



NEENAH PLAN COMMISSION

Tuesday, April 7, 2026

4:00 P.M.

Hauser Room, City Administration Building

Virtual Meeting Option: This meeting is available virtually. To access the virtual meeting (Requires Microsoft Teams), please click on the link below:

[Join the meeting now](#)

Meeting ID: 233 182 755 192 5

Passcode: jP9wW62z

-
1. Approval of Minutes: **February 24, 2026**
 2. Public Appearances (Ten minutes divided among those wishing to speak on topics pertinent to the Plan Commission)
 3. Public Hearings: None
 4. Action Items:
 - a. Site Plan #1-26 - 1750 Dixie Road - RGL Logistics Warehouse Expansion
 5. Discussion Items:
 - a. Zoning and Sign Code Rewrite
 6. Announcements and future agenda items:
 - a. Next Meeting: April 28, 2026

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.

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 Community Development Department Administrative Assistant at 920-886-6125 or the City's ADA Coordinator at (920) 886-6106 or e-mail attorney@NeenahWI.gov at least 48 hours prior to the scheduled meeting or event to request an accommodation.

MINUTES OF THE NEENAH PLAN COMMISSION
Tuesday, February 24, 2026
4:00 p.m.

Present:

| | | | | | |
|---------------------------------|---------|---|---------|--|---------|
| Mayor Jane Lang, Chairperson | PRESENT | Gerry Kaiser, Director of Public Works | PRESENT | Alderman Dan Steiner Vice Chairperson | PRESENT |
| Kate Hancock-Cooke | ABSENT | Karen Genett | PRESENT | Frank Cuthbert | PRESENT |
| Gerry Andrews | PRESENT | Lindsay Clark | ABSENT | | |

Also Present:

| | | |
|---|---|--|
| Brad Schmidt, Deputy Director of Community Development | Kayla Kubat, Administrative Assistant of Community Development | Kelly Nieforth, Director of Community Development |
| Alderman Cari Lendrum | Alderman William Pollnow | Alderman Florence Bruno |
| Margaret Sippel- JLA Architects | Julian Walters- Eminent Development Corp | Jeff Hill- 321 9 th St |
| Kenneth Labby- 115 W Peckham St | Karen Labby- 115 W Peckham St | Terri Bomier- 333 Clark St |
| Jean Miller- 2014 Henry St | Beverly Johnston- 1010 Congress St | Richard Kriegl- 124 W Peckham St |
| Susan Garcia Franz- 1790 Wendy Way | Deb Langacker- 631 Winnebago Hts | Nathan Mavs- 1206 Capital Dr |
| Kathy Peterson- 1555 Lyon Dr | John Peterson- 1555 Lyon Dr | Sarah Moore-Nokes- 645 Elm St |
| Kristine Giornalista- 769 Yorkshire Rd | Ken Lulloff- 1929 Henry St | David Oost- 749 Congress Pl |
| Ramondo Hughson- 128 W Peckham | Lisa Strandberg- 325 12 th St | |

Minutes: MSC, Andrews/Kaiser, the Plan Commission, to approve the February 10, 2026 meeting minutes. All voting aye. Motion passed.

Public Appearances: Chairperson Mayor Lang opened public appearances to topics not related to the agenda.

No one in attendance spoke. Chairperson Mayor Lang closed public appearances.

Public Hearings:

- a. **Rezoning – 1311/1313 South Commercial Street and 118, 120 & 122 West Peckham Street – PDD, Planned Development District**

Richard Kriegl- 124 West Peckham Street

He is concerned about the proposed low-income housing and the potential for more police presence. He is also concerned about the number of vehicles coming in and out of the development.

Ken Labby- 115 West Peckham Street

He is concerned about the amount of security needed to keep his home safe.

Karen Labby- 115 West Peckham Street

She suggested this area should be a park or green space instead of a development.

Richard Kriegl- 124 West Peckham Street

He thought the city was going to put a pond on the site.

Jeff Hill- 321 9th Street

He states he works with St. Thomas Church, and he is concerned about the homelessness he sees while serving meals. He has seen people who make too much money to qualify for true low-income housing and the affordable housing apartments being proposed are what is needed. He also brought up the Housing Study, and it clearly shows that affordable housing is needed.

Jean Miller- 2014 Henry Street

She would be an advocate for this development, just not in this area since she believes it is too small for the number of units. She is concerned about the people in the development not having a community and no one on site to manage the property.

Bev Johnston- 1010 Congress Street

She is confused about the specifics of the development. Chairperson Mayor Lang stated this will be explained in the presentation in the next section of the meeting.

Richard Kregl- 124 West Peckham Street

He is concerned about the size of the units.

Susan Garcia Franz- 1790 Wendy Way

She is a part of the Fox Cities Housing Coalition. She states what is missing from the Fox Valley is the missing middle housing. She explained these types of developments have mixed incomes, which is what makes them successful. The city needs this type of housing to attract people to be able to live in the same city where they work.

Deb Langacker- 631 Winnebago Heights

She is part of the Fox Cities Housing Coalition. She states there are so many people who are living in unfavorable conditions. She went over the workforce housing term and who this is targeting. She brought it back to COVID and the residents of this development would be considered the essential workers during that time.

Karen Labby- 115 West Peckham Street

She asked if there was any other space in the city considered for this development.

Kristin Giornalista- 769 Yorkshire Road

She is part of the Fox Cities Housing Alliance. She brought up the Housing Study and from that study it highlighted that the City of Neenah needs more affordable rental housing. She also listed the type of professions who would be living in this development.

Terry Bomier- 333 Clark Street

He stated the city is underserved in the affordable housing area and he does believe this is a good location for this development.

Sarah Moore-Nokes 645 Elm Street

She brought up there will always be objections, but the city invested in the Housing Study and because of it, we know what types of housing is needed. She also brought up if there is a denial of this project, like the Shattuck development, that developers will not want to work with the City of Neenah on other development projects.

Lisa Strandberg- 325 12th Street

She is a part of Pillars. She stated we do not want housing developments to be proposed in the city and then be denied by the community. The average age of first-time home ownership is 40, which means there is a need for affordable housing.

David Oost- 749 Congress Place

He brought up the Municipal code and that it seems inflexible. He discussed a project he is working on where he feels the current code has been inflexible. He stated he proposes the Council look at the code as a flexible and living document.

Nathan Mavs- 1206 W Capitol Drive

He does not live in the city but is a business owner in Neenah. He states he would like a guarantee this will not turn into a different form of housing (Section 8) in years to come.

Jean Miller- 2014 Henry Street

She wants to know who monitors the income and she asked how the residents will abide by rules if there is no leadership.

Ken Labby- 115 West Peckham Street

He understands there is a problem with lack of housing, but he is concerned about how large the development will be. He is concerned he will have no privacy due to this development.

Jeff Hill- 321 9th Street

He brought up the ThedaCare housing and there will be similar number of units on that property as this development.

No one else in attendance spoke. Chairperson Mayor Lang closed public hearing.

Action Items:

- a. **Rezoning – 1311/1313 South Commercial Street and 118, 120 & 122 West Peckham Street – PDD, Planned Development District (Ord. No. 2026-02)**

Deputy Director Schmidt went over the request to rezone the property which currently has some parcels zoned R1, Single-Family and other parcels are currently zoned C1, Commercial District. He went over the purpose of this action item is to rezone the property, not approving the development. The role of the Plan Commission is to review the land use and determine whether the rezoning is consistent with our established city plans, including the Comprehensive Plan. He

went over the history of the property and the intent upon purchasing this property was a stormwater pond and commercial or multifamily development. The city has built a regional pond elsewhere so that is no longer needed on this site.

Deputy Director Schmidt went over the process of this property to get to this point. In August of 2025 the city issued request for proposals to developers for this site. Four projects were received and ultimately the project chosen was from Eminent Development Corporation. In December 2025 the Common Council approved a development term sheet which laid out the responsibilities of the city and developer in moving forward with the project. A neighborhood meeting was held to gather input from the community and the developer took the input and made a few changes on the plan.

Deputy Director Schmidt went over that a Planned Development District is meant to promote planned residential and commercial development, which will be enhanced by coordinated site planning that is implemented in a comprehensive manner. It provides a bit more flexibility. He listed other Planned Development Districts in the city. The benefit of this zoning is to enhance some of the standards of the district, such as buffering and architectural standards. He went over the process of this development.

Deputy Director Schmidt discussed aspects of the site. It is 2.5 acres in size. Since the neighborhood meeting, there is also an offer to purchase 118 West Peckham Street and include this in the development. This change does not equal more units; it would create more open space. He showed a map of the number of land uses surrounding this space and that this is not predominately a single-family neighborhood.

He showed one of the changes to the plan, which is where the townhouse building has been shifted towards West Peckham Street and away from residential properties. There is a total of 50 units proposed, ranging from 1-3 bedrooms. The access to this site is along Peckham and South Commercial Street. There is both covered and uncovered parking. The covered parking will be underneath the mixed-use building along South Commercial Street. The covered parking was one of the reasons this plan was chosen from the others submitted. Looking at the density of the development, the city's multifamily districts allow 30 units an acre whether commercially zoned or multi-family zoned. This development has 20 units an acre. Landscaping was briefly touched on and there was discussion based on feedback from the neighborhood meeting to have more landscape buffers instead of fencing.

Deputy Director Schmidt went over the project timeline. The rezoning must be in place prior to the developer being able to apply for the housing tax credits. They will be applying for these tax credits in March and know in May whether they receive the tax credits. The more detailed plans on how the site will be constructed would be brought back to this committee in early 2027, which would also require Common Council approval. Construction would start in 2027 and be completed in 2028. He brought up the Comprehensive Plan and the Plan Commission's job is to make sure this project is in alignment with the Comprehensive Plan. He also went over the Housing Study and how the city is using the study to continue to explore programs that can lead to an increase in housing supply.

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Member Cuthbert asked for the classification of the type of housing being discussed for this property. Deputy Director Schmidt stated it is affordable housing, this is not Section 8. Section 8 is a voucher program. This is Section 42 which requires a job and rent payment.

Member Cuthbert asked where the commercial portion of the structure would be located. Deputy Director Schmidt stated the commercial tenant spaces will be along South Commercial Street. At this point, there is no commercial tenant identified.

Member Andrews asked if the commercial portion would just be one story. Deputy Director Schmidt stated yes.

Member Cuthbert asked who the management will be. Deputy Director Schmidt stated it is AAC Management from Oshkosh. Julian Walters from Eminent Development Corp explained this company has a strong presence in the Fox Valley. He stated part of their management comes with tenant selection; a person does not become a tenant based on income alone as there are other qualifications in the selection process. He also discussed there have been conversations with local organizations, such as Winnebago Veterans Office, to work with them to provide housing for their members. He went over the amenities that will be in the development and the size of the townhouses.

Alderman Steiner wanted to clarify the density of the site and that is it lower than what is allowed. Deputy Director Schmidt stated yes.

Alderman Steiner stated there seems to be quite a bit of landscaping and wooded area to create a more natural barrier with this development and the current residential homes. Julian Walters stated he took into consideration what was said at the neighborhood meeting and changed some of the plan to take privacy into account. He also said security and visibility are important and will be included in the development.

Member Andrews stated he is glad to see affordable housing in this area. He brought up the landscaping and how there could be more trees and more separation.

Alderman Steiner stated he understands the concerns of the residents who attended the meeting; however, housing is a concern in Neenah and nationwide. This development should bring in commercial activity as well as growth since there will be more people moving to the city to increase home values. This is a great opportunity for people that work in the city to be able to also live in the city.

MSC, Andrews/Genett, the Plan Commission, to recommend Common Council approve Ordinance No. 2026-02 rezoning property located at 1311 and 1313 S Commercial St and 118, 120 & 122 W Peckham St to a PDD, Planned Development District. All voting aye. Motion passed.

Discussion Items:

- a. **Zoning and Sign Code Re-Write RFP**

Deputy Director Schmidt went over there were six proposals received. These will be evaluated and should have a final determination by March 13th.

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Announcements and Future Agenda Items: Next meeting is scheduled for March 10, 2026

Adjournment: The Commission adjourned its meeting at 5:15 p.m. MSC Kaiser/Cuthbert. All voting Aye.
Motion passed.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Kayla Kubat".

Kayla Kubat

Administrative Assistant, Department of Community Development



M E M O R A N D U M

DATE: April 7, 2026
TO: Mayor Lang and Plan Commission
FROM: Brad Schmidt, AICP, Deputy Director
RE: Site Plan Review – 1750 Dixie Road – Checker Logistics, Inc..

Request

Checker Logistics, Inc. (dba RGL Logistics) has submitted a site plan to construct a building addition on an existing warehouse/distribution facility located at 1750 Dixie Road.

Background

Checker Logistics (Checker) is a warehousing, logistics and transportation management company located in Green Bay. Checker is planning to construct a 220,000 square-foot warehouse addition on the north side of their existing 357,500 square-foot building on land on the northeast corner of Dixie Road and Muttart Road. Checker initially constructed their warehouse in 2024. The total area of the development site is approximately 33 acres and includes multiple parcels that will be combined into one parcel.

Consideration

The I-1 District development standards are listed below. The proposed dimension or size is listed in parentheses next to the standard.

Building Setbacks:

Front Yard – 30 feet (**156 feet – Dixie Road, 75 feet**)

Side Yard – 10 feet (**162 feet – north and 321 feet - east**)

Max Height – 100 feet (**33 feet**)

Green Space Minimum – 5% of the total site (**>5%**)

Lot Coverage Maximum – 40% of the total site (**40%**)

Minimum Parking – At least 1 parking space per for each 10,000 square feet of gross floor area or 1 parking space for each employee. The minimum in this case is 22 stalls (**30 stalls**).

Landscaping:

An increase in the gross floor area of the existing building of over 10% or 5,000 square feet requires the following landscape standards:

Frontage – Minimum 10-foot wide strip extending along the lot adjacent to all road right-of-way shall be landscaped as described below:

- A minimum of one shade tree and three shrubs per 40 linear feet of frontage, excluding driveway openings.
- **750 feet of frontage – 18 shade trees and 54 shrubs required.**

Screening – All exterior storage in refuse disposal areas shall be screened from view to all adjacent properties and road right-of-way.

- Screening shall be with a six-foot high sight-tight fence or wall

Building Elevations:

The proposed building addition is 220,000 square-foot in size and includes primarily warehouse space. The building's height is about 33 feet. The exterior will be constructed of concrete panels matching the existing building. In addition, 19 loading docks are located on the east and west elevations of the building.

Stormwater Management:

The proposed development is required to meet City post-construction stormwater management standards since the development disturbs over 43,560 square feet of land. The stormwater management plan accounts for the required stormwater quantity standards. On-site storm water will be managed by two wet storm water ponds located on the northwest and southwest portions of the property.

Traffic Access/Circulation:

The proposed site plan includes two access points, one off Dixie Road and the other off Muttart Road. Trucks will access the site via one of the two driveways and access the scale on the west side of the property. Trucks will then access the loading docks on the east or west side of the building. A one-way drive aisle provides complete access around the building. Adjacent to the loading docks are truck trailer storage areas.

Outdoor Lighting:

An outdoor lighting plan was submitted which identifies the location of outdoor lighting locations and the intensity of those lights. The lighting plan includes light posts located in the parking area and drive aisles and building/security lighting. A total of four, 30-foot-tall light poles are proposed on the east and west sides of the proposed building.

Recommendation

Appropriate action at this time is to approve the site plan for a building addition to an existing warehouse facility located at 1750 Dixie Road subject to the Site Plan Review letter comments.



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

March 31, 2026

BRANDON ROBAIDEK
ROBERT E. LEE AND ASSOCIATES INC
1250 CENTENIAL CENTRE BLVD
HOBART, WI 54155

RE: Site Plan # 1-26 - 1750 Dixie Road - Building Addition Site Plan - Major Review () Status Approved

Dear BRANDON ROBAIDEK:

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@neenahwi.gov
920-886-6126

Plan Review Comments

Fire Department - Jerry Mavroff - 886-6204
GMavroff@nmfire.org

Approved

Review Comments:

Inspections - Building Commercial - Kyle Pederson - 920-886-6131
kpederson@neenahwi.gov

Approved

Review Comments:

Planning - Brad Schmidt -
bschmidt@neenahwi.gov

Approved

Review Comments:

1. Prior to construction, the development site, including the three parcels, shall be combined with 1750 Dixie Road via a CSM.
2. A detailed landscape plan shall be submitted and reviewed by the Community Development Department prior to installation of landscape plantings.
3. Erosion control measures shall be installed per the submitted erosion control plan prior to construction and maintained throughout the project.
4. All outdoor storage shall be screened from the public streets with a minimum 6-foot-tall sight-tight-fence.
5. Semi-truck traffic shall prioritize the Dixie Road access point and avoid truck traffic along Muttart Road, east of the Muttart Road driveway.
6. Complete a storm water management maintenance agreement. An agreement will be drafted by the City and submitted to the property owner for signature.

Engineering - Heath Kummerow - 920-886-6245
hkummerow@neenahwi.gov

Approved

Review Comments:

Water Utility - Anthony Mach - 920-886-6180
amach@neenahwi.gov

Approved

Review Comments:

Please remove all references to wood blocking. Blocking shall be solid concrete blocks or poured concrete. Wood shall not be used for blocking.

Contractor is responsible for obtaining safe bacteriological samples of large services at a certified lab per Neenah Water Utility specifications. Please see the attached Water Main and Large Service Testing document.

Please provide the results of any bacteriological testing to Tim Jens and Anthony L. Mach at: tjens@neenahwi.gov and amach@neenahwi.gov

Please see the attached Neenah Water Utility Specifications for details regarding all installations.

Any new distribution connections shall be supervised by Water Utility staff. Please give us at least two working days of notice before any connections are made.

Ensure that no loops or possible flow-through conditions are created by the interconnection of private mains or services on the property or within a building. These require separate approval and require check valves to ensure protection of the

distribution system.

Ensure that no interconnections between any well or non-potable source and the distribution system or water services exists or is created by construction activity. Any existing wells shall be properly abandoned or permitted through Neenah Water Utility.

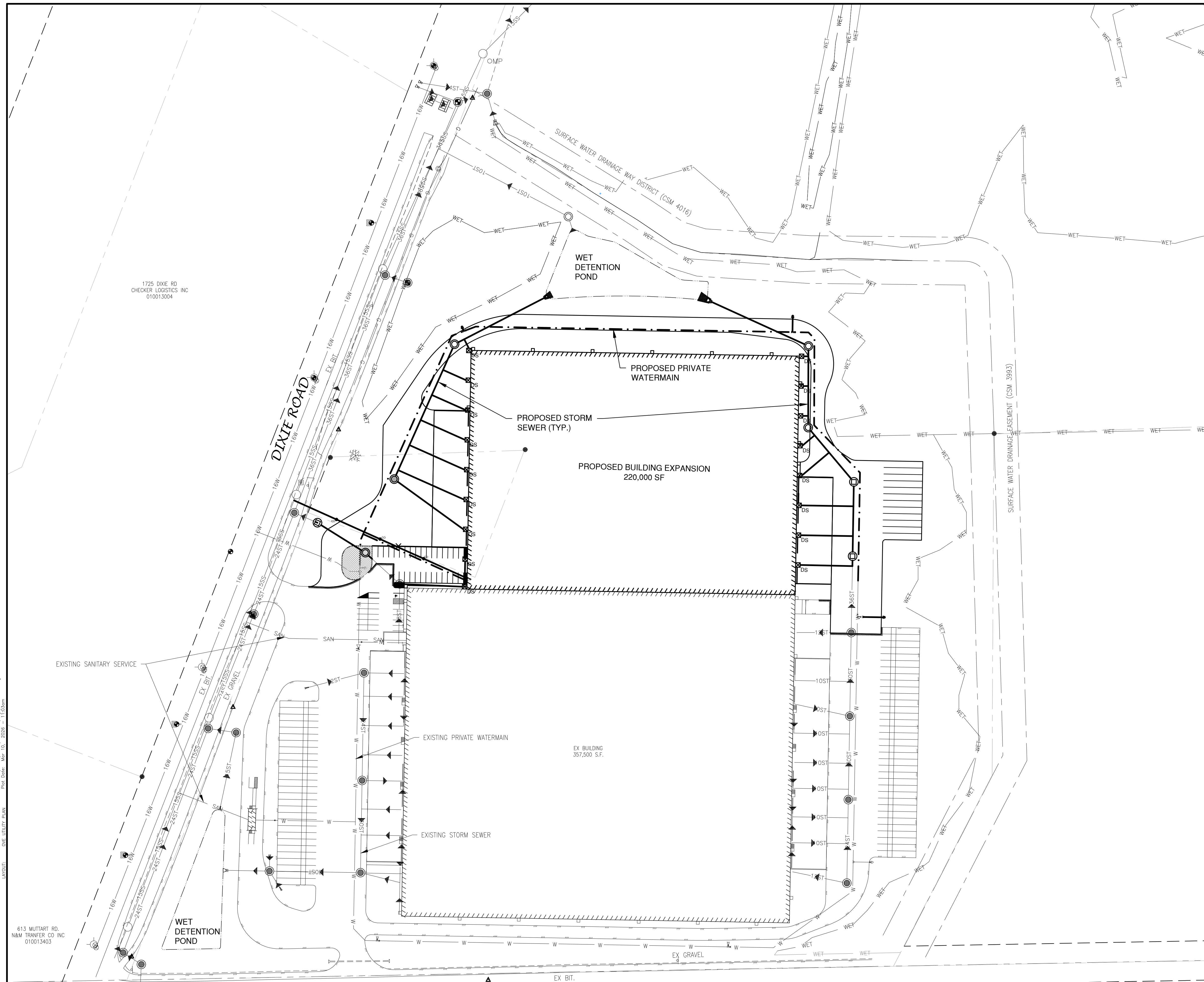
Please contact the Neenah Water Utility Distribution Manager at (920) 886-6191 or the Director at (920) 886-6182 for notifications or if you have any questions.

Please let us know what size meter will be used for the building.

Advisory Comments:

Was the original intention to install a 12" private loop?





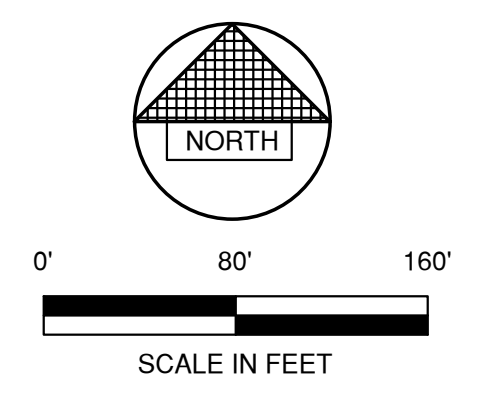
LEGEND

| | |
|--|--------------------------------------|
| | PROPOSED SANITARY SEWER |
| | EXISTING SANITARY SEWER (SIZE NOTED) |
| | PROPOSED STORM SEWER |
| | EXISTING STORM SEWER (SIZE NOTED) |
| | PROPOSED WATERMAIN |
| | EXISTING WATERMAIN (SIZE NOTED) |

LEGEND

| | |
|--|-----------------------------------|
| | PROPOSED |
| | EXISTING |
| | FIRE HYDRANT |
| | WATER VALVE/CURB STOP |
| | WATER MANHOLE |
| | REDUCER/INCREASER |
| | SANITARY MANHOLE |
| | LIFT STATION |
| | TRACER WIRE SIGNAL CONNECTION BOX |
| | CLEANOUT |
| | STORM MANHOLE |
| | STORM CATCH BASIN |
| | STORM INLET |
| | STORM INLET MANHOLE |
| | YARD DRAIN |
| | STANDPIPE |
| | ROOF DOWNSPOUT |
| | DISCHARGE STRUCTURE |

- NOTE**
1. A MINIMUM OF 6.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATERMAIN.
 2. SANITARY SEWER, WATERMAIN AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND ADMINISTRATIVE CODE CHAPTERS SPS 381-387.
 3. FIELD VERIFY LOCATION OF EXISTING UTILITIES. IF EXISTING LOCATIONS DIFFER FROM WHAT IS INDICATED ON THE PLANS, **CONTACT ENGINEER**, PRIOR TO CONTINUED WORK.
 4. ALL SANITARY SEWER, STORM SEWER AND WATER SERVICES / MAINS SHALL BE PROVIDED WITH TRACER WIRE OR OTHER METHOD TO BE LOCATED.
 5. EXISTING GAS, ELECTRIC, CABLE TELEVISION AND TELEPHONE TO BE REMOVED AND/OR RELOCATED BY OTHERS. WORK SHALL BE COORDINATED BY GENERAL CONTRACTOR.
 6. PRIVATE WATERMAIN TO BE CONSTRUCTED PER CITY OF NEENAH CONSTRUCTION STANDARDS. SUPERVISION BY WATER UTILITY STAFF REQUIRED FOR ANY NEW DISTRIBUTION CONNECTIONS. NOTIFICATION TO BE MADE TO NEENAH WATER UTILITY DISTRIBUTION MANAGER (920) 886-6191 OR THE DIRECTOR (920) 886-6182 TWO WORKING DAYS PRIOR TO CONNECTION CONSTRUCTION.
 7. STORM SEWER MATERIAL NOTE (UNLESS OTHERWISE NOTED): LESS THAN OR EQUAL TO 24" DIA. - ANY MATERIAL GREATER THAN 24" DIA. - CLASS III CONC. ONLY



1725 DIXIE RD
CHECKER LOGISTICS INC
010013004

613 MUTTART RD.
N&M TRANSFER CO INC
010013403

1860 DIXIE RD.
N&M TRANSFER CO INC
01001156

522 MUTTART RD
LAURENCE LANGOHR
01001155

530 MUTTART RD
DAVID SCHULTZ
010015504

516 MUTTART RD
RYAN RELIEN
010015505

| NO. | DATE | APPROV. | REVISION | NO. | DATE | APPROV. | REVISION |
|-----|------|---------|----------|-----|------|---------|----------|
| | | | | | | | |
| | | | | | | | |

PHASE 2 WAREHOUSE DEVELOPMENT
FOR RGL LOGISTICS
CITY OF NEENAH
WINNEBAGO COUNTY, WISCONSIN

OVERALL UTILITY PLAN

DATE
02/2024
FILE
6381005D
JOB NO.
6381005

REL Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releinc.com

SHEET NO.
4

LANDSCAPE PLAN

1" = 60'



LANDSCAPE INSTALLATION NOTES:

- GENERAL:**
- Landscape contractor is responsible for coordinating work with general contractor to ensure the landscape scope of work doesn't interfere with existing or built conditions. They should note any discrepancies to the general contractor.
 - Landscape contractor is responsible for verifying the location of underground utilities by calling their local utility marking service.
 - All plant material should be inspected by Landscape Contractor prior to installation to determine overall appearance and condition. Plant material that is damaged or has clear signs of stress should be rejected.
 - Quantities of material shown on plan take precedence over the specification list or legend.
 - If plant substitutions are required, Landscape Contractor is responsible for submitting recommendations to the client or client's representative.
 - Irrigation system required and to be designed by qualified Irrigation Contractor - system must be programmable and capable of odd/even day use.
 - No unhealthy or dead trees present on site. All existing trees to be removed as a function of the site. Proposed landscape plan will mitigate/enhance site in accordance to city requirements.
- PLANTING:**
- When excavating for plant pits, any excess rock or building material should be removed and replaced with specified soil mix backfill.
 - All plant tags should be removed from material by landscape contractor.
 - All planting beds should receive a minimum 3" deep layer of shredded hardwood mulch, unless otherwise noted.
 - Edge all beds with a spade cut edge unless otherwise noted.
 - All backfill around plant material rootballs should receive a soil mix of 4 parts (pulverized) topsoil to 1 part fine, organic compost.
 - All wire baskets and stakes should be removed during planting.
 - Cut and remove top half of burlap around rootballs and cut and remove any twine around trunk or root flare.
 - All stakes and guy wires and tree wrap are to be removed no more than 1 year after installation.
 - Tree wrap, if used, is to be installed by November 1 and to be removed by April 1.

PLANT SCHEDULE

| TREES | QTY | BOTANICAL NAME | COMMON NAME | SIZE |
|--------|-----|--|-------------------------|-----------|
| ACE | 18 | Acer rubrum 'October Glory' | Maple 'October Glory' | 2.5" |
| GLE | 19 | Gleditsia triacanthos f. inermis 'Skyline' | Honeylocust 'Skyline' | 2.5" |
| MAL | 15 | Malus 'Spring Snow' | Crabapple 'Spring Snow' | 1.5" |
| SHRUBS | QTY | BOTANICAL NAME | COMMON NAME | SIZE |
| TAX | 53 | Taxus x media 'Densiformis' | Yew 'Densiformis' | 18" - 24" |
| VIB | 47 | Viburnum carlesii | Viburnum 'Korean Spice' | 18" - 24" |
| JUN | 51 | Juniperus virginiana 'Grey Owl' | Juniper 'Grey Owl' | 18" - 24" |

LANDSCAPE REQUIREMENTS:

FRONTAGE LANDSCAPING: LANDSCAPING STRIPS SHALL BE PLANTED WITH A MINIMUM OF ONE SHADE TREE AND THREE SHRUBS PER 40 LINEAL FEET OF FRONTAGE.

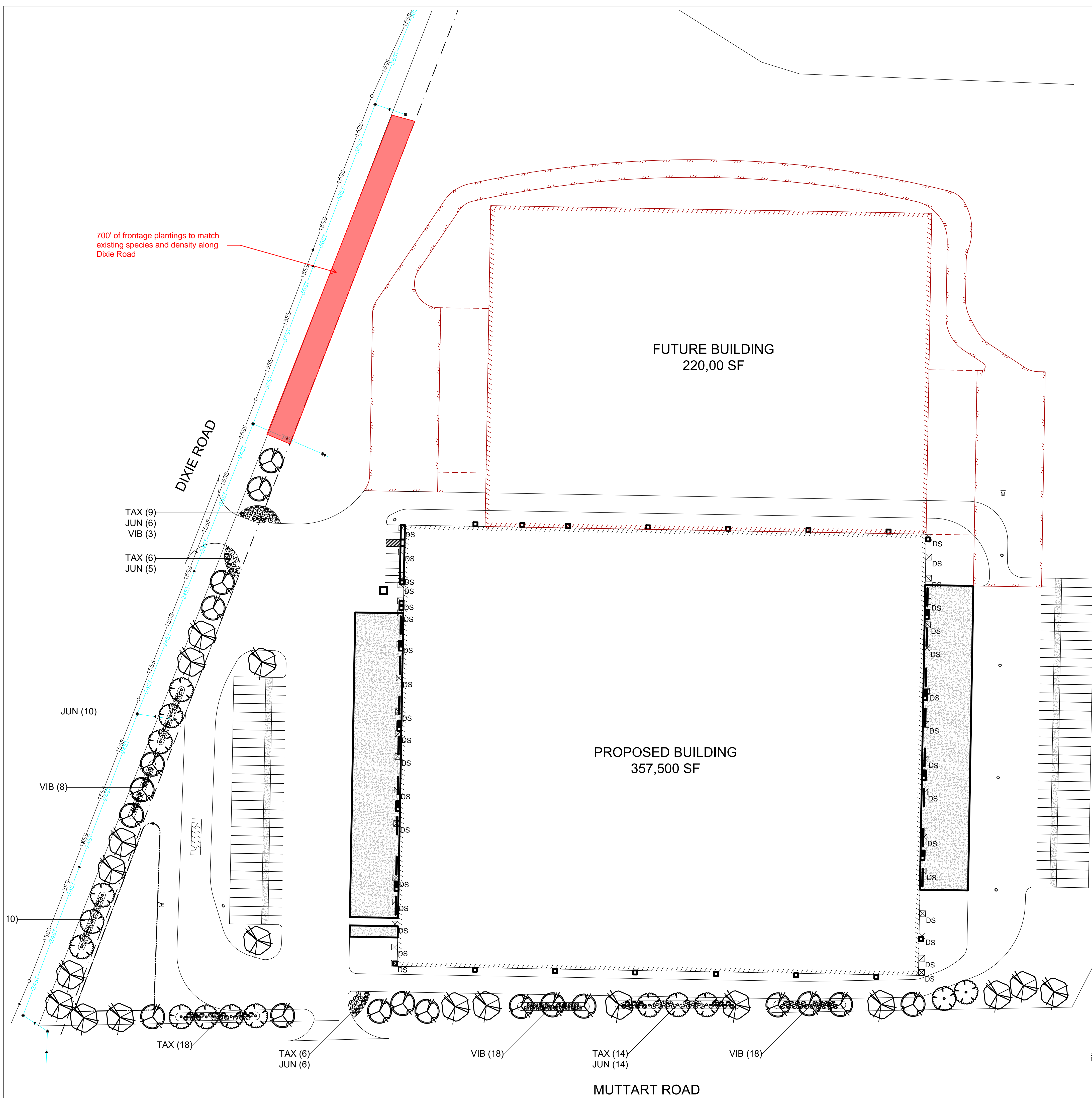
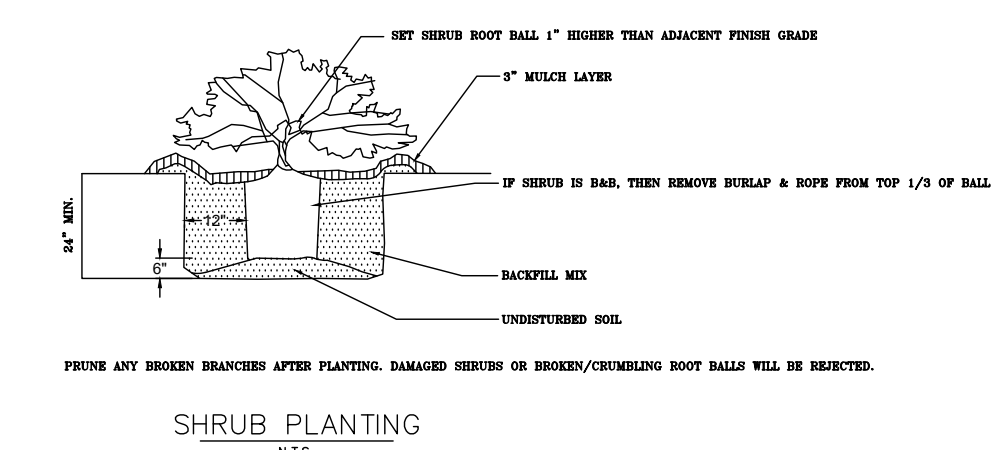
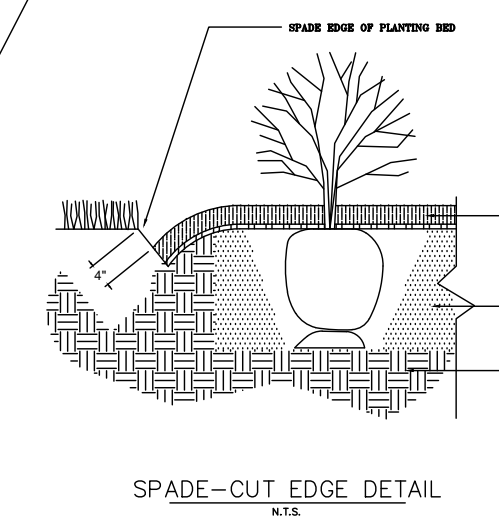
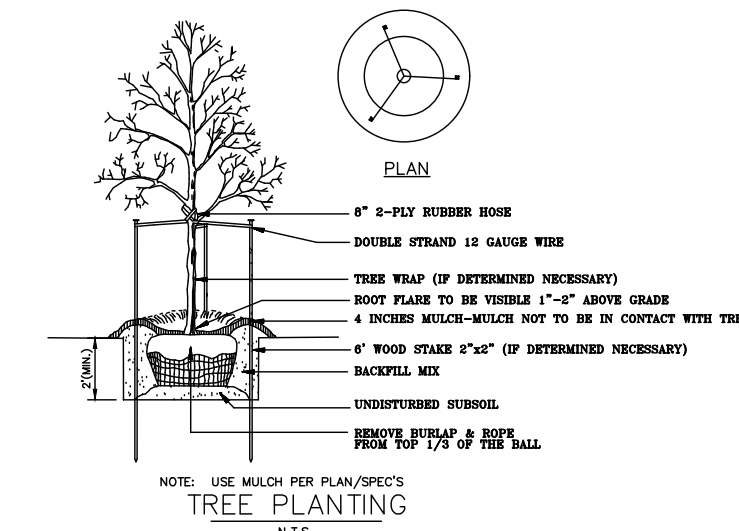
- SOUTH FRONTAGE = 1,240 LN. FT. / 40 = 31 TREES & 93 SHRUBS
- WEST FRONTAGE = 755 LN. FT. / 40 = 19 TREES & 57 SHRUBS

INTERIOR LANDSCAPING: ONE TREE SHALL BE PLANTED IN EACH ISLAND OR PENINSULA, OR WITHIN TEN FEET OF THE PERIPHERY OF THE PARKING AREA.

- TWO (2) TREES PROVIDED

PLANT LEGEND:

- MAPLE 'OCTOBER GLORY'
- HONEYLOCUST 'SKYLINE'
- CRABAPPLE 'SPRING SNOW'
- JUNIPER 'GREY OWL'
- YEWE 'DENSIFORMIS'
- VIBURNUM 'KOREAN SPICE'



RGL Warehouse Development
Muttart Rd & Dixie Rd
Neenah, WI 54956
Winnebago County, Wisconsin

This drawing is conceptual and is only to be used as a guide for construction. The completed project may differ from this plan in appearance and dimension.

This drawing is the instrument of service and the intellectual property of Elevate Outdoor LLC. This plan is not to be reproduced, changed, or copied in any matter, nor is it to be assigned to any third party. Use of this plan or any of its elements without written permission and consent of Elevate Outdoor LLC is expressly prohibited.

Drawing Completed:
4-8-2024

Landscape Plan

