade Marinette Marquette Menominee Oneida Price Richland Rusk Sawyer Shawano Taylor Vernon Vilas Washburn Waushara

BEDROOM SIZE:	EFF.	ONE	TWO	THREE	FOUR	FIVE	SIX
RENTS:	703	753	903	1044	1165	1285	1406

WISCONSIN STANDARD MULTIFAMILY TAX SUBSIDY PROJECT INCOME LIMITS
Estimated Maximum Rent Limits at 60% 2022 County Median Income
Effective April 18, 2022

BEDROOM SIZE: COUNTY:	EFF.	ONE	TWO	THREE	FOUR	FIVE	SIX
Brown	948	1015	1218	1407	1570	1732	1894
Calumet	1005	1077	1293	1493	1666	1838	2010
Chippewa	940	1007	1209	1396	1558	1719	1879
Columbia	972	1041	1249	1443	1609	1776	1942
Dane	1212	1298	1557	1799	2007	2214	2422
Dodge	856	917	1101	1272	1419	1565	1711
Door	865	927	1111	1284	1432	1581	1729
Douglas	897	960	1152	1331	1485	1638	1792
Dunn	862	924	1108	1281	1429	1577	1725
Eau Claire	940	1007	1209	1396	1558	1719	1879
Fond du Lac	885	948	1137	1314	1465	1617	1768
Grant	844	904	1084	1253	1398	1542	1687
Green	933	999	1200	1386	1546	1706	1866
Green Lake	844	904	1084	1253	1398	1542	1687
Iowa	951	1018	1222	1412	1575	1738	1900
Jefferson	925	991	1189	1374	1533	1692	1851
Kenosha	940	1007	1209	1396	1558	1719	1879
Kewaunee	948	1015	1218	1407	1570	1732	1894
La Crosse	946	1014	1216	1406	1569	1731	1893
Lincoln	856	917	1101	1272	1419	1565	1711
Manitowoc	847	908	1090	1259	1405	1550	1695
Marathon	921	986	1183	1367	1525	1683	1840
Milwaukee	991	1062	1275	1473	1644	1813	1983
Monroe	856	917	1101	1272	1419	1565	1711
Oconto	844	904	1084	1253	1398	1542	1687
Oneida	850	911	1093	1263	1410	1556	1701
Outagamie	1005	1077	1293	1493	1666	1838	2010
Ozaukee	991	1062	1275	1473	1644	1813	1983
Pepin	855	915	1098	1269	1416	1562	1708
Pierce	1233	1320	1584	1830	2041	2253	2464
Polk	844	904	1084	1253	1398	1542	1687
Portage	945	1012	1215	1402	1564	1726	1888
Racine	907	972	1165	1347	1503	1658	1813
Rock	856	917	1101	1272	1419	1565	1711
St. Croix	1233	1320	1584	1830	2041	2253	2464
Sauk	864	925	1110	1282	1431	1579	1726
Sheboygan	889	952	1143	1320	1473	1625	1777
Trempealeau	856	917	1101	1272	1419	1565	1711
Walworth	924	990	1188	1373	1531	1690	1848
Washington	991	1062	1275	1473	1644	1813	1983
Waukesha	991	1062	1275	1473	1644	1813	1983
Waupaca	856	917	1101	1272	1419	1565	1711
Winnebago	892	956	1147	1326	1479	1632	1785
Wood	844	904	1084	1253	1398	1542	1687

Rent limits for the counties listed below are based on the 2022 Median Family Income for the Nonmetropolitan portions of the state.

Adams Ashland Barron Bayfield Buffalo Burnett Clark Crawford Florence Forest Iron Jackson Juneau Langlade Marinette Marquette Menominee Oneida Price Richland Rusk Sawyer Shawano Taylor Vernon Vilas Washburn Waushara

BEDROOM SIZE:	EFF.	ONE	TWO	THREE	FOUR	FIVE	SIX
Rents:	844	904	1084	1253	1398	1542	1687

WISCONSIN STANDARD MULTIFAMILY TAX SUBSIDY PROJECT INCOME LIMITS
Estimated Maximum Rent Limits at 70% 2022 County Median Income
Effective April 18, 2022

BEDROOM SIZE: COUNTY:	EFF.	ONE	TWO	THREE	FOUR	FIVE	SIX
Brown	1106	1184	1421	1642	1832	2021	2210
Calumet	1172	1256	1508	1742	1944	2144	2345
Chippewa	1097	1175	1410	1629	1818	2005	2192
Columbia	1134	1214	1457	1683	1877	2072	2266
Dane	1414	1514	1816	2099	2341	2583	2826
Dodge	999	1070	1284	1484	1655	1826	1996
Door	1009	1081	1296	1498	1671	1844	2017
Douglas	1046	1120	1344	1553	1732	1911	2091
Dunn	1006	1078	1293	1494	1667	1840	2012
Eau Claire	1097	1175	1410	1629	1818	2005	2192
Fond du Lac	1032	1106	1326	1533	1709	1887	2063
Grant	985	1055	1265	1462	1631	1799	1968
Green	1088	1166	1400	1617	1804	1990	2177
Green Lake	985	1055	1265	1462	1631	1799	1968
Iowa	1109	1188	1426	1647	1837	2028	2217
Jefferson	1079	1156	1387	1603	1788	1974	2159
Kenosha	1097	1175	1410	1629	1818	2005	2192
Kewaunee	1106	1184	1421	1642	1832	2021	2210
La Crosse	1104	1183	1419	1640	1830	2019	2208
Lincoln	999	1070	1284	1484	1655	1826	1996
Manitowoc	988	1059	1272	1469	1639	1808	1977
Marathon	1074	1150	1380	1595	1779	1963	2147
Milwaukee	1156	1239	1487	1718	1918	2115	2313
Monroe	999	1070	1284	1484	1655	1826	1996
Oconto	985	1055	1265	1462	1631	1799	1968
Oneida	992	1063	1275	1474	1645	1815	1984
Outagamie	1172	1256	1508	1742	1944	2144	2345
Ozaukee	1156	1239	1487	1718	1918	2115	2313
Pepin	997	1068	1281	1480	1652	1822	1993
Pierce	1438	1540	1848	2135	2381	2628	2875
Polk	985	1055	1265	1462	1631	1799	1968
Portage	1102	1181	1417	1636	1825	2014	2203
Racine	1058	1134	1359	1571	1753	1934	2115
Rock	999	1070	1284	1484	1655	1826	1996
St. Croix	1438	1540	1848	2135	2381	2628	2875
Sauk	1008	1079	1295	1496	1669	1842	2014
Sheboygan	1037	1111	1333	1540	1718	1896	2073
Trempealeau	999	1070	1284	1484	1655	1826	1996
Walworth	1078	1155	1386	1602	1786	1972	2156
Washington	1156	1239	1487	1718	1918	2115	2313
Waukesha	1156	1239	1487	1718	1918	2115	2313
Waupaca	999	1070	1284	1484	1655	1826	1996
Winnebago	1041	1115	1338	1547	1725	1904	2082
Wood	985	1055	1265	1462	1631	1799	1968

Rent limits for the counties listed below are based on the 2022 Median Family Income for the Nonmetropolitan portions of the state.

Adams Ashland Barron Bayfield Buffalo Burnett Clark Crawford Florence Forest Iron Jackson Juneau Lafayette Langlade Marinette Marquette Menominee Price Richland Rusk Sawyer Shawano Taylor Vernon Vilas Washburn Waushara

BEDROOM SIZE:	EFF.	ONE	TWO	THREE	FOUR	FIVE	SIX
Rents:	985	1055	1265	1462	1631	1799	1968

WHEDA - 04/20/22

NEENAH JOINT SCHOOL DISTRICT HEALTH AND WELLNESS CENTER

Neenah Joint School District
Health & Wellness Center

Neenah Joint School District
Health and Wellness Center
600 Elm St., Neenah
(inside Shattuck Middle School)

Sarah Bleier, APNP

Center hours

Monday	7 a.m. to 1 p.m.
Tuesday	11 a.m. to 5 p.m.
Wednesday	7 a.m. to 1 p.m.
Thursday	11 a.m. to 5 p.m.
Friday	7 a.m. to 1 p.m.

Nicole Will, DPT

Physical therapy hours

Monday	1 to 5 p.m.
Thursday	6 to 10 a.m.

To schedule an appointment
Call **(844) 616-3556** or
visit **prevea.com/NJSD**.

Walk-in care is always welcome; scheduled appointments will take precedence.

PREVEA health | LEADWELL corporate health & wellness

prevea.com/NJSD

The Neenah Joint School District Health and Wellness Center is a convenient, affordable way to get many of the same services you would receive from your primary care doctor. A physical therapist is also available for musculoskeletal complaints and work-related injuries. The center sees patients ages 6 months and older.

Diagnosis and medical care:

- Allergies
- Bites & stings
- Burns & sunburn
- Coughs & colds
- Ear pain
- Flu
- Headache
- Laceration evaluations
- Pink eye/sty
- Sinus infections
- Skin infections
- Sore throat
- Sprain/strain
- UTI/bladder infection

Wellness services:

- Adult immunizations
- Annual well child exams for ages 7 and older
- Cholesterol screening
- Diabetes screening
- Preventative/annual physical exams
- Flu shots
- Health screenings
- Skin screenings
- TB testing

Physical therapy services:

- Sprains and strains
- Ergonomic assessments
- Injury prevention
- Strengthening programs
- Surgery recovery
- Work related injuries
- Personal injuries

Also available:

- Ongoing treatment and management of chronic conditions such as diabetes and hypertension in collaboration with your primary care provider
- Lab work including rapid screen diagnostic tests
- Diagnosis and treatment of non-trauma workplace injuries

Shattuck School Property

jesse drake to: chaese, bschmidt 10/31/2022 09:12 PM
Cc: jlang, clendrum, kboyette, jskyrms, lhillstrom

From: "jesse drake" <jessedrake1979@yahoo.com>
To: chaese@ci.neenah.wi.us, bschmidt@ci.neenah.wi.us
Cc: jlang@ci.neenah.wi.us, clendrum@ci.neenah.wi.us, kboyette@ci.neenah.wi.us, jskyrms@ci.neenah.wi.us, lhillstrom@ci.neenah.wi.us
History: This message has been replied to.

Good Evening,

I am writing in regards to the Plan Commission meeting to be held on 11/8/22 at 4:15pm, and specifically to the topic of the Shattuck School Property. I would like to inquire about the expected format of the meeting next Tuesday:

1) Will community members be given the opportunity to provide feedback and ask questions of the proposed renovation and development?
2) Will the Plan Commission members answer any questions that community members might have; or is it merely a meeting to listen to community members but Commission members will not be answering/addressing any questions/concerns?

The reason I bring up these questions on the format of the meeting is because of a recently received mailing that was delivered last week with the 11/8 meeting referenced as well as the 11/16 Common Council meeting. It seems that since this re-zoning topic is already on the Common Council meeting agenda for 11/16, the 11/8 meeting is just a mere formality to be able to get the topic on the 11/16 Council agenda. Does anyone realistically think that any substantial changes are possible in the 7 days between meetings?

I am also concerned that voices of local neighborhoods and community are not being heard since the map/rendering on the back of the letter I received last week is identical to what was discussed during the June 2022 meeting at Shattuck School with the Northpointe developers and City of Neenah officials. That June 2022 meeting seemed to bring out a variety of questions, concerns and apprehension from a relatively large group of citizens. Frankly, none of those concerns or suggestions were addressed between June and the "new" map/rendering I received on the back of the City's letter last week. As City officials, and upon hearing concerns/questions from community members, I would have expected that you would have brought these up with Northpointe prior to their request to re-zone and develop. That was a missed opportunity on your part, because again, what is realistically going to change in the 7 days between meetings?

My apologies if my e-mail takes a contentious tone, but as a concerned citizen that will potentially be affected by what shape this development takes, I feel that the City owes its community members a more transparent process - something that has not happened in my opinion - to this point. I understand the politics behind this whole situation; the housing shortage in the City of Neenah, the increase of property taxes for the City (of which they are now receiving $0) and the lack of properties this size within City limits that can be developed. But despite each of these City perceived benefits, I challenge you to keep in mind what your decisions will do and how they will potentially impact the surrounding neighborhoods and your community members.

I look forward to hearing back from you at your earliest convenience as to the details of the 11/8 meeting format and to my concerns above.

Sincerely,
Jesse Drake
650 Chestnut St.

Fw: Shattuck Middle School

Samantha R Jefferson to: Brad R Schmidt 10/31/2022 09:10 AM

From: Samantha R Jefferson/Neenah
To: Brad R Schmidt/Neenah@Neenah
History: This message has been replied to.

Samantha Jefferson, Office Manager
Community Development Department
City of Neenah
Phone: 920-886-6125
Fax: 920-886-6129
Email: sjefferson@ci.neenah.wi.us
LinkedIn: www.linkedin.com/in/samantha-jefferson
"To serve as the catalyst to a vibrant, growing community."
----- Forwarded by Samantha R Jefferson/Neenah on 10/31/2022 09:09 AM -----

From: patty@pattyheying.com
To: CommunityDevelopment@ci.neenah.wi.us
Cc: pattyheying2@gmail.com, "Judd.d Stevenson" <judd.d.stevenson@gmail.com>
Date: 10/30/2022 10:58 PM
Subject: Shattuck Middle School

Good Monday to you. I have imbedded and attached the following - the references are noted in the attachment.

I received a letter from the city inviting me to the – interestingly timed November 8th City Planning Committee meeting at 4:15pm – the time that most of the full-time working individuals will be voting on their way home from work – the timing of the memo was after folks could submit their absentee ballots – notable.

TND (Traditional Neighborhood Development) Zoning has not been a zoning that was utilized in any of the communities I have lived in over my 41 years as an adult. As it is now potentially affecting the safety of my neighborhood as well as the value of my property, I decided to do a bit of investigating prior to sending this email.

That aside – the information that I found in a short Duck Duck Go search was quite enlightening.

The first search brought me to

Traditional Neighborhood Development - National League of Cities (nlc.org)

They provide:

Exclusive networking opportunities

Access to expertise assistance

Influence on committees and councils with other elected officials

Well – that was eye opening!

The second was just the start of the information -

Traditional Neighborhood Development (TND) is a development strategy designed to create complete neighborhoods and communities that mimic those built in pre-1950s America before the shift to low-density, automobile-dependent suburban developments. Several features characterize TNDs: concentrated density, mixed housing types, interconnected street grids, a discernable center (like a town square or plaza), and a variety of commercial establishments to meet the needs of residents. With sidewalks, traffic calming measures, hidden parking, and access to public transportation, TNDs reduce dependence on cars and create safer streets for pedestrians and cyclists. TNDs also emphasize access to schools, parks, churches, civic buildings, and other community spaces. 1

In addition, the same resource emphasizes that “It also may require outreach to educate citizens, landowners, and officials about the benefits of TND. This education can occur through multiple channels such as workshops, meetings, municipal newsletters, and online resources.

Provide opportunities for citizens to participate in the design of the TND ordinance provisions. Before crafting the actual ordinance provisions, participants should collaborate with municipal officials in charrettes or visioning events to develop a conceptual community plan that reflects the vision of residents. This plan will ultimately help shape the TND ordinance provisions and ensure that TND developments align with the community’s values. “

This information has not been presented in a timely manner for the Shattuck School’s immediate neighborhood nor the city as a whole with the concern of additional school properties being affected in the future. In fact – the voting will take place shortly after ‘we are given the opportunity to state our concerns’ - how does that give you the members of the Planning Committee time to listen, ‘digest’ and make the best decision when voting? Seems to me that the current plan does not coincide with the recommendations of implementing a successful TND re-zoning.

The TND District is designed to ensure the development of land along the lines of traditional neighborhoods. Its provisions adapt the urban conventions which were normal in the United States from colonial times until the 1940's. The TND ordinance prescribes the following physical conventions:

The neighborhood is spatially understood and limited in size.

Residences, shops, workplaces, and civic buildings are interwoven within the neighborhood, all in close proximity.

A hierarchy of streets serves equitably the needs of the pedestrian, the bicycle and the automobile.

Carefully placed civic buildings, squares, and greens reinforce the

identity of the neighborhood.

Spatially defined squares, parks, and greens provide places for social activity and recreation.

Civic buildings provide places of assembly for social, cultural and religious activities, becoming symbols of community identity through their architectural clarity.

Private buildings form a disciplined edge, spatially delineating the public street space and the private block interior.

Architecture and landscape respond to the unique character of the region.2

Our neighborhood does not have access to civic buildings, grocery stores or shops within walking distance. There are numerous examples across the nation that have been rezoned to TND districts where it does meet the definitions noted above – or the development of farm or industrial land that is no longer used for its original purpose.

Outside of the bus line and local Catholic Church – the surrounding neighborhood is not similar in character nor design – the development will stick out like a sore thumb.

We have single family homes with garage forward designs and much wider lot sizes – entertainment is typically done in the back yards. It is quiet and not populated densely.

What I am inclined to ask is - how much federal funding is attached to rezoning to a TND?

If the NLC exists – it appears that the funding is available and encouraged with the support of the NLC to obtain it.

To be clear:

I left a near country neighborhood in Waukesha County just a mile from the Milwaukee County border due to sprawling urbanization that came with heightened crime. A few months prior to putting my home up for sale, there was a fatal shooting just 1 ¼ miles from my 1+ acre property located on a dead-end street surrounded by ¾ - 1 million dollar homes.

I moved to the Fox Valley to be closer to my son and daughter-in-law as they were starting their family as well as for the city of Neenahs low crime rates.

I PURPOSELY BOUGHT MY HOME BECAUSE IT WAS 2 BLOCKS FROM 2 SCHOOLS – TRADITIONALLY KNOWN TO BE THE SAFEST NEIGHBORHOODS TO MOVE INTO. I AM A SINGLE WOMAN AND WAS LOOKING FOR THE SAFEST NEIGHBORHOOD. SO MUCH FOR TRADITION – HOWEVER, I DID MY DUE DILIGENCE AND THE CITY PLANNING SITE DID NOT CONTAIN ANY OF THIS 1 ½ YEARS AGO.

Other members of the neighborhood group have the true statistics on the crime rates in the city of Neenah in the more densely populated areas, as I do not have the local data – I defer to them – however, I am fully aware of the research on crime for rental properties in highly populated areas.

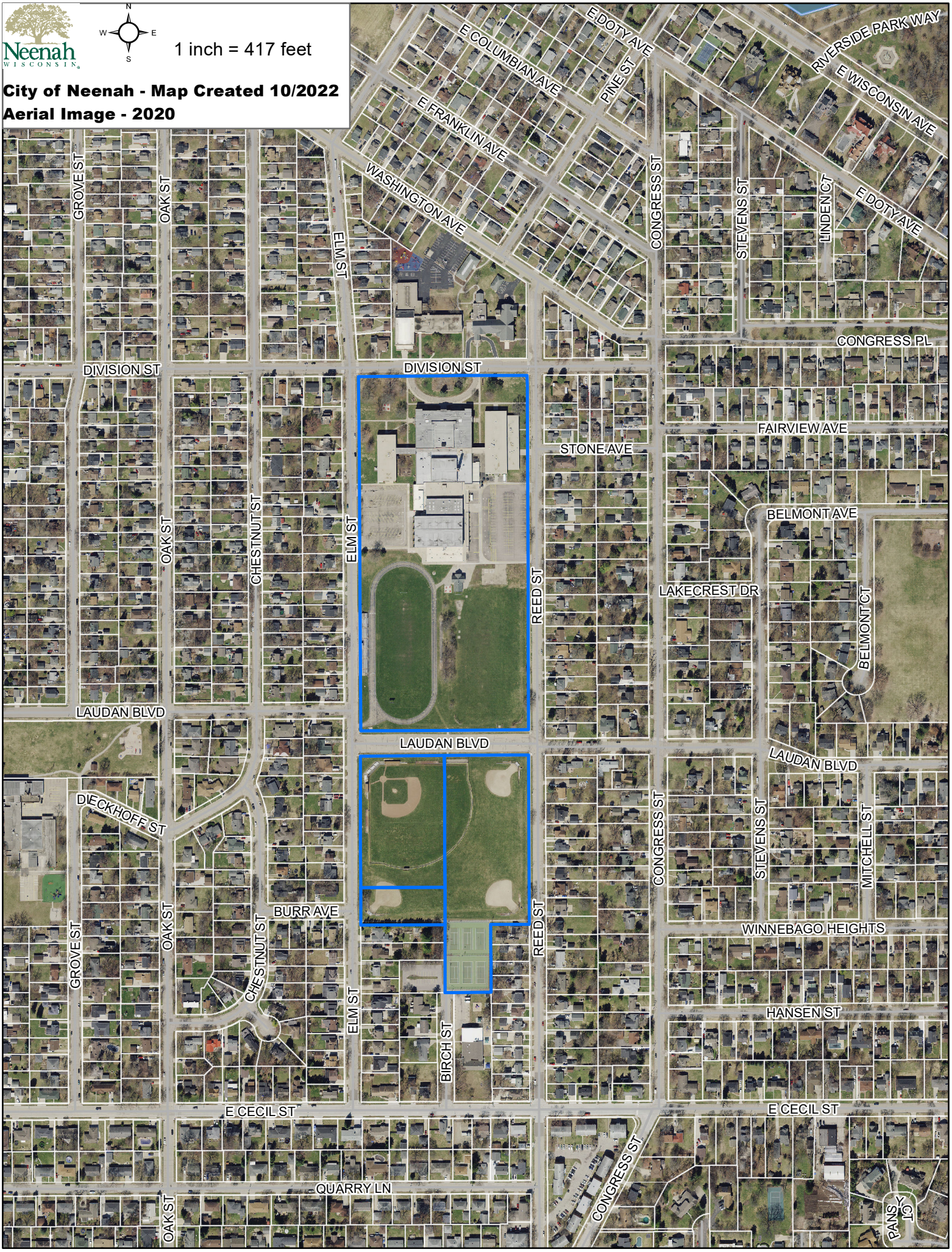
I implore you to take this into consideration. I would deeply appreciate traditional zoning apply and keep the area an R1 or side by side condominiums as home ownership is known to be consistent with low crime rates and pride in home ownership.

Thank you for taking the time to read this and I hope that you are as enlightened as I was.

Sincerely, Patty Heying

262-483-0365 or patty@pattyheying.com I appreciate any comments or questions

Letter to Planning Committee 10-30-22.docx


Neenah
WISCONSIN
N
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1 inch = 417 feet
City of Neenah - Map Created 10/2022
Aerial Image - 2020
E COLUMBIAN AVE
E DOTY AVE
PINE ST
RIVERSIDE PARK WAY
E WISCONSIN AVE
E FRANKLIN AVE
WASHINGTON AVE
CONGRESS ST
STEVENS ST
LINDEN CT
E DOTY AVE
GROVE ST
OAK ST
ELM ST
CONGRESS PL
DIVISION ST
DIVISION ST
FAIRVIEW AVE
STONE AVE
BELMONT AVE
CHESTNUT ST
OAK ST
ELM ST
REED ST
LAKECREST DR
BELMONT CT
LAUDAN BLVD
LAUDAN BLVD
LAUDAN BLVD
DIECKHOFF ST
CONGRESS ST
STEVENS ST
MITCHELL ST
BURR AVE
WINNEBAGO HEIGHTS
GROVE ST
OAK ST
CHESTNUT ST
REED ST
ELM ST
BIRCH ST
HANSEN ST
E CECIL ST
E CECIL ST
QUARRY LN
CONGRESS ST
OAK ST
PANSY CT

Dept. 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 R. SCHMIDT, AICP
DEPUTY DIRECTOR

M E M O R A N D U M

DATE: November 8, 2022

TO: Mayor Lang and Members of Plan Commission

FROM: Brad Schmidt, Deputy Director

RE: Preliminary Plat Review – First Addition to the Homes at Freedom Meadows

Request/Background

Van Sistine Homes, LLC submitted a preliminary plat for the First Addition to the Homes at Freedom Meadows. A preliminary plat is the first step in reviewing a subdivision of land into 5 or more lots/parcels. In addition, the preliminary plat identifies the layout of streets, utilities, and land to be dedicated to the public.

Consideration

The proposed plat, 9.10 acres in size, includes 15 single-family residential lots and two outlots, and a lot that will be utilized by the Neenah Water Utility. The land is currently zoned R-1, Single-Family Residence District and was recently annexed into the City from the Town of Vinland. The average lot size is approximately 14,500 square feet which exceeds the minimum lot size for single-family residential lots. The residential lots range in width from 60 feet to 125 feet. The Homes at Freedom Meadows, south of the proposed preliminary plat, includes lots that are similar in size.

One road, Patriotic Street, is proposed in the new subdivision. The east/west street connects to Woodenshoe Road to the east and will extend further west as shown on the approved concept plan. Staff is requesting a change to the street name from an adjective to a noun. The applicant did propose Patriot Street, but that name was rejected by the County due to a similar street name in Oshkosh. Prior to the final plat, a new name will be proposed. Sidewalks are not planned for this street.

The developer will be responsible for installing all public utilities (water, sanitary sewer, and storm sewer) as well as constructing all roads within the plat. As with all subdivisions in the City, an agreement outlining the fees and responsibilities between the City and the developer will be produced. That agreement will be reviewed by the Finance Committee and the Board of Public Works and ultimately approved by Common Council.

The Public Works Department has reviewed the engineering plans for this plat and have requested several minor changes.

Storm water will be managed through rear yard drainage swales, storm sewers and ultimately storm water from this plat will be diverted to storm water retention ponds located along Woodenshoe Road and Patriotic Street within the development. This ponds are designed to manage storm water for the initial and future phases of the development.

Lot 45 on the preliminary plat is intended to be owned by the City's Water Utility. The lot will include a shed that will house a water pump(s) to help boost water pressure for future development phases

west of this subdivision. Outlot 3 will also be dedicated to the City as this land includes underground water, sanitary sewer, and storm sewer utilities.

Recommendation

Appropriate action at this time is to recommend Common Council approve the Preliminary Plat for the First Addition to the Homes at Freedom Meadows subdivision subject to the conditions on the preliminary plat review letter.

Neenah
WISCONSIN
Department of Community Development

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

November 02, 2022

COREY KALKOFEN
MCMAHON ASSOCIATES, INC.
1445 MCMAHON DRIVE
NEENAH, WI 54956

RE: Preliminary Plat #1-22 - First Addition to Homes at Freedom Meadows Preliminary Plat Review () Status Approved
Dear COREY KALKOFEN:

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. Change name of Patriotic Street.
2. Add "Dedicated to the Public for Storm Water Management Purposes" on Outlot 2

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

Approved

Review Comments:

NO RESPONSE

Fire Department - Adam Dorn - 886-6204 adorn@ci.neenah.wi.us

Approved

Review Comments:

NO RESPONSE

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

Approved

Review Comments:

NO RESPONSE

Traffic - James Merten - 920-886-6243 jmerten@ci.neenah.wi.us

Approved

Review Comments:

No concerns.

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

Approved

Review Comments:

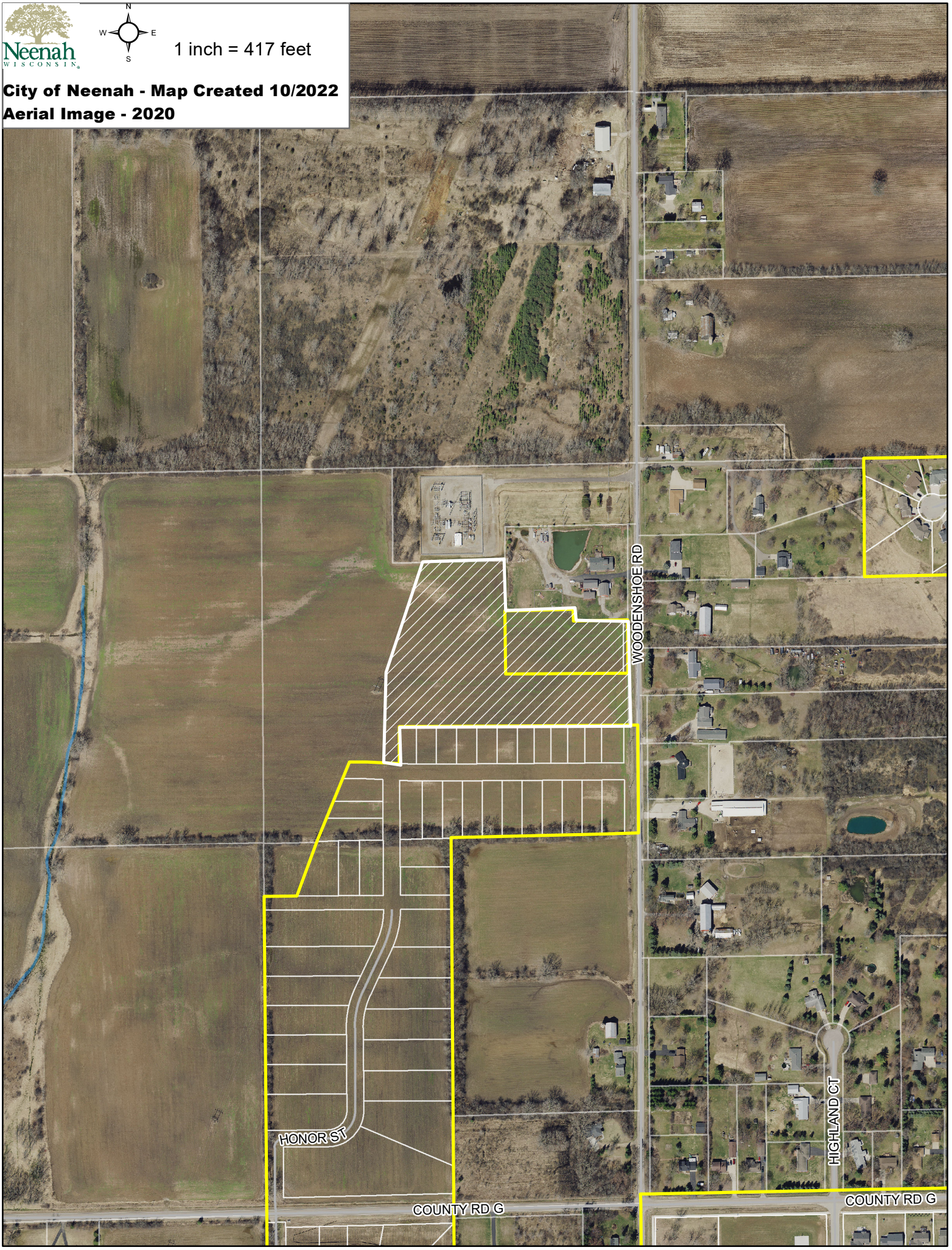
Advisory Comments:

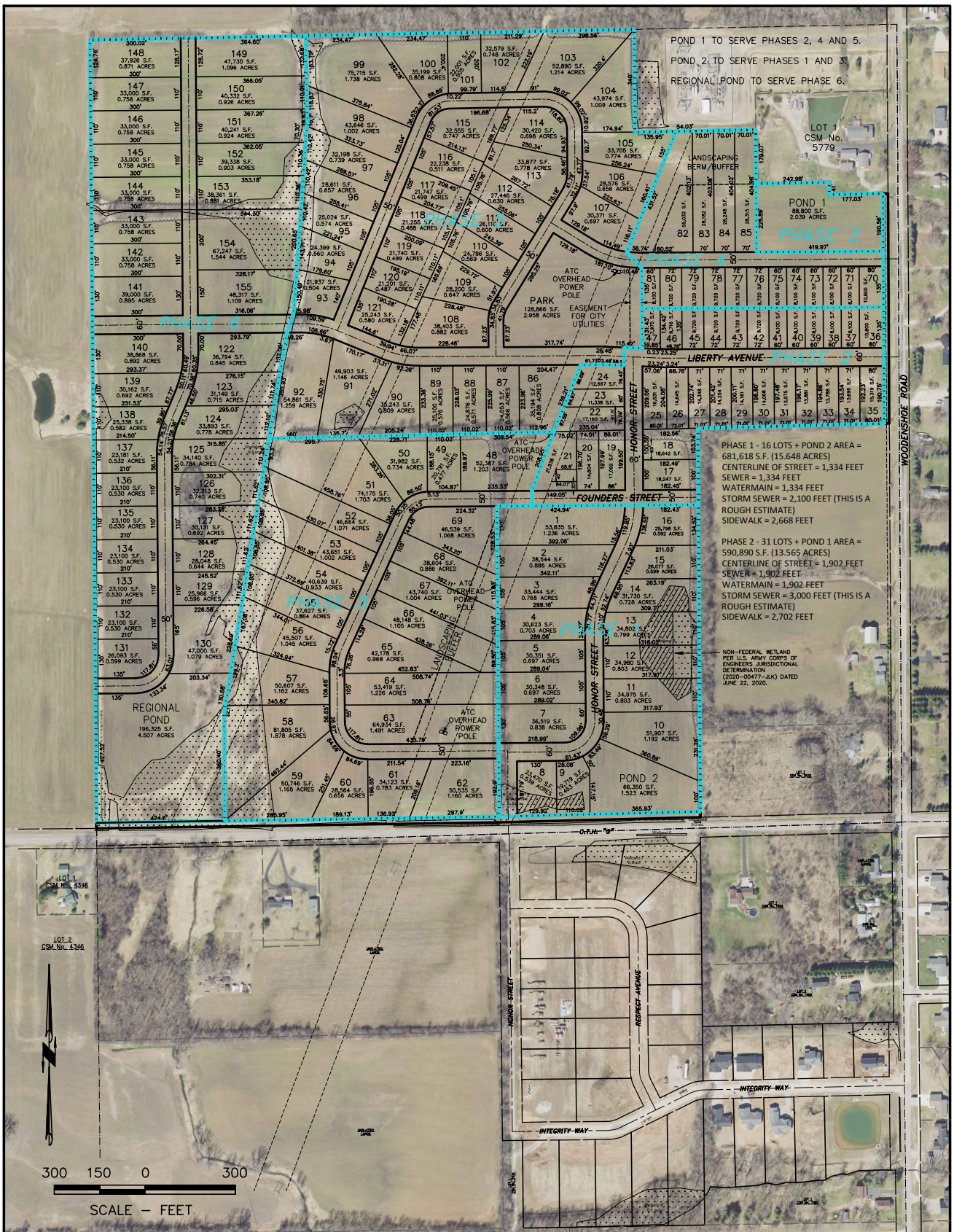
Please add tee and two valves at the intersection of the easement and Patriot Avenue on the 12" WM.
Insulate any crossings where there is insufficient cover.
There is an additional valve located on the 12" cross (east side of cross) at the corner of Honor Street and Liberty Avenue that is not indicated on plans.
Please specify 16x6 anchoring tees for hydrants.
Valves may be field adjusted (esp. ~16+75 and ~21+30 on Patriot Avenue) to other side of hydrant tee.

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

Approved

Review Comments:


Neenah
WISCONSIN
N
W
E
S
1 inch = 417 feet
City of Neenah - Map Created 10/2022
Aerial Image - 2020
WOODENSHOE RD
HONOR ST
COUNTY RD G
HIGHLAND CT
COUNTY RD G



DISCLAIMER:
The property lines, right-of-way lines and other property information on this drawing were developed or obtained as part of the County Geographic Information System or through the County property tax mapping function. McMahon does not guarantee this information to be correct, current or complete. The property and right of way information are only intended for use as a general reference and are not intended or suitable for site-specific uses. Any use to the contrary of the above stated uses is the responsibility of the user and such use is at the user's own risk.

SHEET NO. 1 | DATE JAN. 2021 | PROJECT NO. E04081800775.00 | DESIGNED CWK | DRAWN CWK

CONCEPTUAL LAYOUT
ETERNITY HOMES LLC PROPERTY
C. OF NEENAH, WINNEBAGO COUNTY, WI

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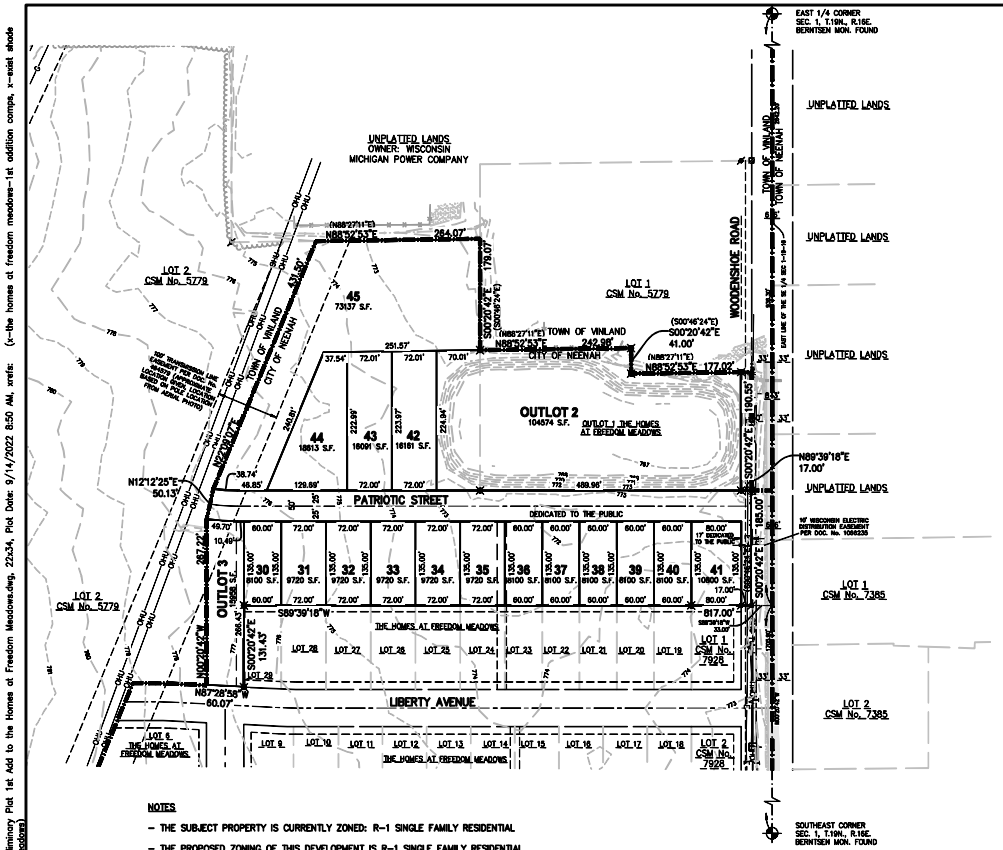
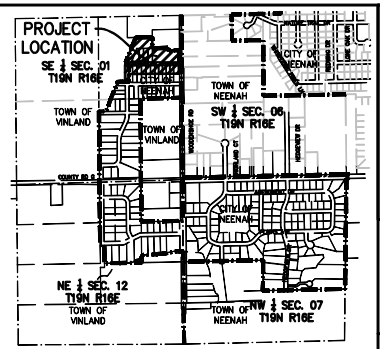
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

PRELIMINARY PLAT
1ST ADDITION TO THE HOMES AT FREEDOM MEADOWS

ALL OF OUTLOT 1 OF THE HOMES AT FREEDOM MEADOWS AS RECORDED IN DOCUMENT No. 1880819 AND A PART OF LOT 2 OF CERTIFIED SURVEY MAP No. 5779 AS RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 5779, DOCUMENT No. 1368620, LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 16 EAST, CITY OF NEENAH, WINNEABGO COUNTY, WISCONSIN





BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 16 EAST, WHICH BEARS N00°20'42"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR WINNEBAGO COUNTY

100 50 0 100

SCALE – FEET

LEGEND

- 1 1/4" IRON REBAR FOUND
- 3/4" IRON REBAR FOUND
- COUNTY MONUMENT
- POWER POLE
- POWER POLE W/GUY WIRE
- TELEPHONE OR TELEVISION PEDESTAL
- TREE OR BRUSH LINE
- OHU — UTILITIES – OVERHEAD
- TV — CABLE TELEVISION – BURIED
- G — GAS MAIN
- T — TELEPHONE CABLE – BURIED
- E — ELECTRIC CABLE – BURIED
- EXISTING FENCE
- DITCH LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- CORPORATE BOUDARY
- 748 — EXISTING CONTOURS
- WM — EXISTING WATER MAIN
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING CULVERT WITH END SECTIONS
- EXISTING ASPHALT PAVEMENT
- EXISTING GRAVEL

COREY W. KALKOFEN S-2736 APPLETON WI LAND SURVEYOR

August 26, 2022

REVISED SEPT. 12TH, 2022

NOTES

- THE SUBJECT PROPERTY IS CURRENTLY ZONED: R-1 SINGLE FAMILY RESIDENTIAL
- THE PROPOSED ZONING OF THIS DEVELOPMENT IS R-1 SINGLE FAMILY RESIDENTIAL
- THE TOTAL AREA OF THIS DEVELOPMENT = 398,413 S.F.
- DEDICATED STREET AREA = 45,881 S.F.
- NET SUBDIVIDED AREA = 352,532 S.F.
- TOTAL NUMBER OF LOTS = 16
- TOTAL NUMBER OF OUTLOTS = 2
- AVERAGE LOT SIZE = 14,500 S.F.
- LINEAL FEET OF STREETS = 905 FEET
- ALL EASEMENTS TO BE SHOWN ON THE FINAL PLAT
- SEE UTILITY PLANS FOR EXISTING AND PROPOSED UTILITIES
- ALL LOTS TO BE SERVICED BY PUBLIC SEWER AND WATER
- FRONT YARD BUILDING SETBACKS TO BE 25 FEET FROM STREET RIGHT-OF-WAY LINES UNLESS NOTED OTHERWISE
- OUTLOT 2 TO BE DEED TO THE CITY OF NEENAH FOR STORM WATER DETENTION PURPOSES
- OUTLOT 3 TO BE AN EASEMENT FOR WATER MAIN & SANITARY SEWER.

OWNER/SUBDIVIDER
VAN SISTINE HOMES, LLC
1430 FREEDOM COURT
NEENAH, WI 54956
(920) 209-9493

SURVEYOR:
COREY W. KALKOFEN
1445 MCMAHON DRIVE
NEENAH, WI 54956
(920) 751-4200

REVIEW AGENCIES

- DEPARTMENT OF ADMINISTRATION
- WINNEBAGO COUNTY PLANNING & ZONING

APPROVAL AGENCIES

- CITY OF NEENAH

PROPERTY DESCRIPTION:

All of Outlot 1 of The Homes At Freedom Meadows as recorded in Document No. 1880819 and a part of Lot 2 of Certified Survey Map No. 5779 as recorded in Volume 1 of Certified Survey Maps on Page 5779, Document No. 1368620, located in the Northeast 1/4 of the Southeast 1/4 of Section 1, Township 19 North, Range 16 East, City of Neenah, Winnebago County, Wisconsin containing 398,413 square feet (9.146 acres) of land and being more fully described as follows:

Commencing at the Southeast corner of said Section 1; thence N00°20'42"W, 1705.90 feet along the East line of the Southeast 1/4 of said Section 1 to the Easterly extension of the North line of Lot 1 of Certified Survey Map No. 7928 as recorded in Document No. 1884731; thence S89°39'18"W, 33.00 feet along said Easterly extension to the Northeast corner of said Certified Survey Map No. 7928 and the Point of Beginning; thence continue S89°39'18"W, 817.00 feet along the North line of said Lot 1 and the North line of Lots 19 thru 29 of The Homes At Freedom Meadows to the Northwest corner of said Lot 29; thence S00°20'42"E, 131.43 feet along the West line of said Lot 29 to the Southwest corner thereof, also being the North right-of-way line of Liberty Avenue; thence N87°28'58"W, 60.07 feet along said North right-of-way line; thence N00°20'42"W, 267.22 feet; thence N12°12'25"E, 50.13 feet; thence N22°09'07"E, 431.50 feet to the North line of said Lot 2 of Certified Survey Map No. 5779; thence N88°52'53"E (recorded as N88°27'11"E), 264.07 feet along the North line of said Lot 2; thence S00°20'42"E (recorded as S00°46'24"E), 179.07 feet along the North line of said Lot 2 to the Northwest corner of Outlot 1 of said The Homes At Freedom Meadows; thence N88°52'53"E (recorded as N88°27'11"E), 242.98 feet along the North line of said Outlot 1; thence S00°20'42"E (recorded as S00°46'24"E), 41.00 feet along the North line of said Outlot 1; thence N88°52'53"E (recorded as N88°27'11"E), 177.02 feet along the North line of said Outlot 1 to the Northeast corner thereof; thence S00°20'42"E, 190.55 feet along the East line of said Outlot 1, being the West right-of-way line of Woodenshoe Road; thence N89°39'18"E, 17.00 feet along said West right-of-way line to the East line of said Lot 2 of Certified Survey Map No. 5779; thence S00°20'42"E (recorded as S00°46'24"E), 185.00 feet along the East line of said Lot 2, being the West right-of-way line of Woodenshoe Road to the Point of Beginning.

CITY OF NEENAH DRAINAGE & DETENTION EASEMENT RESTRICTIONS

1. MAINTENANCE OF ALL DRAINAGEWAYS AND ASSOCIATED STRUCTURES WITHIN THE SUBDIVISION OR SERVING THE SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER(S) WITHIN THE SUBDIVISION.

2. UPON FAILURE OF THE PROPERTY OWNER(S) TO PERFORM MAINTENANCE OF THE DRAINAGEWAYS AND ASSOCIATED STRUCTURES, THE CITY OF NEENAH RETAINS THE RIGHT TO PERFORM MAINTENANCE AND/OR REPAIRS. THE PAYMENTS OF SAID MAINTENANCE AND/OR REPAIRS SHALL BE ASSESSED AMONG THE PROPERTY OWNER(S) OF THE SUBDIVISION WITH A DRAINAGE COVENANT.

3. A DRAINAGE PLAN AND STORM WATER MANAGEMENT PLAN HAS BEEN FILED WITH THE CITY OF NEENAH WHICH STATES THE REQUIRED LEVELS OF MAINTENANCE FOR ALL THE IDENTIFIED STORM WATER MANAGEMENT SYSTEMS.

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NO.	DATE	REVISION
1	9-12-22	REVISED STREET NAME "PATRIOTIC STREET"

PRELIMINAY PLAT
NE 1/4 OF THE SE 1/4 OF SECTION 1, T19N, R16E,
CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN

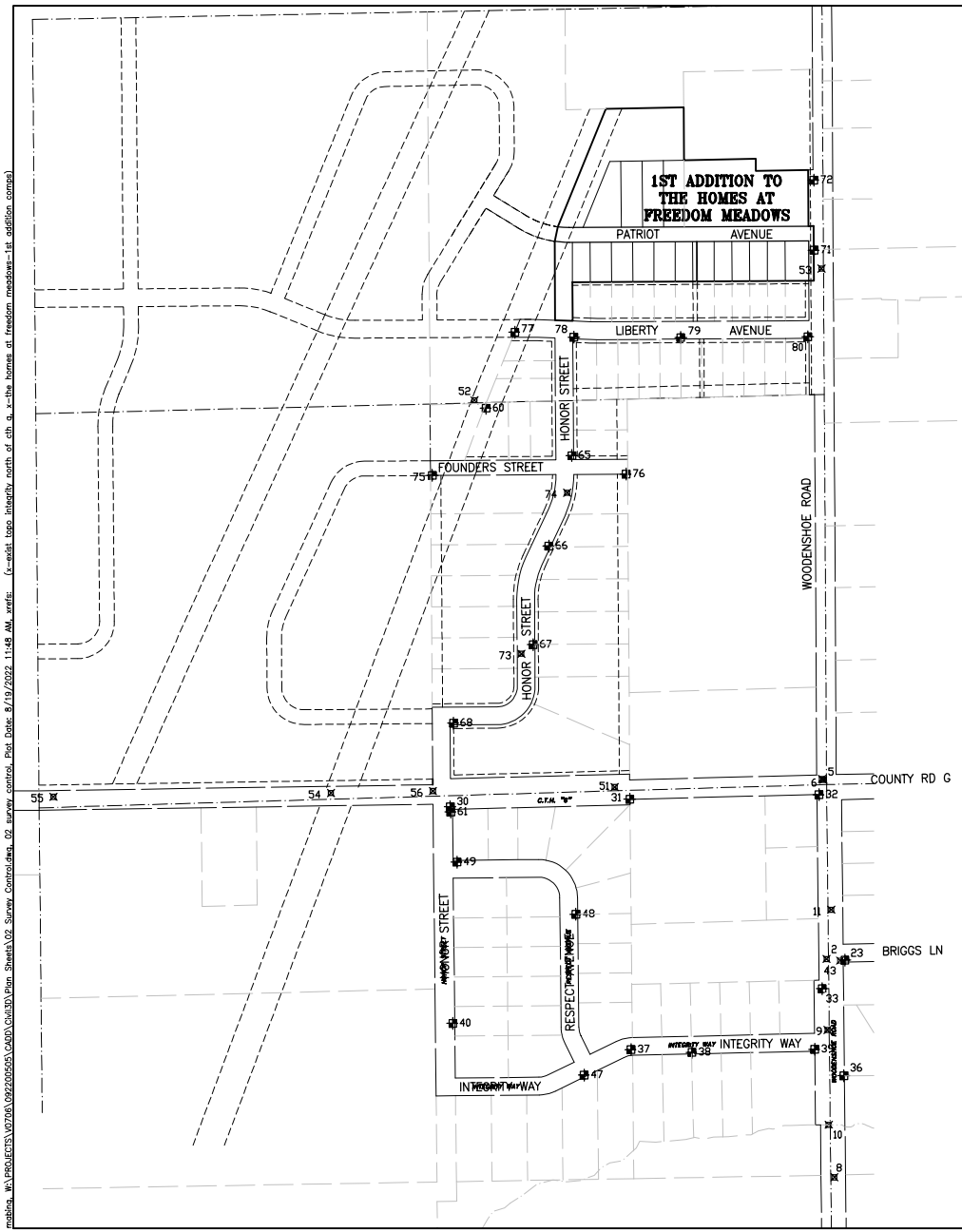
DESIGNED	DRAWN
CWK	MJA

PROJECT NO.
V0708 09-22-00504

DATE
AUGUST, 2022

SHEET NO.
01

ckalkofen, W:\PROJECTS\V0700\09220050A\CAD\Civil3D\Survey Documents\SUBDIVISION PLATS\Preliminary Plat 1st Add to the Homes at Freedom Meadows.dwg, 22x34, Plot Date: 9/14/2022 8:50 AM, xrefs: (x-the homes at freedom meadows-1st addition comps, x-aeial shade intensity north of cth a, x-aeial topo intensity north of cth a, loc map the homes at freedom meadows)



200 100 0 200
SCALE – FEET

NORTH

HORIZONTAL CONTROL POINTS			
POINT #	NORTHING	EASTING	DESCRIPTION
2	517649.64	796799.22	MAG NAIL
5	518259.09	796783.65	MAG NAIL
6	518256.32	796787.98	MAG NAIL
8	516910.68	796825.27	MAG NAIL
9	517409.59	796802.21	MAG NAIL
10	517088.29	796806.30	MAG NAIL
11	517816.35	796814.70	MAG NAIL
43	517644.16	796844.84	SETMMX
51	518232.15	796081.39	MAG NAIL
52	519541.55	795606.62	SET6RB
53	519987.46	796781.66	MAG NAIL
54	518211.78	795120.69	MAG NAIL
55	518198.94	794181.14	MAG NAIL
56	518218.50	795466.02	MAG NAIL
73	518683.22	795765.36	MAG SPIKE
74	519228.34	795920.59	MAG SPIKE

VERTICAL BENCHMARK CONTROL		
POINT #	ELEVATION	DESCRIPTION
23	765.29	HYDRANT TAG BOLT
30	777.43	NAIL IN POWER POLE
31	774.66	1" IRON PIPE
32	770.57	NAIL IN POWER POLE
33	762.17	MAG NAIL IN POWER POLE
36	762.83	HYDRANT TAG BOLT
37	768.95	HYDRANT TAG BOLT
38	766.25	HYDRANT TAG BOLT
39	763.30	HYDRANT TAG BOLT
40	779.31	MAG IN POWER POLE
47	771.80	HYDRANT TAG BOLT
48	776.93	HYDRANT TAG BOLT
49	777.99	HYDRANT TAG BOLT
60	781.10	MAG IN POWER POLE #141123
61	780.08	HYDRANT TAG BOLT
65	780.88	HYDRANT TAG BOLT
66	780.32	HYDRANT TAG BOLT
67	780.47	HYDRANT TAG BOLT
68	780.87	HYDRANT TAG BOLT
71	773.34	MAG IN POWER POLE #1916/R26 50-2
72	770.41	MAG IN POWER POLE #83-22653 1916/R27
75	783.64	HYDRANT TAG BOLT
76	777.53	HYDRANT TAG BOLT
77	780.63	HYDRANT TAG BOLT
78	778.84	HYDRANT TAG BOLT
79	776.20	HYDRANT TAG BOLT
80	774.88	HYDRANT TAG BOLT

NOTE:
PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PROPOSED SITE GRADES BY FIELD CHECKING TWO (2) BENCHMARKS AND A MINIMUM OF ONE (1) SITE FEATURE AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ALSO VERIFY HORIZONTAL CONTROL BY FIELD CHECKING SEVERAL CONTROL POINTS AND SHALL IMMEDIATELY NOTIFY MCMAHON OF ANY DISCREPANCIES.

VERTICAL DATUM
ELEVATIONS ARE REFERENCED TO LIBERTY HEIGHTS SUBDIVISION

HORIZONTAL DATUM:
COORDINATES ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR WINNEBAGO COUNTY

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NO.	DATE	REVISION

STREET & UTILITY CONSTRUCTION
CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN
SURVEY CONTROL

DESIGNED	DRAWN
LRR	MJA

PROJECT NO.
V0706 09-22-00505

DATE
08/2022

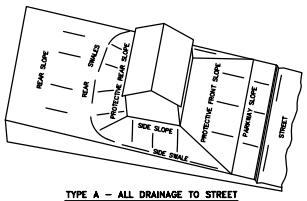
SHEET NO.
02

mobing, W:\PROJECTS\V0706\09220050S\CADD\Civil3D\Plan Sheets\02 Survey Control.dwg, 02 survey control, Plot Date: 8/19/2022 11:48 AM, xrefs: (x-exist topo integrity north of cth g, x-the homes at freedom meadows-1st addition comes)

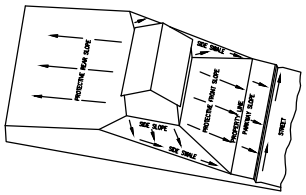
NOTES:
1. SUMP PUMP DISCHARGE ARE TO BE CONNECTED TO THE STORM SEWER LATERAL PROVIDED.
2. ROOF DOWNSPOUTS SHALL DISCHARGE AT GRADE AND NOT BE CONNECTED TO THE STORM SEWER SYSTEM.
3. GARAGES ARE RECOMMENDED TO BE LOCATED ON THE "HIGH" SIDE OF THE LOT.
4. ALL DRAINEGWAYS, SWALES, DRAINAGE EASEMENTS AND ASSOCIATED INFRASTRUCTURE SHALL BE INSTALLED, GRADED AND SEEDED PRIOR TO ROADWAY ACCEPTANCE.
5. SIDE YARD ELEVATION GRADE BREAKS ARE LOCATED 50-FT FROM ROAD RIGHT-OF-WAY.

LEGEND

- 746 — EXISTING CONTOURS
- PROPOSED CONTOURS
- ×776.06 — PROPOSED SPOT ELEVATION
- ○776.13 — EXISTING SPOT ELEVATION
- PROPOSED DRAINAGE DIRECTION
- 779.9 / 776.5 MIN — PROPOSED GARAGE FLOOR ELEVATION / MINIMUM FINISHED GROUND ELEVATION AT FOUNDATION



TYPE A – ALL DRAINAGE TO STREET



TYPE B – DRAINAGE BOTH TO STREET AND TO REAR LOT LINE
(NOTE: HIGH POINT ON SIDE SWALE ASSUMED 30' FROM FRONT PROPERTY LINE.)

TYPICAL LOT GRADING

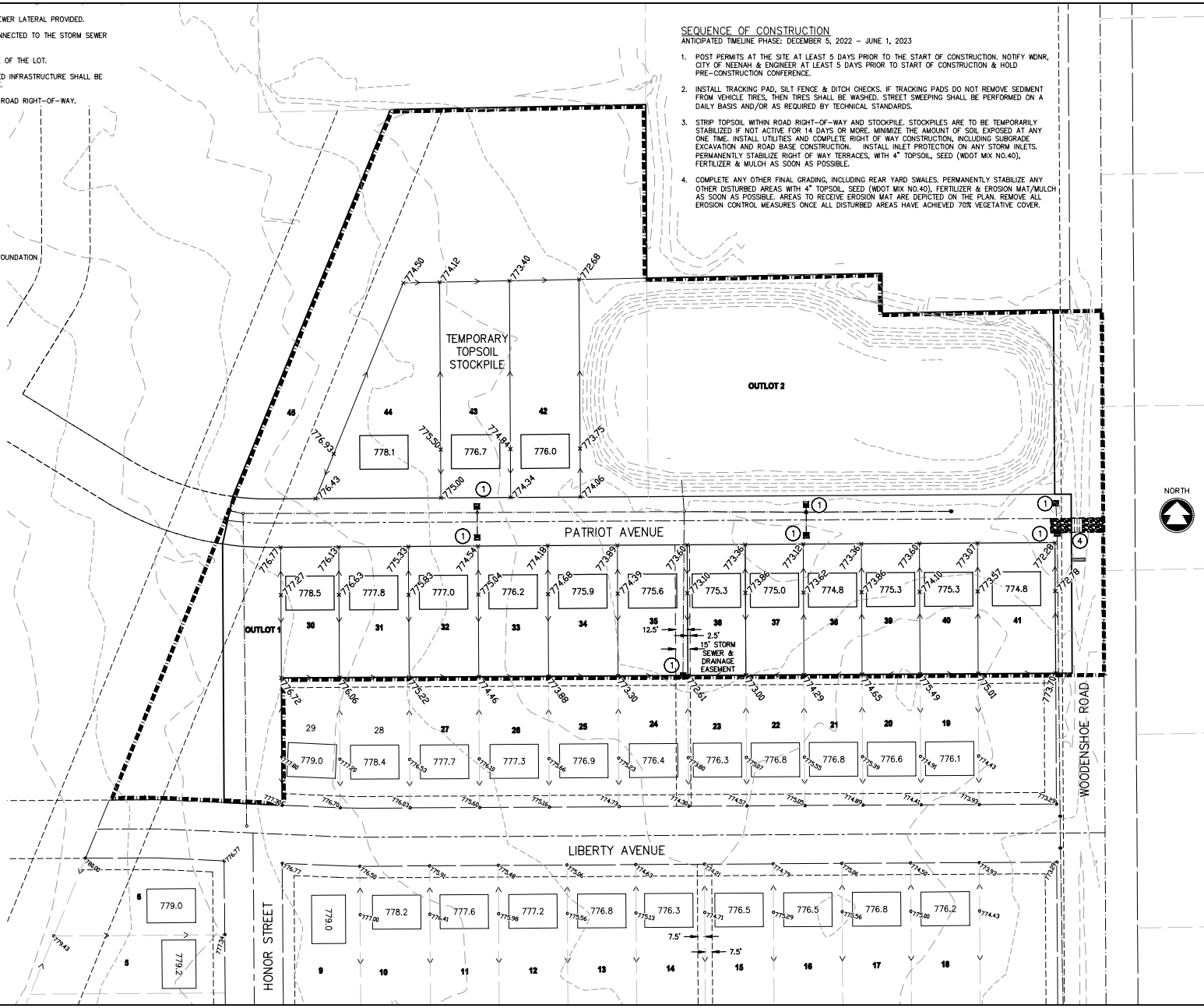
BMPS
1. – INLET PROTECTION
2. – TEMPORARY DITCH CHECK
3. – SILT FENCE
4. – TRACKING PAD

50 25 0 50
SCALE – FEET

SEQUENCE OF CONSTRUCTION

ANTICIPATED TIMELINE PHASE: DECEMBER 5, 2022 – JUNE 1, 2023

1. POST PERMITS AT THE SITE AT LEAST 5 DAYS PRIOR TO THE START OF CONSTRUCTION. NOTIFY WDNR, CITY OF NEENAH & ENGINEER AT LEAST 5 DAYS PRIOR TO START OF CONSTRUCTION & HOLD PRE-CONSTRUCTION CONFERENCE.
2. INSTALL TRACKING PAD, SILT FENCE & DITCH CHECKS. IF TRACKING PADS DO NOT REMOVE SEDIMENT FROM VEHICLE TIRES, THEN TIRES SHALL BE WASHED. STREET SWEEPING SHALL BE PERFORMED ON A DAILY BASIS AND/OR AS REQUIRED BY TECHNICAL STANDARDS.
3. STRIP TOPSOIL WITHIN ROAD RIGHT-OF-WAY AND STOCKPILE. STOCKPILES ARE TO BE TEMPORARILY STABILIZED IF NOT ACTIVE FOR 14 DAYS OR MORE. MINIMIZE THE AMOUNT OF SOIL EXPOSED AT ANY ONE TIME. INSTALL UTILITIES AND COMPLETE RIGHT OF WAY CONSTRUCTION, INCLUDING SUBGRADE EXCAVATION AND ROAD BASE CONSTRUCTION. INSTALL INLET PROTECTION ON ANY STORM INLETS. PERMANENTLY STABILIZE RIGHT OF WAY TERRACES, WITH 4" TOPSOIL, SEED (WDOT MIX NO.40), FERTILIZER & MULCH AS SOON AS POSSIBLE.
4. COMPLETE ANY OTHER FINAL GRADING, INCLUDING REAR YARD SWALES. PERMANENTLY STABILIZE ANY OTHER DISTURBED AREAS WITH 4" TOPSOIL, SEED (WDOT MIX NO.40), FERTILIZER & EROSION MAT/MULCH AS SOON AS POSSIBLE. AREAS TO RECEIVE EROSION MAT ARE DEPICTED ON THE PLAN. REMOVE ALL EROSION CONTROL MEASURES ONCE ALL DISTURBED AREAS HAVE ACHIEVED 70% VEGETATIVE COVER.



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NO.	DATE	REVISION
1	8/06/2022	LOTS 7 & 8

STREET & UTILITY CONSTRUCTION
CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN
DRAINAGE & EROSION CONTROL PLAN

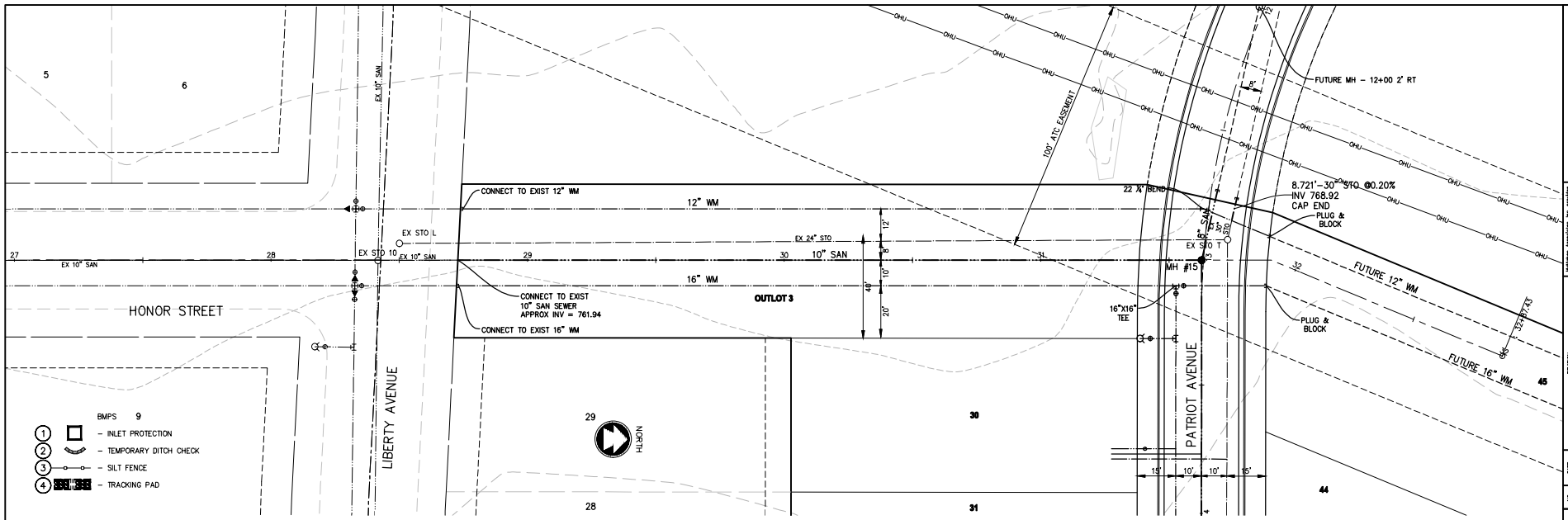
DESIGNED	DRAWN
LRR	MJA

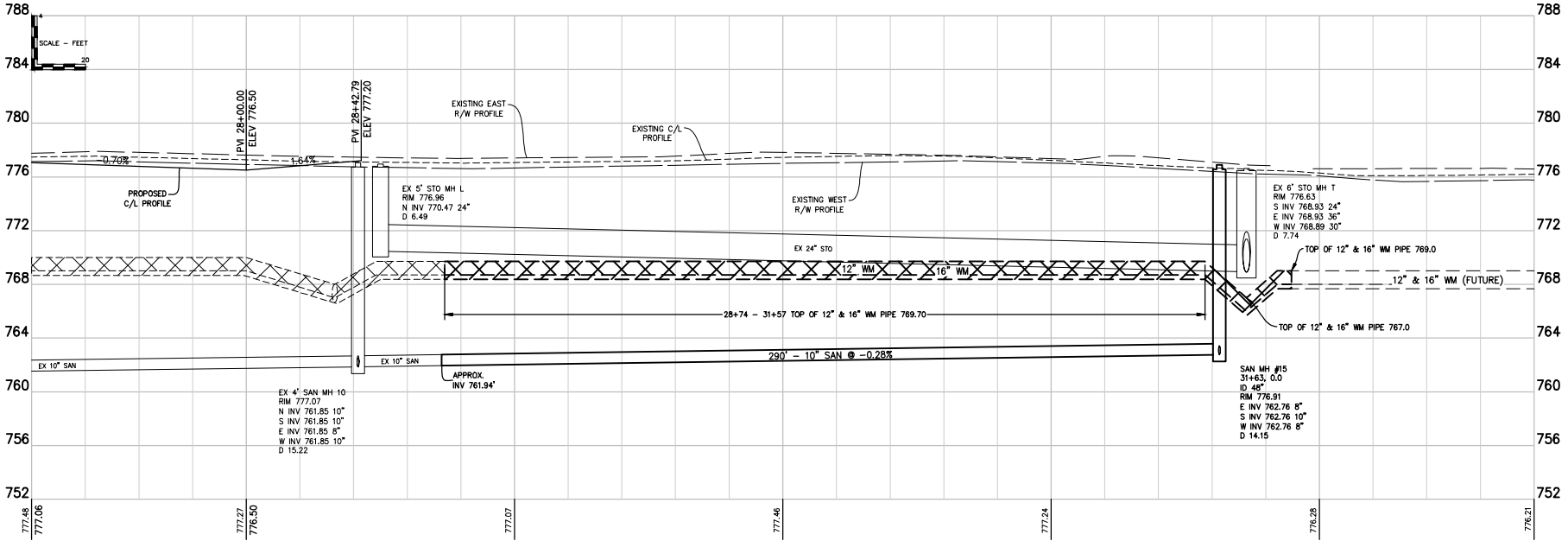
PROJECT NO.
V0706 09-22-00505

DATE
08/2022

SHEET NO.
03

mabina W:\PROJECTS\V0706\09220050S\CADD\Civil\3D\Plan Sheets\03 Drainage & Erosion Control Plan.dwg, 03 drainage & erosion control plan, Plot Date: 8/19/2022 11:48 AM, xrefs: (x-the homes at freedom meadows-1st addition contours, x-prop info the homes)





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NO.	DATE	REVISION

STREET & UTILITY CONSTRUCTION
CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN
UTILITY EASEMENT (LIBERTY AVE - PATRIOT AVE)

DESIGNED	DRAWN
LRR	MJA

PROJECT NO.
V0706 09-22-00505

DATE
08/2022

SHEET NO.
04

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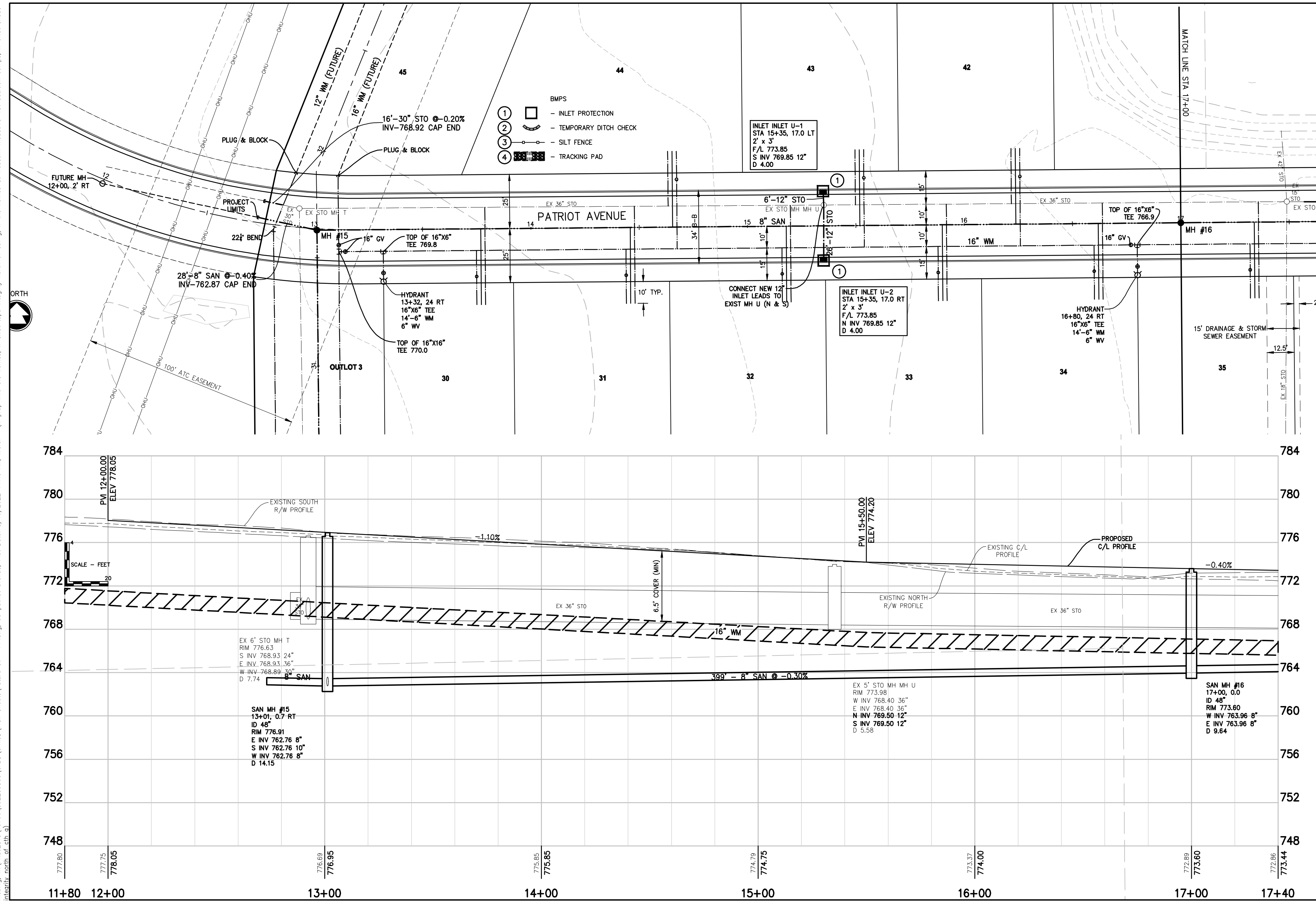

McMAHON
ENGINEERS \ ARCHITECTS

McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

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NO.	DATE	REVISION

STREET & UTILITY CONSTRUCTION
CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN
PATRIOT AVENUE

DESIGNED	DRAWN
LRR	MJA

PROJECT NO. V0706 09-22-00505

DATE 08/2022

SHEET NO. 05

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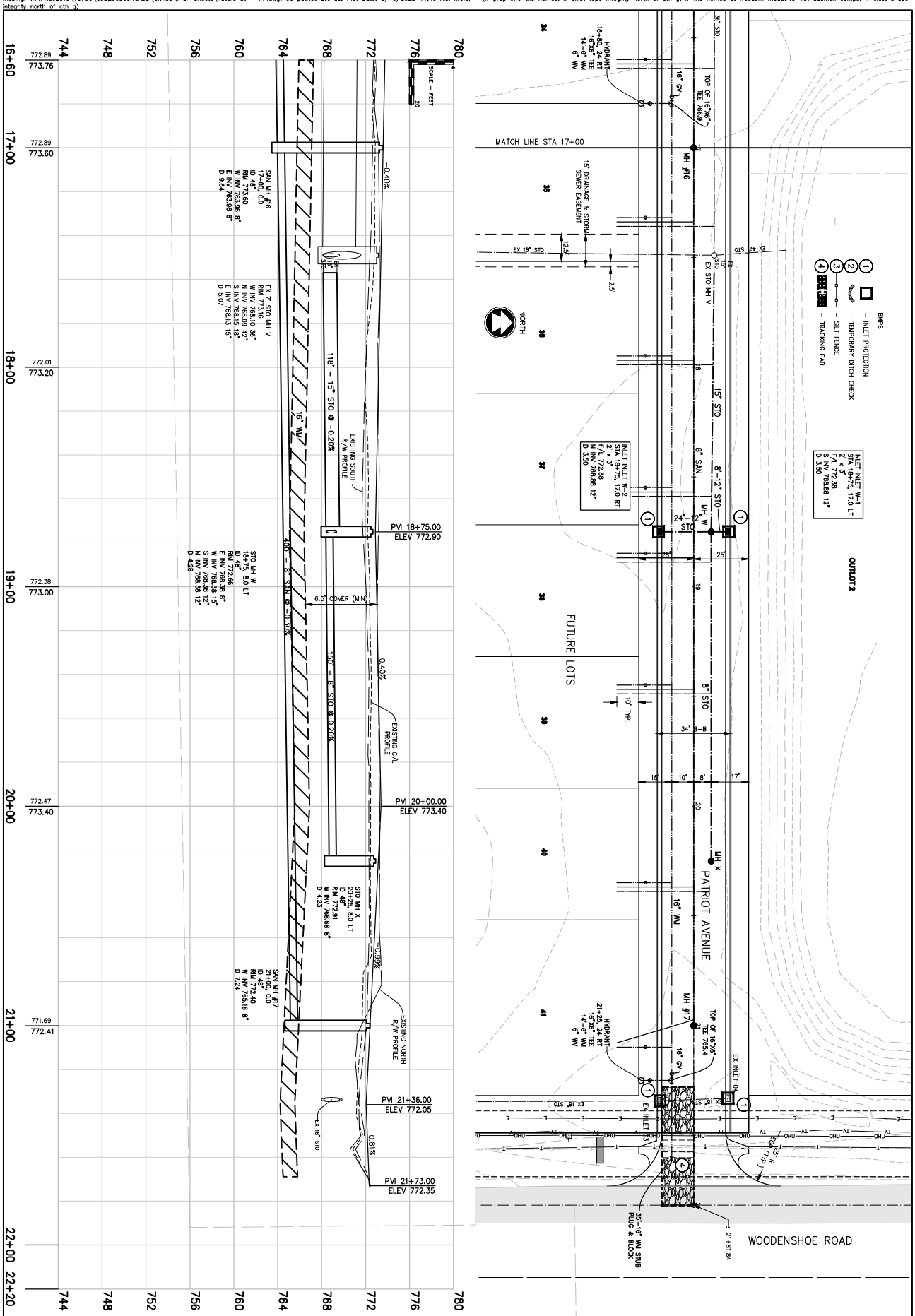

NO.	DATE	REVISION

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STREET & UTILITY CONSTRUCTION
CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN
PATRIOT AVENUE

DESIGNED	DRAWN
LRR	MJA

PROJECT NO. V0706 09-22-05505
DATE 08/2022
SHEET NO. 06

McMAHON
McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956
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CITY OF NEENAH
SPECIAL FINANCE AND PERSONNEL COMMITTEE MEETING
Wednesday, November 16, 2022 – 6:30 p.m.
Council Chambers, Neenah City Administration Building
211 Walnut Street, Neenah, Wisconsin

NOTICE IS HEREBY GIVEN, pursuant to the requirements of Wis. Stats. Sec. 19.84, that a majority of the Neenah Common Council may be present at this meeting. Common Council members may be present to gather information about a subject over which they have decision-making responsibility. This constitutes a meeting of the Neenah Common Council and must be noticed as such. The Council will follow the same agenda as the committee, but will not take any formal action at this meeting.

AGENDA

1. TID No. 5 Termination - Resolution No 2022-20 Terminating Tax Increment District (TID) No. 5 Within the City of Neenah and Authorizing the Distribution of Excess Increment to Overlying Taxing Districts (Attachments) (Haese)

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Neenah will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance, or reasonable accommodation in participating in this meeting or event due to a disability as defined under the ADA, please call the Clerk's Office (920) 886-6100 or the **City's ADA Coordinator at (920) 886-6106 or e-mail attorney@ci.Neenah.wi.us** at least 48 hours prior to the scheduled meeting or event to request an accommodation.

Department of Community Development
211 Walnut St. • P.O. Box 426 • Neenah WI 54957-0426
Phone 920-751-4660 • e-mail: chaese@ci.neenah.wi.us
CHRIS A. HAESE
DIRECTOR OF COMMUNITY DEVELOPMENT AND ASSESSMENT

M E M O R A N D U M

DATE: November 4, 2022

TO: Chairman Erickson and Finance and Personnel Committee Members

FROM: Chris A. Haese, Director of Community Development and Assessment

RE: **Closure of Tax Incremental District (TID) No. 5 – Resolution 2022-20**

TID No. 5, which was created in 1993, serves a large portion of the downtown. The District has generated increment of almost $14 million during its life. More importantly, TID No. 5 facilitated the rebirth and transition of Neenah's Downtown from an industrial and retail center to one with a significant supply of professional office development. This has greatly improved the market diversity of the downtown and furthered the success of our commercial and retail sectors, ultimately resulting in a much stronger and resilient downtown.

TID No. 5 has repaid all of the debt incurred to assist the redevelopment of the District and is required by state statute to close. Attached for your review and consideration is Resolution 2022-20, terminating TID No. 5 and proportionately allocating excess increment of approximately $722,508 to the affected taxing districts. The City's proportionate share will be approximately $325,127 (45%).

Appropriate action at this time is to recommend Council approve Resolution No. 2022-20 Terminating TID No. 5 and allocating excess increment to the affected taxing districts.

RESOLUTION NO. 2022-20

A RESOLUTION TERMINATING TAX INCREMENT DISTRICT (TID) No. 5 WITHIN THE CITY OF NEENAH AND AUTORIZING THE DISTIBUTION OF EXCESS INCREMENT TO OVERLYING TAXING DISTRICTS

WHEREAS, the City of Neenah created TID No. 5 on April 22, 1993, and adopted a project plan in the same year; approved amendments in 1999, 2006, 2015 and designated the district as distressed in 2015; and

WHEREAS, all TID No. 5 projects were completed in the prescribed allowed time; and

WHEREAS, sufficient increment was collected from the 2021 tax roll, payable 2022 to cover TID No. 5 project costs; and

WHEREAS, the final tax increment collected from the 2022 tax roll, payable in 2023 to support affordable housing efforts as approved in Resolution No. 2022-16.

THEREFORE, BE IT RESOLVED, that the City Council of the City of Neenah terminates TID No. 5; and

BE IT FURTHER RESOLVED, that the City Clerk shall notify the Wisconsin Department of Revenue (DOR) within 60 days of this resolution, or prior to the deadline of April 15, 2022, whichever comes first, that TID No. 5 has been terminated; and

BE IT FURTHER RESOLVED, that the Director of Finance shall sign the required DOR final accounting form (PE-223) agreeing on a date by which the City shall submit final accounting information to the DOR; and

BE IT FURTHER RESOLVED, that the Director of Finance shall distribute any excess increment collected after providing ongoing expenses of the TID, to the affected taxing districts with proportionate shares to be determined by the final audit by the City's auditors, Baker Tilly US, LLP and

BE IT FURTHER RESOLVED, that the City of Neenah shall accept all remaining debts for TID No. 5 as determined by in the final audit by the auditors, Baker Tilly US, LLP.

Recommended by: **Finance and Personnel Committee**

Moved:

Passed:

CITY OF NEENAH, WISCONSIN

_____

Jane Lang, Mayor

_____

Charlotte Nagel, City Clerk

MINUTES OF THE NEENAH PLAN COMMISSION
Tuesday, November 8, 2022
4:15 p.m.

Present:

Mayor Jane Lang, Chairperson	PRESENT	Gerry Kaiser, Director of Public Works	PRESENT	Sarah Moore-Nokes	PRESENT
Kate Hancock-Cooke	PRESENT	Karen Genett	PRESENT	Betsy Ellenberger	PRESENT
Gerry Andrews	ABSENT	Ald. Dan Steiner	PRESENT		

Also Present:

Brad Schmidt, Deputy Director of Community Development	Chris Haese, Director of Community Development	City Attorney David Rashid
City of Neenah Chief Aaron Olson	Andy Dumke, Northpointe Development	Jonathan Brinkley, Precedent Architecture
Kayla Kubat, Community Development Administrative Assistant	Members of the public (see attached sign-in sheets)	

Minutes: MSC Gerry Kaiser/Karen Genett, the Plan Commission to approve the September 27th 2022 meeting minutes. Motion passed.

Public Appearances: - Chairperson Mayor Lang opened public appearances to topics not related to the agenda. No one in attendance spoke. Chairperson Lang closed public appearances.

Public Hearings:

a. Future Land Use Amendment- Shattuck Middle School
b. Rezoning- Shattuck Middle School (600 Elm Street) – Traditional Neighborhood Development District

Deputy Director Schmidt addressed letters, emails and petitions received from public and states everything received has been made available to the Plan Commission to review.

Deputy Director Schmidt gave informational presentation regarding the public hearing agenda items related to the Shattuck Middle School development.

Andy Dumke of Northpointe Development gave presentation about the process of converting the Shattuck Middle School into apartments and other informational items related to his other developments.

Jonathan Brinkley gave presentation about the development of Shattuck Middle School into apartments.

Chairperson Mayor Lang opens public hearing portion of the agenda.

Katherine Noll-Arias- 732 Reed St, Neenah
Katherine wants neighborhood to stay single-family home because she wants people to own their own homes and put work into something they own. Katherine spoke about asbestos currently in the school. Indicated she lives in a home built with the help of Habitat for Humanity and doesn't want apartments in her neighborhood.

Patti Heying- 708 Chestnut St, Neenah
Patti does not think the Traditional Neighborhood Development goes with the current neighborhood. She thinks this type of development would be better suited for refurbishing a city. Patti said she moved here to be closer to family and chose to move closer to a school because she thought it would be safer.

Nevis Martin- 678 Reed St, Neenah
Appreciative of Northpointe in regards to background checks for new tenants. He is worried, however, about 100 residents in the new neighborhood in regards to traffic. He brought up concerns with more traffic and more cars with walking around the neighborhood and driving. Nevis wants to know who his neighbors are and wants safety in neighborhood. He feels this project is too large for the space.

Sara Kranpitz- 615 Hansen St, Neenah
Sara, who is also a landlord in Neenah, wanted to discuss the background checks and how even the best background checks can still result in problems. Concerned about too many people in such a small space.

Joe James- 516 Hansen St, Neenah
Joe would not have come to Neenah from California if he would have known this is what was going on. He thinks this is too big for such a small space and that there will be a larger police presence once the apartments and housing are created. He felt like this Plan Commission discussion was not going to go anywhere because the decision had already been made. Chairperson Mayor Lang stated nothing has been decided yet. Joe wanted to know who the staff are who is recommending this plan. Chairperson Mayor Lang explained who the staff are and this is the first time it is being brought to the Plan Commission.

Jessica Williams- 628 Reed St, Neenah
Jessica moved to Neenah for small town feel and to own her own home. She does not want apartments because she feels like it is taking away for what she has worked hard to own.

Judd Stevenson- 632 Reed St, Neenah
Judd sent packet of information before plan commission. Stated the Plan Commission is voting on whether this type of zoning will fit this neighborhood not the actual development plan. He also wanted to know if the plan can change. Deputy Director Schmidt clarified that the zoning review includes the master development plan. If the rezoning and, therefore the plan, are approved, any modifications to that plan, such as increasing the number of apartment units, would require an amendment to the plan and a review by both Plan Commission and Common Council.

Director Chris Haese explained how this is a conceptual master plan. Also went over how there is much more detail in this rezoning plan than normal. In the plan, it states a maximum of 100 units, can go below but not above.

Tim Florek- 645 Congress St, Neenah

Tim sent packet of information regarding crime and police. He said the apartments from this developer in Oshkosh are not similar to what is being proposed because those apartments are 55+. Also, he stated there is no law stating Section 42 cannot become Section 8 and he thinks down the road it will slowly switch over to Section 8. He went over crime reports and suggested potential increase in crime could occur. He also is concerned about parks and how safe they are. He also spoke about how the neighborhood feels like there was not information given to the neighborhood residents.

Mark Noffke- 637 Elm St, Neenah

Mark is questioning if this development ends at 100 units

Katie Cunningham- 848 Higgins Ave, Neenah

Katie asked the public present if anyone in the room wants this development to be approved.

Aaron Hughes- 848 Higgins Ave, Neenah

Aaron has lived in apartments before and chose to buy a home because of safety. He said we do not need more apartments due to the number the city already has.

Erin McCann- 727 Chestnut St, Neenah

Erin grew up at 671 Elm and her parents still live there. She wanted to move back to Chestnut St to be in a safe neighborhood. She is worried about apartment buildings with teenage daughters and safety. She knew change was happening with the school but wants better use of the land like single family homes and more traditional homes. Explained she knew this was inevitable once the City passed the referendum. Mayor Lang explained the City has no connection to the School District and that the referendum was passed by voters in other municipalities as well, including Town of Clayton, Town of Neenah, and Village of Fox Crossing.

Kathy Dwyer- 671 Congress St, Neenah

Kathy is concerned about an uptick in violence with more residents in the neighborhood and referenced changes that occurred in her neighborhood when living in Illinois.

Lillian- Student at Shattuck and Grandmother lives at 678 Reed St

Lily feels safe now and she does not want apartments as she will feel unsafe.

Kathryn Kees- 741 Yorkshire Rd, Neenah

Kathryn suggested the apartments would be great for condos/apartments for 55+ tenants.

Ryan Kaufman- 618 Lauden Blvd, Neenah

Ryan is worried about additional residents in the neighborhood. Also about schools and how to accommodate additional students. Again, Mayor Lang indicated that the potential impact to schools is a School District matter.

Nancy Kranpitz- 957 Grove St, Neenah

Nancy is concerned about traffic and loss of green space at the school.

Megan Florek- 645 Congress St, Neenah
Megan feels community was not involved and there was no discussion with the community prior to this meeting. She feels decision was made without citizen involvement, both in this community and in the whole city. Suggested finding a developer who will develop the site under the R1 District.

Lori Lavalle- 636 Reed St, Neenah
Lori is concerned with apartments and only have two entrances because she lives right by the current parking lot. She feels like she knows her neighbors well and wants to keep it that way.

Cindy Otto-Koehn- 536 Elm St, Neenah
Cindy is concerned renters will not upkeep their rental homes.

Jane Clough- 750 Elm St, Neenah
Jane thinks the school could be used as a community type building instead of apartments. She would like to see single-family homes. She wants to keep walkability and safety in neighborhood. Concerned about the extension of Burr Avenue next to her home.

Kathy Tonn- 700 Chestnut St, Neenah
Kathy wants to know who is voting for this rezoning at this present meeting.

Phil Florek- 1140 Lynrose Ln, Neenah
Phil does not think the whole city knows what is going on. He thinks it should be razed for $2 million instead of apartments and put in single-family homes. Those who vote in favor of this must be held accountable for decision-making process.

David Tonn- 700 Chestnut St, Neenah
David thinks it will be too many people in this small area. He also does not see much police activity in the neighborhood due to how safe it is.
Question: wants to know how the traffic numbers came to be? Right now, he only sees traffic in the morning, afternoon and during football games.

Scott Becher- 1061 Green Acres Ln, Neenah
Scott feels like there could be more consensus in the development of this plan.

Mary Helbick- 703 Elm St, Neenah
Mary is concerned with safety. Moved to the neighborhood 1.5 years ago.

Seeing no additional comments, Chairperson Mayor Lang closed the public hearing.

Chairperson Mayor Lang discussed the need to take the information received today and also what was received beforehand in order for the Plan Commission members to adequately review the comments and the proposed rezoning details. She also indicated that the November 16th council meeting also includes a public hearing. Also notes, all questions asked during the public hearing were recorded.

Tabled until Future Meeting

Report

Action Items

a. **Future Land Use Amendment** - Shattuck Middle School (PC Resolution No. 2022-2)

MSC Steiner/ Genett, the Plan Commission to table this item until the Plan Commission meeting on November 29th, 2022. All aye. Motion passed.

b. **Rezoning** – Shattuck Middle School (600 Elm Street) - Traditional Neighborhood Development District

MSC Steiner/ Genett, the Plan Commission to table this item until the Plan Commission meeting on November 29th, 2022. All aye. Motion passed.

c. **Preliminary Plat-** First Addition to the Homes at Freedom Meadows

The proposed plat, 9.10 acres in size, includes 15 single-family residential lots and two outlots, and a lot that will be utilized by the Neenah Water Utility. The land is currently zoned R-1, Single-Family Residence District and was recently annexed into the City from the Town of Vinland. The average lot size is approximately 14,500 square feet which exceeds the minimum lot size for single-family residential lots. The residential lots range in width from 60 feet to 125 feet. The Homes at Freedom Meadows, south of the proposed preliminary plat, includes lots that are similar in size.

One road, Patriotic Street, is proposed in the new subdivision. The east/west street connects to Woodenshoe Road to the east and will extend further west as shown on the approved concept plan. Staff is requesting a change to the street name from an adjective to a noun. The applicant did propose Patriot Street, but that name was rejected by the County due to a similar street name in Oshkosh. Prior to the final plat, a new name will be proposed. Sidewalks are not planned for this street.

The developer will be responsible for installing all public utilities (water, sanitary sewer, and storm sewer) as well as constructing all roads within the plat. As with all subdivisions in the City, an agreement outlining the fees and responsibilities between the City and the developer will be produced. That agreement will be reviewed by the Finance Committee and the Board of Public Works and ultimately approved by Common Council.

The Public Works Department has reviewed the engineering plans for this plat and have requested several minor changes.

Storm water will be managed through rear yard drainage swales, storm sewers and ultimately storm water from this plat will be diverted to storm water retention ponds located along Woodenshoe Road and Patriotic Street within the development. This ponds are designed to manage storm water for the initial and future phases of the development.

Lot 45 on the preliminary plat is intended to be owned by the City's Water Utility. The lot will include a shed that will house a water pump(s) to help boost water pressure for future

development phases west of this subdivision. Outlot 3 will also be dedicated to the City as this land includes underground water, sanitary sewer, and storm sewer utilities.

MSC Ellenberger/ Genett, the Plan Commission recommends Common Council approve the Preliminary Plat for the First Addition to the Homes at Freedom Meadows subdivision subject to the conditions on the preliminary plat review letter. All aye. Motion passed

Discussion Items:
None

Announcements and future agenda items:

a. Next meeting: November 29, 2022

Adjournment: The Commission adjourned its meeting at 6:30 p.m. MSC Kaiser / Steiner. All Aye. Motion passed.

Respectfully Submitted,

Kayla Kubat

Kayla Kubat
Administrative Assistant, Community Development

Dept. 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 R. SCHMIDT, AICP
DEPUTY DIRECTOR

M E M O R A N D U M

DATE: November 8, 2022

TO: Mayor Lang and Members of Plan Commission

FROM: Brad Schmidt, Deputy Director

RE: Preliminary Plat Review – First Addition to the Homes at Freedom Meadows

Request/Background

Van Sistine Homes, LLC submitted a preliminary plat for the First Addition to the Homes at Freedom Meadows. A preliminary plat is the first step in reviewing a subdivision of land into 5 or more lots/parcels. In addition, the preliminary plat identifies the layout of streets, utilities, and land to be dedicated to the public.

Consideration

The proposed plat, 9.10 acres in size, includes 15 single-family residential lots and two outlots, and a lot that will be utilized by the Neenah Water Utility. The land is currently zoned R-1, Single-Family Residence District and was recently annexed into the City from the Town of Vinland. The average lot size is approximately 14,500 square feet which exceeds the minimum lot size for single-family residential lots. The residential lots range in width from 60 feet to 125 feet. The Homes at Freedom Meadows, south of the proposed preliminary plat, includes lots that are similar in size.

One road, Patriotic Street, is proposed in the new subdivision. The east/west street connects to Woodenshoe Road to the east and will extend further west as shown on the approved concept plan. Staff is requesting a change to the street name from an adjective to a noun. The applicant did propose Patriot Street, but that name was rejected by the County due to a similar street name in Oshkosh. Prior to the final plat, a new name will be proposed. Sidewalks are not planned for this street.

The developer will be responsible for installing all public utilities (water, sanitary sewer, and storm sewer) as well as constructing all roads within the plat. As with all subdivisions in the City, an agreement outlining the fees and responsibilities between the City and the developer will be produced. That agreement will be reviewed by the Finance Committee and the Board of Public Works and ultimately approved by Common Council.

The Public Works Department has reviewed the engineering plans for this plat and have requested several minor changes.

Storm water will be managed through rear yard drainage swales, storm sewers and ultimately storm water from this plat will be diverted to storm water retention ponds located along Woodenshoe Road and Patriotic Street within the development. This ponds are designed to manage storm water for the initial and future phases of the development.

Lot 45 on the preliminary plat is intended to be owned by the City's Water Utility. The lot will include a shed that will house a water pump(s) to help boost water pressure for future development phases

west of this subdivision. Outlot 3 will also be dedicated to the City as this land includes underground water, sanitary sewer, and storm sewer utilities.

Recommendation

Appropriate action at this time is to recommend Common Council approve the Preliminary Plat for the First Addition to the Homes at Freedom Meadows subdivision subject to the conditions on the preliminary plat review letter.

Neenah
WISCONSIN
Department of Community Development

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

November 02, 2022

COREY KALKOFEN
MCMAHON ASSOCIATES, INC.
1445 MCMAHON DRIVE
NEENAH, WI 54956

RE: Preliminary Plat #1-22 - First Addition to Homes at Freedom Meadows Preliminary Plat Review () Status Approved
Dear COREY KALKOFEN:

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. Change name of Patriotic Street.
2. Add "Dedicated to the Public for Storm Water Management Purposes" on Outlot 2

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

Approved

Review Comments:

NO RESPONSE

Fire Department - Adam Dorn - 886-6204 adorn@ci.neenah.wi.us

Approved

Review Comments:

NO RESPONSE

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

Approved

Review Comments:

NO RESPONSE

Traffic - James Merten - 920-886-6243 jmerten@ci.neenah.wi.us

Approved

Review Comments:

No concerns.

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

Approved

Review Comments:

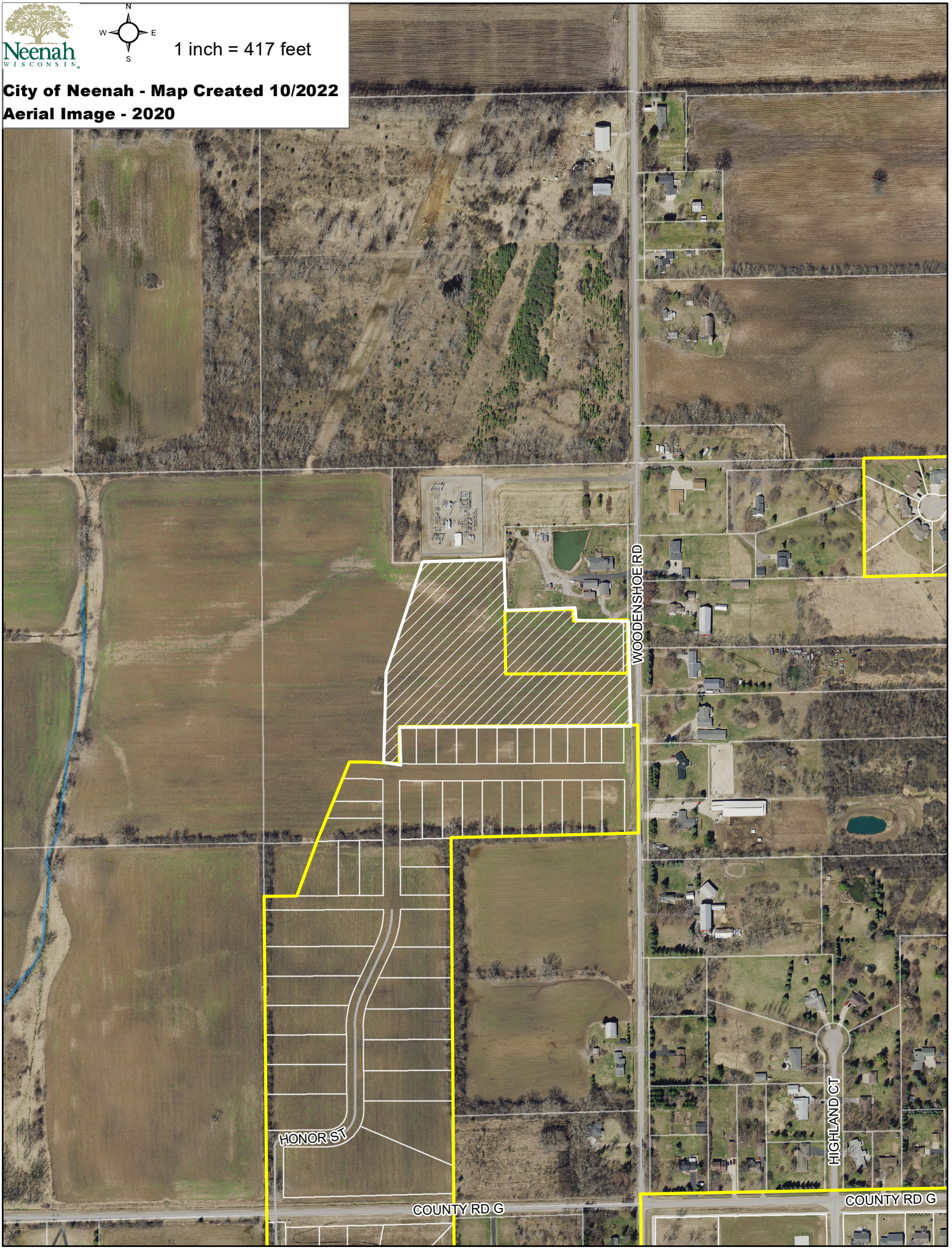
Advisory Comments:

Please add tee and two valves at the intersection of the easement and Patriot Avenue on the 12" WM.
Insulate any crossings where there is insufficient cover.
There is an additional valve located on the 12" cross (east side of cross) at the corner of Honor Street and Liberty Avenue that is not indicated on plans.
Please specify 16x6 anchoring tees for hydrants.
Valves may be field adjusted (esp. ~16+75 and ~21+30 on Patriot Avenue) to other side of hydrant tee.

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

Approved

Review Comments:


Neenah
WISCONSIN
N
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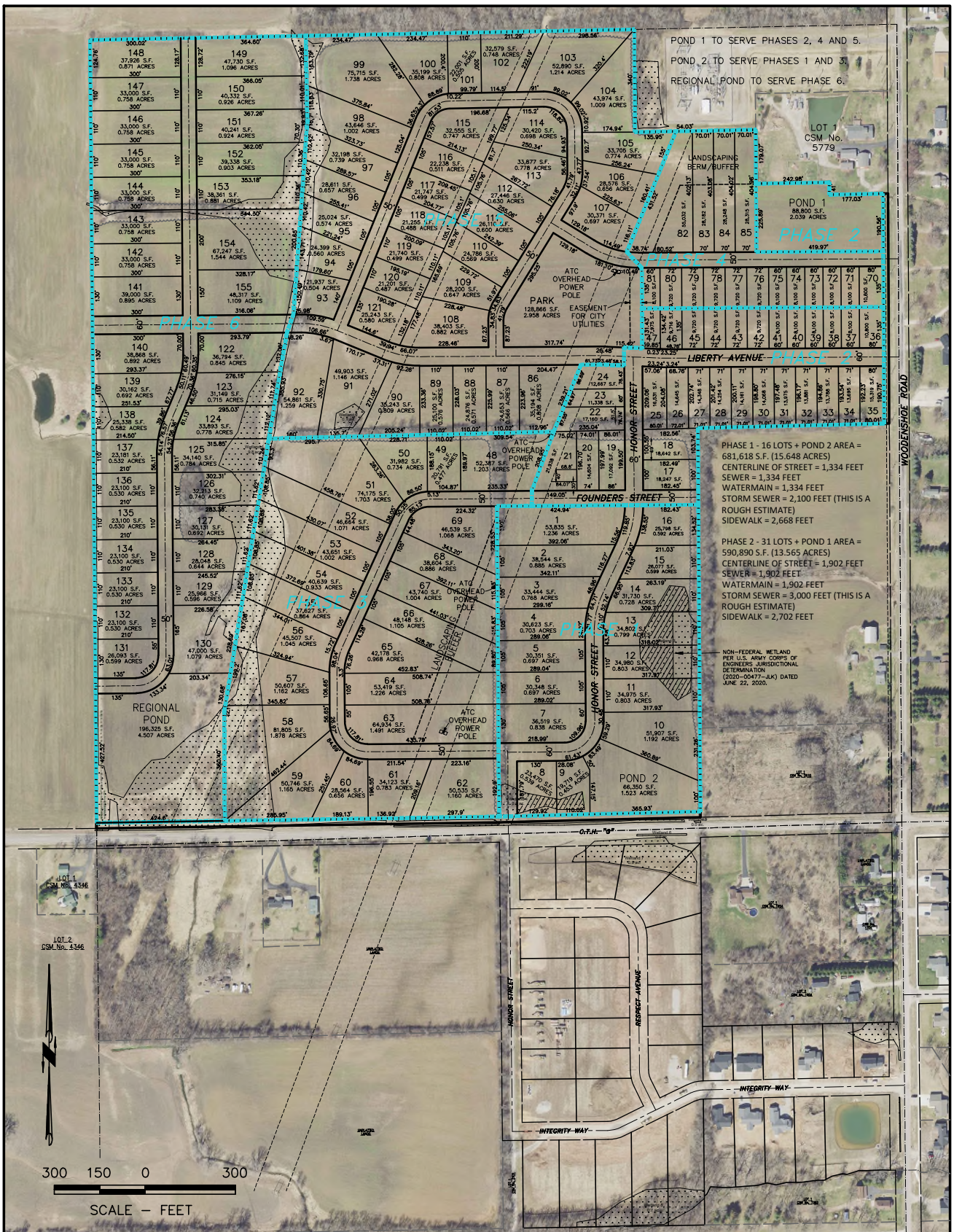
1 inch = 417 feet
City of Neenah - Map Created 10/2022
Aerial Image - 2020
WOODENSHOE RD
HONOR ST
COUNTY RD G
HIGHLAND CT
COUNTY RD G



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SHEET NO. 1 | DATE JAN. 2021 | PROJECT NO. E04081800775.00 | DESIGNED CWK | DRAWN CWK

CONCEPTUAL LAYOUT
ETERNITY HOMES LLC PROPERTY
C. OF NEENAH, WINNEBAGO COUNTY, WI

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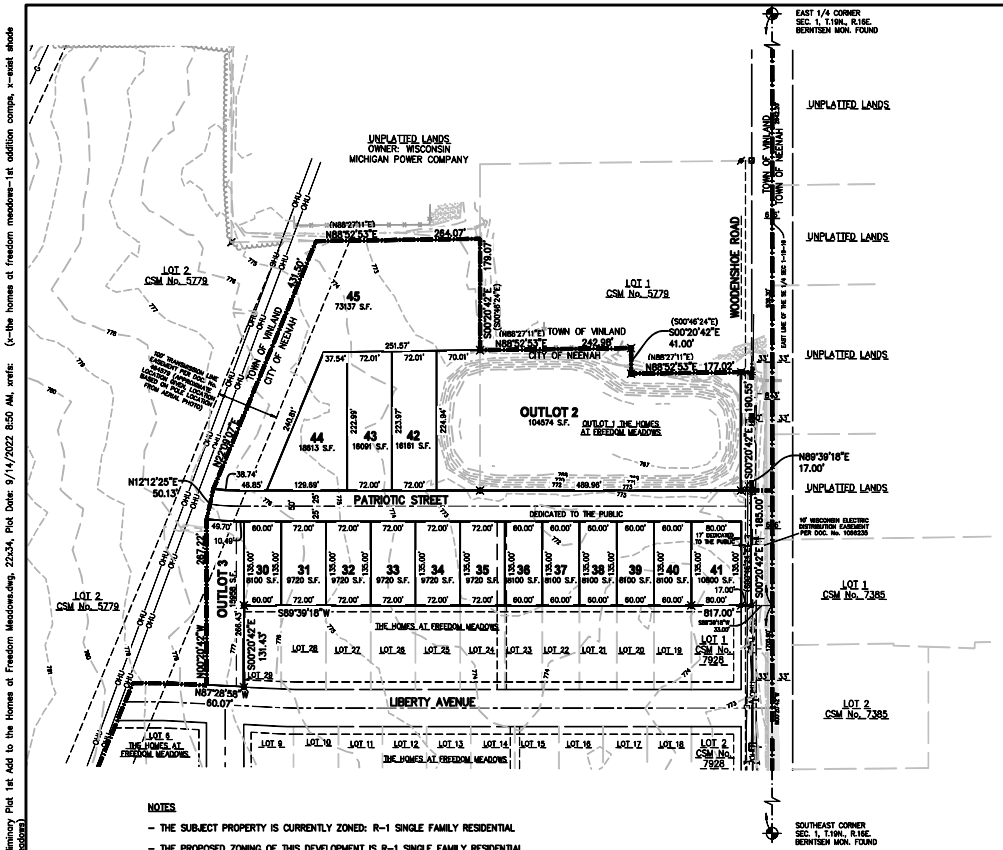
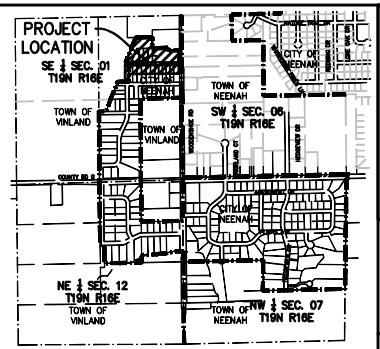
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

PRELIMINARY PLAT
1ST ADDITION TO THE HOMES AT FREEDOM MEADOWS

ALL OF OUTLOT 1 OF THE HOMES AT FREEDOM MEADOWS AS RECORDED IN DOCUMENT No. 1880819 AND A PART OF LOT 2 OF CERTIFIED SURVEY MAP No. 5779 AS RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 5779, DOCUMENT No. 1368620, LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 16 EAST, CITY OF NEENAH, WINNEABGO COUNTY, WISCONSIN





BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 16 EAST, WHICH BEARS N00°20'42"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR WINNEBAGO COUNTY

100 50 0 100

SCALE – FEET

LEGEND

- 1 1/4" IRON REBAR FOUND
- 3/4" IRON REBAR FOUND
- COUNTY MONUMENT
- POWER POLE
- POWER POLE W/GUY WIRE
- TELEPHONE OR TELEVISION PEDESTAL
- TREE OR BRUSH LINE
- OHU — UTILITIES – OVERHEAD
- TV — CABLE TELEVISION – BURIED
- G — GAS MAIN
- T — TELEPHONE CABLE – BURIED
- E — ELECTRIC CABLE – BURIED
- EXISTING FENCE
- DITCH LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- CORPORATE BOUDARY
- 748 — EXISTING CONTOURS
- WM — EXISTING WATER MAIN
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING CULVERT WITH END SECTIONS
- EXISTING ASPHALT PAVEMENT
- EXISTING GRAVEL

COREY W. KALKOFEN S-2736 APPLETON WI LAND SURVEYOR

August 26, 2022

REVISED SEPT. 12TH, 2022

NOTES

- THE SUBJECT PROPERTY IS CURRENTLY ZONED: R-1 SINGLE FAMILY RESIDENTIAL
- THE PROPOSED ZONING OF THIS DEVELOPMENT IS R-1 SINGLE FAMILY RESIDENTIAL
- THE TOTAL AREA OF THIS DEVELOPMENT = 398,413 S.F.
- DEDICATED STREET AREA = 45,881 S.F.
- NET SUBDIVIDED AREA = 352,532 S.F.
- TOTAL NUMBER OF LOTS = 16
- TOTAL NUMBER OF OUTLOTS = 2
- AVERAGE LOT SIZE = 14,500 S.F.
- LINEAL FEET OF STREETS = 905 FEET
- ALL EASEMENTS TO BE SHOWN ON THE FINAL PLAT
- SEE UTILITY PLANS FOR EXISTING AND PROPOSED UTILITIES
- ALL LOTS TO BE SERVICED BY PUBLIC SEWER AND WATER
- FRONT YARD BUILDING SETBACKS TO BE 25 FEET FROM STREET RIGHT-OF-WAY LINES UNLESS NOTED OTHERWISE
- OUTLOT 2 TO BE DEED TO THE CITY OF NEENAH FOR STORM WATER DETENTION PURPOSES
- OUTLOT 3 TO BE AN EASEMENT FOR WATER MAIN & SANITARY SEWER.

OWNER/SUBDIVIDER
VAN SISTINE HOMES, LLC
1430 FREEDOM COURT
NEENAH, WI 54956
(920) 209-9493

SURVEYOR:
COREY W. KALKOFEN
1445 MCMAHON DRIVE
NEENAH, WI 54956
(920) 751-4200

REVIEW AGENCIES

- DEPARTMENT OF ADMINISTRATION
- WINNEBAGO COUNTY PLANNING & ZONING

APPROVAL AGENCIES

- CITY OF NEENAH

PROPERTY DESCRIPTION:

All of Outlot 1 of The Homes At Freedom Meadows as recorded in Document No. 1880819 and a part of Lot 2 of Certified Survey Map No. 5779 as recorded in Volume 1 of Certified Survey Maps on Page 5779, Document No. 1368620, located in the Northeast 1/4 of the Southeast 1/4 of Section 1, Township 19 North, Range 16 East, City of Neenah, Winnebago County, Wisconsin containing 398,413 square feet (9.146 acres) of land and being more fully described as follows:

Commencing at the Southeast corner of said Section 1; thence N00°20'42"W, 1705.90 feet along the East line of the Southeast 1/4 of said Section 1 to the Easterly extension of the North line of Lot 1 of Certified Survey Map No. 7928 as recorded in Document No. 1884731; thence S89°39'18"W, 33.00 feet along said Easterly extension to the Northeast corner of said Certified Survey Map No. 7928 and the Point of Beginning; thence continue S89°39'18"W, 817.00 feet along the North line of said Lot 1 and the North line of Lots 19 thru 29 of The Homes At Freedom Meadows to the Northwest corner of said Lot 29; thence S00°20'42"E, 131.43 feet along the West line of said Lot 29 to the Southwest corner thereof, also being the North right-of-way line of Liberty Avenue; thence N87°28'58"W, 60.07 feet along said North right-of-way line; thence N00°20'42"W, 267.22 feet; thence N12°12'25"E, 50.13 feet; thence N22°09'07"E, 431.50 feet to the North line of said Lot 2 of Certified Survey Map No. 5779; thence N88°52'53"E (recorded as N88°27'11"E), 264.07 feet along the North line of said Lot 2; thence S00°20'42"E (recorded as S00°46'24"E), 179.07 feet along the North line of said Lot 2 to the Northwest corner of Outlot 1 of said The Homes At Freedom Meadows; thence N88°52'53"E (recorded as N88°27'11"E), 242.98 feet along the North line of said Outlot 1; thence S00°20'42"E (recorded as S00°46'24"E), 41.00 feet along the North line of said Outlot 1; thence N88°52'53"E (recorded as N88°27'11"E), 177.02 feet along the North line of said Outlot 1 to the Northeast corner thereof; thence S00°20'42"E, 190.55 feet along the East line of said Outlot 1, being the West right-of-way line of Woodenshoe Road; thence N89°39'18"E, 17.00 feet along said West right-of-way line to the East line of said Lot 2 of Certified Survey Map No. 5779; thence S00°20'42"E (recorded as S00°46'24"E), 185.00 feet along the East line of said Lot 2, being the West right-of-way line of Woodenshoe Road to the Point of Beginning.

CITY OF NEENAH DRAINAGE & DETENTION EASEMENT RESTRICTIONS

1. MAINTENANCE OF ALL DRAINAGEWAYS AND ASSOCIATED STRUCTURES WITHIN THE SUBDIVISION OR SERVING THE SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER(S) WITHIN THE SUBDIVISION.

2. UPON FAILURE OF THE PROPERTY OWNER(S) TO PERFORM MAINTENANCE OF THE DRAINAGEWAYS AND ASSOCIATED STRUCTURES, THE CITY OF NEENAH RETAINS THE RIGHT TO PERFORM MAINTENANCE AND/OR REPAIRS. THE PAYMENTS OF SAID MAINTENANCE AND/OR REPAIRS SHALL BE ASSESSED AMONG THE PROPERTY OWNER(S) OF THE SUBDIVISION WITH A DRAINAGE COVENANT.

3. A DRAINAGE PLAN AND STORM WATER MANAGEMENT PLAN HAS BEEN FILED WITH THE CITY OF NEENAH WHICH STATES THE REQUIRED LEVELS OF MAINTENANCE FOR ALL THE IDENTIFIED STORM WATER MANAGEMENT SYSTEMS.

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NO.	DATE	REVISION
1	9-12-22	REVISED STREET NAME "PATRIOTIC STREET"

PRELIMINAY PLAT
NE 1/4 OF THE SE 1/4 OF SECTION 1, T19N, R16E,
CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN

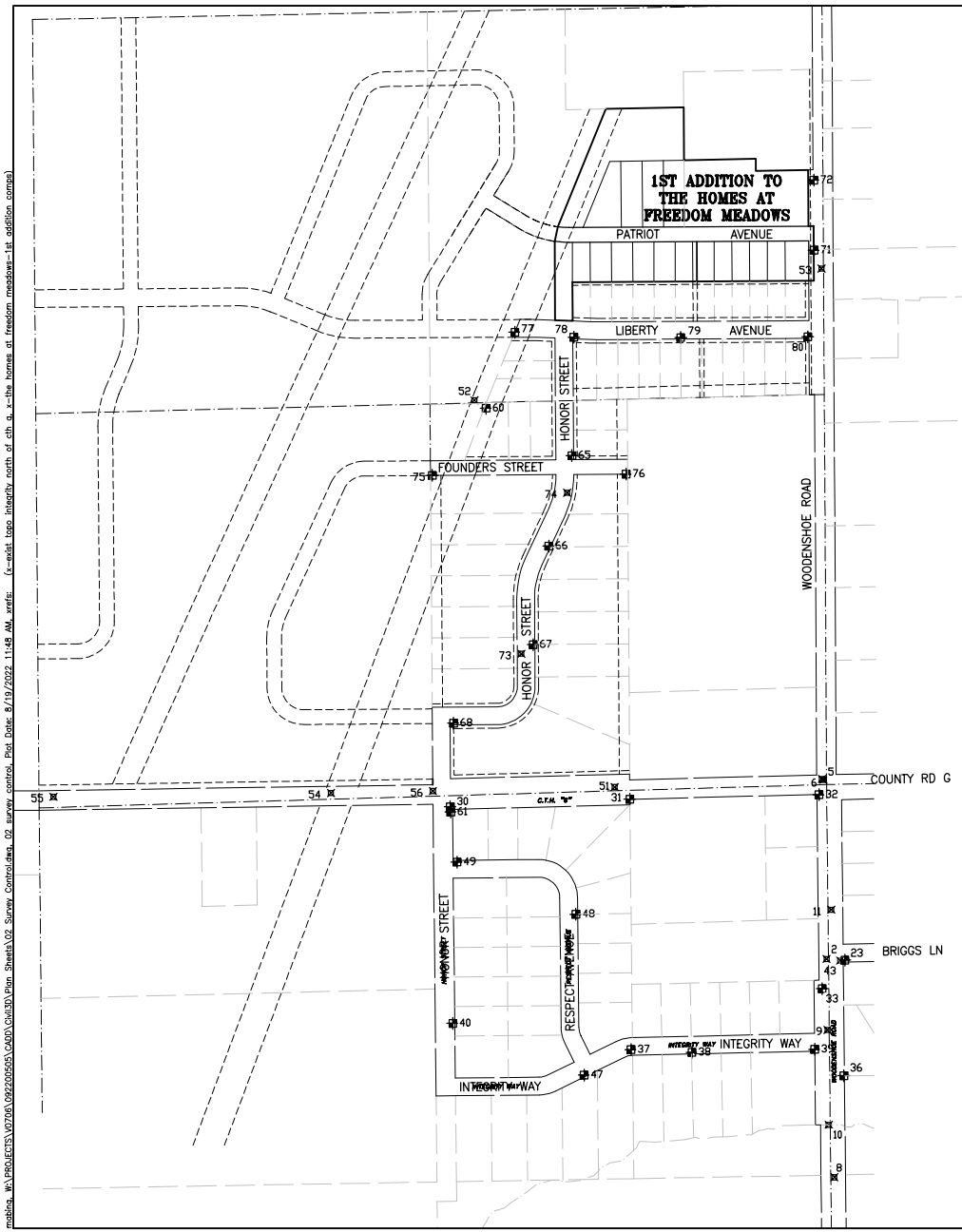
DESIGNED	DRAWN
CWK	MJA

PROJECT NO.
V0708 09-22-00504

DATE
AUGUST, 2022

SHEET NO.
01

ckalkofen, W:\PROJECTS\V0700\09220050A\CAD\Civil3D\Survey Documents\SUBDIVISION PLATS\Preliminary Plat 1st Add to the Homes at Freedom Meadows.dwg, 22x34, Plot Date: 9/14/2022 8:50 AM, xrefs: (x-the homes at freedom meadows-1st addition comps, x-aeial shade intensity north of cth a, x-aeial topo intensity north of cth a, loc map the homes at freedom meadows)



200 100 0 200
SCALE – FEET

NORTH

HORIZONTAL CONTROL POINTS			
POINT #	NORTHING	EASTING	DESCRIPTION
2	517649.64	796799.22	MAG NAIL
5	518259.09	796783.65	MAG NAIL
6	518256.32	796787.98	MAG NAIL
8	516910.68	796825.27	MAG NAIL
9	517409.59	796802.21	MAG NAIL
10	517088.29	796806.30	MAG NAIL
11	517816.35	796814.70	MAG NAIL
43	517644.16	796844.84	SETMMX
51	518232.15	796081.39	MAG NAIL
52	519541.55	795606.62	SET6RB
53	519987.46	796781.66	MAG NAIL
54	518211.78	795120.69	MAG NAIL
55	518198.94	794181.14	MAG NAIL
56	518218.50	795466.02	MAG NAIL
73	518683.22	795765.36	MAG SPIKE
74	519228.34	795920.59	MAG SPIKE

VERTICAL BENCHMARK CONTROL		
POINT #	ELEVATION	DESCRIPTION
23	765.29	HYDRANT TAG BOLT
30	777.43	NAIL IN POWER POLE
31	774.66	1" IRON PIPE
32	770.57	NAIL IN POWER POLE
33	762.17	MAG NAIL IN POWER POLE
36	762.83	HYDRANT TAG BOLT
37	768.95	HYDRANT TAG BOLT
38	766.25	HYDRANT TAG BOLT
39	763.30	HYDRANT TAG BOLT
40	779.31	MAG IN POWER POLE
47	771.80	HYDRANT TAG BOLT
48	776.93	HYDRANT TAG BOLT
49	777.99	HYDRANT TAG BOLT
60	781.10	MAG IN POWER POLE #141123
61	780.08	HYDRANT TAG BOLT
65	780.88	HYDRANT TAG BOLT
66	780.32	HYDRANT TAG BOLT
67	780.47	HYDRANT TAG BOLT
68	780.87	HYDRANT TAG BOLT
71	773.34	MAG IN POWER POLE #1916/R26 50-2
72	770.41	MAG IN POWER POLE #83-22653 1916/R27
75	783.64	HYDRANT TAG BOLT
76	777.53	HYDRANT TAG BOLT
77	780.63	HYDRANT TAG BOLT
78	778.84	HYDRANT TAG BOLT
79	776.20	HYDRANT TAG BOLT
80	774.88	HYDRANT TAG BOLT

NOTE:
PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PROPOSED SITE GRADES BY FIELD CHECKING TWO (2) BENCHMARKS AND A MINIMUM OF ONE (1) SITE FEATURE AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ALSO VERIFY HORIZONTAL CONTROL BY FIELD CHECKING SEVERAL CONTROL POINTS AND SHALL IMMEDIATELY NOTIFY MCMAHON OF ANY DISCREPANCIES.

VERTICAL DATUM
ELEVATIONS ARE REFERENCED TO LIBERTY HEIGHTS SUBDIVISION

HORIZONTAL DATUM:
COORDINATES ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR WINNEBAGO COUNTY

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www.mcmgrp.com

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NO.	DATE	REVISION

STREET & UTILITY CONSTRUCTION
CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN
SURVEY CONTROL

DESIGNED	DRAWN
LRR	MJA

PROJECT NO.
V0706 09-22-00505

DATE
08/2022

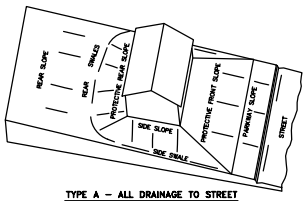
SHEET NO.
02

mobing, W:\PROJECTS\V0706\09220050S\CADD\Civil3D\Plan Sheets\02 Survey Control.dwg, 02 survey control, Plot Date: 8/19/2022 11:48 AM, xrefs: (x-exist topo integrity north of cth g, x-the homes at freedom meadows-1st addition comes)

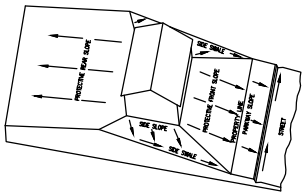
NOTES:
1. SUMP PUMP DISCHARGE ARE TO BE CONNECTED TO THE STORM SEWER LATERAL PROVIDED.
2. ROOF DOWNSPOUTS SHALL DISCHARGE AT GRADE AND NOT BE CONNECTED TO THE STORM SEWER SYSTEM.
3. GARAGES ARE RECOMMENDED TO BE LOCATED ON THE "HIGH" SIDE OF THE LOT.
4. ALL DRAINEGWAYS, SWALES, DRAINAGE EASEMENTS AND ASSOCIATED INFRASTRUCTURE SHALL BE INSTALLED, GRADED AND SEEDED PRIOR TO ROADWAY ACCEPTANCE.
5. SIDE YARD ELEVATION GRADE BREAKS ARE LOCATED 50-FT FROM ROAD RIGHT-OF-WAY.

LEGEND

- 746 — EXISTING CONTOURS
- PROPOSED CONTOURS
- ×776.06 — PROPOSED SPOT ELEVATION
- ○776.13 — EXISTING SPOT ELEVATION
- PROPOSED DRAINAGE DIRECTION
- 779.9 / 776.5 MIN — PROPOSED GARAGE FLOOR ELEVATION / MINIMUM FINISHED GROUND ELEVATION AT FOUNDATION



TYPE A – ALL DRAINAGE TO STREET



TYPE B – DRAINAGE BOTH TO STREET AND TO REAR LOT LINE
(NOTE: HIGH POINT ON SIDE SWALE ASSUMED 30' FROM FRONT PROPERTY LINE.)

TYPICAL LOT GRADING

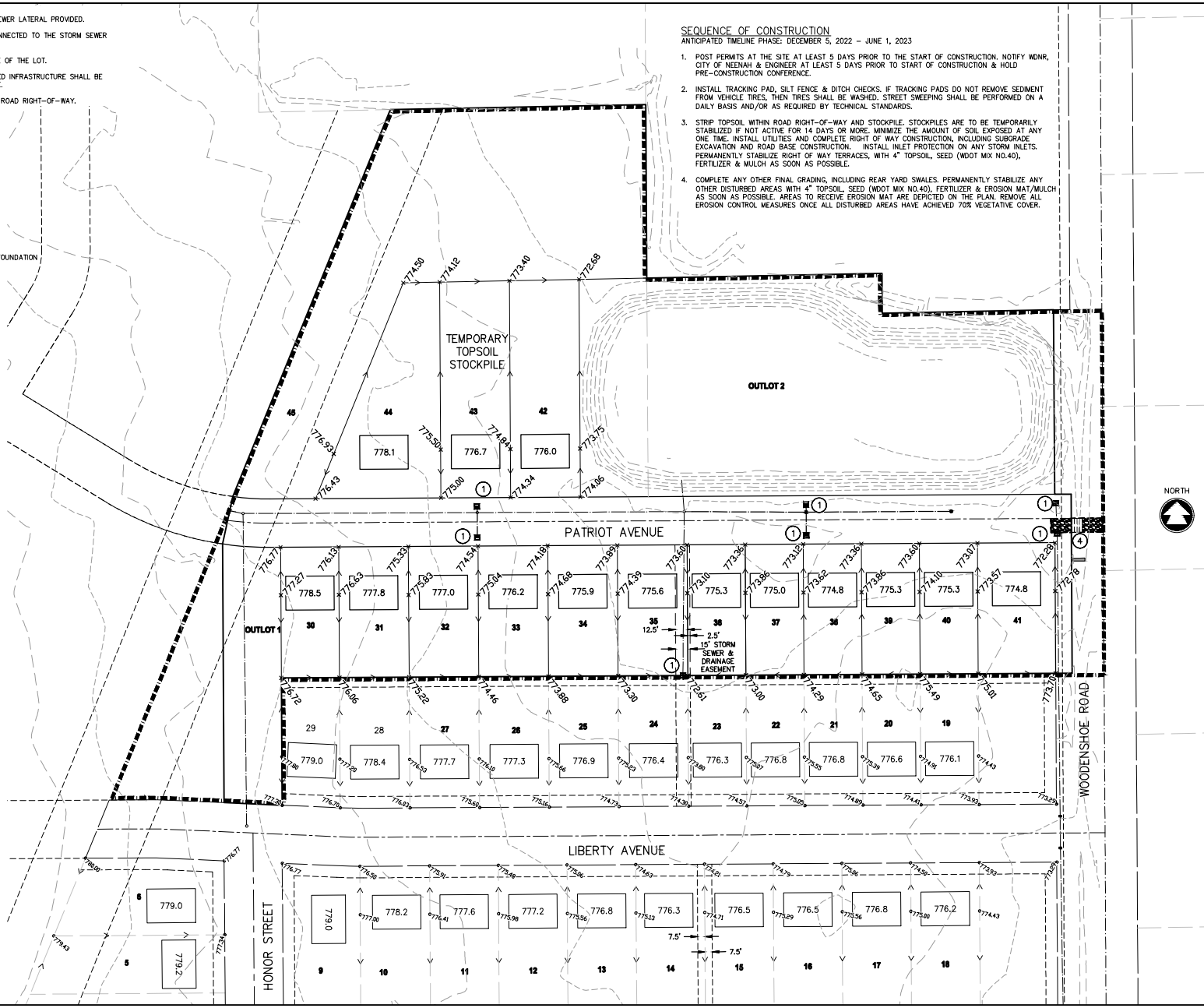
BMPS
1. – INLET PROTECTION
2. – TEMPORARY DITCH CHECK
3. – SILT FENCE
4. – TRACKING PAD

50 25 0 50
SCALE – FEET

SEQUENCE OF CONSTRUCTION

ANTICIPATED TIMELINE PHASE: DECEMBER 5, 2022 – JUNE 1, 2023

1. POST PERMITS AT THE SITE AT LEAST 5 DAYS PRIOR TO THE START OF CONSTRUCTION. NOTIFY WDNR, CITY OF NEENAH & ENGINEER AT LEAST 5 DAYS PRIOR TO START OF CONSTRUCTION & HOLD PRE-CONSTRUCTION CONFERENCE.
2. INSTALL TRACKING PAD, SILT FENCE & DITCH CHECKS. IF TRACKING PADS DO NOT REMOVE SEDIMENT FROM VEHICLE TIRES, THEN TIRES SHALL BE WASHED. STREET SWEEPING SHALL BE PERFORMED ON A DAILY BASIS AND/OR AS REQUIRED BY TECHNICAL STANDARDS.
3. STRIP TOPSOIL WITHIN ROAD RIGHT-OF-WAY AND STOCKPILE. STOCKPILES ARE TO BE TEMPORARILY STABILIZED IF NOT ACTIVE FOR 14 DAYS OR MORE. MINIMIZE THE AMOUNT OF SOIL EXPOSED AT ANY ONE TIME. INSTALL UTILITIES AND COMPLETE RIGHT OF WAY CONSTRUCTION, INCLUDING SUBGRADE EXCAVATION AND ROAD BASE CONSTRUCTION. INSTALL INLET PROTECTION ON ANY STORM INLETS. PERMANENTLY STABILIZE RIGHT OF WAY TERRACES, WITH 4" TOPSOIL, SEED (WDOT MIX NO.40), FERTILIZER & MULCH AS SOON AS POSSIBLE.
4. COMPLETE ANY OTHER FINAL GRADING, INCLUDING REAR YARD SWALES. PERMANENTLY STABILIZE ANY OTHER DISTURBED AREAS WITH 4" TOPSOIL, SEED (WDOT MIX NO.40), FERTILIZER & EROSION MAT/MULCH AS SOON AS POSSIBLE. AREAS TO RECEIVE EROSION MAT ARE DEPICTED ON THE PLAN. REMOVE ALL EROSION CONTROL MEASURES ONCE ALL DISTURBED AREAS HAVE ACHIEVED 70% VEGETATIVE COVER.



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NO.	DATE	REVISION
1	8/06/2022	LOTS 7 & 8

STREET & UTILITY CONSTRUCTION
CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN
DRAINAGE & EROSION CONTROL PLAN

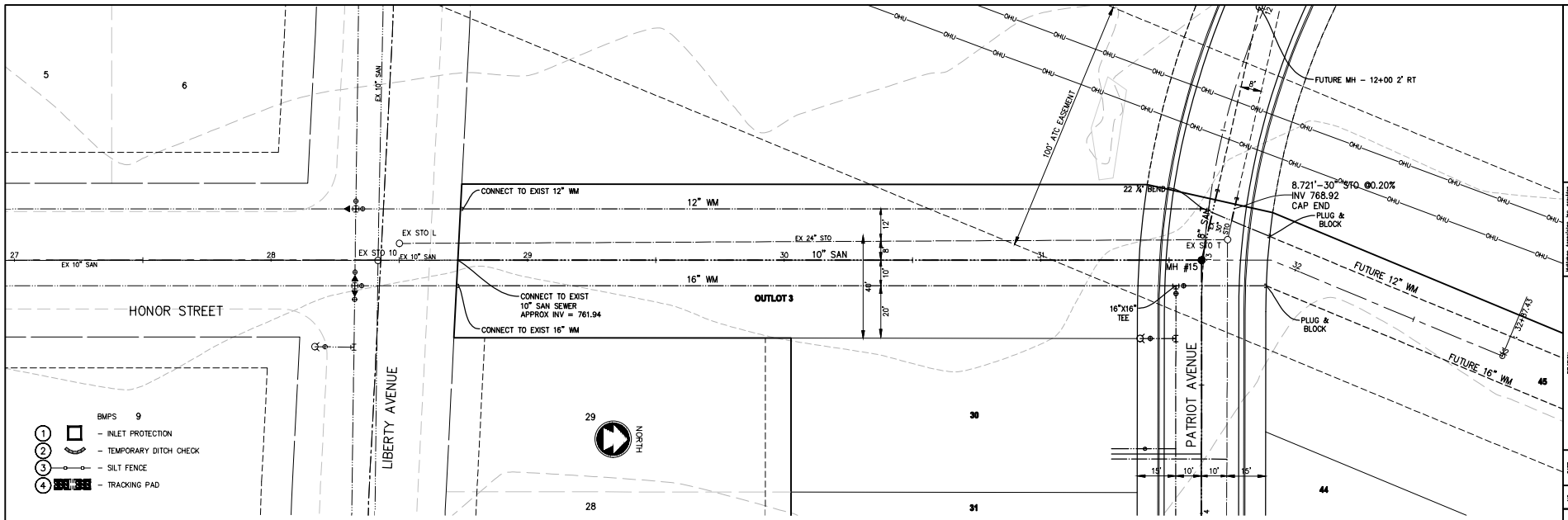
DESIGNED	DRAWN
LRR	MJA

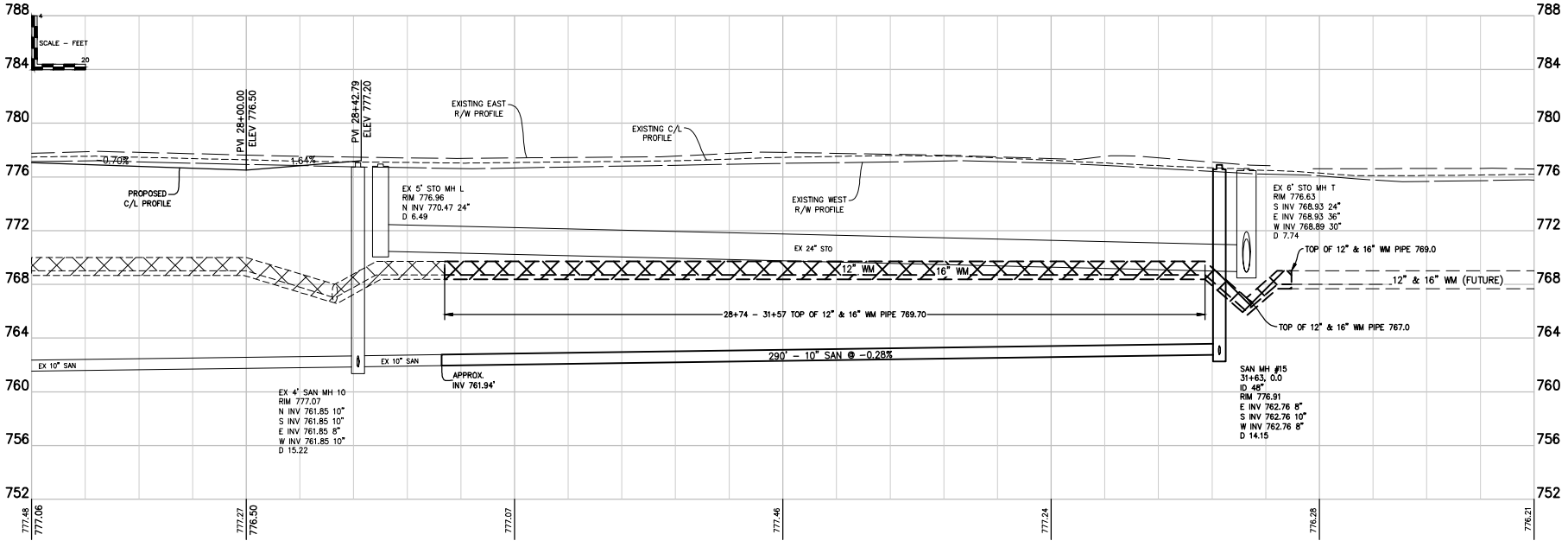
PROJECT NO.
V0706 09-22-00505

DATE
08/2022

SHEET NO.
03

mabina W:\PROJECTS\V0706\09220050S\CADD\Civil\3D\Plan Sheets\03 Drainage & Erosion Control Plan.dwg, 03 drainage & erosion control plan, Plot Date: 8/19/2022 11:48 AM, xrefs: (x-the homes at freedom meadows-1st addition contours, x-prop info the homes)





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NO.	DATE	REVISION

STREET & UTILITY CONSTRUCTION
CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN
UTILITY EASEMENT (LIBERTY AVE - PATRIOT AVE)

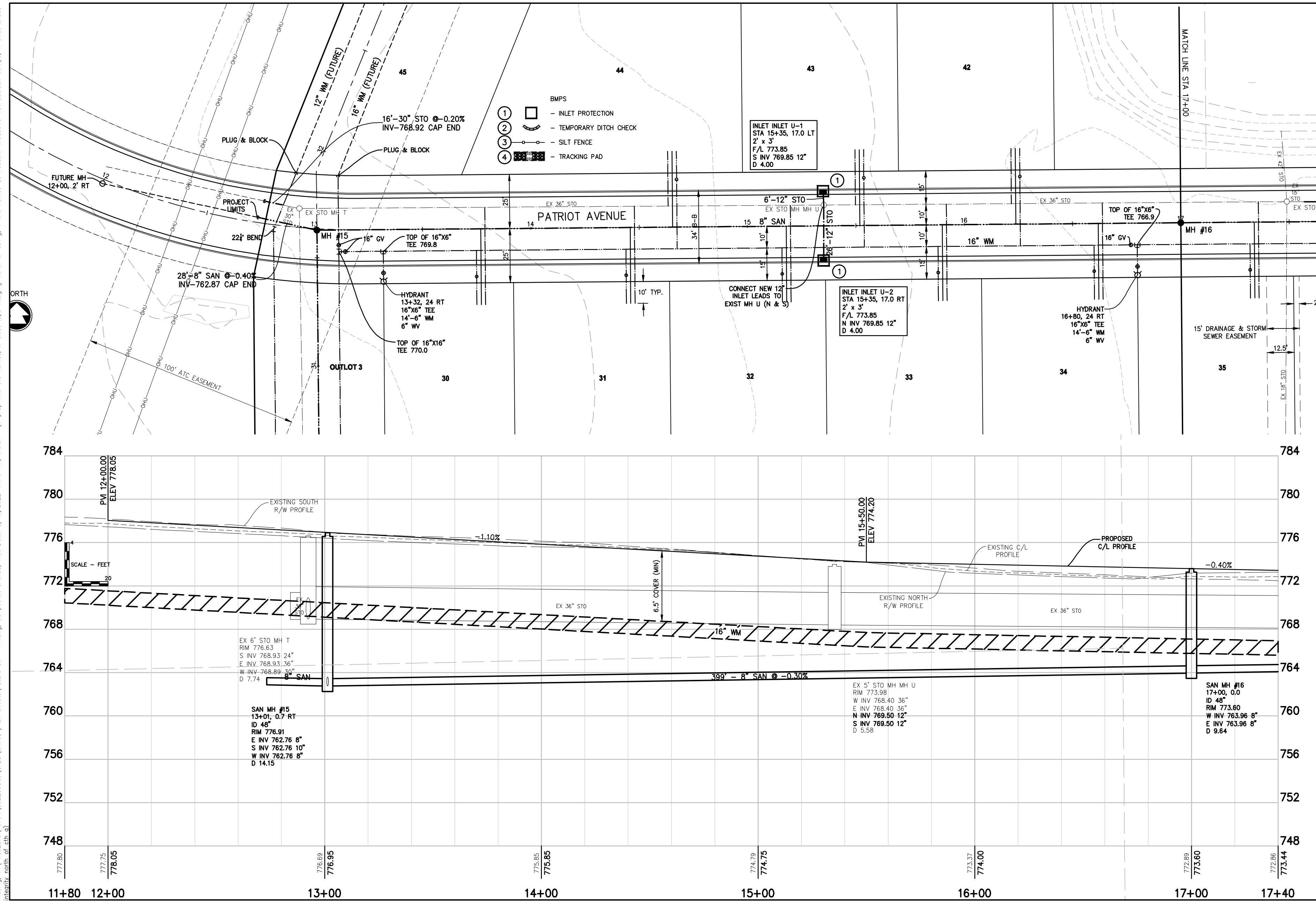
DESIGNED	DRAWN
LRR	MJA

PROJECT NO.
V0706 09-22-00505

DATE
08/2022

SHEET NO.
04

mabing, W:\PROJECTS\V0706\0922000505\CADD\Civil3D\Plan Sheets\04 Utility Easement (Liberty Ave - Patriot Ave).dwg, 04 utility easement (liberty ave - patriot ave), Plot Date: 8/19/2022 11:49 AM, xrefs: (x-exist shade integrity north of cth g, x-exist topo integrity north of cth g, x-prop info the homes, x-the homes at freedom meadows-1st addition comps, x-exist shade approx gravel)



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ENGINEERS \ ARCHITECTS
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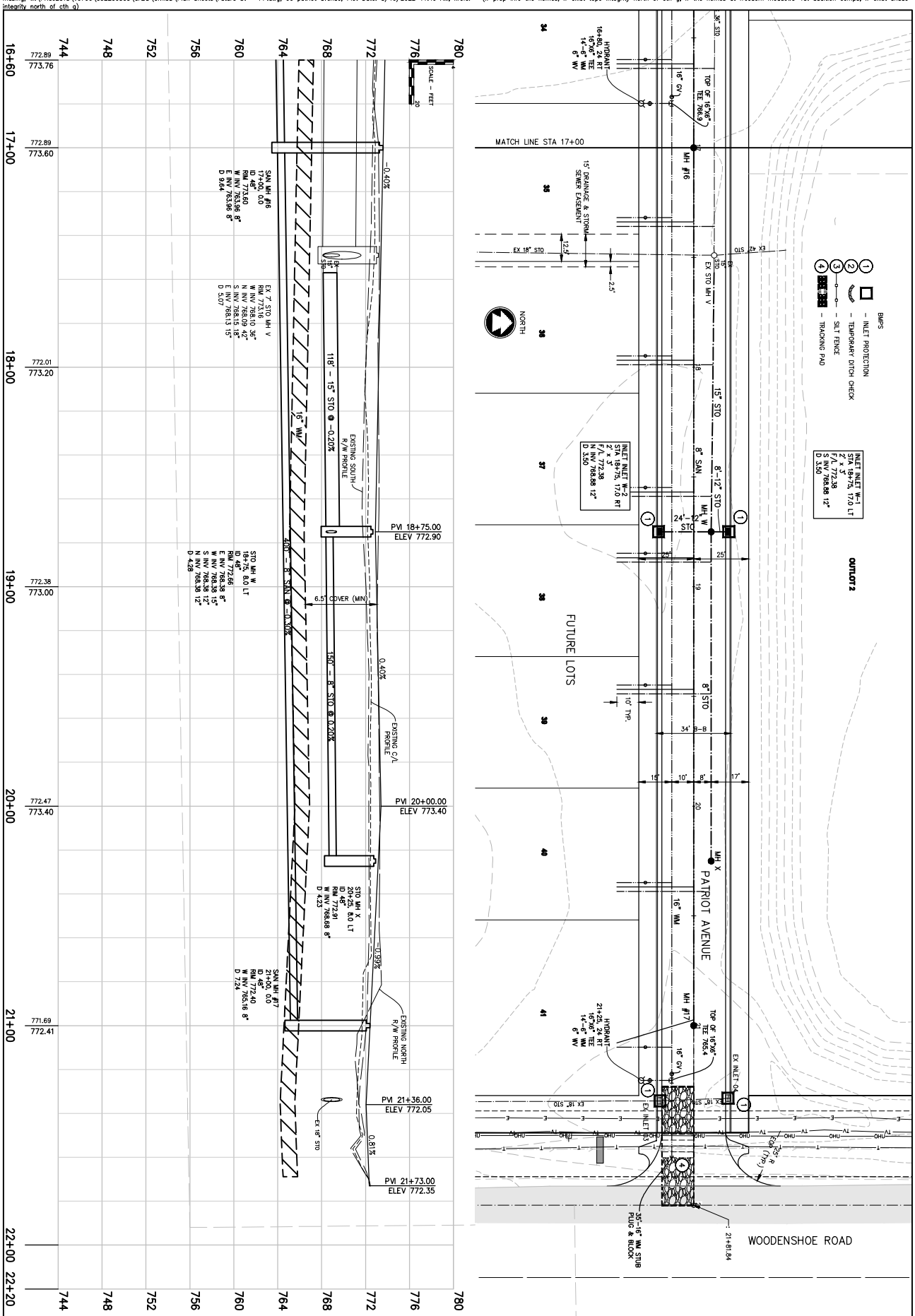
NO.	DATE	REVISION

STREET & UTILITY CONSTRUCTION
CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN
PATRIOT AVENUE

DESIGNED	DRAWN
LRR	MJA

PROJECT NO. V0706 09-22-00505
DATE 08/2022
SHEET NO. 05

mabing, W:\PROJECTS\V0706\092200505\CADD\Civil3D\Plan Sheets\Future St – PP.dwg, 06 patriot avenue, Plot Date: 8/19/2022 11:49 AM, xrefs: (x-prop info the homes, x-exist topo integrity north of cth g, x-the homes at freedom meadows-1st addition comps, x-exist shade integrity north of cth g)



NO.	DATE	REVISION

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STREET & UTILITY CONSTRUCTION
CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN
PATRIOT AVENUE

DESIGNED	DRAWN
LRR	MJA

PROJECT NO. V0706 09-22-05505
DATE 08/2022
SHEET NO. 06

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Minutes of the Board of Public Works Meeting
Thursday, November 10, 2022 at 1:00 p.m.

MEMBERS PRESENT: Director of Public Works Kaiser, Deputy Director of Finance Kahl, Director of Community Development & Assessment Haese, Water Utility Director Mach, City Attorney Rashid and Alderpersons Lendrum and Hillstrom. Mayor Lang was excused.

ALSO PRESENT: City Clerk Nagel.

CALL TO ORDER: Alderperson Hillstrom called the meeting to order at 1:03 p.m.

I. Approval of the minutes of the October 11, 2022 meeting. (Minutes can be found on the City web site)
MSC Kaiser/Lendrum to approve the meeting minutes as written, all voting aye.

II. Appearances.
None.

III. Unfinished Business.
There was discussion on Deputy Director Kahl's ability to vote with this committee. Attorney Rashid determined that yes, Deputy Director Kahl is a voting member of this body.

IV. New Business.
A. Public Works

Info. Only

1. Pay Request No.6, Contract 7-21, Harrison Street Storm Water Pond, MCC, Inc., in the amount of $102,872.03.
MSC by Kaiser/Lendrum to approve Pay Request No.6, Contract 7-21,in the amount of $102,872.03, all voting aye.

Discussion: Primary items for this pay request includes ledgestone, waterfall, erosion control, and sidewalk replacement. The contractor is far enough along to receive the grant money. The pond can be used for fishing, remote control or non-motorized boats.

Info. Only

2. Change Order No.1, Contract 8-21, Jewelers Park Drive Trail, Vinton Construction Company, for additional base aggregate, additional geogrid, inlet remove/replace and alt bid-5-inch concrete sidewalk, in an amount of $96,470.61.
MSC Kaiser/Lendrum to approve Change Order No.1, Contract 8-21, in an amount of $96,470.61, all voting aye.

Discussion: Primary items in this change order are confirmation of final quantities of the project. There was also a contract error of $96,470.61 in which $26,675 would be charged to miscellaneous sidewalk repair budget for replacement of a portion of the existing trail north of the north bridge with the remaining of the funds coming from TID 7 reserves.

Report

3. Final Pay Request, Contract 8-21, Jewelers Park Drive Trail, Vinton Construction Company, in amount of $252,361.05.
MSC Kaiser/Lendrum to approve final pay request, Contract 8-21, in the amount of $252,361.05, all voting aye.

Discussion: The final pay request includes change order no. 1 approved above.

There was also discussion regarding the construction status on the buildings.

Info. Only

4. Pay Request No.5, Contract 2-22, Sanitary, Water and Storm Water on Dieckhoff Street and Grove Street, Donald Hietpas & Sons, Inc., in an amount of $83,233.51.
MSC Kaiser/Lendrum to approve Pay Request No.5, Contract 2-22, in an amount of $83,233.51, all voting aye.

Discussion: All project work is completed, final payment is expected once all the quantities are verified.

Info. Only

5. Pay Request No.3, Contract 3-22, Street Construction, Apple Blossom Drive., Fredrick Drive, Green Acres Lane, Honeysuckle Lane, Meadow Lane, Primrose Lane, Wild Rose Lane, Blueberry Lane, Cherry Lane, Farm Ridge Lane, Fresh Air Park and Southview Park Basketball Court, Northeast Asphalt Inc., in an amount of $723,804.14.
MSC Kaiser/Lendrum to approve Pay Request No.3, Contract 3-22, in an amount of $723,804.14, all voting aye.

Discussion: All project work is completed, final payment is expected once all the quantities are verified.

Info. Only

6. Pay Request No.3, Contract 7-22, Winneconne Bridge Repair, Pfeifer Brothers Construction, in an amount of $92,834.99.
MSC Kaiser/Haese to approve Pay Request No.3, Contract 7-22, in an **amount of $92,834.99, all voting aye.**

Discussion: There was needed repair to the street light conduit. Pfeifer is doing an excellent job and things are proceeding well with a couple of more weeks left until complete.

Info. Only

7. Pay Request No.1, Contract 8-22, HMA Pavement Repairs, Northeast Asphalt, Inc., in an amount of $89,426.07.
MSC Kaiser/Lendrum to approve Pay Request No.1, Contract 8-22, in an amount of $89,426.07.

No discussion.

Info. Only

8. Approve Change Order Change Order 1 Contract 11A-22 Water Service Replacement Reddin Avenue & Zemlock Avenue extending the completion deadline to April 30, 2023.
MSC Kaiser/Lendrum to approve Change Order 1 Contract 11A-22 Water Service Replacement Reddin Avenue & Zemlock Avenue extending the completion deadline to April 30, 2023.

Discussion: This change order is to extend the completion date from December 31, 2022 to April 30, 2023. This reflects a more realistic timeframe for completion of service line replacement and restoration.

Info. Only

9. Approve Change Order 1 Contract 11B-22 Water Service Replacement Hunt Avenue, Madison Street & Nicolet Boulevard extending the completion deadline to April 30, 2023.
MSC Kaiser/Haese to approve Change Order 1 Contract 11B-22 Water Service Replacement Hunt Avenue, Madison Street & Nicolet Boulevard extending the completion deadline to April 30, 2023.

No discussion.

V. Any announcements/questions for the Board.
A. None.

VI. Adjournment.
MSC Lendrum/Haese to adjourn, all voting aye. Meeting adjourned at 1:20 p.m.

Respectfully Submitted,
Charlotte K. Nagel
Charlotte Nagel
City Clerk

City of Neenah
Department of Public Works
Contractor Request for Payment

Contractor Name: MCC, Inc.		Contract No.	7-21
Address P.O. Box 1137		Contract Amount	$1,661,108.73
City Little Chute WI 54140			
Name of Project	Harrison Street Stormwater Pond		
Location of Project	Harrrison Street		
Pay Request No.	**6**	For Period	**October 7, 2022 thru October 31, 2022**

CONTRACT SUMMARY

Original Contract Amount	$1,661,108.73
Net Amount of Change Order through Change Order No. 1	$0.00
Adjusted Contract Amount	$1,661,108.73

WORK PERFORMED TO DATE

Work Performed to Date		$1,370,179.94
Less Retainage of 5%. If different indicate here	2.5%	$63,054.66
Net Amount Earned to Date		$1,307,125.27
Less Previous Payments		$1,204,253.24
BALANCE DUE THIS PAYMENT		**$102,872.03**

CONTRACT BREAKOUT

		Budget Total	Contract Breakdown	Due This Estimate	Paid to Date
Detention Ponds	049-5250-742-0236	$1,184,130.00	$1,184,130.00	$0.00	$1,184,130.00
Detention Ponds	049-5250-743-0236	$643,937.00	$476,978.73	$102,872.83	$20,123.24
		$1,828,067.00	$1,661,108.73	$102,872.83	$1,204,253.24

CERTIFICATION OF CONTRACTOR:

I certify that the foregoing is just and correct and the amount claimed is legally due after showing all just credits

Certified by Engineer	Date: 11-7-22
Certified by Public Works	Date: 11-7-2022
Certified by Water Utility	Date:
Certified by Contractor	Date:
Approved BPW	Date:
Approved Common Council (Final Payments Only)	Date:

Contract 7-21
Harrison Street Stormwater Pond

		Original Contract				Pay Estimate No. 5						Pay Estimate No. 6					
	DESCRIPTION	Quantity	Unit of Measure	Unit Price	Total	Quantity Completed This Pay Estimate	$ This Pay Estimate	2.5% Retainage	Due This Estimate	Previously Paid	Due to Contractor	Quantity Completed This Pay Estimate	$ Completed This Pay Estimate	2.5% Retainage	Due This Estimate	Previously Paid	Due to Contractor
300	Furnish and Install Tracking Pad	Each	1	$811.07	$811.07	0.00	$0.00	$0.00	$0.00	$770.52	$811.07	0.00	$0.00	$0.00	$0.00	$770.52	$811.07
301	Furnish & install inlet protection	Each	10	$109.56	$1,095.60	0.00	$0.00	$0.00	$0.00	$624.49	$657.36	0.00	$0.00	$0.00	$0.00	$624.49	$657.36
302	Furnish & install silt fence	Lin. Ft.	310	$2.50	$775.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
303	Clear & grub trees and brush	Lump Sum	1	$3,500.00	$3,500.00	0.00	$0.00	$0.00	$0.00	$3,325.00	$3,500.00	0.00	$0.00	$0.00	$0.00	$3,325.00	$3,500.00
304	Strip & stockpile topsoil (Estimated 6,170 sq. yds.)	Lump Sum	1	$4,676.81	$4,676.81	0.00	$0.00	$0.00	$0.00	$4,442.97	$4,676.81	0.00	$0.00	$0.00	$0.00	$4,442.97	$4,676.81
305	Remove concrete sidewalk, trailer pad & post anchors	Sq. Yds.	576	$2.69	$1,549.44	0.00	$0.00	$0.00	$0.00	$1,471.97	$1,549.44	0.00	$0.00	$0.00	$0.00	$1,471.97	$1,549.44
306	Remove concrete curb & gutter	Lin. Ft.	1307	$0.90	$1,176.30	0.00	$0.00	$0.00	$0.00	$1,117.49	$1,176.30	0.00	$0.00	$0.00	$0.00	$1,117.49	$1,176.30
307	Saw & remove asphalt pavement	Sq. Yds.	540	$3.61	$1,949.40	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
308	Furnish and Install 12 inch Storm Main	Lin. Ft.	250	$59.16	$14,790.00	0.00	$0.00	$0.00	$0.00	$13,657.09	$14,375.88	0.00	$0.00	$0.00	$0.00	$13,657.09	$14,375.88
309	Furnish and Install 24 inch Storm Main	Lin. Ft.	103	$94.86	$9,770.58	0.00	$0.00	$0.00	$0.00	$6,308.19	$6,640.20	0.00	$0.00	$0.00	$0.00	$6,308.19	$6,640.20
310	Furnish and Install 36 inch Storm Main	Lin. Ft.	152	$122.40	$18,604.80	0.00	$0.00	$0.00	$0.00	$16,162.92	$17,013.60	0.00	$0.00	$0.00	$0.00	$16,162.92	$17,013.60
311	Furnish and Install 42 inch Storm Main	Lin. Ft.	76	$150.96	$11,472.96	0.00	$0.00	$0.00	$0.00	$9,321.78	$9,812.40	0.00	$0.00	$0.00	$0.00	$9,321.78	$9,812.40
312	Furnish and Install 48 inch Storm Main	Lin. Ft.	297	$168.30	$49,985.10	0.00	$0.00	$0.00	$0.00	$44,288.15	$46,619.10	0.00	$0.00	$0.00	$0.00	$44,288.15	$46,619.10
313	Furnish and Install 72 inch diameter manhole	Each	2	$6,987.00	$13,974.00	0.00	$0.00	$0.00	$0.00	$13,275.30	$13,974.00	0.00	$0.00	$0.00	$0.00	$13,275.30	$13,974.00
314	Furnish and Install 96 inch diameter manhole	Each	1	$13,821.00	$13,821.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
315	Furnish and Install Outlet Structure 1 including V-notch Weir	Each	1	$10,174.50	$10,174.50	0.00	$0.00	$0.00	$0.00	$9,665.78	$10,174.50	0.00	$0.00	$0.00	$0.00	$9,665.78	$10,174.50
316	Furnish and Install Steel Plate Outlet Controls in Outlet Structure 2	Each	1	$7,114.50	$7,114.50	0.00	$0.00	$0.00	$0.00	$6,758.78	$7,114.50	0.00	$0.00	$0.00	$0.00	$6,758.78	$7,114.50
317	Furnish and Install Manhole Opening and Manhole Frame in Outlet 2	Lump Sum	1	$5,916.00	$5,916.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
318	Furnish and Install 5'x9' Concrete Box Manhole w/ Aluminum Access Hatch	Lump Sum	1	$17,850.00	$17,850.00	0.00	$0.00	$0.00	$0.00	$16,957.50	$17,850.00	0.00	$0.00	$0.00	$0.00	$16,957.50	$17,850.00
319	Furnish and Install 36 inch Concrete Apron End Wall w/ trash guard	Each	2	$2,601.00	$5,202.00	0.00	$0.00	$0.00	$0.00	$4,941.90	$5,202.00	0.00	$0.00	$0.00	$0.00	$4,941.90	$5,202.00
320	Furnish and Install 42 inch Concrete Apron End Wall w/ trash guard	Each	1	$3,060.00	$3,060.00	0.00	$0.00	$0.00	$0.00	$2,907.00	$3,060.00	0.00	$0.00	$0.00	$0.00	$2,907.00	$3,060.00
321	Furnish and Install 60 inch Concrete Apron End Wall w/ trash guard	Each	1	$6,222.00	$6,222.00	0.00	$0.00	$0.00	$0.00	$5,910.90	$6,222.00	0.00	$0.00	$0.00	$0.00	$5,910.90	$6,222.00
322	"Furnish and Install 48"" vertical trash guard & attach to wall"	Each	1	$3,289.50	$3,289.50	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
323	Furnish and Install all materials to raise 12 inch watermain over storm	Lump Sum	1	$8,364.00	$8,364.00	0.00	$0.00	$0.00	$0.00	$7,945.80	$8,364.00	0.00	$0.00	$0.00	$0.00	$7,945.80	$8,364.00
324	Excavate & Haul Petroleum Impacted Soil from Area 1 to Landfill	Tons	2400	$14.00	$33,600.00	0.00	$0.00	$0.00	$0.00	$41,269.90	$43,442.00	0.00	$0.00	$0.00	$0.00	$41,269.90	$43,442.00
325	Excavate & Haul Low Hazardous Soil from Area 2 to Arrowhead Park	Cu. Yds.	4800	$8.00	$38,400.00	0.00	$0.00	$0.00	$0.00	$126,160.00	$132,800.00	0.00	$0.00	$0.00	$0.00	$126,160.00	$132,800.00
326	Excavate, Grade & Shape Pond (Cut 46,800 cu.yds. ; Fill 1320 cu.yds.)	Cu. Yds.	46800	$6.25	$292,500.00	0.00	$0.00	$0.00	$0.00	$207,812.50	$218,750.00	0.00	$0.00	$0.00	$0.00	$207,812.50	$218,750.00
327	Furnish & salvage topsoil and grade (Estimated 1800 cu. yds.)	Lump Sum	1	$15,361.63	$15,361.63	0.00	$0.00	$0.00	$0.00	$7,296.77	$7,680.82	0.00	$0.00	$0.00	$0.00	$7,296.77	$7,680.82

Contract 7-21
Harrison Street Stormwater Pond

		Original Contract				Pay Estimate No. 5						Pay Estimate No. 6					
	DESCRIPTION	Quantity	Unit of Measure	Unit Price	Total	Quantity Completed This Pay Estimate	$ This Pay Estimate	2.5% Retainage	Due This Estimate	Previously Paid	Due to Contractor	Quantity Completed This Pay Estimate	$ Completed This Pay Estimate	2.5% Retainage	Due This Estimate	Previously Paid	Due to Contractor
328	Furnish & Install medium rip-rap (Estimated 300 sq. yds.)	Tons	300	$32.57	$9,771.00	0.00	$0.00	$0.00	$0.00	$9,282.45	$9,771.00	0.00	$0.00	$0.00	$0.00	$9,282.45	$9,771.00
329	Furnish & Install 3 inch clear crushed stone	Tons	50	$26.75	$1,337.50	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
330	Furnish and install Temp Seed (winter wheat/annual rye) & Mulch	Sq. Yds.	9680	$0.83	$8,034.40	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
331	Lawn Seed, Mulch & Fertilize (Estimated 4430 sq. yds.)	Lump Sum	1	$8,014.28	$8,014.28	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	1.00	$8,014.28	$200.36	$7,813.92	$0.00	$8,014.28
500	Furnish large ledgestone for waterfall and landscaping	Tons	700	$276.83	$193,781.00	0.00	$0.00	$0.00	$0.00	$184,091.95	$193,781.00	0.00	$0.00	$0.00	$0.00	$184,091.95	$193,781.00
501	Install ledgestone waterfall	Lump Sum	1	$97,337.14	$97,337.14	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.50	$48,668.57	$1,216.71	$47,451.86	$0.00	$48,668.57
502	Furnish & install pump with removal rails and cords	Each	2	$18,697.11	$37,394.22	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
503	Furnish & install pump control panel in enclosure	Each	1	$2,768.57	$2,768.57	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
504	Furnish & install piping for waterfall	Lump Sum	1	$13,842.86	$13,842.86	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
505	Furnish & install Mississippi pebble/river rock with geotextile fabric	Tons	100	$132.60	$13,260.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
506	Furnish & install large stone boulders	Tons	150	$102.00	$15,300.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
507	Furnish & install modular block wall	Sq. Ft.	4400	$74.46	$327,624.00	0.00	$0.00	$0.00	$0.00	$311,242.80	$327,624.00	0.00	$0.00	$0.00	$0.00	$311,242.80	$327,624.00
508	Furnish & install stain on block wall	Lump Sum	1	$19,854.79	$19,854.79	0.50	$9,927.40	$248.18	$9,679.21	$9,431.03	$19,854.79	0.00	$0.00	$0.00	$0.00	$19,358.42	$19,854.79
509	Furnish & install rail & guard on block wall	Lin. Ft.	620	$94.01	$58,286.20	620.00	$58,286.20	$1,457.16	$56,829.05	$0.00	$58,286.20	0.00	$0.00	$0.00	$0.00	$58,286.20	$58,286.20
510	Furnish & install chain link fence	Lin. Ft.	550	$66.03	$36,316.50	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
511	Furnish & install granite chip aggregate	Tons	30	$132.60	$3,978.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	10.00	$1,326.00	$33.15	$1,292.85	$0.00	$1,326.00
512	Salvage gravel, install & prepare sidewalk gravel base	Sq. Yds.	1050	$15.95	$16,747.50	500.00	$7,975.00	$199.38	$7,775.63	$0.00	$7,975.00	200.00	$3,190.00	$79.75	$3,110.25	$7,975.00	$11,165.00
513	Furnish & install 5 inch concrete sidewalk & patio	Sq. Ft.	9500	$5.23	$49,685.00	4,000.00	$20,920.00	$523.00	$20,397.00	$0.00	$20,920.00	3,500.00	$18,305.00	$457.63	$17,847.38	$20,920.00	$39,225.00
514	Furnish & install conctete steps	Lin. Ft.	210	$66.30	$13,923.00	210.00	$13,923.00	$348.08	$13,574.93	$0.00	$13,923.00	0.00	$0.00	$0.00	$0.00	$13,923.00	$13,923.00
515	Salvage gravel, install & prepare 12 inch gravel base	Sq. Yds.	500	$16.69	$8,345.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
516	Furnish & install HMA Pavement	Tons	85	$195.00	$16,575.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
517	Prairie site prep with glyphoate application	Each	3	$1,632.00	$4,896.00	1.00	$1,632.00	$40.80	$1,591.20	$1,550.40	$3,264.00	0.00	$0.00	$0.00	$0.00	$3,182.40	$3,264.00
518	Furnish & install prairie seed	Lump Sum	1	$9,384.00	$9,384.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	1.00	$9,384.00	$234.60	$9,149.40	$0.00	$9,384.00
519	Furnish & install erosion control blanket	Sq. Yds.	9600	$1.53	$14,688.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	8,000.00	$12,240.00	$306.00	$11,934.00	$0.00	$12,240.00
520	Furnish & install Techny Arborvitae	Each	33	$96.90	$3,197.70	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
521	Furnish & install Black Hills Spruce	Each	15	$198.90	$2,983.50	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	6.00	$1,193.40	$29.84	$1,163.57	$0.00	$1,193.40
522	Furnish & install Witchita Blue Juniper	Each	4	$122.40	$489.60	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
523	Furnish & install White Oak	Each	4	$346.80	$1,387.20	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	2.00	$693.60	$17.34	$676.26	$0.00	$693.60
524	Furnish & install Bur Oak	Each	4	$346.80	$1,387.20	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
525	Furnish & install White Pine	Each	7	$285.60	$1,999.20	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	4.00	$1,142.40	$28.56	$1,113.84	$0.00	$1,142.40

Contract 7-21
Harrison Street Stormwater Pond

		Original Contract				Pay Estimate No. 5						Pay Estimate No. 6					
	DESCRIPTION	Quantity	Unit of Measure	Unit Price	Total	Quantity Completed This Pay Estimate	$ This Pay Estimate	2.5% Retainage	Due This Estimate	Previously Paid	Due to Contractor	Quantity Completed This Pay Estimate	$ Completed This Pay Estimate	2.5% Retainage	Due This Estimate	Previously Paid	Due to Contractor
526	Furnish & install Norway Pine	Each	3	$293.76	$881.28	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
527	Furnish & install Scotch Pine	Each	2	$293.76	$587.52	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	2.00	$587.52	$14.69	$572.83	$0.00	$587.52
528	Furnish & install Whitespire Birch	Each	2	$295.80	$591.60	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
529	Furnish & install River Birch	Each	3	$295.80	$887.40	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
530	Furnish & install White Cedar	Each	4	$225.42	$901.68	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
531	Furnish & install Shagbark Hickory	Each	2	$381.48	$762.96	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
532	Furnish & install Hackberry	Each	1	$364.14	$364.14	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
533	Furnish & install North Star Cherry	Each	3	$127.50	$382.50	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
534	Furnish & install Wowza! Dwarf Cherry	Each	4	$127.50	$510.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
535	Furnish & install Pagoda Dogwood	Each	6	$127.50	$765.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	6.00	$765.00	$19.13	$745.88	$0.00	$765.00
600	Furnish & Install Floating Dock Gangway	LS	1	$35,000.00	$35,000.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
332	Furnish & Install Concrete Pipe	Ln Ft	133	$239.70	$31,880.10	0.00	$0.00	$0.00	$0.00	$26,414.94	$27,805.20	0.00	$0.00	$0.00	$0.00	$26,414.94	$27,805.20
	TOTALS				$1,661,108.73		$112,663.60	$2,816.59	$109,847.01	$1,094,406.24	$1,264,670.17		$105,509.77	$2,637.74	$102,872.03	$1,207,069.84	$1,370,179.94

Neenah
WISCONSIN

Department of Public Works
211 Walnut St. • P.O. Box 426 • Neenah WI 54957-0426
Phone 920-886-6241 • e-mail: gkaiser@ci.neenah.wi.us
GERRY KAISER, P.E.
DIRECTOR OF PUBLIC WORKS

M E M O R A N D U M

DATE: November 8, 2022

TO: Mayor Kaufert and Members of the Common Council

FROM: Gerry Kaiser, Director of Public Works

RE: Contract 8-21: Jewelers Park Drive Trail

City staff and the contractor have concluded review of final quantities for the Jewelers Park Drive Trail. A change order and final pay request are attached. The main items listed in the change order are additional gravel due to ground conditions, the addition of geogrid under the gravel to improve the trail structure, and an increase in the trail quantity between the north bridge and Cecil Street due to a bid quantity error.

The approved contract amount was $1,481,050.61. The final pay amount is $1,577,521.22, a difference of $96,470.61. I recommend that $26,675 of that amount be charged to the miscellaneous sidewalk repair budget for replacement of a portion of the existing trail north of the north bridge with the remainder funded from the TID 7 reserves.

Change Order No: 1

Contract: 8-21

Project: Jewelers Park Drive Trail

Contractor: Vinton Construction Company
1322 33rd Street
Two Rivers WI 54241

Current Contract: $1,481,050.61

Change Ordered Herewith:	Account Number	
1. Additional Base Aggregate	027-2498-742-0236	$35,000.00
2. Additional Geogrid	027-2498-742-0236	$19,050.61
3. Inlet Remove/Replace	027-2498-742-0236	$1,420.00
4. Alt Bid-Concrete Sidewalk 5-Inch	027-2498-742-0236	$41,000.00
5.		
	TOTAL	**$96,470.61**

Reason for Change:

1. Additional base aggregate and geogrid required to stablize base below concrete
2. trail.
3. Inlet removed and replaced required top adjust inlet to roadway location.
4. 5-Inch Sidewalk bid item was under bid because of error on bid sheet.
5.
6.
7.

Contract Amount		Contract Time (Calendar Days)	
Original:	$1,481,050.61	Original:	
Previous C.O.'s (+/-):	$0.00	Previous C.O.'s (+/-):	
This C.O. (+/-):	$96,470.61	This C.O. (+/-):	
Revised:	$1,577,521.22	Revised:	

This document shall become an amendment to the contract and all stipulations and covenants of the contract shall apply hereto.

Contractor: Richard Lamers Vice President Vinton Construction Date: 11-4-2022

Department: Date: 11-8-2022

Water Department (If applicable) Date:

Board of PW: Date:

City of Neenah
Department of Public Works
Contractor Request for Payment

Contractor Name: Donald Hietpas & Sons, Inc.		Contract No.	2-22
Address 1450 E North Ave		Contract Amou	$789,997.50
City Little Chute WI 54140			
Name of Project	Sanitary, Water Services and Street Construction		
Location of Project	Dieckhoff Street & Grove Street		
Pay Request No. 5	For Period	September 12, 2022 through October 31, 2022	

CONTRACT SUMMARY

Original Contract Amount	$789,997.50
Net Amount of Change Order	$0.00
Adjusted Contract Amount	$789,997.50

WORK PERFORMED TO DATE

Work Performed to Date		$722,883.31
Less Retainage of 5%. If different indicate here	2.5%	$28,325.10
Net Amount Earned to Date		$694,558.20
Less Previous Payments		$611,324.69
BALANCE DUE THIS PAYMENT		**$83,233.51**

CONTRACT BREAKOUT

	Account Numbers	Budget Total	Contract Breakdown	Due This Estimate	Paid to Date
Sanitary Sewer-Grove St.	046-5051-743-0236	$480,000.00	$317,180.00	$0.00	$262,042.16
Storm Sewer - Grove St.	049-5273-743-0236	$170,000.00	$67,199.00	$0.00	$55,760.73
Street - Dieckhoff St./Grove St.	012-4323-743-0236	$400,000.00	$349,919.50	$83,233.51	$236,964.51
Water Services - Dieckhoff St.	400-0000-207-0485	$20,800.00	$15,863.00	$0.00	$12,238.85
Water Services - Grove St.	400-0000-207-0484	$74,700.00	$39,836.00	$0.00	$44,318.45
		$1,145,500.00	$789,997.50	$83,233.51	$611,324.69

CERTIFICATION OF CONTRACTOR:
I certify that the foregoing is just and correct and the amount claimed is legally due after showing all just credits

Certified by Engineer	Date: 11-4-22
Certified by Public Works	Date: 11-4-22
Certified by Water Utility	Date:
Certified by Contractor	Date:
Approved BPW	Date:
Approved Common Council (Final Payments Only)	Date:

Contract 2-22
Sanitary Sewer, Storm Sewer, Water Services, and Street Construction
Dickehoff Street and Grove Street

Item Code	Item Description	UofM	Bid Quantity	Bid Unit Price	Extension	Pay Request No.4 Quantity Completed This Pay Estimate	Pay Request No.4 $ Completed This Pay Estimate	Pay Request No.4 2.5% Retainage	Pay Request No.4 Due This Estimate	Pay Request No.4 Previously Paid	Pay Request No.4 Due to Contractor to Date	Pay Request No.5 Quantity Completed This Pay Estimate	Pay Request No.5 $ Completed This Pay Estimate	Pay Request No.5 Retainage Due	Pay Request No.5 Due This Estimate	Pay Request No.5 Previously Paid	Pay Request No.5 Due to Contractor to Date
	Sanitary																
101	Furnish & Relay 8-Inch PVC Sanitary Sewer	Lin. Ft.	1,690	$84.50	$142,805.00	0.00	$0.00	$0.00	$0.00	$135,504.20	$142,636.00	0.00	$0.00	$0.00	$0.00	$135,504.20	$142,636.00
102	Furnish & Relay 6-Inch Sanitary Lateral in ROW (30)	Lin. Ft.	600	$97.00	$58,200.00	0.00	$0.00	$0.00	$0.00	$59,533.51	$62,666.85	0.00	$0.00	$0.00	$0.00	$59,533.51	$62,666.85
103	Furnish & Relay 6-Inch Sanitary Lateral ROW to House	Lin. Ft.	40	$60.00	$2,400.00	0.00	$0.00	$0.00	$0.00	$2,850.00	$3,000.00	0.00	$0.00	$0.00	$0.00	$2,850.00	$3,000.00
104	Furnish & Pipeburst 6-Inch Sanitary Lateral (3)	Lin. Ft.	120	$20.00	$2,400.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
105	Furnish & Pipeburst 4-Inch Sanitary Lateral (27)	Lin. Ft.	1,100	$5.00	$5,500.00	0.00	$0.00	$0.00	$0.00	$3,040.00	$3,200.00	0.00	$0.00	$0.00	$0.00	$3,040.00	$3,200.00
106	Reconnect Sanitary Lateral at Foundation - Pipeburst	Each	2	$1,200.00	$2,400.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
107	Reconnect Under Basement Floor - Pipeburst	Each	28	$2,900.00	$81,200.00	0.00	$0.00	$0.00	$0.00	$41,325.00	$43,500.00	0.00	$0.00	$0.00	$0.00	$41,325.00	$43,500.00
108	Reconnect Lateral to Wye at Main	Each	1	$500.00	$500.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
109	Furnish & Install Standard Manhole (4)	Ver. Ft.	38.50	$440.00	$16,940.00	0.00	$0.00	$0.00	$0.00	$16,051.20	$16,896.00	0.00	$0.00	$0.00	$0.00	$16,051.20	$16,896.00
110	Remove Sanitary Manhole	Each	6	$450.00	$2,700.00	0.00	$0.00	$0.00	$0.00	$1,710.00	$1,800.00	0.00	$0.00	$0.00	$0.00	$1,710.00	$1,800.00
111	Clean & Televise Sewer (Sanitary only)	Lump Sum	1	$2,135.00	$2,135.00	0.00	$0.00	$0.00	$0.00	$2,028.25	$2,135.00	0.00	$0.00	$0.00	$0.00	$2,028.25	$2,135.00
	Total Sanitary Sewer				**$317,180.00**		**$0.00**	**$0.00**	**$0.00**	**$262,042.16**	**$275,833.85**		**$0.00**	**$0.00**	**$0.00**	**$262,042.16**	**$275,833.85**
	Water																
201	Furnish & Install 1-Inch Service Brass Set	Each	1	$350.00	$350.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
202	Furnish & Install 1.25-Inch Service Brass Set	Each	29	$1.00	$29.00	0.00	$0.00	$0.00	$0.00	$12.35	$13.00	0.00	$0.00	$0.00	$0.00	$12.35	$13.00
203	Furnish & Install 1.25-Inch PE Water Service in ROW	Lin. Ft.	520	$50.00	$26,000.00	0.00	$0.00	$0.00	$0.00	$23,797.50	$25,050.00	0.00	$0.00	$0.00	$0.00	$23,797.50	$25,050.00
204	Furnish & Install Cathodic Protection to Water Service	Each	13	$100.00	$1,300.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
205	Furnish & Install Service from ROW to House by Excavation	Lin. Ft.	40	$40.50	$1,620.00	0.00	$0.00	$0.00	$0.00	$5,078.70	$5,346.00	0.00	$0.00	$0.00	$0.00	$5,078.70	$5,346.00
206	Furnish & Install Service from ROW to Lateral	Lin. Ft.	40	$15.00	$600.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
207	Furnish & Install Service from ROW to House by Pulling w/Sanitary Sewer Pipeburst	Lin. Ft.	1,100	$3.00	$3,300.00	0.00	$0.00	$0.00	$0.00	$2,778.75	$2,925.00	0.00	$0.00	$0.00	$0.00	$2,778.75	$2,925.00
208	Furnish & Install Service from ROW to House by Pulling / Directional Drilling	Lin. Ft.	40	$50.00	$2,000.00	0.00	$0.00	$0.00	$0.00	$8,217.50	$8,650.00	0.00	$0.00	$0.00	$0.00	$8,217.50	$8,650.00

Contract 2-22
Sanitary Sewer, Storm Sewer, Water Services, and Street Construction
Dickehoff Street and Grove Street

Item Code	Item Description	UofM	Bid Quantity	Bid Unit Price	Extension	Pay Request No.4 Quantity Completed This Pay Estimate	Pay Request No.4 $ Completed This Pay Estimate	Pay Request No.4 2.5% Retainage	Pay Request No.4 Due This Estimate	Pay Request No.4 Previously Paid	Pay Request No.4 Due to Contractor to Date	Pay Request No.5 Quantity Completed This Pay Estimate	Pay Request No.5 $ Completed This Pay Estimate	Pay Request No.5 Retainage Due	Pay Request No.5 Due This Estimate	Pay Request No.5 Previously Paid	Pay Request No.5 Due to Contractor to Date
209	Water Service Connection to Structure	Each	30	$650.00	$19,500.00	0.00	$0.00	$0.00	$0.00	$16,672.50	$17,550.00	0.00	$0.00	$0.00	$0.00	$16,672.50	$17,550.00
210	Water Service Extra Hole (Curb Stop Connection)	Each	2	$500.00	$1,000.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Total Water Services				**$55,699.00**		**$0.00**	**$0.00**	**$0.00**	**$56,557.30**	**$59,534.00**		**$0.00**	**$0.00**	**$0.00**	**$56,557.30**	**$59,534.00**
	Storm																
301	Furnish & Relay 12-Inch Storm Sewer	Lin. Ft.	484	$53.50	$25,894.00	0.00	$0.00	$0.00	$0.00	$28,258.70	$29,746.00	0.00	$0.00	$0.00	$0.00	$28,258.70	$29,746.00
302	Furnish & Relay 10-Inch Storm Sewer	Lin. Ft.	55	$68.00	$3,740.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
303	Furnish & Relay 8-Inch Storm Sewer	Lin. Ft.	55	$63.00	$3,465.00	0.00	$0.00	$0.00	$0.00	$2,334.15	$2,457.00	0.00	$0.00	$0.00	$0.00	$2,334.15	$2,457.00
304	Furnish & Install 4-Inch Storm Sewer Lateral (10)	Lin. Ft.	350	$49.00	$17,150.00	0.00	$0.00	$0.00	$0.00	$15,943.38	$16,782.50	0.00	$0.00	$0.00	$0.00	$15,943.38	$16,782.50
305	Furnish & Install Storm Manhole(1)	Lin. Ft.	4	$560.00	$2,240.00	0.00	$0.00	$0.00	$0.00	$1,862.00	$1,960.00	0.00	$0.00	$0.00	$0.00	$1,862.00	$1,960.00
306	Furnish & Install Catch Basin	Each	5	$1,950.00	$9,750.00	0.00	$0.00	$0.00	$0.00	$5,557.50	$5,850.00	0.00	$0.00	$0.00	$0.00	$5,557.50	$5,850.00
307	Furnish & Install Sump Pump Pit w/ Sanitary Pipeburst	Each	4	$200.00	$800.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
308	Furnish & Install Sump Pump Pit (separate)	Each	2	$500.00	$1,000.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
309	Remove Storm Catch Basin	Each	3	$200.00	$600.00	0.00	$0.00	$0.00	$0.00	$570.00	$600.00	0.00	$0.00	$0.00	$0.00	$570.00	$600.00
310	Adjust Storm Manhole	Each	1	$500.00	$500.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
311	Adjust Storm Catch Basin	Each	1	$500.00	$500.00	0.00	$0.00	$0.00	$0.00	$475.00	$500.00	0.00	$0.00	$0.00	$0.00	$475.00	$500.00
312	Install & Maintain Type "D" Inlet Protection	Each	8	$100.00	$800.00	0.00	$0.00	$0.00	$0.00	$760.00	$800.00	0.00	$0.00	$0.00	$0.00	$760.00	$800.00
313	Clean & Televise Sewer (Storm only)	Lump Sum	1	$760.00	$760.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Total Storm Sewer				**$67,199.00**		**$0.00**	**$0.00**	**$0.00**	**$55,760.73**	**$58,695.50**		**$0.00**	**$0.00**	**$0.00**	**$55,760.73**	**$58,695.50**
	Street																
501	Remove Existing Pavement & Maintain Utility Trench	Lin. Ft.	3,250	$1.50	$4,875.00	0.00	$0.00	$0.00	$0.00	$4,631.25	$4,875.00	0.00	$0.00	$0.00	$0.00	$4,631.25	$4,875.00
502	Sawcut Existing Bituminous Pavement	Lin. Ft.	100	$3.00	$300.00	100.00	$300.00	$7.50	$292.50	$0.00	$300.00	0.00	$0.00	$0.00	$0.00	$292.50	$300.00
503	Sawcut Existing Concrete Pavement	Lin. Ft.	50	$5.00	$250.00	50.00	$250.00	$6.25	$243.75	$0.00	$250.00	0.00	$0.00	$0.00	$0.00	$243.75	$250.00
504	Remove Existing Bituminous Pavement	Sq. Yd.	4,700	$0.75	$3,525.00	4,700.00	$3,525.00	$88.13	$3,436.88	$0.00	$3,525.00	0.00	$0.00	$0.00	$0.00	$3,436.88	$3,525.00

Contract 2-22
Sanitary Sewer, Storm Sewer, Water Services, and Street Construction
Dickehoff Street and Grove Street

Item Code	Item Description	UofM	Bid Quantity	Bid Unit Price	Extension	Pay Request No.4 Quantity Completed This Pay Estimate	Pay Request No.4 $ Completed This Pay Estimate	Pay Request No.4 2.5% Retainage	Pay Request No.4 Due This Estimate	Pay Request No.4 Previously Paid	Pay Request No.4 Due to Contractor to Date	Pay Request No.5 Quantity Completed This Pay Estimate	Pay Request No.5 $ Completed This Pay Estimate	Pay Request No.5 Retainage Due	Pay Request No.5 Due This Estimate	Pay Request No.5 Previously Paid	Pay Request No.5 Due to Contractor to Date
505	Remove Concrete Curb & Gutter	Lin. Ft.	2,850	$0.01	$28.50	2,850.00	$28.50	$0.71	$27.79	$0.00	$28.50	0.00	$0.00	$0.00	$0.00	$27.79	$28.50
506	Remove Concrete Sidewalk/Driveway Apron	Sq. Ft.	5,000	$1.50	$7,500.00	2,000.00	$3,000.00	$75.00	$2,925.00	$0.00	$3,000.00	6,624.94	$9,937.41	$248.44	$9,688.97	$2,925.00	$12,937.41
507	Unclassified Excavation	Cu. Yd.	2,750	$12.60	$34,650.00	2,200.00	$27,720.00	$693.00	$27,027.00	$0.00	$27,720.00	0.00	$0.00	$0.00	$0.00	$27,027.00	$27,720.00
508	Furnish & Install Geogrid	Sq. Yd.	5,500	$2.00	$11,000.00	5,300.00	$10,600.00	$265.00	$10,335.00	$0.00	$10,600.00	0.00	$0.00	$0.00	$0.00	$10,335.00	$10,600.00
509	Furnish & Install Crushed Aggregate Base	Ton	2,500	$7.80	$19,500.00	2,100.00	$16,380.00	$409.50	$15,970.50	$0.00	$16,380.00	0.00	$0.00	$0.00	$0.00	$15,970.50	$16,380.00
510	Furnish & Install 7-Inch Concrete Pavement	Sq. Yd.	4,850	$39.98	$193,903.00	4,000.00	$159,920.00	$3,998.00	$155,922.00	$0.00	$159,920.00	0.00	$0.00	$0.00	$0.00	$155,922.00	$159,920.00
511	Furnish & Install 30-Inch Concrete Curb & Gutter (Repair)	Lin. Ft.	100	$38.50	$3,850.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
512	Furnish & Install 4-Inch Concrete Sidewalk Repair	Sq. Ft.	2,500	$5.77	$14,425.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	5,427.20	$31,314.94	$782.87	$30,532.07	$0.00	$31,314.94
513	Furnish & Install 6-Inch Concrete Sidewalk/Driveway Apron Repair	Sq. Ft.	2,500	$6.15	$15,375.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	3,197.74	$19,666.10	$491.65	$19,174.45	$0.00	$19,666.10
514	Furnish & Install 3/4-Inch Tie Bars	Each	20	$8.00	$160.00	10.00	$80.00	$2.00	$78.00	$0.00	$80.00	0.00	$0.00	$0.00	$0.00	$78.00	$80.00
515	Furnish & Install HMA Pavement (4-Inch)	Sq. Yd.	50	$46.86	$2,343.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	50.00	$2,343.00	$58.58	$2,284.43	$0.00	$2,343.00
516	Install Detectable Warning Fields (supplied by City)	Each	6	$45.00	$270.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	3.00	$135.00	$3.38	$131.63	$0.00	$135.00
517	Terracing, Fertilized, Seed & Hydromulch	Sq. Yd.	2,000	$7.80	$15,600.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	2,100.00	$16,380.00	$409.50	$15,970.50	$0.00	$16,380.00
518	Install & Maintain Traffic Control	Lump Sum	1	$22,365.00	$22,365.00	0.25	$5,591.25	$139.78	$5,451.47	$10,623.38	$16,773.75	0.25	$5,591.25	$139.78	$5,451.47	$16,074.84	$22,365.00
	Total Street				**$349,919.50**		**$227,394.75**	**$5,684.87**	**$221,709.88**	**$15,254.63**	**$243,452.25**		**$85,367.71**	**$2,134.19**	**$83,233.51**	**$236,964.51**	**$328,819.96**
							$227,394.75	**$5,684.87**	**$221,709.88**	**$389,614.81**	**$637,515.60**		**$85,367.71**	**$2,134.19**	**$83,233.51**	**$611,324.69**	**$722,883.31**

City of Neenah
Department of Public Works
Contractor Request for Payment

Contractor Name: Northeast Asphalt		Contract No. 3-22	
Address W6380 Design Dr		Contract Amount $1,974,203.70	
City Greenville WI 54942			
Name of Project	Street Construction		
Location of Project	Apple Blossom, Fredrick, Green Acres, Honeysuckle, Meadow, Primrose & Wild Rose, Blueberry, Cherry, Farm Ridge, Fresh Air Park, Southwest Park Basketball Court		
Pay Request No. 3	For Period	July 15, 2022 through October 31, 2022	

CONTRACT SUMMARY

Original Contract Amount		$1,974,203.70
Net Amount of Change Order No.1 & No.2		$54,468.20
Adjusted Contract Amount		$2,028,671.90

WORK PERFORMED TO DATE

Work Performed to Date		$1,895,429.22
Less Retainage of 5%. If different indicate here	2.5%	$53,151.72
Net Amount Earned to Date		$1,842,277.50
Less Previous Payments		$1,118,473.37
BALANCE DUE THIS PAYMENT		$723,804.14

CONTRACT BREAKOUT

	Account Numbers	Budget Total	Contract Breakdown	Due This Estimate	Paid to Date
Sanitary Sewer-Various Repairs	046-5001-743-0236	$150,000.00	$37,524.00	$11,766.30	$35,200.20
Storm Sewer-Various Repairs	049-5203-743-0236	$100,000.00	$41,398.00	($3,412.50)	$27,783.60
Street Construction - Fredrick	012-4324-743-0236	$250,000.00	$183,321.34	$75,673.12	$93,272.44
Street Construction - Green Acres	012-4327-743-0236	$305,000.00	$265,365.66	$109,558.08	$135,038.04
Street Construction - Honeysuckle	012-4328-743-0236	$305,000.00	$265,365.66	$109,558.08	$135,038.04
Street Construction - Meadow	012-4325-743-0236	$305,000.00	$265,365.66	$109,558.08	$135,038.04
Street Construction - Primrose	012-4329-743-0236	$305,000.00	$265,365.66	$109,558.08	$135,038.04
Street Construction - Wild Rose	012-4326-743-0236	$305,000.00	$265,365.66	$109,558.08	$135,038.04
Street Construction - Apple Blossom	012-4330-743-0236	$0.00	$183,291.36	$81,584.42	$165,272.94
Street Construction - Thin Overlay Streets	012-4330-743-0236	$116,792.50	$134,686.00	$6,105.29	$43,644.92
Fresh Air Park Parking Lot	013-8890-743-0236	$64,890.00	$47,832.80	$3,670.52	$39,087.36
Southview Park Basketball Court	013-8875-743-0236	$85,000.00	$19,321.90	$626.58	$15,779.79
Change Order No.1-Armstrong Street	012-4381-742-0236	$50,000.00	$72,630.00	$0.00	$23,241.90
		$2,341,682.50	$2,046,833.70	$723,804.14	$1,118,473.37

CERTIFICATION OF CONTRACTOR:
I certify that the foregoing is just and correct and the amount claimed is legally due after showing all just credits

Certified by Engineer	Date: 11-4-22
Certified by Public Works	Date: 11-4-22
Certified by Water Utility	Date:
Certified by Contractor	Date:
Approved BPW _____	Date:
Approved Common Council (Final Payments Only)	Date:

Contract 3-22
Street Construction
Apple Blossom, Fredrick, Green Acres, Honeysuckle, Meadow, Primrose and Wild Rose, Blueberry, Cherry, Farm Ridge

Item Code	Item Description	UofM	Bid Quantity	Bid Unit Price	Bid Extension	Qty Completed to Date	Change Orders: Unit of Measure	Add/Delete Qty	New Bid Qty	Unit Price	Extension	New Contract Total	Pay Estimate No. 2: Quantity Completed This Pay Estimate	$ Completed This Pay Estimate	2.5% Retainage Due	Due This Estimate	Previously Paid	Due to Contractor to Date	Pay Estimate No. 3: Quantity Completed This Pay Estimate	$ Completed This Pay Estimate	2.5% Retainage Due	Due This Estimate	Previously Paid	Due to Contractor to Date
Sanitary																								
101	Adjust Sewer Manhole	Each	86	$406.00	$34,916.00	**117.00**		0.00	86.00			$34,916.00	86.00	$34,916.00	$872.90	$34,043.10	$1,157.10	$36,134.00	28.00	$11,368.00	$284.20	$11,083.80	$35,200.20	$47,502.00
104	Furnish & Install 1/2-inch Rods	Lin. Ft.	2,000	$1.40	$2,800.00	**500.00**		0.00	2,000.00			$2,800.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	500.00	$700.00	$17.50	$682.50	$0.00	$700.00
					$37,716.00							**$37,716.00**		**$34,916.00**	**$872.90**	**$34,043.10**	**$1,157.10**	**$36,134.00**		**$12,068.00**	**$301.70**	**$11,766.30**	**$35,200.20**	**$48,202.00**
Storm																								
102	Furnish & Install Chimney Seal	Each	53	$302.00	$16,006.00	**48.00**		0.00	53.00			$16,006.00	48.00	$14,496.00	$362.40	$14,133.60	$0.00	$14,496.00	0.00	$0.00	$0.00	$0.00	$14,133.60	$14,496.00
103	Adjust Catch Basin	Each	72	$350.00	$25,200.00	**30.00**		0.00	72.00			$25,200.00	40.00	$14,000.00	$350.00	$13,650.00	$0.00	$14,000.00	(10.00)	($3,500.00)	($87.50)	-$3,412.50	$13,650.00	$10,500.00
					$41,206.00							**$41,206.00**		**$28,496.00**	**$712.40**	**$27,783.60**	**$0.00**	**$28,496.00**		**($3,500.00)**	**($87.50)**	**($3,412.50)**	**$27,783.60**	**$24,996.00**
Street																								
401	Sawcut Existing Bituminous Pavement	Lin. Ft.	200	$1.55	$310.00	**200.00**		0.00	200.00			$310.00	200.00	$310.00	$7.75	$302.25	$0.00	$310.00	0.00	$0.00	$0.00	$0.00	$302.25	$310.00
402	Sawcut Existing Concrete Pavement	Lin. Ft.	1,500	$2.25	$3,375.00	**500.00**		0.00	1,500.00			$3,375.00	1,500.00	$3,375.00	$84.38	$3,290.63	$0.00	$3,375.00	(1,000.00)	($2,250.00)	($56.25)	-$2,193.75	$3,290.63	$1,125.00
403	Remove Existing Bituminous Pavement	Sq. Yd.	49,000	$1.60	$78,400.00	**49,412.00**		0.00	49,000.00			$78,400.00	24,000.00	$38,400.00	$960.00	$37,440.00	$38,000.00	$78,400.00	412.00	$659.20	$16.48	$642.72	$75,440.00	$79,059.20
404	Remove Concrete Pavement	Sq. Yd.	1,800	$6.00	$10,800.00	**1,485.98**		0.00	1,800.00			$10,800.00	500.00	$3,000.00	$75.00	$2,925.00	$5,700.00	$9,000.00	(14.02)	($84.12)	($2.10)	-$82.02	$8,625.00	$8,915.88
405	Remove Concrete Curb & Gutter	Lin. Ft.	4,200	$5.00	$21,000.00	**2,364.12**		0.00	4,200.00			$21,000.00	2,000.00	$10,000.00	$250.00	$9,750.00	$0.00	$10,000.00	364.12	$1,820.60	$45.52	$1,775.09	$9,750.00	$11,820.60
406	Remove Concrete Sidewalk/Driveway Apron	Sq. Ft.	15,000	$1.25	$18,750.00	**14,356.40**		0.00	15,000.00			$18,750.00	10,000.00	$12,500.00	$312.50	$12,187.50	$0.00	$12,500.00	4,356.40	$5,445.50	$136.14	$5,309.36	$12,187.50	$17,945.50
407	Unclassified Excavation	Cu. Yd.	11,000	$10.45	$114,950.00	**10,083.20**		0.00	11,000.00			$114,950.00	10,574.00	$110,498.30	$2,762.46	$107,735.84	$0.00	$110,498.30	(490.80)	($5,128.86)	($128.22)	-$5,000.64	$107,735.84	$105,369.44
408	Furnish & Install Georid	Sq. Yd.	20,000	$2.10	$42,000.00	**24,444.39**		0.00	20,000.00			$42,000.00	23,792.00	$49,963.20	$1,249.08	$48,714.12	$0.00	$49,963.20	652.39	$1,370.02	$34.25	$1,335.77	$48,714.12	$51,333.22
409	Furnish & Install Crushed Aggregate Base	Ton	13,000	$11.60	$150,800.00	**20,324.37**		0.00	13,000.00			$150,800.00	12,000.00	$139,200.00	$3,480.00	$135,720.00	$0.00	$139,200.00	8,324.37	$96,562.69	$2,414.07	$94,148.62	$135,720.00	$235,762.69
410	8-inch Concrete Pavement Repair	Sq. Yd.	1,800	$64.80	$116,640.00	**1,485.98**		0.00	1,800.00			$116,640.00	500.00	$32,400.00	$810.00	$31,590.00	$61,560.00	$97,200.00	(14.02)	($908.50)	($22.71)	-$885.78	$93,150.00	$96,291.50
411	Furnish & Install 30-inch Concrete Curb & Gutter (Repair)	Lin. Ft.	4,200	$36.98	$155,316.00	**2,364.12**		0.00	4,200.00			$155,316.00	2,000.00	$73,960.00	$1,849.00	$72,111.00	$0.00	$73,960.00	364.12	$13,465.16	$336.63	$13,128.53	$72,111.00	$87,425.16
412	Furnish & Install 4-inch Concrete Sidewalk Repair	Sq. Ft.	17,500	$7.24	$126,700.00	**10,567.00**		0.00	17,500.00			$126,700.00	10,000.00	$72,400.00	$1,810.00	$70,590.00	$0.00	$72,400.00	567.00	$4,105.08	$102.63	$4,002.45	$70,590.00	$76,505.08
413	Furnish & Install 6-inch Concrete Sidewalk/Driveway Repair	Sq. Ft.	5,000	$7.60	$38,000.00	**3,789.40**		0.00	5,000.00			$38,000.00	30,000.00	$228,000.00	$5,700.00	$222,300.00	$0.00	$228,000.00	(26,210.60)	($199,200.56)	($4,980.01)	-$194,220.55	$222,300.00	$28,799.44
414	Prepare & Fine Grade Roadway	Sq. Yd.	49,000	$1.15	$56,350.00	**49,412.00**		0.00	49,000.00			$56,350.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	49,412.00	$56,823.80	$1,420.60	$55,403.21	$0.00	$56,823.80
415	Furnish & Install HMA Pavement	Ton	10,800	$67.10	$724,680.00	**10,878.89**		0.00	10,800.00			$724,680.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	10,878.89	$729,973.52	$18,249.34	$711,724.18	$0.00	$729,973.52
416	Furnish & Install Drilled Tie Bar	Each	600	$8.00	$4,800.00	**300.00**		0.00	600.00			$4,800.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	300.00	$2,400.00	$60.00	$2,340.00	$0.00	$2,400.00
417	Furnish & Install 1/2-inch Rods	Lin. Ft.	1,000	$1.40	$1,400.00	**0.00**		0.00	1,000.00			$1,400.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
418	Install Detectable Warning Fields (supplied by City)	Each	20	$50.00	$1,000.00	**29.00**		0.00	20.00			$1,000.00	15.00	$750.00	$18.75	$731.25	$0.00	$750.00	14.00	$700.00	$17.50	$682.50	$731.25	$1,450.00
419	Terracing, Fertilize, Seed & Hydromulch	Sq. Yd.	3,000	$8.89	$26,670.00	**1,230.00**		0.00	3,000.00			$26,670.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	1,230.00	$10,934.70	$273.37	$10,661.33	$0.00	$10,934.70
420	Install and Maintain Traffic Control	LS	1	$1,500.00	$1,500.00	**1.00**		0.00	1.00			$1,500.00	0.50	$750.00	$18.75	$731.25	$356.25	$1,125.00	0.25	$375.00	$9.38	$365.63	$1,087.50	$1,500.00
					$1,693,441.00							**1,693,441.00**		**$775,506.50**	**$19,387.66**	**$756,118.84**	**$105,616.25**	**$886,681.50**		**$717,063.23**	**$17,926.58**	**$699,136.65**	**$861,735.09**	**$1,603,744.73**
4" Thin Overlay																								
508B	Prepare Existing Bituminous Pavement	Sq. Yd.	7,800	$0.45	$3,112.00	**7,779.00**		0.00	7,800.00			$3,112.00	0.00	$0.00	$0.00	$0.00	$3,334.50	$3,510.00	(21.00)	($9.45)	($0.24)	-$9.21	$3,334.50	$3,500.55
509B	Repair HMA Pavement (4-inch, 2 lifts)	Sq. Yd.	100	$25.60	$2,560.00	**94.00**		0.00	100.00			$2,560.00	0.00	$0.00	$0.00	$0.00	$2,286.08	$2,406.40	0.00	$0.00	$0.00	$0.00	$2,286.08	$2,406.40
510B	Furnish & Install HMA Thinlay Pavement (3/4" minimum)	Tons	475	$87.60	$41,610.00	**471.59**		0.00	475.00			$41,610.00	0.00	$0.00	$0.00	$0.00	$33,288.00	$35,040.00	71.59	$6,271.28	$156.78	$6,114.50	$33,288.00	$41,311.28
512B	Install and Maintain Traffic Control	Lump Sum	1	$1,500.00	$1,500.00	**1.00**		0.00	1.00			$1,500.00	0.00	$0.00	$0.00	$0.00	$1,425.00	$1,500.00	0.00	$0.00	$0.00	$0.00	$1,425.00	$1,500.00
CO#2	Pave the Thinlay with polymer mix					**237.50**	TN	475.00	475.00	$14.30	$6,792.50	$6,792.50	237.50	$3,396.25	$84.91	$3,311.34	$0.00	$3,396.25	0.00	$0.00	$0.00	$0.00	$3,311.34	$3,396.25
					$48,782.00							**55,574.50**		**$3,396.25**	**$84.91**	**$3,311.34**	**$40,333.58**	**$45,852.65**		**$6,261.83**	**$156.55**	**$6,105.29**	**$43,644.92**	**$52,114.48**

Contract 3-22
Street Construction
Apple Blossom, Fredrick, Green Acres, Honeysuckle, Meadow, Primrose and Wild Rose, Blueberry, Cherry, Farm Ridge

Item Code	Item Description	UofM	Bid Quantity	Bid Unit Price	Bid Extension	Qty Completed to Date	Change Orders: Unit of Measure	Change Orders: Add/Delete Qty	Change Orders: New Bid Qty	Change Orders: Unit Price	Change Orders: Extension	Change Orders: New Contract Total	Pay Estimate No. 2: Quantity Completed This Pay Estimate	Pay Estimate No. 2: $ Completed This Pay Estimate	Pay Estimate No. 2: 2.5% Retainage Due	Pay Estimate No. 2: Due This Estimate	Pay Estimate No. 2: Previously Paid	Pay Estimate No. 2: Due to Contractor to Date	Pay Estimate No. 3: Quantity Completed This Pay Estimate	Pay Estimate No. 3: $ Completed This Pay Estimate	Pay Estimate No. 3: 2.5% Retainage Due	Pay Estimate No. 3: Due This Estimate	Pay Estimate No. 3: Previously Paid	Pay Estimate No. 3: Due to Contractor to Date
Apple Blossom																								
507B	Mill & Prepare Existing Bituminous Pavement (Apple Blossom)	Sq. Yd.	4,300	$3.10	$13,330.00	**4,281.00**		0.00	4,300.00			$13,330.00	0.00	$0.00	$0.00	$0.00	$12,663.50	$13,330.00	(19.00)	($58.90)	($1.47)	-$57.43	$12,663.50	$13,271.10
508B	Prepare Existing Bituminous Pavement	Sq. Yd.	7,800	$0.45	$398.00	**0.00**		0.00	7,800.00			$398.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
511B	Furnish & Install HMA Pavement (4-inch overlay on Apple Blossom)	Tons	1,040	$69.40	$72,176.00	**988.21**		0.00	1,040.00			$72,176.00	0.00	$0.00	$0.00	$0.00	$59,337.00	$62,460.00	88.21	$6,121.77	$153.04	$5,968.73	$59,337.00	$68,581.77
					$85,904.00							**$85,904.00**		**$0.00**	**$0.00**	**$0.00**	**$72,000.50**	**$75,790.00**		**$6,062.87**	**$151.57**	**$5,911.30**	**$72,000.50**	**$81,852.87**
Fresh Air Parking Lot																								
601	Pulverize Bituminous Pavement	SY	2,156	$1.35	$2,910.60	**2,156.00**		0.00	2,156.00			$2,910.60	2,156.00	$2,910.60	$72.77	$2,837.84	$0.00	$2,910.60	0.00	$0.00	$0.00	$0.00	$2,837.84	$2,910.60
602	Saw Bituminous Pavement	LF	114	$1.55	$176.70	**114.00**		0.00	114.00			$176.70	120.00	$186.00	$4.65	$181.35	$0.00	$186.00	(6.00)	($9.30)	($0.23)	-$9.07	$181.35	$176.70
603	Unclassified Excavation	CY	210	$25.90	$5,439.00	**210.00**		0.00	210.00			$5,439.00	150.00	$3,885.00	$97.13	$3,787.88	$0.00	$3,885.00	60.00	$1,554.00	$38.85	$1,515.15	$3,787.88	$5,439.00
604	Furnish & Install Georid	SY	648	$3.10	$2,008.80	**648.00**		0.00	648.00			$2,008.80	330.00	$1,023.00	$25.58	$997.43	$0.00	$1,023.00	318.00	$985.80	$24.65	$961.16	$997.43	$2,008.80
605	Install Purverized Pavement Base	Ton	377	$3.30	$1,244.10	**377.00**		0.00	377.00			$1,244.10	350.00	$1,155.00	$28.88	$1,126.13	$0.00	$1,155.00	27.00	$89.10	$2.23	$86.87	$1,126.13	$1,244.10
606	Furnish & Install Crushed Aggregate Base	Ton	306	$12.60	$3,855.60	**108.24**		0.00	306.00			$3,855.60	200.00	$2,520.00	$63.00	$2,457.00	$0.00	$2,520.00	(91.76)	($1,156.18)	($28.90)	-$1,127.27	$2,457.00	$1,363.82
607	Furnish & Install 3.5" HMA Pavement-two lifts	Ton	340	$94.70	$32,198.00	**324.30**		0.00	340.00			$32,198.00	300.00	$28,410.00	$710.25	$27,699.75	$0.00	$28,410.00	24.30	$2,301.21	$57.53	$2,243.68	$27,699.75	$30,711.21
					$47,832.80							**$47,832.80**		**$40,089.60**	**$1,002.24**	**$39,087.36**	**$0.00**	**$40,089.60**		**$3,764.63**	**$94.12**	**$3,670.52**	**$39,087.36**	**$43,854.23**
Southview Park Basketball Court																								
701	Pulverize Bituminous Pavement	SY	411	$2.40	$986.40	**411.00**		0.00	411.00	$2.40		$986.40	411.00	$986.40	$24.66	$961.74	$0.00	$986.40	0.00	$0.00	$0.00	$0.00	$961.74	$986.40
702	Remove Bituminous Pavement	SY	100	$3.20	$320.00	**25.00**		0.00	100.00	$3.20		$320.00	100.00	$320.00	$8.00	$312.00	$0.00	$320.00	(75.00)	($240.00)	($6.00)	-$234.00	$312.00	$80.00
703	Saw Bituminous Pavement	LF	20	$1.65	$33.00	**20.00**		0.00	20.00	$1.65		$33.00	20.00	$33.00	$0.83	$32.18	$0.00	$33.00	0.00	$0.00	$0.00	$0.00	$32.18	$33.00
704	Unclassified Excavation	CY	7	$200.00	$1,400.00	**7.00**		0.00	7.00	$200.00		$1,400.00	7.00	$1,400.00	$35.00	$1,365.00	$0.00	$1,400.00	0.00	$0.00	$0.00	$0.00	$1,365.00	$1,400.00
705	Furnish & Install Crushed Aggregate Base	Ton	191	$15.50	$2,960.50	**27.59**		0.00	191.00	$15.50		$2,960.50	150.00	$2,325.00	$58.13	$2,266.88	$0.00	$2,325.00	(122.41)	($1,897.36)	($47.43)	-$1,849.92	$2,266.88	$427.65
706	Furnish & Install 3" HMA Pavement	Ton	98	$139.00	$13,622.00	**100.00**		0.00	98.00	$139.00		$13,622.00	80.00	$11,120.00	$278.00	$10,842.00	$0.00	$11,120.00	20.00	$2,780.00	$69.50	$2,710.50	$10,842.00	$13,900.00
					$19,321.90							$19,321.90		$16,184.40	$404.61	$15,779.79	$0.00	$16,184.40		$642.65	$16.07	$626.58	$15,779.79	$16,827.05
	Total Main Contract				**$1,974,203.70**							**$1,980,996.20**		**$898,588.75**	**$22,464.72**	**$876,124.03**	**$219,107.43**	**$1,129,228.15**		**$742,363.22**	**$18,559.08**	**$723,804.14**	**$1,095,231.46**	**$1,871,591.37**
CO#1	Fine Grade/Gravel Armstrong St					**1,104**	SY	2,208.00	2,208.00	$2.45	$5,409.60	$5,409.60	1,104	$2,704.80	$67.62	$2,637.18	$0.00	$2,704.80	0.00	$0.00	$0.00	$0.00	$2,637.18	$2,704.80
CO#1	F&I HMA Pavement-Armstrong St					**245**	TN	489.00	489.00	$84.90	$41,516.10	$41,516.10	245	$20,758.05	$518.95	$20,239.10	$0.00	$20,758.05	0.00	$0.00	$0.00	$0.00	$20,239.10	$20,758.05
CO#1	Traffic Control					**0.50**	Lump Sum	1.00	1.00	$750.00	$750.00	$750.00	0.50	$375.00	$9.38	$365.63	$0.00	$375.00	0.00	$0.00	$0.00	$0.00	$365.63	$375.00
Total Change Order No.1												**$47,675.70**		**$23,837.85**	**$595.95**	**$23,241.90**	**$0.00**	**$23,837.85**		**$0.00**	**$0.00**	**$0.00**	**$23,241.90**	**$23,837.85**
Total Contract with Change Orders												**2,028,671.90**		**$922,426.60**	**$23,060.67**	**$899,365.94**	**$219,107.43**	**$1,153,066.00**		**$742,363.22**	**$18,559.08**	**$723,804.14**	**$1,118,473.37**	**$1,895,429.22**

City of Neenah
Department of Public Works
Contractor Request for Payment

Pheifer Brothers Construction		Contract No.	7-22
Address 599 Bondow Dr		Contract Amount	$217,847.10
City Neenah WI 54956			
Name of Project	Winneconne Bridge Repairs		
Location of Project	Winneconne Overpass		
Pay Request No. 3	For Period	September 15, 2022 through October 15, 2022	

CONTRACT SUMMARY

Original Contract Amount	$217,847.10
Net Amount of Change	$0.00
Adjusted Contract Amount	$217,847.10

WORK PERFORMED TO DATE

Work Performed to Date		$188,335.41
Less Retainage of 5%. If different indicate here	2.5%	$7,036.39
Net Amount Earned to Date		$181,299.02
Less Previous Payments		$88,464.04
BALANCE DUE THIS PAYMENT		**$92,834.99**

CONTRACT BREAKOUT

	Account Numbers	Budget Total	Contract Breakdown	Due This Estimate	Paid to Date
Winneconne Bridge Repair	012-5197-743-0236	$165,000.00	$217,847.10	$92,834.99	$88,464.04
		$165,000.00	$217,847.10	$92,834.99	$88,464.04

CERTIFICATION OF CONTRACTOR:

I certify that the foregoing is just and correct and the amount claimed is legally due after showing all just credits

Certified by Engineer		Date: 11-1-22
Certified by Public Works		Date: 11-4-22
Certified by Water Utility		Date:
Certified by Contractor		Date:
	Approved BPW	Date:
	Approved Common Council (Final Payments Only)	Date:

Contract 7-22
Winneconne Bridge Repair

Item Code	Item Description	Bid				Change Order No.1				New Bid Total	Qty Completed to Date	Pay Request No. 2						Pay Request No. 3					
		UofM	QTY	Unit Price	Extension	UofM	QTY	Unit Price	Extension			Quantity Completed This Pay Estimate	$ Completed This Pay Estimate	0.05 Retainage Due	Due This Estimate	Previously Paid	Due to Contractor to Date	Quantity Completed This Pay Estimate	$ Completed This Pay Estimate	2.5% Retainage Due	Due This Estimate	Previously Paid	Due to Contractor to Date
101	Preparation Deck Type 1	Sq. Yd.	16	$320.00	$5,120.00					$5,120.00	**71.48**	47.84	$15,308.80	$765.44	$14,543.36	$0.00	$15,308.80	23.64	$7,564.80	$189.12	$7,375.68	$14,543.36	$22,873.60
102	Preparation Deck Type 2	Sq. Yd.	4	$410.00	$1,640.00					$1,640.00	**71.48**	47.84	$19,614.40	$980.72	$18,633.68	$0.00	$19,614.40	23.64	$9,692.40	$242.31	$9,450.09	$18,633.68	$29,306.80
103	Sawing Pavement Deck Preparation	Lin. Ft.	200	$8.60	$1,720.00					$1,720.00	**431.10**	229.40	$1,972.84	$98.64	$1,874.20	$0.00	$1,972.84	201.70	$1,734.62	$43.37	$1,691.25	$1,874.20	$3,707.46
104	Concrete Surface Repair (Near Light Pole)	Sq. Ft.	20	$160.00	$3,200.00					$3,200.00	**59.30**	0.00	$0.00	$0.00	$0.00	$6,688.00	$7,040.00	15.30	$2,448.00	$61.20	$2,386.80	$6,688.00	$9,488.00
105	Concrete Masonry Deck Repair	Cu. Yd.	3	$4,000.00	$10,000.00					$10,000.00	**7.57**	4.77	$19,080.00	$954.00	$18,126.00	$0.00	$19,080.00	2.80	$11,200.00	$280.00	$10,920.00	$18,126.00	$30,280.00
106	Concrete Masonry Bridges - Expansion Device	Cu. Yd.	29	$1,900.00	$55,100.00					$55,100.00	**10.00**	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	10.00	$19,000.00	$475.00	$18,525.00	$0.00	$19,000.00
107	Epoxy injection crack repair	Lin. Ft.	50	$66.00	$3,300.00					$3,300.00	**28.00**	0.00	$0.00	$0.00	$0.00	$1,755.60	$1,848.00	0.00	$0.00	$0.00	$0.00	$1,755.60	$1,848.00
108	Fiber Wrap Column Reinforcing - Pie 6 , Column #1	Each	1	$23,756.00	$23,756.00					$23,756.00	**1.00**	0.00	$0.00	$0.00	$0.00	$22,568.20	$23,756.00	0.00	$0.00	$0.00	$0.00	$22,568.20	$23,756.00
109	Expansion Devices	Each	2	$39,063.05	$78,126.10					$78,126.10	**1.00**	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	1.00	$39,063.05	$976.58	$38,086.47	$0.00	$39,063.05
110	Joint Repair	Sq. Yd.	80	$190.00	$15,200.00					$15,200.00	**23.75**	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	23.75	$4,512.50	$112.81	$4,399.69	$0.00	$4,512.50
111	Protective Surface Treatment	Sq. Yd.	50	$5.10	$255.00					$255.00	**0.00**	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
112	Adhesive Anchors No. 5 Bars	Each	150	$23.00	$3,450.00					$3,450.00	**0.00**	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
113	Bar Steel Reinforced HS Coated Structures	Pound	5,200	$2.40	$12,480.00					$12,480.00	**0.00**	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
114	Furnish, install and maintain Traffic Control	LS	1	$4,500.00	$4,500.00					$4,500.00	**1.00**	1.00	$4,500.00	$225.00	$4,275.00	$0.00	$4,500.00	0.00	$0.00	$0.00	$0.00	$4,275.00	$4,500.00
	Total Original Bid				$217,847.10					$217,847.10			$60,476.04	$3,023.80	$57,452.24	$31,011.80	$93,120.04		$95,215.37	$2,380.38	$92,834.99	$88,464.04	$188,335.41

City of Neenah
Department of Public Works
Contractor Request for Payment

Contractor Name: Northeast Asphalt, Inc.		Contract No.	8-22
Address W6380 Design Dr		Contract Amou	$94,268.00
City Greenville WI 54942			
Name of Project	HMA Pavement Repairs		
Location of Project	Various		
Pay Request No. 1	For Period	October 1, 2022 thru October 31, 2022	

CONTRACT SUMMARY

Original Contract Amount	$94,268.00
Net Amount of Change Order	$0.00
Adjusted Contract Amount	$94,268.00

WORK PERFORMED TO DATE

Work Performed to Date	$91,719.05
Less Retainage of 5%. If different indicate here	$2,292.98
Net Amount Earned to Date	$89,426.07
Less Previous Payments	$0.00
BALANCE DUE THIS PAYMENT	**$89,426.07**

CONTRACT BREAKOUT

	Account Numbers	Budget Total	Contract Breakdown	Due This Estimate	Paid to Date
Street Repair Undesignated	012-5199-743-0236	$80,000.00	$41,701.33	$64,426.07	$0.00
Sanitary Pavement Repair	046-5049-743-0236	$20,000.00	$10,000.00	$15,000.00	$0.00
Storm Pavement Repair	049-5249-743-0236	$40,000.00	$10,000.00	$10,000.00	$0.00
Water Maintenance Mains	400-0402-770-6730	$25,000.00	$30,455.56	$0.00	$0.00
Water Maintenance Services	400-0402-770-6750	$100,000.00	$2,111.11	$0.00	$0.00
Miscellaneous Maintenance Services	400-0402-770-0442	$100,000.00	$0.00	$0.00	$0.00
		$365,000.00	$94,268.00	$89,426.07	$0.00

CERTIFICATION OF CONTRACTOR:
I certify that the foregoing is just and correct and the amount claimed is legally due after showing all just credits

Certified by Engineer	Date: 11-4-22
Certified by Public Works	Date: 11-4-22
Certified by Water Utility	Date:
Certified by Contractor	Date:
Approved BPW _____	Date:
Approved Common Council (Final Payments Only)	Date:

Contract 8-22
HMA Pavement Repairs

Item Code	Item Description	Bid UofM	Bid Quantity	Bid Unit Price	Bid Extension	Qty Completed to Date	Pay Estimate No. 1 Quantity Completed This Pay Estimate	Pay Estimate No. 1 $ Completed This Pay Estimate	Pay Estimate No. 1 2.5% Retainage Due	Pay Estimate No. 1 Due This Estimate	Pay Estimate No. 1 Previously Paid	Pay Estimate No. 1 Due to Contractor to Date
101	Unclassified excav. (var. loc.)	Cu. Yd.	20	$54.30	$1,086.00	**10.43**	10.43	$566.35	$14.16	$552.19	$0.00	$566.35
102	Crushed aggregate base course	Ton	40	$35.55	$1,422.00	**14.00**	14.00	$497.70	$12.44	$485.26	$0.00	$497.70
103	HMA Pavement Repair	Ton	250	$175.20	$43,800.00	**250.00**	250.00	$43,800.00	$1,095.00	$42,705.00	$0.00	$43,800.00
104	Street repair preparation	Sq. Yd.	1,000	$27.55	$27,550.00	**1,000.00**	1,000.00	$27,550.00	$688.75	$26,861.25	$0.00	$27,550.00
105	Adjust Manhole (w/ Slurry backfill)	Each	8	$1,105.00	$8,840.00	**7.00**	7.00	$7,735.00	$193.38	$7,541.63	$0.00	$7,735.00
106	Traffic control	Lump Sum	1	$11,570.00	$11,570.00	**1.00**	1.00	$11,570.00	$289.25	$11,280.75	$0.00	$11,570.00
	Total				**$94,268.00**			**$91,719.05**	**$2,292.98**	**$89,426.07**	**$0.00**	**$91,719.05**

Neenah Water Utility
211 Walnut St. PO Box 426 Neenah, WI 54957-0426
Office: (920) 886-6182 Cell: (920) 858-6300
Email: amach@ci.neenah.wi.us
Anthony L. Mach
Director of Neenah Water Utility

MEMORANDUM

DATE: October 26, 2022

TO: Board of Public Works

FROM: Anthony L. Mach

RE: Change Order No. 1 for Contract 11A-22 / Change Order No. 1 for 11B-22

The Department of Natural Resources has extended the deadline to complete funded private lead service line replacement projects from December 30, 2022 until April 30, 2023. Contractors as well as City and Utility staff would like to take advantage of this deadline extension as it allows for a more realistic timeframe for completion of service line replacements and restoration. In addition, the DNR has given the City the opportunity to request additional (unallocated) funds above and beyond the $1,000,000 allocated if we wait to close on the Financial Assistance Agreement until after January of 2023.

Staff are requesting approval for Change Order No. 1 for Contract 11A-22 and Change Order No. 1 for Contract 11B-22 extending the completion deadline of both contracts from December 30, 2022 until April 30, 2023.

Change Order No: 1

Contract: 11A-22

Project: Water Service Replacement Reddin Avenue & Zemlock Avenue

Contractor: Donald Hietpas & Sons
PO Box 166
Little Chute WI 54140

Current Contract: $469,949.70

Change Ordered Herewith: **Account Number**

1. Extend completion date to April 30, 2023.		$0.00
2.		
3.		
4.		
5.		
	TOTAL	**$0.00**

Reason for Change:

1. The DNR extended the deadline to complete funded private lead service line replacements to April 30, 2023.
2.
3.
4.
5.

Contract Amount		Contract Time (Calendar Days)	
Original:	$469,949.70	Original:	12/30/2022
Previous C.O.'s (+/-):	$0.00	Previous C.O.'s (+/-):	
This C.O. (+/-):		This C.O. (+/-):	
Revised:	$469,949.70	Revised:	4/30/2023

This document shall become an amendment to the contract and all stipulations and covenants of the contract shall apply hereto.

Contractor: Stuart Hietpas President Date: 11/3/2022

Department: Date: 10-27-2022

Water Department (If applicable) Date: 10/27/2022

Board of PW: Date:

Change Order No: 1

Contract: 11B-22

Project: Water Service Replacement Hunt Avenue, Madison Street & Nicolet Boulevard

Contractor: Carl Bowers & Sons Construction Co
N1844 Maloney Road
Kaukauna WI 54130

Current Contract: $525,150.00

Change Ordered Herewith: **Account Number**

1. Extend completion date to April 30, 2023		$0.00
2.		
3.		
4.		
5.		
	TOTAL	**$0.00**

Reason for Change:

1. The DNR extended the deadline to complete funded private lead service line replacements to April 30, 2023.
2.
3.
4.
5.

Contract Amount		**Contract Time (Calendar Days)**	
Original:	$525,150.00	Original:	12/30/2022
Previous C.O.'s (+/-):	$0.00	Previous C.O.'s (+/-):	
This C.O. (+/-):		This C.O. (+/-):	
Revised:	$525,150.00	Revised:	4/30/2022

This document shall become an amendment to the contract and all stipulations and covenants of the contract shall apply hereto.

Contractor: _____ Date: 10-30-2022

Department: _____ Date: 10-27-2022

Water Department (If applicable) _____ Date: 10/27/2022

Board of PW: _____ Date: _____

City of Neenah
Department of Public Works
Contractor Request for Payment

Contractor Name: Vinton Construction		Contract No.	8-21
Address 1322 33rd Street		Contract Amount	$1,481,050.61
City Two Rivers, WI 54241			
Name of Project	Jeweler's Park Drive Trail		
Location of Project	Jeweler's Park Drive		
Pay Request No. FINAL	For Period	June 30, 2022 Through October 31,2022	

CONTRACT SUMMARY

Original Contract Amount	$1,481,050.61
Net Amount of Change Order No.1	$96,470.61
Adjusted Contract Amount	$1,577,521.22

WORK PERFORMED TO DATE

Work Performed to Date	$1,580,027.08
Less Retainage of 5%. If different indicate here _____	$0.00
Net Amount Earned to Date	$1,580,027.08
Less Previous Payments	$1,327,666.03
BALANCE DUE THIS PAYMENT	**$252,361.05**

CONTRACT BREAKOUT

		Budget Total	Contract Breakdown	Due This Estimate	Paid to Date
T.I.F.	027-2498-742-0236	$1,481,050.61	$1,481,050.61	$252,361.05	$1,327,666.03

CERTIFICATION OF CONTRACTOR:

I certify that the foregoing is just and correct and the amount claimed is legally due after showing all just credits

Certified by Engineer	Date: 11-8-2022
Certified by Public Works	Date: 11-8-2022
Certified by Water Utility	Date:
Certified by Contractor Richard Lamers, Vice Pres. Vinton Construction	Date: 11-4-2022
Approved BPW	Date:
Approved Common Council (Final Payments Only)	Date:

Contract 8-21
Jewelers Park Drive Trail

	DESCRIPTION	Original Contract				Change Order No.1				Quanity Completed To Date	Pay Estimate No. 4						FINAL					
		Unit of Measure	Quantity	Unit Price	Total	Uof M	Qty	Unit Price	Extension		Quantity Completed This Pay Estimate	$ Completed This Pay Estimate	2.5% Retainage	Due This Estimate	Previously Paid	Due to Contractor	Quantity Completed This Pay Estimate	$ Completed This Pay Estimate	Retainage Owed	Due This Estimate	Previously Paid	Due to Contractor
	Main Bid																					
201.0105	Clearing	STA	24	$656.00	$15,744.00					29.00	0.00	$0.00	$0.00	$0.00	$18,072.80	$19,024.00	0.00	$0.00	$951.20	$951.20	$18,072.80	$19,024.00
201.0205	Grubbing	STA	24	$164.00	$3,936.00					29.00	0.00	$0.00	$0.00	$0.00	$4,518.20	$4,756.00	0.00	$0.00	$237.80	$237.80	$4,518.20	$4,756.00
203.01	Removing Small Pipe Culverts	EACH	3	$362.00	$1,086.00					3.00	0.00	$0.00	$0.00	$0.00	$1,031.70	$1,086.00	0.00	$0.00	$54.30	$54.30	$1,031.70	$1,086.00
203.06	Remove Old Structure over Waterway With Minimal Debris Station 1000+64	LS	1	$10,100.00	$10,100.00					1.00	0.00	$0.00	$0.00	$0.00	$9,595.00	$10,100.00	0.00	$0.00	$505.00	$505.00	$9,595.00	$10,100.00
204.015	Removing Curb & Gutter	LF	220	$3.45	$759.00					220.00	0.00	$0.00	$0.00	$0.00	$721.05	$759.00	0.00	$0.00	$37.95	$37.95	$721.05	$759.00
204.0155	Removing Concrete Sidewalk	SY	10	$13.00	$130.00					10.00	0.00	$0.00	$0.00	$0.00	$123.50	$130.00	0.00	$0.00	$6.50	$6.50	$123.50	$130.00
204.017	Removing Fence	LF	50	$15.00	$750.00					50.00	0.00	$0.00	$0.00	$0.00	$712.50	$750.00	0.00	$0.00	$37.50	$37.50	$712.50	$750.00
204.019	Removing Surface Drains	EACH	1	$250.00	$250.00					1.00	0.00	$0.00	$0.00	$0.00	$237.50	$250.00	0.00	$0.00	$12.50	$12.50	$237.50	$250.00
205.01	Excavation Common	CY	5038	$19.67	$99,097.46					5,627.00	2,000.00	$39,340.00	$983.50	$38,356.50	$56,059.50	$98,350.00	627.00	$12,333.09	$3,934.00	$16,267.09	$94,416.00	$110,683.09
206.3	Excavation for Structures Retaining Walls (East)	LS	1	$2,300.00	$2,300.00					1.00	0.00	$0.00	$0.00	$0.00	$2,185.00	$2,300.00	0.00	$0.00	$115.00	$115.00	$2,185.00	$2,300.00
206.3	Excavation for Structures Retaining Walls (West)	LS	1	$2,300.00	$2,300.00					1.00	0.00	$0.00	$0.00	$0.00	$2,185.00	$2,300.00	0.00	$0.00	$115.00	$115.00	$2,185.00	$2,300.00
305.011	Base Aggregate Dense 3/4-Inch	TON	20	$55.10	$1,102.00					63.00	0.00	$0.00	$0.00	$0.00	$523.45	$551.00	53.00	$2,920.30	$27.55	$2,947.85	$523.45	$3,471.30
305.012	Base Aggregate Dense 1 1/4-Inch	TON	3770	$16.75	$63,147.50					5,796.00	670.00	$11,222.50	$280.56	$10,941.94	$45,032.38	$58,625.00	2,296.00	$38,458.00	$2,650.69	$41,108.69	$55,974.31	$97,083.00
416.018	Concrete Driveway 8-Inch	SY	290	$62.10	$18,009.00					329.00	290.00	$18,009.00	$450.23	$17,558.78	$0.00	$18,009.00	39.00	$2,421.90	$450.23	$2,872.13	$17,558.78	$20,430.90
455.0605	Tack Coat	GAL	190	$2.27	$431.30					100.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	100.00	$227.00	$0.00	$227.00	$0.00	$227.00
465.0105	Asphaltic Surface	TON	607	$75.14	$45,609.98					609.29	500.00	$37,570.00	$939.25	$36,630.75	$0.00	$37,570.00	109.29	$8,212.05	$939.25	$9,151.30	$36,630.75	$45,782.05
465.012	Asphaltic Surface Driveways and Field Entrances	TON	96	$86.86	$8,338.56					102.00	20.00	$1,737.20	$43.43	$1,693.77	$0.00	$1,737.20	82.00	$7,122.52	$43.43	$7,165.95	$1,693.77	$8,859.72
504.05	Concrete Masonry Retaining Walls	CY	23	$1,200.00	$27,600.00					23.00	0.00	$0.00	$0.00	$0.00	$26,220.00	$27,600.00	0.00	$0.00	$1,380.00	$1,380.00	$26,220.00	$27,600.00
505.06	Bar Steel Reinforcement HS Coated Structures	LB	3040	$1.50	$4,560.00					3,040.00	0.00	$0.00	$0.00	$0.00	$4,332.00	$4,560.00	0.00	$0.00	$228.00	$228.00	$4,332.00	$4,560.00
513.8011	Railing Steel Pedestrian Type C2	LF	50	$270.00	$13,500.00					50.00	0.00	$0.00	$0.00	$0.00	$12,825.00	$13,500.00	0.00	$0.00	$675.00	$675.00	$12,825.00	$13,500.00
516.05	Rubberized Membrane Waterproofing	SY	18	$46.00	$828.00					18.00	0.00	$0.00	$0.00	$0.00	$786.60	$828.00	0.00	$0.00	$41.40	$41.40	$786.60	$828.00
521.1024	Apron Endwalls for Culvert Pipe Steel 24-Inch	EACH	10	$532.00	$5,320.00					10.00	10.00	$5,320.00	$133.00	$5,187.00	$0.00	$5,320.00	0.00	$0.00	$133.00	$133.00	$5,187.00	$5,320.00
521.3124	Culvert Pipe Corrugated Steel 24-Inch	LF	232	$115.00	$26,680.00					256.00	162.00	$18,630.00	$465.75	$18,164.25	$8,303.00	$27,370.00	18.00	$2,070.00	$902.75	$2,972.75	$26,467.25	$29,440.00
522.1012	Apron Endwalls for Culvert Pipe Reinforced Concrete 12-Inch	EACH	1	$995.00	$995.00					1.00	0.00	$0.00	$0.00	$0.00	$945.25	$995.00	0.00	$0.00	$49.75	$49.75	$945.25	$995.00
522.1018	Apron Endwalls for Culvert Pipe Reinforced Concrete 18-Inch	EACH	1	$1,070.00	$1,070.00					1.00	0.00	$0.00	$0.00	$0.00	$1,016.50	$1,070.00	0.00	$0.00	$53.50	$53.50	$1,016.50	$1,070.00
601.0411	Concrete Curb & Gutter 30-Inch Type D	LF	1372	$18.50	$25,382.00					1,404.00	0.00	$0.00	$0.00	$0.00	$24,112.90	$25,382.00	32.00	$592.00	$1,269.10	$1,861.10	$24,112.90	$25,974.00
602.041	Concrete Sidewalk 5-Inch	SF	34440	$5.75	$198,030.00					35,645.00	13,000.00	$74,750.00	$1,868.75	$72,881.25	$92,862.50	$172,500.00	5,645.00	$32,458.75	$6,756.25	$39,215.00	$165,743.75	$204,958.75
602.0515	Curb Ramp Detectable Warning Field Natural Patina Natural Patina	SF	30	$35.00	$1,050.00					20.00	20.00	$700.00	$17.50	$682.50	$0.00	$700.00	0.00	$0.00	$17.50	$17.50	$682.50	$700.00
604.04	Slope Paving Concrete	SY	32	$130.00	$4,160.00					32.00	0.00	$0.00	$0.00	$0.00	$3,952.00	$4,160.00	0.00	$0.00	$208.00	$208.00	$3,952.00	$4,160.00
606.02	Riprap Medium	CY	80	$76.00	$6,080.00					87.00	60.00	$4,560.00	$114.00	$4,446.00	$0.00	$4,560.00	27.00	$2,052.00	$114.00	$2,166.00	$4,446.00	$6,612.00
608.0312	Storm Sewer Pipe Reinforced Concrete Class III 12-Inch	LF	72	$94.00	$6,768.00					72.00	0.00	$0.00	$0.00	$0.00	$6,429.60	$6,768.00	0.00	$0.00	$338.40	$338.40	$6,429.60	$6,768.00
608.0315	Storm Sewer Pipe Reinforced Concrete Class III 15-Inch	LF	26	$100.50	$2,613.00					26.00	0.00	$0.00	$0.00	$0.00	$2,482.35	$2,613.00	0.00	$0.00	$130.65	$130.65	$2,482.35	$2,613.00
608.0318	Storm Sewer Pipe Reinforced Concrete Class III 18-Inch	LF	39	$100.80	$3,931.20					39.00	0.00	$0.00	$0.00	$0.00	$3,734.64	$3,931.20	0.00	$0.00	$196.56	$196.56	$3,734.64	$3,931.20
611.0624	Inlet Covers Type H	EACH	1	$100.00	$100.00					1.00	0.00	$0.00	$0.00	$0.00	$95.00	$100.00	0.00	$0.00	$5.00	$5.00	$95.00	$100.00
611.0639	Inlet Covers Type H-S	EACH	3	$100.00	$300.00					3.00	0.00	$0.00	$0.00	$0.00	$285.00	$300.00	0.00	$0.00	$15.00	$15.00	$285.00	$300.00
611.1004	Catch Basins 4-FT Diameter	EACH	2	$2,352.00	$4,704.00					2.00	0.00	$0.00	$0.00	$0.00	$4,468.80	$4,704.00	0.00	$0.00	$235.20	$235.20	$4,468.80	$4,704.00
611.323	Inlets 2x3-FT	EACH	2	$1,865.00	$3,730.00					2.00	0.00	$0.00	$0.00	$0.00	$3,543.50	$3,730.00	0.00	$0.00	$186.50	$186.50	$3,543.50	$3,730.00
611.811	Adjusting Manhole Covers	EACH	1	$500.00	$500.00					1.00	1.00	$500.00	$12.50	$487.50	$0.00	$500.00	0.00	$0.00	$12.50	$12.50	$487.50	$500.00
614.231	MGS Guardrail 3 HS	LF	87.5	$45.00	$3,937.50					87.50	87.50	$3,937.50	$98.44	$3,839.06	$0.00	$3,937.50	0.00	$0.00	$98.44	$98.44	$3,839.06	$3,937.50
614.261	MGS Guardrail Terminal EAT	EACH	2	$4,500.00	$9,000.00					2.00	2.00	$9,000.00	$225.00	$8,775.00	$0.00	$9,000.00	0.00	$0.00	$225.00	$225.00	$8,775.00	$9,000.00
614.801	Anchor Post Assembly Top Mount	EACH	16	$585.00	$9,360.00					16.00	16.00	$9,360.00	$234.00	$9,126.00	$0.00	$9,360.00	0.00	$0.00	$234.00	$234.00	$9,126.00	$9,360.00
624.01	Water	MGAL	23	$35.00	$805.00					0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
625.05	Salvaged Topsoil	SY	17800	$3.64	$64,792.00					12,187.00	10,000.00	$36,400.00	$910.00	$35,490.00	$0.00	$36,400.00	2,187.00	$7,960.68	$910.00	$8,870.68	$35,490.00	$44,360.68
627.02	Mulching	SY	16090	$0.40	$6,436.00					10,715.00	10,000.00	$4,000.00	$100.00	$3,900.00	$0.00	$4,000.00	715.00	$286.00	$100.00	$386.00	$3,900.00	$4,286.00
628.1504	Silt Fence	LF	4080	$2.00	$8,160.00					4,104.00	0.00	$0.00	$0.00	$0.00	$4,666.40	$4,912.00	1,648.00	$3,296.00	$245.60	$3,541.60	$4,666.40	$8,208.00
628.152	Silt Fence Maintenance	LF	4080	$0.25	$1,020.00					104.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	104.00	$26.00	$0.00	$26.00	$0.00	$26.00
628.1905	Mobilizations Erosion Control	EACH	2	$250.00	$500.00					2.00	0.00	$0.00	$0.00	$0.00	$237.50	$250.00	1.00	$250.00	$12.50	$262.50	$237.50	$500.00
628.191	Mobilizations Emergency Erosion Control	EACH	2	$150.00	$300.00					0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
628.2004	Erosion Mat Class I Type B	SY	1610	$1.25	$2,012.50					1,376.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	1,376.00	$1,720.00	$0.00	$1,720.00	$0.00	$1,720.00

Contract 8-21
Jewelers Park Drive Trail

		Original Contract				Change Order No.1					Pay Estimate No. 4							FINAL					
	DESCRIPTION	Unit of Measure	Quantity	Unit Price	Total	Uof M	Qty	Unit Price	Extension	Quanity Completed To Date	Quantity Completed This Pay Estimate	$ Completed This Pay Estimate	2.5% Retainage	Due This Estimate	Previously Paid	Due to Contractor	Quantity Completed This Pay Estimate	$ Completed This Pay Estimate	Retainage Owed	Due This Estimate	Previously Paid	Due to Contractor
628.2027	Erosion Mat Class II Type C	SY	110	$5.50	$605.00					96.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	96.00	$528.00	$0.00	$528.00	$0.00	$528.00
628.7015	Inlet Protection Type C	EACH	5	$75.00	$375.00					1.00	0.00	$0.00	$0.00	$0.00	$356.25	$375.00	-4.00	($300.00)	$18.75	($281.25)	$356.25	$75.00
628.7504	Temporary Ditch Checks	LF	40	$10.00	$400.00					122.00	0.00	$0.00	$0.00	$0.00	$380.00	$400.00	82.00	$820.00	$20.00	$840.00	$380.00	$1,220.00
628.7555	Culvert Pipe Checks	EACH	20	$25.00	$500.00					20.00	20.00	$500.00	$12.50	$487.50	$0.00	$500.00	0.00	$0.00	$12.50	$12.50	$487.50	$500.00
628.757	Rock Bags	EACH	10	$20.00	$200.00					15.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	15.00	$300.00	$0.00	$300.00	$0.00	$300.00
629.021	Fertilizer Type B	CWT	9.6	$80.00	$768.00					21.75	9.60	$768.00	$19.20	$748.80	$0.00	$768.00	12.15	$972.00	$19.20	$991.20	$748.80	$1,740.00
630.014	Seeding Mixture No. 40	LB	322	$7.00	$2,254.00					198.00	322.00	$2,254.00	$56.35	$2,197.65	$0.00	$2,254.00	-124.00	($868.00)	$56.35	($811.65)	$2,197.65	$1,386.00
643.5	Traffic Control	EACH	1	$62,500.00	$62,500.00					1.00	0.25	$15,625.00	$390.63	$15,234.38	$44,531.25	$62,500.00	0.00	$0.00	$2,734.38	$2,734.38	$59,765.63	$62,500.00
645.012	Geotextile Type HR	SY	150	$4.25	$637.50					130.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	130.00	$552.50	$0.00	$552.50	$0.00	$552.50
690.015	Sawing Asphalt	LF	744	$3.00	$2,232.00					475.00	0.00	$0.00	$0.00	$0.00	$2,120.40	$2,232.00	-269.00	($807.00)	$111.60	($695.40)	$2,120.40	$1,425.00
690.025	Sawing Concrete	LF	10	$10.00	$100.00					8.00	0.00	$0.00	$0.00	$0.00	$95.00	$100.00	-2.00	($20.00)	$5.00	($15.00)	$95.00	$80.00
SPV.0090	01. Treated Timber Piling	LF	813	$62.00	$50,406.00					813.00	0.00	$0.00	$0.00	$0.00	$47,885.70	$50,406.00	0.00	$0.00	$2,520.30	$2,520.30	$47,885.70	$50,406.00
SPV.0090	02. Salvaged & Reinstall Steel Plate Beam Guard Class A	LF	330	$25.00	$8,250.00					330.00	330.00	$8,250.00	$206.25	$8,043.75	$0.00	$8,250.00	0.00	$0.00	$206.25	$206.25	$8,043.75	$8,250.00
SPV.0105	01. Treated Timber Boardwalk	LS	1	$393,673.59	$393,673.59					1.00	0.00	$0.00	$0.00	$0.00	$373,989.91	$393,673.59	0.00	$0.00	$19,683.68	$19,683.68	$373,989.91	$393,673.59
	Main Bid Total				$1,240,216.09							$302,433.20	$7,560.83	$294,872.37	$811,654.63	$1,156,806.49		$123,583.79	$50,279.49	$173,863.29	$1,106,527.00	$1,280,390.28
	Alternate Bid																					
201.0105	Clearing	STA	1	$656.00	$656.00					1.00	0.00	$0.00	$0.00	$0.00	$623.20	$656.00	0.00	$0.00	$32.80	$32.80	$623.20	$656.00
201.0205	Grubbing	STA	1	$164.00	$164.00					1.00	0.00	$0.00	$0.00	$0.00	$155.80	$164.00	0.00	$0.00	$8.20	$8.20	$155.80	$164.00
204.015	Removing Curb & Gutter	LF	20	$5.00	$100.00					7.00	-3.00	($15.00)	($0.38)	($14.63)	$47.50	$35.00	0.00	$0.00	$2.13	$2.13	$32.88	$35.00
205.01	Excavation Common	CY	254	$28.50	$7,239.00					254.00	0.00	$0.00	$0.00	$0.00	$5,415.00	$5,700.00	54.00	$1,539.00	$285.00	$1,824.00	$5,415.00	$7,239.00
206.1	Excavation for Structures Bridges (Prefab. Steel Truss Ped. Bridge)	LS	1	$30,487.13	$30,487.13					1.00	0.00	$0.00	$0.00	$0.00	$28,962.77	$30,487.13	0.00	$0.00	$1,524.36	$1,524.36	$28,962.77	$30,487.13
210.11	Backfill Structure Type A	CY	108	$29.00	$3,132.00					108.00	0.00	$0.00	$0.00	$0.00	$2,755.00	$2,900.00	8.00	$232.00	$145.00	$377.00	$2,755.00	$3,132.00
305.012	Base Aggregate Dense 1 1/4-Inch	TON	310	$23.85	$7,393.50					310.00	0.00	$0.00	$0.00	$0.00	$4,531.50	$4,770.00	110.00	$2,623.50	$238.50	$2,862.00	$4,531.50	$7,393.50
465.0105	Asphaltic Surface	TON	1	$75.14	$75.14					0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
502.01	Concrete Masonry Bridges	CY	40	$720.00	$28,800.00					40.00	0.00	$0.00	$0.00	$0.00	$27,360.00	$28,800.00	0.00	$0.00	$1,440.00	$1,440.00	$27,360.00	$28,800.00
505.06	Bar Steel Reinforcement HS Coated Structures	LB	3880	$1.50	$5,820.00					3,880.00	0.00	$0.00	$0.00	$0.00	$5,529.00	$5,820.00	0.00	$0.00	$291.00	$291.00	$5,529.00	$5,820.00
506.8006.S	Prefabricated Steel Truss Pedestrian Bridge LRFD	EACH	1	$111,500.00	$111,500.00					1.00	0.00	$0.00	$0.00	$0.00	$105,925.00	$111,500.00	0.00	$0.00	$5,575.00	$5,575.00	$105,925.00	$111,500.00
513.2001	Railing Pipe	LF	52	$250.00	$13,000.00					52.00	52.00	$13,000.00	$325.00	$12,675.00	$0.00	$13,000.00	0.00	$0.00	$325.00	$325.00	$12,675.00	$13,000.00
516.05	Rubberized Membrane Waterproofing	SY	10	$39.00	$390.00					10.00	0.00	$0.00	$0.00	$0.00	$370.50	$390.00	0.00	$0.00	$19.50	$19.50	$370.50	$390.00
601.0411	Concrete Curb & Gutter 30-Inch Type D	LF	20	$65.00	$1,300.00					7.00	7.00	$455.00	$11.38	$443.63	$0.00	$455.00	0.00	$0.00	$11.38	$11.38	$443.63	$455.00
602.041	Concrete Sidewalk 5-Inch	SF	870	$5.75	$5,002.50					8,032.00	800.00	$4,600.00	$115.00	$4,485.00	$0.00	$4,600.00	7,232.00	$41,584.00	$115.00	$41,699.00	$4,485.00	$46,184.00
602.0515	Curb Ramp Detectable Warning Field Natural Patina Natural Patina	SF	10	$35.00	$350.00					0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
606.03	Riprap Heavy	CY	15	$76.00	$1,140.00					32.00	0.00	$0.00	$0.00	$0.00	$1,083.00	$1,140.00	17.00	$1,292.00	$57.00	$1,349.00	$1,083.00	$2,432.00
612.0406	Pipe Underdrain Wrapped 6-Inch	LF	80	$5.50	$440.00					80.00	0.00	$0.00	$0.00	$0.00	$418.00	$440.00	0.00	$0.00	$22.00	$22.00	$418.00	$440.00
624.01	Water	MGAL	2	$35.00	$70.00					0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
625.05	Salvaged Topsoil	SY	2050	$4.34	$8,897.00					1,929.00	2,050.00	$8,897.00	$222.43	$8,674.58	$0.00	$8,897.00	-121.00	($525.14)	$222.43	($302.72)	$8,674.58	$8,371.86
627.02	Mulching	SY	2050	$0.40	$820.00					1,929.00	2,050.00	$820.00	$20.50	$799.50	$0.00	$820.00	-121.00	($48.40)	$20.50	($27.90)	$799.50	$771.60
628.1504	Silt Fence	LF	1530	$2.00	$3,060.00					553.00	0.00	$0.00	$0.00	$0.00	$866.40	$912.00	97.00	$194.00	$45.60	$239.60	$866.40	$1,106.00
628.152	Silt Fence Maintenance	LF	1530	$0.25	$382.50					0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
628.1905	Mobilizations Erosion Control	EACH	1	$250.00	$250.00					1.00	1.00	$250.00	$6.25	$243.75	$0.00	$250.00	0.00	$0.00	$6.25	$6.25	$243.75	$250.00
628.191	Mobilizations Emergency Erosion Control	EACH	1	$150.00	$150.00					0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
629.021	Fertilizer Type B	CWT	1.1	$80.00	$88.00					1.22	1.10	$88.00	$2.20	$85.80	$0.00	$88.00	0.12	$9.60	$2.20	$11.80	$85.80	$97.60
630.014	Seeding Mixture No. 40	LB	40	$7.00	$280.00					35.00	40.00	$280.00	$7.00	$273.00	$0.00	$280.00	-5.00	($35.00)	$7.00	($28.00)	$273.00	$245.00
643.5	Traffic Control	EACH	1	$7,500.00	$7,500.00					1.00	0.25	$1,875.00	$46.88	$1,828.13	$5,343.75	$7,500.00	0.00	$0.00	$328.13	$328.13	$7,171.88	$7,500.00
645.012	Geotextile Type HR	SY	23	$4.25	$97.75					98.00	0.00	$0.00	$0.00	$0.00	$92.86	$97.75	75.00	$318.75	$4.89	$323.64	$92.86	$416.50
690.015	Sawing Asphalt	LF	24	$5.00	$120.00					40.00	0.00	$0.00	$0.00	$0.00	$190.00	$200.00	0.00	$0.00	$10.00	$10.00	$190.00	$200.00
690.025	Sawing Concrete	LF	5	$10.00	$50.00					0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
SPV.0165	01. Salvaged Stacked Concrete Slabs	SF	160		$2,080.00					160.00	0.00	$0.00	$0.00	$0.00	$1,976.00	$2,080.00	0.00	$0.00	$104.00	$104.00	$1,976.00	$2,080.00
	Alternate Bid Total				$240,834.52							$30,250.00	$756.25	$29,493.75	$191,645.29	$231,981.88		$47,184.31	$10,842.84	$58,027.15	$221,139.04	$279,166.19
CO #1	Additional Geogrid					SY	5,653.00	$3.37	$19,050.61								5,653.00	$19,050.61	$0.00	$19,050.61	$0.00	$19,050.61
CO #1	Inlet Remove/Replace					EA	1,420.00	$1.00	$1,420.00								1,420.00	$1,420.00	$0.00	$1,420.00	$0.00	$1,420.00
	TOTAL Change Order No.1								$20,470.61									$20,470.61	$0.00	$20,470.61	$0.00	$20,470.61
					$1,481,050.61				$20,470.61			**$332,683.20**	**$8,317.08**	**$324,366.12**	**$1,003,299.91**	**$1,388,788.37**		**$191,238.71**	**$61,122.34**	**$252,361.05**	**$1,327,666.03**	**$1,580,027.08**

Judd Stevenson
632 Reed Street
Neenah, WI 54956
(920) 540-2393
judd.d.stevenson@gmail.com

MEMORANDUM

TO: Neenah Plan Commission, Neenah City Council, Mayor Jane Lang, Neenah Community Development Department (CDD)

RE: Rezoning Shattuck Middle School
DATE: November 3, 2022

This memorandum is in opposition to the rezoning of Shattuck Middle School to "Traditional Neighborhood Development District" for the following reasons:

1. Attached are 554 verified signatures (278 in person petitions/276 online petition) opposing the rezoning of Shattuck to allow for rental housing. The CDD sent an email last week that stated, "The public hearing notice letter for the Shattuck Middle School rezoning will be mailed this afternoon with receipt expected by this weekend. Approximately 185 property owners surrounding the Shattuck Middle School property will receive the letter." **These 554 signatures are <u>three times</u> the number of notices that were sent out notifying of "public hearing".**

2. The proposed zoning classification, "Traditional Neighborhood Development District" although listed in the municipal code as a verifiable district, is not actually listed in the City's zoning map app online as shown in the attached zoning map. Obviously the attached doesn't show the entire city, just Shattuck area, but note the table showing the zoning classifications and there is no TND. I asked for a .pdf copy of the zoning map for the entire city from the CDD but was told there is not one, but to use the app.

3. This zoning change appears to contradict a statement made by Brad Schmidt, Deputy Director of CDD, on August 9, 2022, in a memorandum to Mayor Lang and the Plan Commission (attached to this package) regarding Rezoning C-1 District to R-1 District – 684 Congress Street. Mr. Schmidt states, "This category is intended to protect and strengthen existing neighborhoods. The R-1 zoning district is consistent with the Comprehensive Plan's future land use map." 684 Congress Street is one block from Shattuck Middle School. **Shattuck Middle School should be zoned R-1 to keep consistent with the Comprehensive Plan's future land use map, AND, the consistency of the neighborhood.**

4. Of the six apartment complexes that have been approved by the City of Neenah in the past five years, totaling 811 apartment units, almost all are surrounded by either Industrial, Commercial or Multi-family zoning. Attached is a document showing the apartment complexes that have been approved and the zoning surrounding those complexes. Beyond the staggering fact the City has approved 811 apartments to be constructed in the past five years, only one has R-1 zoning adjacent to most of the development. Shattuck will have 3 out of four sides surrounded by EXTENSIVE (meaning several blocks worth) of R-1 zoning. Yet this project proposes at least (I say at least because once this gets developed, the chances of someone wanting to build a single-family townhome for ownership purposes next to $900-$1200/month apartments is very slim) 132 rental properties.

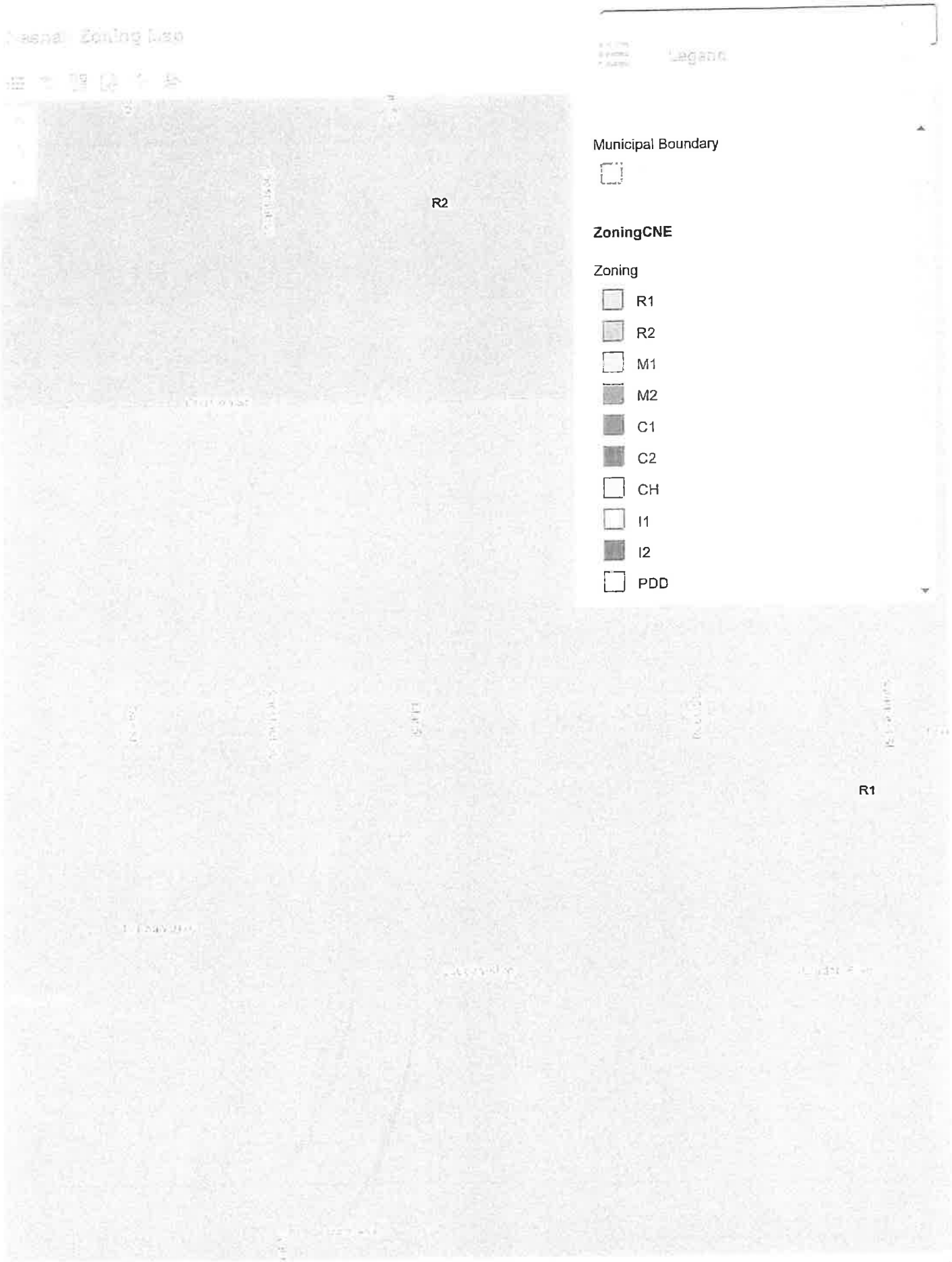
5. Lastly, I'm very disappointed in the way the community has been engaged in this process. To send out a notification that is received roughly ten days prior to the Plan Commission meeting and public hearing, then holding the public hearing on the same day a decision is going to be made on the proposal, appears to the public you're just going through the motions of having a public hearing without any possibility of digesting the material provided and researching further any information that may need further research. I feel like the Plan Commission is simply going to sit through the hearing, then vote in favor of the recommendation of the CDD, which has been working with the developer for months without public input on the proposal that is presented today. Yes, the response will be there was a public meeting held by the School District on this project in June, 2022, but it wasn't THIS proposal. Yes, this proposal is similar to the one presented in June, 2022, but you must realize the vast majority of the 100 or so attendees of that meeting (90% at least) were against the proposal. I believe just 3-4 people spoke in favor of the proposal at that time.

Thank you for your time and attention in reading my concerns. I stand ready and able to help put together a project for this neighborhood that fits the neighborhood characteristics, and quite possibly bring greater tax revenue to the City of Neenah.

Sincerely,

Judd Stevenson

Attached: 4 attachments


Legend
Municipal Boundary
ZoningCNE
Zoning
R1
R2
M1
M2
C1
C2
CH
I1
I2
PDD
R2
R1

Neenah
WISCONSIN

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

MEMORANDUM

DATE: August 9, 2022

TO: Mayor Lang and Plan Commission

FROM: Brad Schmidt, AICP, Deputy Director

RE: Rezoning C-1 District to R-1 District – 684 Congress Street (**Ord. No 2022-15**)

Request

Sharon Zuberbier has submitted a request to rezone land located at 684 Congress Street from the C-1, General Commercial District to the R-1, Single-Family Residence District.

Background

The subject property is located at the northeast corner of Congress Street and Laudan Boulevard. The property is 0.37 acres in size and includes a single-family residence and a detached garage. All land surrounding the subject property is zoned R-1, Single-Family Residence District. The property was zoned C-1, General Commercial District because of its past use as a grocery store until the 1990's.

As will all rezoning requests, the proposed zoning classification must be consistent with the City's Comprehensive Plan 2040 future land use designation. In this case, the future land use map identifies this area as the Residential Neighborhood Investment Area. This category is intended to protect and strengthen existing neighborhoods. The R-1 zoning district is consistent with the Comprehensive Plan's future land use map.

ZONING AROUND
APARTMENT COMPLEXES APPROVED BY NEENAH IN PAST 5 YEARS

1. Kimberly Clark South – Marathon Avenue, 6/16/2022 in Appleton Post Crescent (APC)
   a. Phase 1 = 32 apartments
   b. Phase 2 = 152 Townhouses
   c. Phase 3 (5 years out per article) = 29 apartments

   I-2 To North and West, M-1 to NE and SE, small part R-1 to south

2. Bridgwood Golf Course – 5/2022 Council approved = 268 unit apartment complex
   I-2 across RR tracks and south, PDD to north, C-1 to west

3. Solaris – Opened in 2021 on Main Street = 71 apartments
   C-1 to south, C-2 to north, west, east and southeast

4. Between Zacatacus & Ice Rink on Main Street = 39 apartments
   C-2 all around

5. Pendleton Park on Pendleton Road built in 2018 = 196 apartments
   R-1 to east and southeast, Town of Neenah to north, west and southwest

6. Neenah Creek on Winneconne Avenue = 53 apartments
   R-2 to East and North, C-1 to west, R-1 across Winneconne Avenue

SHATTUCK MIDDLE SCHOOL IS SURROUNDED BY R-1 ZONING EXCEPT TO THE NORTH WHERE IT IS R-2. **No commercial, industrial or multi-family surrounding Shattuck.**

This equals 811 (not including the Phase 3 of Kimberly Clark South) apartments in the City of Neenah in the past five years.

#PROTECTNEENAHNEIGHBORHOODS
ON-LINE PETITION SIGNATURES

Name	Street #	Street Name	City	State	Postal Cod	Count	Signed On	Where Signed
Aaron Colby	153	Dehardt Ave	Neenah	WI	54956	US	7/6/2022	Online
Aaron Hughes	187	Villa Dr	Neenah	WI	54956	US	7/20/2022	Online
Aaron Zemmer	510	E. Franklin Ave.	Neenah	WI	54956	US		Online
Abby Valentine	1543	Ames St.	Neenah	WI	54956	US	7/20/2022	Online
Abigail Poliak	693	Congress Pl.	Neenah	WI	54956	US		Online
Adam Poliak	693	Congress Pl.	Neenah	WI	54956	US		Online
Adrian Johnson	1027	Bayview Rd.	Neenah	WI	54956	US	7/8/2022	Online
Aislinn Verhage	745	Elm St.	Neenah	WI	54956	US		Online
Alex Walsh	245	Castle Oak Dr.	Neenah	WI	54956	US	7/7/2022	Online
Alexandria Abitz	203	Cedar St.	Neenah	WI	54956	US	7/12/2022	Online
Alissa Schwalbach	755	Milkweed Ct.	Neenah	WI	54956	US	7/8/2022	Online
Allee Meerdink	949	Higgins Ave	Neenah	WI	54956	US	7/16/2022	Online
Allison Eastman	612	Lauden Blvd	Neenah	WI	54956	US	7/1/2022	Online
Alyssa Bastar	512	E. Cecil St.	Neenah	WI	54956	US		Online
Alyssa Demerath	1159	Maple St.	Neenah	WI	54956	US	7/8/2022	Online
Amanda Heyn	384	Nassau St.	Neenah	WI	54956	US	7/9/2022	Online
Amanda Steffens	1467	Whitetail Dr.	Neenah	WI	54956	US	7/8/2022	Online
Amber Germain	505	E. Columbian Ave	Neenah	WI	54956	US	7/12/2022	Online
Amos Mikkelson	502	Chatham Ct.	Neenah	WI	54956	US	7/13/2022	Online
Amy Gaerthofner	571	Riford Rd	Neenah	WI	54956	US	7/1/2022	Online
Amy Gruse	580	Chestnut St.	Neenah	WI	54956	US	7/8/2022	Online
Amy Israel	808	Heather Ln.	Neenah	WI	54956	US	7/8/2022	Online
Amy Young	632	Chestnut St.	Neenah	WI	54956	US		Online
Amy Zemlock	655	Grove St.	Neenah	WI	54956	US	7/12/2022	Online
Andrea Brey	672	Congress St.	Neenah	WI	54956	US	7/12/2022	Online
Andrew Daly	840	E. Cecil St.	Neenah	WI	54956	US	7/12/2022	Online
Andrew Dzrurick	315	Lauden Blvd	Neenah	WI	54956	US		Online
Andrew Gruse	649	Stevens St.	Neenah	WI	54956	US	7/8/2022	Online
Angela Janikowski	720	Kensington Rd.	Neenah	WI	54956	US	7/12/2022	Online
Angela Konkle	719	Elm St.	Neenah	WI	54956	US		Online
Angelica Wilson	344	Joseph St. Apt 1	Neenah	WI	54956	US	7/11/2022	Online
Angelo Van Bogart	702	Reed St	Neenah	WI	54956	US		Online
Angie Schneider	2509	Maple Grove St.	Neenah	WI	54956	US	7/8/2022	Online
Anjie Schabo	2505	Bishops Ln.	Neenah	WI	54956	US	7/13/2022	Online
Ann Ginke	707	Chestnut St.	Neenah	WI	54956	US		Online
Ann Goerl	213	4th St.	Neenah	WI	54956	US	7/9/2022	Online
Ann Pabst	642	Reed St	Neenah	WI	54956	US	7/1/2022	Online
Anne Fredrickson	658	Chestnut St.	Neenah	WI	54956	US		Online
Anne Greif	2031	Brookeview Ct	Neenah	WI	54956	US		Online
ANNE JOHNSON	922	Zemlock Ave.	Neenah	WI	54956	US	7/8/2022	Online
Anne Morten	245	Stevens St.	Neenah	WI	54956	US		Online
Anne Paulus	701	Yorkshire Rd.	Neenah	WI	54956	US		Online
Anne Wilson	314	Crescent Dr.	Neenah	WI	54956	US	7/8/2022	Online
Anne-Marie Werner	330	Park Dr	Neenah	WI	54956	US	7/14/2022	Online
AnnMarie Gruber	671	Oak St	Neenah	WI	54956	US	7/6/2022	Online
Anthony Manoni	2121	E. Praire Creek Dr.	Neenah	WI	54956	US	7/1/2022	Online
Anthony Stancer	672	Chestnut St.	Neenah	WI	54956	US		Online
Arturo Leon	641	Chestnut St.	Neenah	WI	54956	US		Online
Ashley Flenz	513	Oak St	Neenah	WI	54956	US	7/1/2022	Online
Ashley Lunty	133	W. Bell St.	Neenah	WI	54956	US	7/22/2022	Online
Bailey Matsen	637	Chestnut St.	Neenah	WI	54956	US		Online
Becky Froehlich	709	Chestnut St.	Neenah	WI	54956	US	7/1/2022	Online
Ben Vanden Heuvel	645	Chestnut St.	Neenah	WI	54956	US		Online
Benjamin Huff	757	Congress St.	Neenah	WI	54956	US		Online
Beth Bender	1155	Maple St.	Neenah	WI	54956	US	7/13/2022	Online
Beth Martin	717	Elm St.	Neenah	WI	54956	US		Online
Beth Oosterhous	1220	Westbreeze Dr.	Neenah	WI	54956	US	7/8/2022	Online
Bethany Riley	655	Elm St.	Neenah	WI	54956	US	7/1/2022	Online
BJ Houk	512	Elm St.	Neenah	WI	54956	US		Online
Bradley Jensen	740	Chestnut St.	Neenah	WI	54956	US		Online
Brandi Engen	662	Chestnut St.	Neenah	WI	54956	US		Online
Brandon St. Peter	620	Chestnut St.	Neenah	WI	54956	US		Online

#PROTECTNEENAHNEIGHBORHOODS
ON-LINE PETITION SIGNATURES

Name	Street #	Street Name	City	State	Postal Cod	Count	Signed On	Where Signed
Breanne Kimball	757	Reed St	Neenah	WI	54956	US	7/1/2022	Online
Brenda Protheroe	424	10th St.	Neenah	WI	54956	US	7/2/2022	Online
Brett Lessner	1235	S. Park Ave.	Neenah	WI	54956	US	7/20/2022	Online
Brian Janssen	646	Chestnut St.	Neenah	WI	54956	US		Online
Brian Weber	558	E. Peckham St.	Neenah	WI	54956	US	7/1/2022	Online
Brielle Peters	650	Reed St	Neenah	WI	54956	US	7/4/2022	Online
Brittany Holden	344	Edgewood Dr.	Neenah	WI	54956	US	7/8/2022	Online
Brooke Schmidt	629	Oak St	Neenah	WI	54956	US	7/2/2022	Online
Bruce Krueger	505	Deckhoff St.	Neenah	WI	54956	US		Online
Bruce wiater	710	Reed St	Neenah	WI	54956	US	7/6/2022	Online
Caitlin Birkholz	532	Elm St.	Neenah	WI	54956	US		Online
Caitlin Bushman(Birkholz)	532	Elm St.	Neenah	Wi	54956	US	7/1/2022	Online
Caitlin Herikson	213	High St	Neenah	WI	54956	US		Online
Caley Moede	218	Congress St.	Neenah	WI	54956	US		Online
Calix	766	Elm St.	Neenah	WI	54956	US		Online
Carla Paul Mulvey	421	Hawthorne St.	Neenah	WI	54956	US	7/2/2022	Online
Carla Vanderheyden	752	Reed St	Neenah	WI	54956	US	7/12/2022	Online
Cassandra Buksyk	711	Congress Pl.	Neenah	WI	54956	US	7/13/2022	Online
Cassandra DeMars	676	Chestnut St.	Neenah	WI	54956	US	7/1/2022	Online
Cassandra Smith	1195	Christopher Dr. Apt 13	Neenah	WI	54956	US	7/8/2022	Online
Cassie Demars	676	Chestnut St.	Neenah	WI	54956	US		Online
Cathy Meyer	424	Washington Ave.	Neenah	WI	54956	US		Online
Cecilia Norton	863	E. Cecil St.	Neenah	WI	54956	US		Online
Chad Pelky	778	Elm St.	Neenah	WI	54956	US		Online
Charles Lauer	119	Lauden Blvd	Neenah	WI	54956	US	7/2/2022	Online
Chelsea Kuhnke	1640	Pendleton Rd.	Neenah	WI	54956	US		Online
Chelsea Meyer	1231	Maple St	Neenah	WI	54956	US	7/6/2022	Online
Cheryl Dausey	202	Washington Ave.	Neenah	WI	54956	US	7/11/2022	Online
Cheryl LeRoy	511	Division St.	Neenah	WI	54956	US		Online
Cheryl Timm	649	Chestnut St.	Neenah	WI	54956	US		Online
Chloe Balwinski	1273	Wild Rose Ln.	Neenah	WI	54956	US	7/7/2022	Online
Chloe Demerath	747	Congress St	Neenah	WI	54956	US		Online
Chris Franz	668	Chestnut St.	Neenah	WI	54956	US		Online
Chris Mathers	618	Winnebago Hts	Neenah	WI	54956	US	7/12/2022	Online
Chris Meunier	1214	Meadow Ln.	Neenah	WI	54956	US	7/1/2022	Online
Chris Potratz	508	E. Cecil St.	Neenah	WI	54956	US		Online
Chris Swender	436	Washington Ave.	Neenah	WI	54956	US		Online
Christine Fowler	415	E. Columbian Ave	Neenah	WI	54956	US	7/13/2022	Online
Christine Meixl	760	Yorkshire Rd.	Neenah	WI	54956	US	7/16/2022	Online
Christine Olson	1310	Indigo Dr.	Neenah	WI	54956	US	7/8/2022	Online
Cindy Koehn	536	Elm St.	Neenah	WI	54956	US		Online
Clair Teachout	621	S. Park Ave.	Neenah	WI	54956	US	7/8/2022	Online
Clarissa Arboleda	770	Elm St.	Neenah	WI	54956	US		Online
Colleen Meyer	1181	Gay Dr.	Neenah	WI	54956	US	7/8/2022	Online
Connie Gauerke	347	Washington Ave.	Neenah	WI	54956	US		Online
Connie Mullins	631	Stevens St.	Neenah	WI	54956	US	7/9/2022	Online
Cory Grissom	535	Elm St.	Neenah	WI	54956	US		Online
Cory Kuehl	637	Congress St.	Neenah	WI	54956	US		Online
Courtney Bender	1155	Maple St.	Neenah	WI	54956	US	7/12/2022	Online
Crescentia Holbrook	613	Fairview Ave	Neenah	WI	54956	US		Online
Crystal Blank	714	Elm St.	Neenah	WI	54956	US		Online
Curtis J. Dachelet	121	Regent Pl.	Neenah	WI	54956	US		Online
Cynthia Weinaug	1572	Kingswood Dr.	Neenah	WI	54956	US		Online
Dan Piette	667	Chestnut St.	Neenah	WI	54956	US		Online
Daniel Baird	245	Stevens St.	Neenah	WI	54956	US		Online
Daniel Hamrin	701	Congress Pl.	Neenah	WI	54956	US		Online
Daniel Miller	534	Belmont Ave.	Neenah	WI	54956	US	7/9/2022	Online
Daniell Dolan	719	Chestnut St.	Neenah	WI	54956	US		Online
David Baraniak	507	E. Cecil St.	Neenah	WI	54956	US		Online
David Fredrickson	760	Chestnut St.	Neenah	WI	54956	US		Online
David Geraden	209	Congress St.	Neenah	WI	54956	US		Online
David Marta	614	Chestnut St.	Neenah	WI	54956	US		Online

#PROTECTNEENAHNEIGHBORHOODS
ON-LINE PETITION SIGNATURES

Name	Street #	Street Name	City	State	Postal Cod	Count	Signed On	Where Signed
David Paul	602	Division St.	Neenah	WI	54956	US		Online
David Tonn	700	Chestnut St.	Neenah	WI	54956	US	7/1/2022	Online
David Zimmerman	1211	Lynrose Ln.	Neenah	WI	54956	US		Online
Dean Hoks	682	Reed St	Neenah	WI	54956	US		Online
Debbie Birkholz	775	Birch St.	Neenah	WI	54956	US	7/1/2022	Online
Debbie Davis(Bushman)	412	Lowell Pl.	Neenah	WI	54956	US	7/1/2022	Online
Debbie Williams	1256	Meadow Ln.	Neenah	WI	54956	US	7/8/2022	Online
Deborah Griffith	108	Regent Pl.	Neenah	WI	54956	US		Online
Deborah Small	441	E. Franklin Ave.	Neenah	WI	54956	US		Online
Debra Korzenski	835	River Ln.	Neenah	WI	54956	US	7/11/2022	Online
Debra Reichel	649	Elm St.	Neenah	WI	54956	US		Online
Debre Kuppe	1139	Primrose Ct.	Neenah	WI	54956	US		Online
Dee Wais	1096	Reed St	Neenah	WI	54956	US		Online
Dennis Frakes	1415	E. Paynes Point R	Neenah	WI	54956	US	7/20/2022	Online
Derek Gruber	1241	Campbell St	Neenah	WI	54956	US	7/6/2022	Online
Desarae Weyenberg	624	Grove St.	Neenah	WI	54956	US	7/9/2022	Online
Diane Eparvier	669	Elm St.	Neenah	WI	54956	US	7/1/2022	Online
Dianne Fischer	617	Chestnut St.	Neenah	WI	54956	US		Online
diony martinez kemper	1059	Pilgrim Rd.	Neenah	WI	54956	US	7/11/2022	Online
Donald Miller	1555	Lyon Rd. Apt 28	Neenah	WI	54956	US		Online
Donna Borszich	670	S. Western Ave	Neenah	WI	54956	US		Online
Donna Butzlaff	748	Reed St	Neenah	WI	54956	US	7/6/2022	Online
Donna Larsen	764	Chestnut St.	Neenah	WI	54956	US		Online
Drew Bendixen	528	Elm St.	Neenah	WI	54956	US		Online
Ed Faulks	761	Elm St.	Neenah	WI	54956	US		Online
Eliabeth Glass	1242	Fawn Dr	Neenah	WI	54956	US		Online
Elisabeth Hyatt	664	Congress St.	Neenah	WI	54956	US		Online
Elisna Tappin	673	Oak St	Neenah	WI	54956	US		Online
Elizabeth Dachelet	121	Regent Pl.	Neenah	WI	54956	US		Online
Elizabeth Lang	633	Chestnut St.	Neenah	WI	54956	US		Online
Ellen Kaelin	221	Langley Blvd	Neenah	WI	54956	US	7/1/2022	Online
Emily Grasee	721	Manchester Rd	Neenah	WI	54956	US	7/12/2022	Online
Emily Zenner	510	E. Franklin Ave.	Neenah	WI	54956	US	7/20/2022	Online
Eric Born	553	Riford Rd	Neenah	WI	54956	US	7/13/2022	Online
Eric Koski	532	Emerson St.	Neenah	WI	54956	US	7/12/2022	Online
Eric Maggio	712	Congress Pl.	Neenah	WI	54956	US		Online
Erica Duda	853	E. Cecil St.	Neenah	WI	54956	US		Online
Erica Slye	2642	Marathon Ave	Neenah	WI	54956	US		Online
Erin Czechanski	1198	Skyview Dr.	Neenah	WI	54956	US	7/8/2022	Online
Erin Miller	654	Lauden Blvd	Neenah	WI	54956	US	7/11/2022	Online
Erin Neely	1463	Tullar Rd. Apt 11	Neenah	WI	54956	US	7/9/2022	Online
Esther LaFord	874	E. Cecil St.	Neenah	WI	54956	US		Online
Esther Zimmerman	1211	Lynrose Ln.	Neenah	WI	54956	US		Online
Gail Goetz	1135	Manor Dr.	Neenah	WI	54956	US		Online
Garrett Hetrick	707	Congress Pl.	Neenah	WI	54956	US	7/1/2022	Online
Gary Mulvey	421	Hawthorne St.	Neenah	WI	54956	US	7/2/2022	Online
Gladys Harrison	148	W. Cecil St.	Neenah	WI	54956	US	7/8/2022	Online
Graham French	1009	Meadow Ln.	Neenah	WI	54956	US	7/9/2022	Online
Grant Meerdink	949	Higgins Ave	Neenah	WI	54956	US	7/16/2022	Online
Greg Bucholte	725	Elm St.	Neenah	WI	54956	US		Online
Gregg C Ewert	850	Maple St.	Neenah	WI	54956	US	7/11/2022	Online
Gregory Scanlon	859	E. Cecil St.	Neenah	WI	54956	US	7/1/2022	Online
Griffin Tedlie	1435	Tullar Rd.	Neenah	WI	54956	US	7/10/2022	Online
Hannah Polakowski	1116	Tullar Rd.	Neenah	WI	54956	US	7/9/2022	Online
Heather Gruber	1241	Campbell St	Neenah	WI	54956	US		Online
Heather Heuer	672	Chestnut St.	Neenah	WI	54956	US	7/1/2022	Online
Heather Leone	308	E. Forest Ave.	Neenah	WI	54956	US	7/8/2022	Online
Heather Oberstadt	516	E. Cecil St.	Neenah	WI	54956	US	7/20/2022	Online
Heidi Rocke	505	E. Wisconsin Ave.	Neenah	WI	54956	US	7/14/2022	Online
Hilary Merrill	524	Elm St.	Neenah	WI	54956	US		Online
Holly Wiesman	221	S. Park Ave.	Neenah	WI	54956	US	7/6/2022	Online
Hunter Kemps	943	Sund St.	Neenah	WI	54956	US		Online

#PROTECTNEENAHNEIGHBORHOODS
ON-LINE PETITION SIGNATURES

Name	Street #	Street Name	City	State	Postal Cod	Count	Signed On	Where Signed
Indra Gibson	1222	Nature Trail Dr.	Neenah	WI	54956	US		Online
Jace Peskie	518	Haylett St.	Neenah	WI	54956	US	7/20/2022	Online
Jackie Paustian	757	Oak St	Neenah	WI	54956	US		Online
Jak Nelson	628	Chestnut St.	Neenah	WI	54956	US		Online
James Francart	776	Elm St.	Neenah	WI	54956	US		Online
James Hein	429	E. Franklin Ave.	Neenah	WI	54956	US		Online
James Lang	633	Chestnut St.	Neenah	WI	54956	US		Online
Jamie Albert	305	Lauden Blvd	Neenah	WI	54956	US		Online
Jamie Brunel	153	Lorraine Ave.	Neenah	WI	54956	US	7/3/2022	Online
Jan Gauger	6165	Green bay Rd	Neenah	WI	54956	US		Online
Jan Paske	862	E. Cecil St.	Neenah	WI	54956	US		Online
Jan Payne	757	Elm St.	Neenah	WI	54956	US		Online
Jane Smith	105	E. Bell St.	Neenah	WI	54956	US	7/11/2022	Online
Janet Radue	1572	Bruce St.	Neenah	WI	54956	US		Online
Janice Janssen	646	Chestnut St.	Neenah	WI	54956	US		Online
Janice Paul	602	Division St.	Neenah	WI	54956	US		Online
Jared Frisby	1085	Holly Ct.	Neenah	WI	54956	US		Online
Jason Birkholz	970	Zemlock Ave.	Neenah	WI	54956	US	7/1/2022	Online
Jason Marks	515	E. Cecil St.	Neenah	WI	54956	US	7/7/2022	Online
Jason Mulder	9600	Oakwood Ave	Neenah	WI	54956	US	7/5/2022	Online
Jason Spahn	321	Washington Ave.	Neenah	WI	54956	US		Online
Jay Kresheck	757	Elm St.	Neenah	WI	54956	US		Online
Jayne Bottensek	632	E. Doty Ave.	Neenah	WI	54956	US	7/8/2022	Online
Jayson Christensen	503	Elm St.	Neenah	WI	54956	US		Online
Jean Noffke	1414	Rogers Ct	Neenah	WI	54956	US	7/22/2022	Online
Jean Schraufnagel	328	Crescent Dr.	Neenah	Wi	54956	US	7/10/2022	Online
Jean Westfall	2413	Woodland Ter.	Neenah	WI	54956	US	7/8/2022	Online
Jeff Hintz	707	Congress St.	Neenah	WI	54956	US		Online
Jen Scanlon	859	E. Cecil St.	Neenah	WI	54956	US	7/1/2022	Online
Jeni Orlando	322	E. Columbian Ave	Neenah	WI	54956	US	7/1/2022	Online
Jennifer Clure	1208	Glenview Dr.	Neenah	WI	54956	US	7/19/2022	Online
Jennifer Jury	1003	Sterling Ave.	Neenah	WI	54956	US	7/3/2022	Online
Jennifer Keberlein	3431	Syngentia Way	Neenah	WI	54956	US	7/1/2022	Online
Jennifer Miller	556	Riford Rd	Neenah	WI	54956	US	7/1/2022	Online
Jenny Seibel	746	Congress St.	Neenah	WI	54956	US	7/8/2022	Online
Jenny Wunrow	470	Higgins Ave	Neenah	WI	54956	US		Online
Jeremy Sibel	746	Congress St.	Neenah	WI	54956	US		Online
Jericah Vandehey	1470	S. Park Ave.	Neenah	WI	54956	US	7/6/2022	Online
Jesse Drake	650	Chestnut St.	Neenah	WI	54956	US		Online
Jessica Roth	411	Kraft St.	Neenah	WI	54956	US	7/9/2022	Online
Jessica Williams	145	State St.	Neenah	WI	54956	US	7/5/2022	Online
Jesus Montes de oca	628	Hansen St.	Neenah	WI	54956	US	9/7/2022	Online
Jill Luebke	3222	Westfield Range	Neenah	WI	54956	US		Online
JIM Gruber	1331	Liberty Ct.	Neenah	WI	54956	US	7/9/2022	Online
Jimmy Slye	2642	Marathon Ave	Neenah	WI	54956	US		Online
Joan Pappas	1853	Oxwood Dr.	Neenah	WI	54956	US	7/11/2022	Online
JoAnn Trader	625	Chestnut St.	Neenah	WI	54956	US		Online
Joann Urbanek	303	Crescent Dr.	Neenah	WI	54956	US	7/8/2022	Online
Jocelyn Aho	1290	Green Acres Ln	Neenah	WI	54956	US	7/2/2022	Online
Jodi Merkley	409	Quarry Ln	Neenah	WI	54956	US	7/14/2022	Online
Jody Drake	650	Chestnut St.	Neenah	WI	54956	US		Online
Joe Nemecek	121	Union St.	Neenah	WI	54956	US	7/1/2022	Online
Joel Anger	657	Elm St.	Neenah	WI	54956	US		Online
Joelin Mueller	925	Higgins Ave	Neenah	WI	54956	US	7/1/2022	Online
John Cuomo	727	Chestnut St.	Neenah	WI	54956	US	7/9/2022	Online
John Fickau	710	Hewitt St.	Neenah	WI	54956	US	7/9/2022	Online
John Hurlbut	918	Hunt Ave.	Neenah	WI	54956	US	7/13/2022	Online
John McMillion	1747	Mill Pond Ct.	Neenah	WI	54956	US	9/7/2022	Online
John Sanborn	833	S. Commercial St	Neenah	WI	54956	US		Online
John Simpson	1311	Inverness Ln	Neenah	WI	54956	US		Online
Jon Vanderheyden	753	Reed St	Neenah	WI	54956	US	7/1/2022	Online
Jonathan Thom	636	Hunters Point Rd	Neenah	WI	54956	US	7/20/2022	Online

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Name	Street #	Street Name	City	State	Postal Cod	Count	Signed On	Where Signed
Jonathan Van Handel	793	Harvard Dr.	Neenah	WI	54956	US	7/13/2022	Online
Jorden Albert	305	Lauden Blvd	Neenah	WI	54956	US		Online
Joseph Germain	505	E. Columbian Ave	Neenah	WI	54956	US	7/12/2022	Online
Joseph Workman	741	Reed St	Neenah	WI	54956	US		Online
Josh Anger	657	Elm St.	Neenah	WI	54956	US		Online
Juan Sauceda	756	Chestnut St.	Neenah	WI	54956	US		Online
Judd Eastman	612	Lauden Blvd	Neenah	WI	54956	US	7/1/2022	Online
Judith Liesch	324	Washington Ave.	Neenah	WI	54956	US		Online
Judith Zaretzke	1129	S. Park Ave.	Neenah	WI	54956	US		Online
Julie Clark	320	Congress St.	Neenah	WI	54956	US		Online
Julie Jensen	740	Reed St	Neenah	WI	54956	US	7/12/2022	Online
Julie Pupp	1906	Marathon Ave	Neenah	WI	54956	US	7/19/2022	Online
Junille Hintz	707	Congress St.	Neenah	WI	54956	US		Online
Justin Hammer	638	Congress St.	Neenah	WI	54956	US		Online
Justin Konkle	719	Elm St.	Neenah	WI	54956	US		Online
Kaitlyn Pingel	641	Chestnut St.	Neenah	WI	54956	US		Online
Kaliegh Hilger	744	Reed St	Neenah	WI	54956	US		Online
Kara Munoz	315	Lauden Blvd	Neenah	WI	54956	US		Online
Karen Camann	716	Reed St	Neenah	WI	54956	US	7/13/2022	Online
Karen Jensen	609	Chestnut St.	Neenah	WI	54956	US		Online
Karen Schweinsberg	521	Lauden Blvd	Neenah	WI	54956	US	7/7/2022	Online
Karmelle Bert	673	Elm St.	Neenah	WI	54956	US	7/11/2022	Online
Kate Johnson	1561	Remington Rd	Neenah	WI	54956	US	7/8/2022	Online
Katelyn Dekeyser	1271	Christopher Ct. Apt 3	Neenah	WI	54956	US	7/11/2022	Online
Katherine Cunningham	848	Higgins Ave	Neenah	WI	54956	US	7/21/2022	Online
Katherine Krock	753	Congress St.	Neenah	WI	54956	US		Online
Katherine LaCoursiere	559	Silverwood Ln.	Neenah	WI	54956	US	7/10/2022	Online
Katherine Tonn	700	Chestnut St.	Neenah	WI	54956	US	7/12/2022	Online
Kathleen Roney	669	Congress St.	Neenah	WI	54956	US		Online

We, the Shattuck Middle School neighborhood, and concerned citizens of Neenah, petition the Neenah City Council, Neenah Plan Commission and Neenah Department of Community Development to deny the rezoning of Shattuck Middle to allow for rental housing.

We feel the density of housing units proposed by Northpoint Development to turn Shattuck Middle School into 100 apartments, and sell individual and duplex lots on the remainder of the Shattuck property along with two 8-unit apartment buildings will destroy the single-family neighborhood fabric that has been the staple of this neighborhood for generations.

We support the development of single-family housing for Shattuck Middle School because ownership creates a stake in the neighborhood while rentals create transient living. This single-family housing could take the shape of possibly condos for the Shattuck Middle School building. The development of the remainder of the property we support single family homes, not rentals.

Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
	Caitlin Henriksen	213 High St	715-225-9563
	Kayla Weykes	517 Chestnut	920-905-1505
	Stephanie Tipler	142 Meade St	920-475-6958
	Pieter Boshoven	205 Bosworth ct	734 709 3871
	Nicole Fell	147 olde school Rd	920 634 5681
	Curtis J. Dachelet	121 Regent Place	920 809 3379
	Elizabeth Dachelet	121 Regent Place	920-428-0144
	Katie Hering	525 Fallon Dr.	920-428-8655
	Megan Burke	1375 Whispering Pines Ln	920-410-7135
	Steven Lund	654 chestnut St	920 277 4955

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
✓	Jamie Albert	305 Laudan Blvd	920 422 021
✓	~~Jamie~~ Jorden Albert	305 Laudan BLVD	920 422 2455
✓	Kara Muñoz	315 Laudan Blvd	920-410-7922
✓	Becky Froehlich	709 Chestnut St	920-268-9686
✓	Kris Payette	695 Chestnut St	920 275 3895
✓	Heather Gruber	241 Campbell St.	920 915 4768
✓	Logan Gruber	671 Oak St.	920 - 205-1858
✓	Lori Masin	656 Oak St. Neenah	920-475-3155
✓	Donna Borszich	670 S Western Ave Neenah	920-725-8857
✓	Elisha Tappin	673 Oak St. Neenah	715 250 0316

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
	Hunter Kemps	943 Suna street	920-716-5060
Riley Kemps	Riley Kemps	943 Suna Street	920-645-3811
Susette Charlier	Susette Charlier	1114 Green Acres Ln. Neenah	920-722-7498
Dee Wais	Dee Wais	1096 Reed St Neenah	920 729-5432
Mike Prathere	Michael Prathere	424 10th St 10th St. Neenah	920-2772444
Crescentia Holbrook	Crescentia Holbrook	613 Fairview Ave Neenah	920 740 8665
	James Lang	633 Chestnut st Neenah	920-279-0192
E Lang	Elizabeth Lang	633 Chestnut St Neenah	920-203-1090
Nancy Swanson	Nancy Swanson	1743 Harrison St Apt. 1 Neenah	920 215 3325
Anne Graf	Anne Graf	2031 Brookview ct Neenah	920-205-2085
Brenda Prathere	Brenda Prathere	424 10th St Neenah	9202059113
	Laura Kemps	627 Chestnut St Neenah	920-740-2045

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
	DANIEL BAUER	245 STEVENS ST.	920-460-7317
	Kimberly Maggio	712 Congress Pl	920-475-9586
	Eric Maggio	712 Congress Pl	920-540-6960
	Rebecca Hamrin	701 Congress Pl	414-333-7889
	Daniel Hamrin	701 Congress Pl	414-333-7880
	Anna Ponekom	707 Congress Pl	920-740-4491
	Michelle Perry	697 Congress Place	920 205-6750
	Adam Poliak	693 Congress Place	920 9014437
	Abigail Poliak	693 Congress Pl	920 213 0160
	Sherry Boris	122 Regent Place	9207250219
	Melissa Shafer	221 Stevens St.	920 205-7832
	Warren Moede	218 Congress Street	920 428 2139
	Carey Moede	218 Congress Street	415 596 1204

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
Kathleen M. Roney	Kathleen M Roney	669 Congress St., Neenah WI 54956	920-427-3148
	Justin Hammer	638 congress St. Neenah, WI. 54956	921-264-5861
	Stephen Kuehl	637 Congress St, Neenah, WI, 54956	920-376-2743
	Stacey deNet Daniels	613 Congress St. Neenah	920-428-1368
	Sarah Gerarden	209 Congress St. Neenah	920-850-5064
	DAVID GERARDEN	209 CONGRESS ST. NEENAH	(920) 268-4246
	Julie Clark	320 Congress St. Neenah WI. 54956	920-216-7653
	Tiffany Brown	612 congress st. Neenah 54956	920 205 6928
	Kelly Brey	672 Congress St Neenah 54956	920 858 2180
	KATHY DWYER	671 Congress ST Neenah 54956	920 840 3068

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
	Paul Kelly	665 Congress St.	920 454-0750
	Polly Kelly	665 Congress St.	920-454-0756
	Elisabeth Hyatt	6164 Congress St	208-792-1920
	Jeff Hintz	707 Congress St	920-419-3276
	Junille Hintz	707 Congress St.	920-419-2376
	Jeremy Sibel	746 Congress St.	414-750-4182
	Ken Michaelson	668 congress ST	920 903-0439
	Marlene Welter	761 Congress St	920-450-0401
	Katherine Krock	753 Congress St.	920-725-8550
	Benjamin Hoff	757 Congress St	920 8430995
	Kimberly Hoff	757 Congress St	920 843 0504
	Chloe Demerath	747 Congress St.	920-284-1802

(17)

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
	Andrew Dwyer	315 Laudan Blvd	920 410 0988
	Erica L. Slye	2042 Marathon Ave	920 627 1033
	Sara Matuszak	2604 Marathon Ave	920 277 8971
	Ann Ginke	707 Chestnut St	920-729-1938
	Liz Ginke	1028 South Park Ave Neenah	920-722-8140
	Ray Frechlich	709 Chestnut St	920-858-0627
	Daniel Dolan	719 Chestnut St	916-990-8483
	BRUCE KROEGER	505 BECKHOFF ST	608 846-9878
	Janice Janssen	646 Chestnut St Neenah	920 427-9707
	Chelsea Kukuk	1640 Pendleton Rd Neenah	920-422-3532
	Indra Gibson	1222 Nature Trail Dr. Neenah	262-894-4107
	Kylie Saine	809 Fall View Lane	614 483 1191

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
✓ Bradley Jensen	Bradley Jensen	740 Chestnut St	920-250-2693
✓ Paul Schrautnagel	Paul Schrautnagel	732 Chestnut St	920-540-0454
✓ Donna Lasse	DONNA LASSE	764 Chestnut St	920-725-1885

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
Brian J. Janssen	Brian Janssen	646 Chestnut St	(920)475-2363
Jody Drake	Jody Drake	650 Chestnut St.	(920)205-1483
Jesse Drake	Jesse Drake	650 Chestnut St	920-419-1432
Lynne Osman	Lynne Osman	532 Chestnut St	722-3245
Jackie Paustian	Jackie Paustian	757 Oak St.	414-467-5019
Kristina Paustian	Kristina Paustian	761 Oak St.	262-994-3561
Maria Argenal	Maria Argenal	509 Division St.	920-378-0218
Cheryl LeRoy	Cheryl LeRoy	511 Division St	920-277-0847
Renee Noennig	Renee Noennig-Miller	5641 OAK ST	920 427 0539
Paul Bogenschutz	Paul Bogenschutz	582 Oak ST	920-540-6564
Valery Splittgerber	Valery Splittgerber	603 Chestnut St.	920-312-1502
Karen Jensen	Karen Jensen	609 Chestnut St	920-722-5623

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
David Marta	David Marta	614 Chestnut ST	920-573-3028
	Murdock Wade	628 Chestnut st	920-709-9027
Jak Nelson	Jak Nelson	628 Chestnut St	920.486.0298
Dianne Fischer	Dianne Fischer	617 chestnut street	920-850-7040
Ruth Wood	RUTH WOOD	613 Chestnut ST	920-725-4720
JoAnn Trader	JoAnn Trader	625 Chestnut St.	920 213 6251
	Ben Vanden Heuvel	645 Chestnut	920-284-3502
	Vanden Boom Kristin	208 Bosworth Ct.	920-830-1919
	Ann Marie Gruber	671 Oak St	920-252-3330
	Logan Gruber	671 Oak St	920-205-1558
Karmelle Bost	Karmelle Bost	673 Elm ST	920-450-7085
Tina Schaffert	Tina Schaffert	337 laudan Blvd	920-279-5070

(11)

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
	Chris Franz	668 Chestnut St	920-716-3655
	Ryan Laflin	6388 S. Paynes Pt. Rd.	920-810-2002
	Anthony Stancer	672 Chestnut Street	920-572-4406
	Cassie DeMars	676 Chestnut Street	920-903-0840
	Kris Payette	695 Chestnut St	—
	Marcia Piette	667 Chestnut St	920-273-6311
	Dan Piette	667 Chestnut St	920-205-1141
	Mark Wampole	663 Chestnut St	920 851 6167
	MARK KELLERMANN	653 CHESNUT ST NEENAH	(920) 722-1793
	Cheryl Timm	649 Chestnut St	920-243-3424
	Kathy Kellermann	653 Chestnut St.	920-722-1793
	Mike Gransiter	634 chestnut St	920 915-6823

(1)

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
Amy Young	Amy Young	632 Chestnut St. Neenah	920-450-4431
Matt Mushin	Matt Mushin	624 Chestnut st. Neenah	920-312-1837
Katrina M. Rojo	Katrina Rojo	620 Chestnut St. Neenah	920527.1789
	Brandon St. Peter	620 Chestnut ST Neenah	920 858 8167
BE	Brandi Engen	662 Chestnut St Neenah	920 209 7499
Lois Krake	Lois Krake	664 Chestnut St Neenah	920-740-5382
Tracy Backer	Tracy Backer	657 chestnut st Neenah	920 475 6908
	Arthur Lee	641 Chestnut St Neenah	920-205-9198
	Kaitlyn Diaz	641 Chestnut St Neenah	920-205-9198
	Patrick Diaz	640 Chestnut St	920-716-2799
Kyle Matsen	Kyle Matsen	637 Chestnut st.	(608) 628-3786
Bailey Matsen	Bailey Matsen	637 Chestnut St	920-422-3293

(13)

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
Deborah A Small	Deborah A Small	441 E Franklin Ave	920 841 3906
Lee V Small	Lee V Small	441 E Franklin Ave	920 851 5337
Steve Ehlke	Steve Ehlke	420 Washington Ave	920-257-6805
Judith Liesch	Judith Liesch	324 Washington Ave	920-725-1260
Jason Spahn	Jason Spahn	321 Washington Ave	920-574-4832
Lynne Paba	Lynne Paba	419 Washington Ave	920-722-0655

6

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
	Nevis MARTIN	678 Reed St.	920-378-2336
	Joseph Lierman	741 Reed St.	920-843-0122
	Robin VanBogart	702 Reed St	920-268-8172
	Angelo Van Bogart	702 Reed St	651-269-2659
	Kaleigh Hilger	744 Reed St	920-268-5915
	Matthew Bram	760 Red St.	920-205-2927
	Sally Erdman	769 Reed St	920-725-4619
	Lisa LaFleur	778 Reed St	920-716-1150
	Roxanne Slowatynec	777 Reed St	920-637-4217
	Lisa Dohr	765 Reed Street	920-277-3144
	Mark Larsen	788 Reed St	920-851-1460

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
Shelly Rabe	Shelly Rabe	674 Reed St	817-504-7262
Regina Wessenberg	Regina Wessenberg	1311 Inverness Lane Neenah WI 54956	920-428-7961
JOHN SIMPSON	John Simpson	1311 INVERNESS LANE NEENAH, WI 54956	920-312-8860
Dean Hoks	Dean Hoks	682 Reed St Neenah WI 54956	920-740-1901

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
Tyler Luebke	Tyler Luebke	519 Washington Ave	920-722-3910
	Jill Luebke	3222 WESTFIELD RIDGE	920 915 2245
	Tiffany Schmalz	430 E. Franklin Ave	920 2772877
	Renee Miller	502 Surrey Ln.	(920) 486-1301
	Kristin Hartzheim	612 Kessler Dr.	608 228.3192
Susan Bernier	Susan Bernier	517 Emerson st	920-205-5351
Teresa Ludka	Teresa Ludka	2442 Woodland Terrace	920-574-5974
	Kelly Fahrenkrug	213 Riva Ridge Ln. Neenah WI	920-202-4914
Kristy MacLeod	Kristy MacLeod	6336 PAYNES POINT	(414) 840-5454
	Tara Muckerheide	514 Washington Ave	920-878-0605
	Thomas Gill	414 Washington	
	Susan Knuth	414 Washington	

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
	Connie Gauerke	347 Washington Ave.	920-570-0230
	Richard Gauerke	347 Washington Ave	920-570-1168
	Rhiannon Gauerke	230 Byrd Ave #5	920 574-0762
	CATHY MEIXL	434 Washington Ave	920-7354753
	CHRIS Swerdan	436 Washington Ave	920857-5606
	Patricia A. Heying	708 Chestnut St	262-483-0365
	Samantha Lies	316 Pine St.	906-721-6025
	Aaron Zenner	510 E Franklin Ave.	920-522-2551
	Rhonda Smith	508 E. Franklin Ave.	920-460-6131
	WILLIAM WALDHART	333 E FRANKLIN AVE	920-722-3074
	Lori Hein	429 E Franklin Ave	920-268-7995
	James Hein	429 E Franklin Ave	920 843 0777

(18)

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
	Jimmy Slye	2642 Marathon Ave	920-470-4416
	Krista Olson	1827 Nation ct	920-585-0921
	Pattie Taylor	671 Chestnut St.	920-716-5806
	Tim Fredrickson	658 Chestnut	920-915-6184
	Anne Fredrickson	658 Chestnut	920-915-5933

5

(19)

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
Richard Paske	Richard Paske	862 E. Cecil St	920-722-8357
Jan Paske	Jan Paske	862 E Cecil	920-722-8357
Will Scribner	Will Scribner	854 E. Cecil	920-725-5427
Sharon Scribner	Sharon Scribner	854 E. Cecil St	920-725-5427
Erica Duda	Erica Duda	853 E Cecil St.	920.889.8254
Sage Meyer	SAGE MEYER	853 E CECIL ST	970.402.9593
Matt Morton	Matt Morton	863 E. Cecil St.	5623550574
[illegible]	[illegible]	863 E CECIL ST	714 317-0023
Esther LaFond	Esther LaFond	874 E. Cecil St	920-284-3014
Kendra Heckmann	Kendra Heckmann	637 Hansen St.	920-725-4679
Sue Lenz	Sue Lenz	648 Hansen St.	920-722-3523
Tom Jensen	TOM JENSEN	532 RIFORD RD.	920-427-2682

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
Kip Whitlinger	Kip Whitlinger	712 Yorkshire Neenah, WI 54956	920 378-1388
Stacy Campana	Stacy Campana	977 Higgins ave Neenah, WI 54956	920-312-4411
Lisa Fochs	Lisa Fochs	1378 Eagle Feather Tr. Neenah, WI 54956	920-810-4541
	Tiffany McCormick	1940 Golf Bridge Dr Neenah	
Janet K Radue	Janet K Radue	572 Bruce St. Neenah, WI 54956	920 722 4523
Tim Wyman	Tim Wyman	918 Millpond Lane 54956	920-915-9244
Jan Langer	Jan Langer	616 S Green Bay Rd Apt 3 54956	920-486 3334
Debra Kuppe	Debra Kuppe	2139 Primrose Ct	920-757-7625
PHIL KUEHL	Phil Kuehl	637 Congress St.	(920) 517-1654
Cory Kuehl	Cory Kuehl	637 Congress St. Neenah 54956	(920) 716-397
Kristen Arndt	Kristen Arndt	1743 Harrison St. Apt 9 Neenah WI 54956	920-915-5463
© Stephen Kuehl	Stephen Kuehl	637 Congress St.	920-376-2743

(21)

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
✓ Miranda Prosser	Miranda Prosser	1479 Whitetail Drive Neenah, WI. 54956	920-527-5318
✓ C Weinaug	Cynthia Weinaug	1572 Kingswood Drive Neenah WI 54956	920-527-7703
✓ Paul Weinaug	Paul Weinaug	1572 Kingswood Drive Neenah WI 54956	920-486-3658

7/20 Due

~~112 acres?~~

(1) 7.

No ~~70x~~

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
		745 Elm St Neenah	920 378-1779
Sara Jo	Sara Jo Verhagen	745 Elm St Neenah	920-590-2482
	Scott Blank	741 Elm St.	715-771-0328
Pat Ermis	PAT ERMIS	754 ELM ST.	—
	MARYAN JAWOROWSKI	754 ELM ST	920-479-5426
~~Bernadette~~	~~SUPERIOR~~	~~754 E ELM ST~~	~~920-964-4345~~
	Rhexene Arboleda	770 Elm St	(920)284-2267
Clarissa Arboleda	Clarissa Arboleda	770 Elm Street Neenah, WI 54956	(920)750-9053
	Calix Arboleda	766 Elm St.	(920)636-1846
Calix Arboleda			
	JAMES E FRANCART	726 ELM ST	920 7320853
Chao Yi	Chao Yi	718 Elm St	920-[illegible]
	Chris Patrick	508 E Cecil St	920-840-1365

2/11/22 Rain

~~SR1~~ ~~lows~~

V2

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
	Alyssa Bastar	512 E Cecil St Neenah, WI 54956	(360) 259-1557
	Tom Fouts	761 Elm St Neenah, WI 54956	
	Ed Fouts	761 Elm St Neenah WI	
	Kim Taylor	757 Elm St Neenah, WI	
	JAY KRESHECK	757 Elm St Neenah	
	Kristina Verhage	745 Elm St	
	CASCARINE	773 Elm St CASCARINE	
	Heather Oberstadt	516 E Cecil St. Neenah, WI 54956	
	Angela Konkle	719 Elm St Neenah WI 54956	(920) 810-1071
	Justin Konkle	719 Elm St.	
	Crystal Blank	714 Elm St Neenah, WI 54956	715-440-2561
	Scott Rice	717 Elm Neenah WI 54956	

12

(24)

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
	Jayson Christensen	503 Elm St	920-903-0452
	BJ Hank	512 Elm St	920-729-1860
	Hilary Hecht	524 Elm St	920-470-6606
	Drew Beaudoin	536 Elm St	920-750-1750
	Caitlin Birkholz	632 Elm St	920-312-3959
	Nicole Birkholz	532 Elm St.	920-213-7659
	John Sansern	833 S Commercial St	920-517-7748
	Scott Smith	2513 Bishops Lane	920-378-1244
	Scott Wolf	713 S. Commercial St	920-594-0215
	Michelle Babbitts	769 Elm St	920 277 3210
	Mark Heil	769 Elm St	920-686-5554
	Nathaniel Davis	749 Elm St.	920-585-7366

514 no
518 no
520 no

10

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
	Mary Fink	733 Elm St Neenah	(920) 969-0174
	Greg Bucholtz	725 Elm St. Neenah	—
	DAVID TOMM	700 Chestnut ST	920-422
	Pete Finch	713 Elm St Neenah WI 54956	920 851 0178
	Cindy Koehn	536 Elm St. Neenah	(920) 427-4072
	TOM BLOHM	531 Elm ST NEENAH	920 (427-8916
	MIKE Blohm	845 Maple St Neenah	920 810-2847
	Rick Gunderson	521 Burr Ave	920-475-9495
	Megan Ruffing	756 Chestnut St Neenah WI 54956	414-935-8736
	JUAN SAUCEDO	756 CHESTNUT Neenah WI 54956	414-935-8737
	Ken Mercier	760 ~~Chestnut~~ Chestnut St Neenah WI 54956	920 629 240
	Sarah Mercier	760 chestnut St Neenah WI 54956	920-277-9920

(26)

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
	Steve Lenz	721 Kensington Rd. Neenah, WI 54956	920-585-1519
	Lisa Clough	836 Irish RD Neenah, WI 54956	920.809.5023

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
William Wallingford	William Wallingford	120 Regent Place Neenah	215-6340
Susan Wallingford	Susan Wallingford	120 Regent Place	920 215-6340
Anne Mortell	Anne Mortell	245 Stevens St-Neenah	920-423-3139
Veronica Simon	Veronica Simon	415 Park Dr - Neenah	722-0638
Leesa Erickson	Leesa Erickson	1144 Shaggybark Dr. Neenah	920-450-3985
Anne Paulus	ANNE PAULUS	701 YORKSHIRE ROAD NEENAH	920 205-3751
Judy Zaretzke	Judith Zaretzke	1129 S Park Ave Neenah	920-722-1291
Jan Paul	Janice G. Paul	602 Division St	920 725-6097
David R Paul	David R. Paul	602 Division St	920 725-6097

(22)

We, the Shattuck Middle School neighborhood, and concerned citizens of Neenah, petition the Neenah City Council, Neenah Plan Commission and Neenah Department of Community Development to deny the rezoning of Shattuck Middle to allow for rental housing.

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We support the development of single-family housing for Shattuck Middle School because ownership creates a stake in the neighborhood while rentals create transient living. This single-family housing could take the shape of possibly condos for the Shattuck Middle School building. The development of the remainder of the property we support single family homes, not rentals.

Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
P.D. Florek	PHILLIP D. FLOREK	1140 Lynrose Lane	920-725-5787
Mary Florek	Mary Florek	1140 Lynrose Lane	920-725-5787
Paul Wolters	PAUL WOLTERS	1273 Meadow LA	920 7272139
Elizabeth A Glass	ELIZABETH GLASS	1242 FAWN DR, Neenah	920-722-3035
Donald Ellis Miller	DONALD E MILLER	1555 Lyon Dr Apt 32 Neenah	920 725 3775
Sandy Miller	Sandy Miller	1555 Lyon Dr. Apt 32 Neenah	920-725-3775
Thomas Crist	Thomas Crist	1148 Lynrose Lane, Neenah	9202163411
Mary Jo Crist	MARY JO CRIST	1148 Lynrose Lane, Neenah	920-427-4347
Deborah McGrath	Deborah McGrath	108 Regent Ln	920-540-2345
Gail Goetz	Gail Goetz	1135 Manor Dr. 25	920 213-2285
David Zimmerman	DAVID ZIMMERMAN	1211 LYNROSE	920-725-6310
Esther Zimmerman	Esther Zimmerman	1211 LYN ROSE LN	920-428-4467

(29)

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
		760 Chestnut St.	920
	Samantha Keesler	760 Chestnut St	920-[illegible]-7388
	Rachel Herkal	211 Langley blvd	920 810-1936
	David Baranick	507 E Cecil St	920 969-3941
Zander	Jared Frisby	1085 Holley Ct.	920-944-7333
	Jenny Munroe	470 Higgins Ave.	920-470-9819
Parker	Taylor Douglas	749 Elm St. Neenah, WI 54956	920 205 8882
	Kathy Jacobsen	528 E. Cecil St. Neenah,	920-915-4615
	Jacobsen	528 E Cecil St Neenah WI 54956	920 915-7159
	Tony Van Shaick	1607 Remington Ct	

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(30)

537
531 We, the Shattuck Middle School neighborhood, and concerned citizens of Neenah, petition the Neenah City Council, Neenah Plan Commission and Neenah Department of Community Development to deny the rezoning of Shattuck Middle to allow for rental housing.

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
Beth Martin	Beth Martin	717 Elm St Neenah, WI	920-729-4496
Maribeth McCann	maribeth mccann	671 Elm St. Neenah	920 722-2032
Kevin McCann	Kevin McCann	671 Elm St. Neenah	920 722-2032
Diane O Esposito	Diane Esposito	~~669 Elm St. Neenah~~	920- ~~340-0518~~
Sal Arg	Sal Arg	657 Elm St Neenah	920-810 8331
Jay Arg	Jay Arg	657 Elm St Neenah	920-407-8166
Bethany Riley	Bethany Riley	655 elm.	715 254 5547
Pat Riley	Pat Riley	655 Elm St	715 254 5548
M	Mark Nolte	637 elm St	920-213-6759
Deb Roche	Deb Roche	641 ELM STREET	920 277 8[illegible]
[illegible]	Cory L Gibson	535 Elm St	920 475 74[illegible]
[illegible]	Michelle L. Gibson	535 Elm St	546-6493 920-49[illegible]

637 St-go

11