



## NEENAH PLAN COMMISSION

November 8, 2022

4:15 P.M.

Council Chambers, City Administration Building

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1. Approval of Minutes: **September 27, 2022**
2. Public Appearances (Ten minutes divided among those wishing to speak on topics pertinent to the Plan Commission)
3. Public Hearings:
  - a. **Future Land Use Amendment** – Shattuck Middle School
  - b. **Rezoning** – Shattuck Middle School (600 Elm Street) – Traditional Neighborhood Development District
4. Action Items:
  - a. **Future Land Use Amendment** – Shattuck Middle School (PC Resolution No. 2022-2)
  - b. **Rezoning** – Shattuck Middle School (600 Elm Street) – Traditional Neighborhood Development District
  - c. **Preliminary Plat** – First Addition to the Homes at Freedom Meadows
5. Discussion Items: None
6. Announcements and future agenda items:
  - a. Next Meeting: November 29, 2022

*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@ci.Neenah.wi.us](mailto:attorney@ci.Neenah.wi.us) at least 48 hours prior to the scheduled meeting or event to request an accommodation.*

**MINUTES OF THE NEENAH PLAN COMMISSION**  
**Tuesday, September 27, 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	ABSENT	Betsy Ellenberger	ABSENT
Gerry Andrews	PRESENT	Ald. Dan Steiner	PRESENT		

**Also Present:**

Brad Schmidt, Deputy Director of Community Development	Kayla Kubat, Administrative Assistant	Chip Gabbey
Diane Eparvier- 669 Elm St	Timothy Florek- 641/645 Congress St	Peter Kelly- 425/427 Kittiver Ct

**Minutes:** MSC Sarah Moore-Nokes/Kate Hancock-Cooke, the Plan Commission to approve the August 30, 2022 meeting minutes. Motion passed.

**Public Appearances:** Chairperson Lang opened public appearances.

Diane Eparvier (669 Elm St) said regarding the available undeveloped residential lots on agenda, she would like the neighborhoods to stay as neighborhoods and not be made into large complexes.

**Public Hearings:** None

**Action Items**

**a. Annexation #227- City of Neenah- 7.248 Acres (Ord No 2022-17)**

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 will soon be built. In 2020, the City purchased 130 acres of land along the Woodenshoe Road and County Highway G. This proposed annexation will be the third phase out of six development phases.

Upon annexation the subject land will become part of the R-1, Single-Family Residence District. The City's Comprehensive Plan Future Land Use Map (2017) currently identifies the annexation area as Residential Neighborhood Investment Area. The proposed use is consistent with the City's Comprehensive Plan. Future action items will include review of a review of a preliminary and final plat for the proposed subdivision. This development will include 16 lots and 2 outlots.

Member Moore-Nokes asked if there were annexation fees involved. Deputy Director Schmidt said there are fees involved.

MSC Andrews/Kaiser, the Plan Commission recommends Common Council approve Annexation #227 (Ordinance #2022-19) and the property also receive an R-1, Single-Family Residence District zoning classification. All voting aye. Motion passed.

**b. CSM #10-22- 425 Kittiver Court**

The CSM proposes to combine parcel ID 05-0400-00-00 and parcel ID 05-0400-12-00. Both parcels are owned by Peter and Katherine Kelly. The Kelly's recently built a house on the 05-0400-00-00 parcel while the other parcel is undeveloped, but includes a driveway from Kittiver Court to their house. Normally, any CSM that combines parcels or adjusts a property line between two parcels is reviewed administratively. In this case, Plan Commission and Common Council review is necessary since the resulting CSM changes the exterior boundary of the Kittiver Court Plat. A CSM can modify the exterior boundary of an existing plat as long as there are no additional parcels created. Parcel ID 05-0400-12-00 is within the Kittiver Court Plat while parcel ID 05-0400-00-00 is not. The resulting CSM creates one parcel.

When reviewing a CSM, Plan Commission shall also verify the two parcels are within the same zoning district. Both parcels are located in the R-1, Single-Family Residence District. In addition, the creation or modification of any parcel shall meet the Subdivision Ordinance's design standards.

CA

MSC Andrews/Kaiser, the Plan Commission to recommend Common Council approve the 1 lot CSM for the property located at 425 Kittiver Court. All voting aye. Motion passed.

**Discussion Items**

**a. Undeveloped Residential Lots**

Deputy Director Schmidt went over data regarding the undeveloped residential lots in the city and the potential growth opportunities, which are all to the west. Ideally, there should be roughly 200 available undeveloped lots and the city currently has about 126 available. He stated we also want to be focusing on lots where there are already utilities. Discussion regarding inflation and the cost to build a new home. There was also conversation regarding when the city is eventually landlocked. Once this occurs, redevelopment of certain areas would happen like with the Shattuck school site.

**b. Downtown Plan Update**

Deputy Director Schmidt gave update regarding downtown plan. We are still encouraging residents to go on the Downtown Plan website and offer suggestions for what they'd like to see in the downtown. Hoping to have an open house in early November for residents

to come and see all ideas. Discussion regarding making the downtown more bike friendly and safe. <https://bit.ly/neenahnext>

**c. Residential Driveway Standards**

Deputy Director Schmidt discussed the lack of driveway standards in the city. He also went through the current challenges we are seeing with having no driveway standards. Some suggestions he brought up would be limiting driveway width at the property line, driveway cannot exceed width of garage, and hard surface driveways for new construction. Residents would be grandfathered in with their current driveways if/when a standard is implemented. In the future, we would review ordinances in other cities to see what they are doing.

**Announcements and Future Agenda Items:** Next meeting is October 11, 2022

- a. Plat of the 1<sup>st</sup> Addition of The Homes at Freedom Meadows
- b. Site plan to the Police Station addition

Adjournment: The Commission adjourned its meeting at 5:05 p.m. MSC Hancock-Cooke/Andrews. All Aye. Motion passed.

Respectfully Submitted,



Kayla Kubat  
Administrative Assistant, Community Development





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## M E M O R A N D U M

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**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

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### **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.**





# Future Land Use City of Neenah

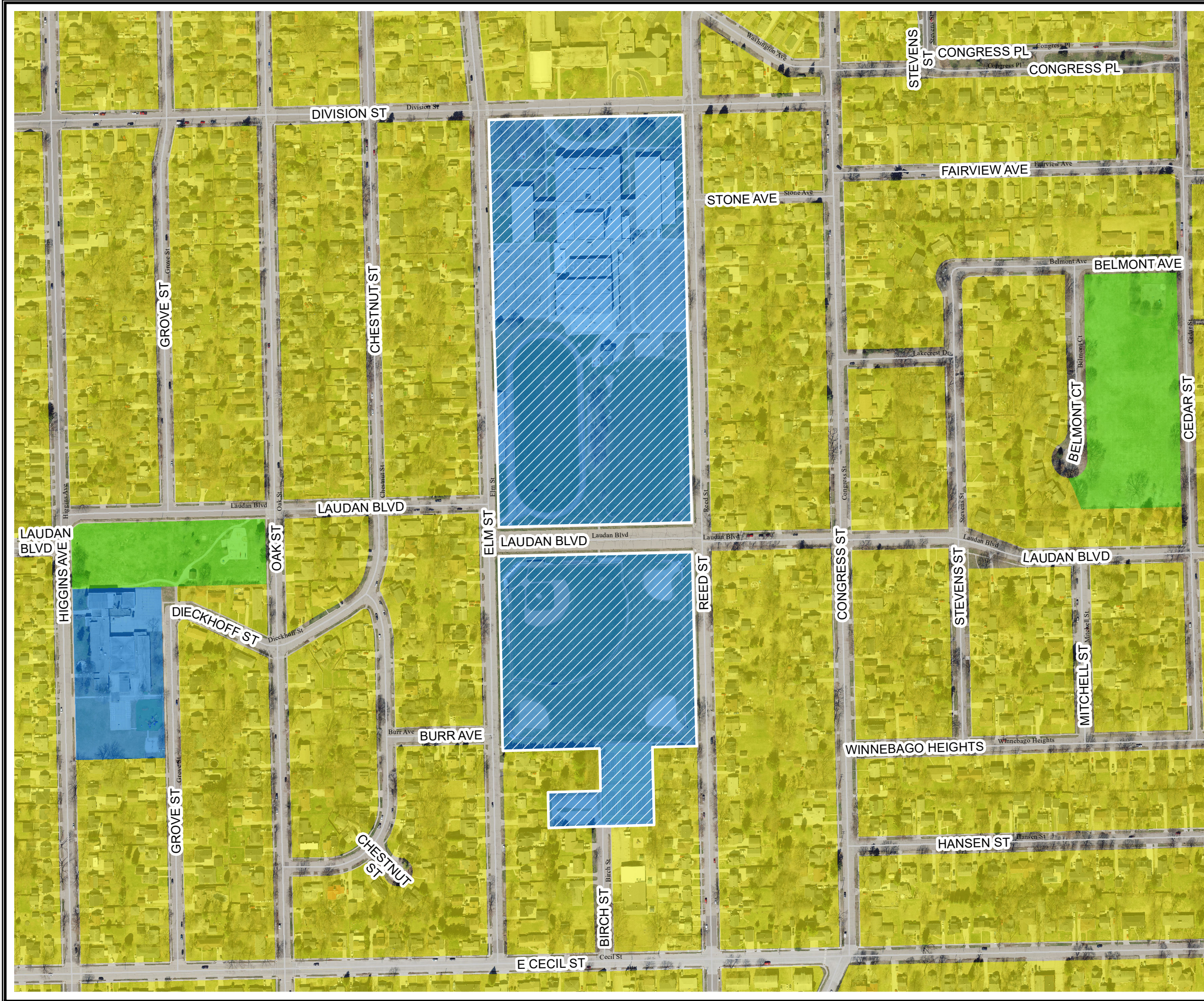
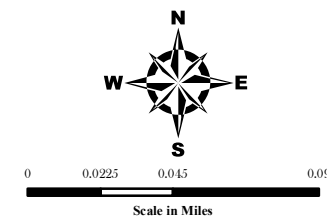
- G** Gateways
- H** Hospital
- P** Future Parks

## 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





**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:

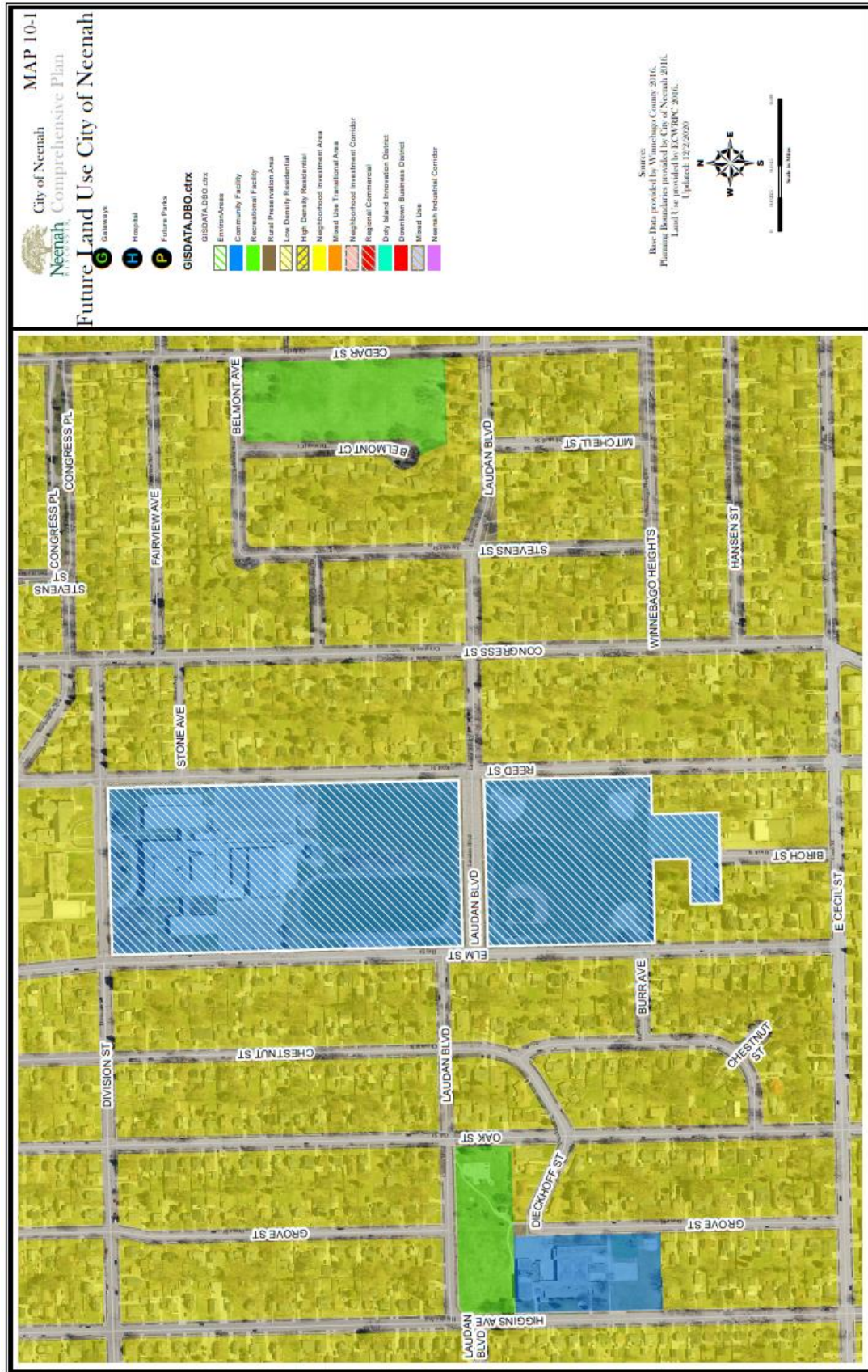
PLAN COMMISSION  
CITY OF NEENAH, WISCONSIN

By: \_\_\_\_\_  
Mayor Jane Lang, Chairperson

ATTEST:

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

# EXHIBIT A





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## M E M O R A N D U M

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**DATE:** November 8, 2022  
**TO:** Mayor Lang and Plan Commission  
**FROM:** Brad Schmidt, AICP, Deputy Director  
**RE:** Rezoning - Shattuck Traditional Neighborhood Development (TND) District

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### **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 includes 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.

<b>2116 Henry Street</b>	<b>20 units/acre</b>
<b>1015 S. Commercial Street</b>	<b>13 units/acre</b>
<b>810 Reed Street</b>	<b>19 units/acre</b>
<b>125 Byrd Avenue</b>	<b>14 units/acre</b>
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.

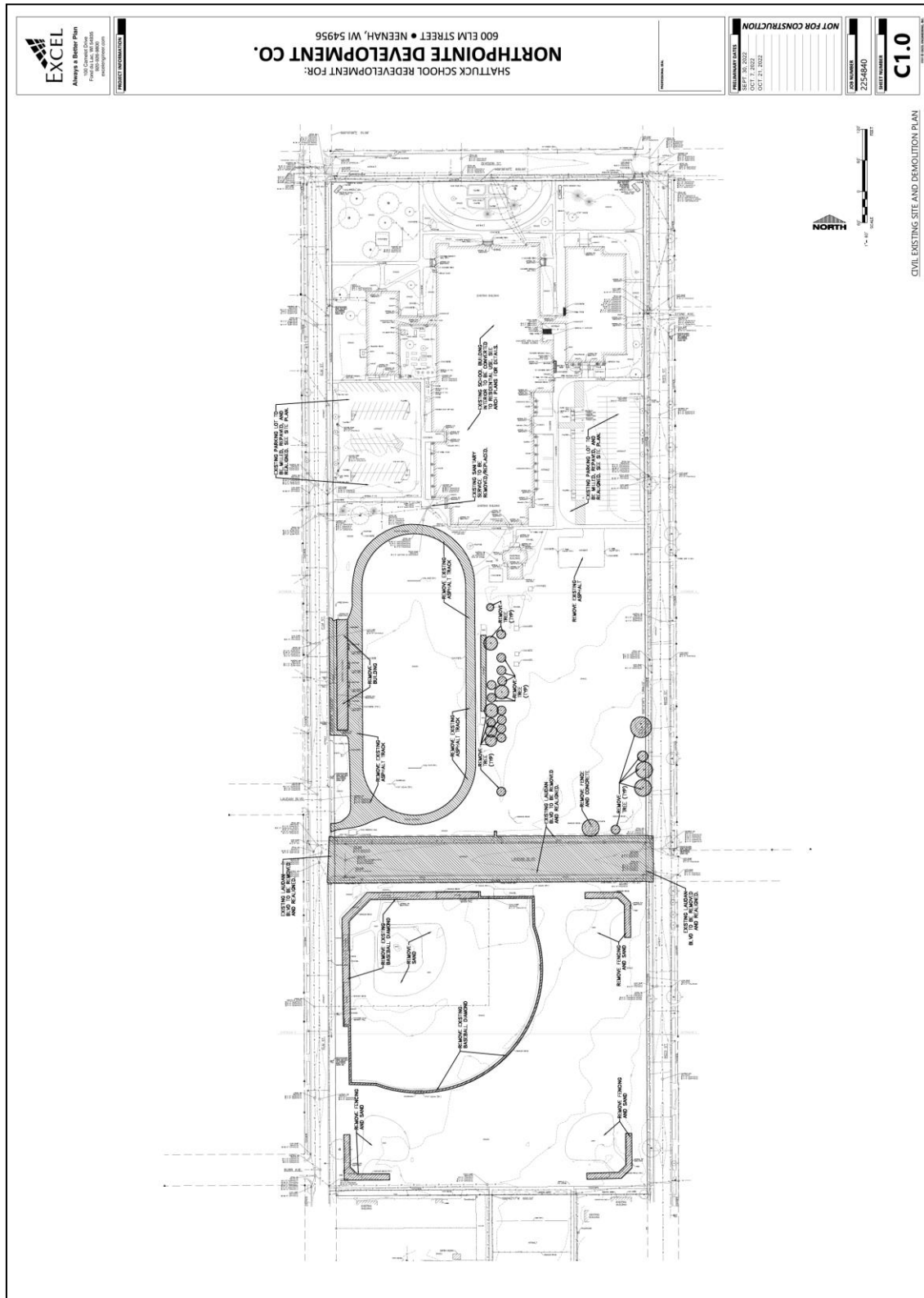
**Summary**

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.

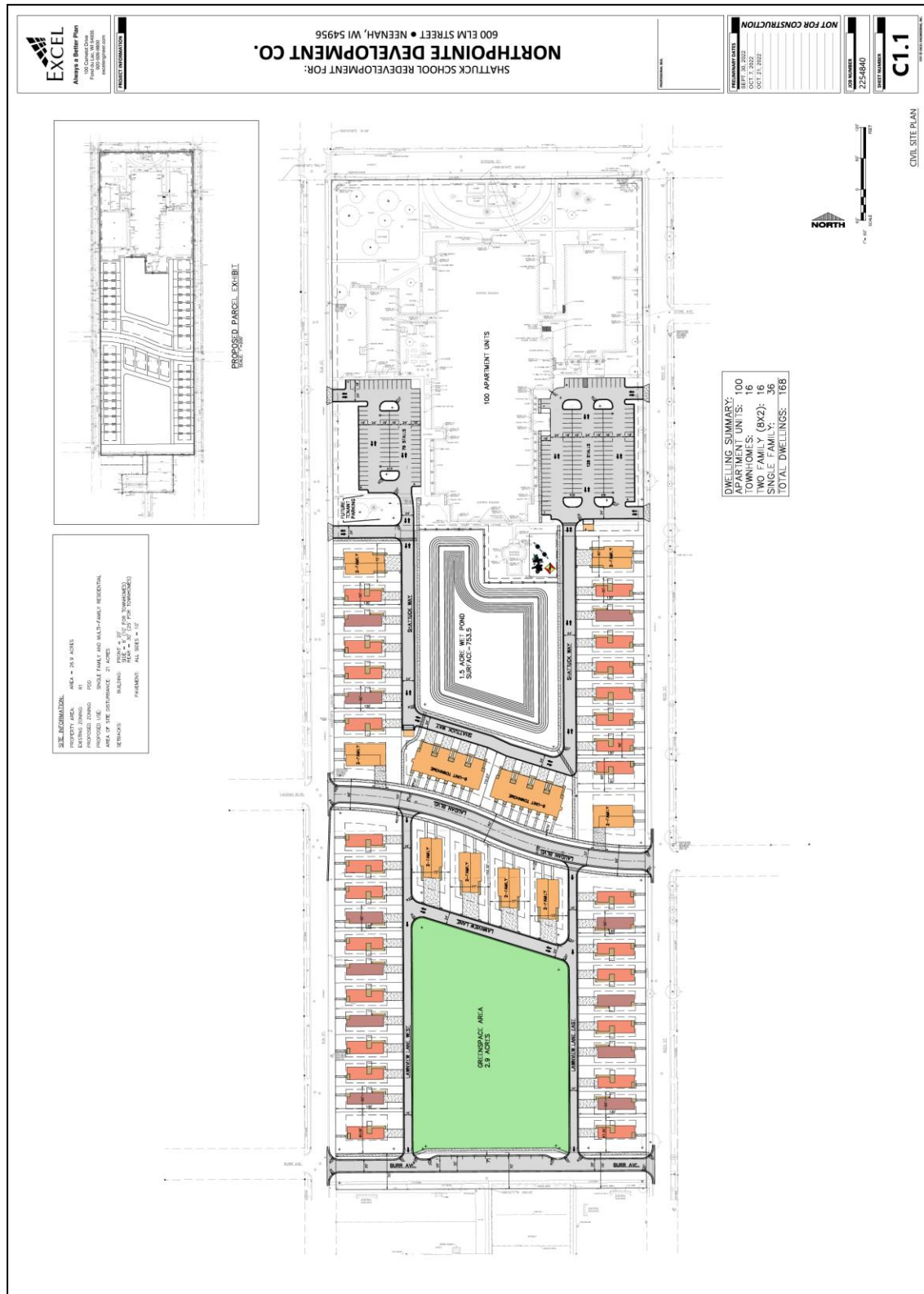
**Recommendation**

**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


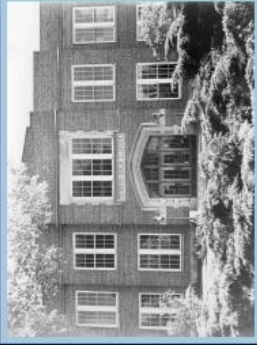








***Restored Historic Openings***

# SHATTUCK SCHOOL APARTMENTS




PRECEDENT  
**PROSPERITY**  
ARCHITECTURE  
ARCHITECTS




## NORTHPOINTE

Let's Build.



AFTER

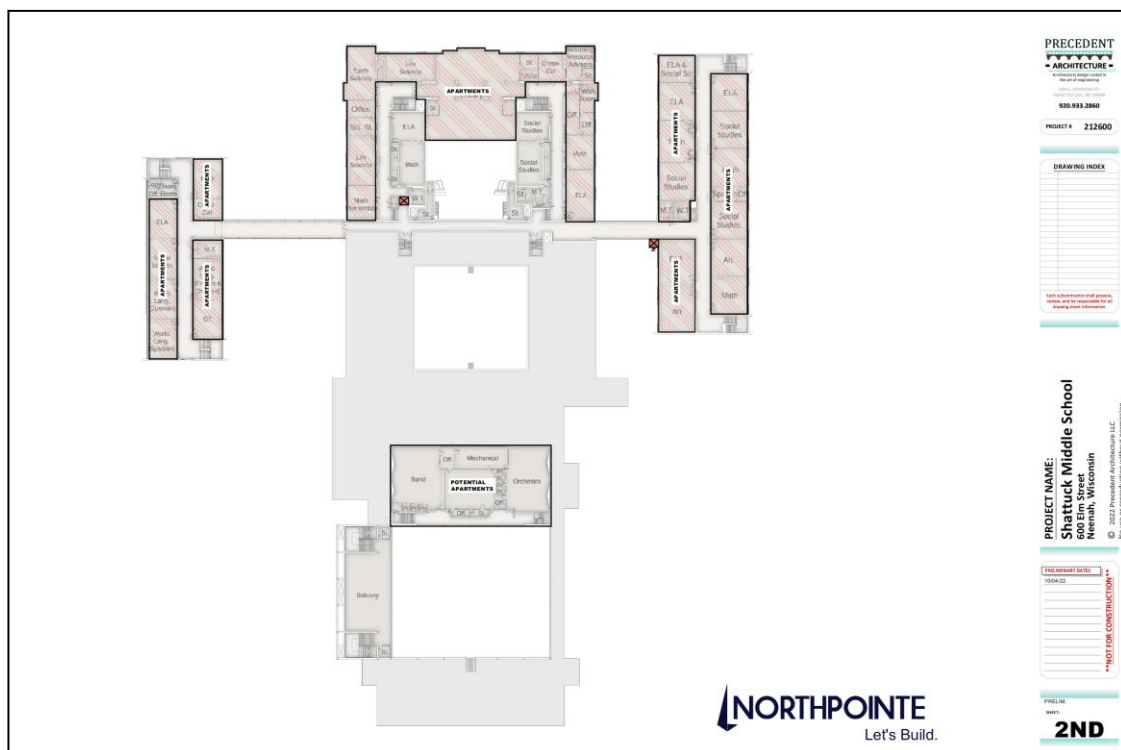
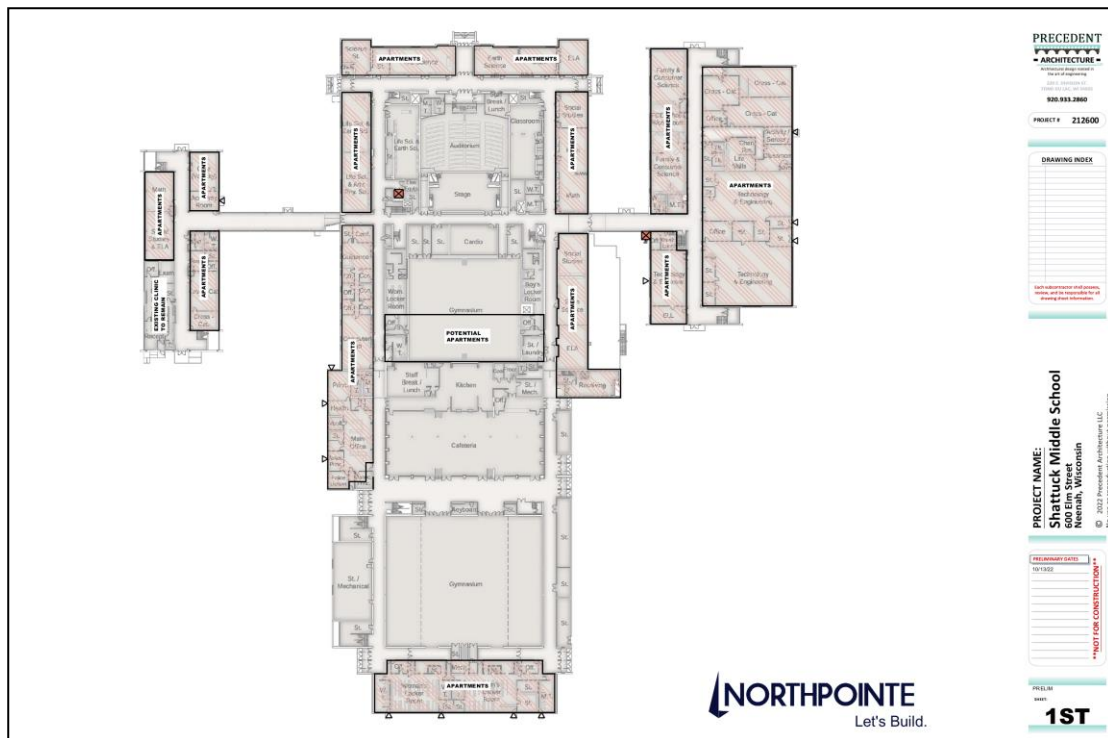


BEFORE

### RESTORED HISTORIC OPENINGS



# Apartment Layout



**Conceptual Single-Family Dwelling**

# SHATTUCK SCHOOL NEIGHBORHOOD - CONCEPT DWELLINGS



**AFTER**  
CORNER OF ELM AND LAUREN



**TWO FAMILY**  
Sample Floor Plans



**SINGLE FAMILY**  
Sample Floor Plans



**BEFORE**  
CORNER OF ELM AND LAUREN



**PRECEDENT  
ARCHITECTURE, INC.**  
The Art of Progress



**NORTHPOINTE**  
Let's Build.  
CORNER OF ELM AND LAUREN



**Neenah**  
WISCONSIN

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 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:

Proposed Income Limits for Shattuck School Apartments:

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 (1<sup>st</sup>) 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	ONE	TWO	THREE	FOUR	FIVE	SIX	SEVEN	EIGHT	NINE
COUNTY:									
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

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

BEDROOM SIZE:	EFF.	ONE	TWO	THREE	FOUR	FIVE	SIX
COUNTY:							
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:	EFF.	ONE	TWO	THREE	FOUR	FIVE	SIX
COUNTY:							
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:	EFF.	ONE	TWO	THREE	FOUR	FIVE	SIX
COUNTY:							
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





## 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](http://prevea.com/NJSD).

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

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

Cc: jlang, clendrum, kboyette, jskyrms, lhillstrom

10/31/2022 09:12 PM

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](mailto:sjefferson@ci.neenah.wi.us)

LinkedIn: [www.linkedin.com/in/samantha-jefferson](https://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](mailto:patty@pattyheying.com)  
To: [CommunityDevelopment@ci.neenah.wi.us](mailto:CommunityDevelopment@ci.neenah.wi.us)  
Cc: [pattyheying2@gmail.com](mailto:pattyheying2@gmail.com), "Judd.d Stevenson" <[judd.d.stevenson@gmail.com](mailto: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](http://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.<sup>2</sup>

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 Neenah's 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.

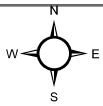
Sincerely, Patty Heying

262-483-0365 or [patty@pattyheyding.com](mailto:patty@pattyheyding.com) I appreciate any comments or



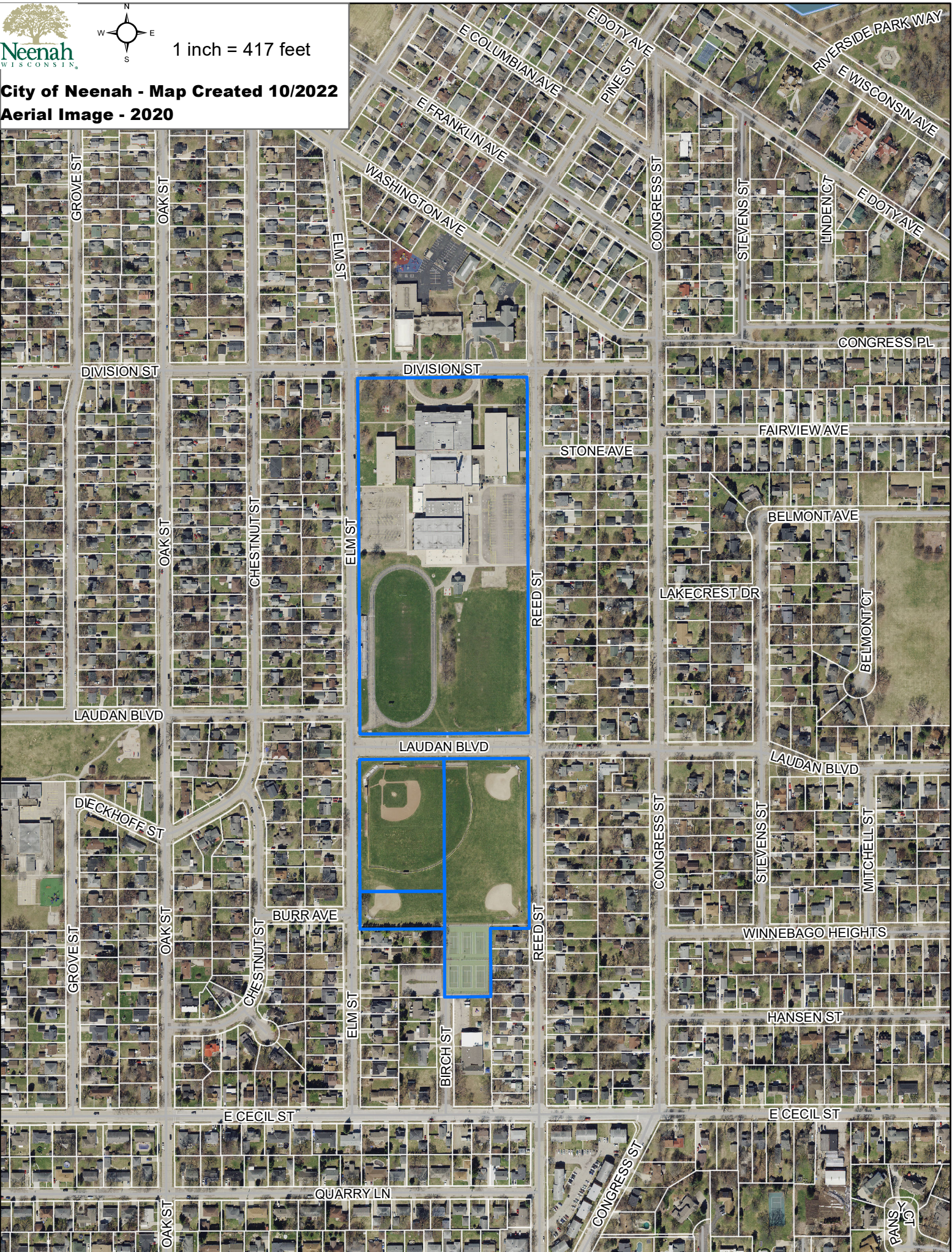
questions **Letter to Planning Committee 10-30-22.docx**





1 inch = 417 feet

**City of Neenah - Map Created 10/2022**  
**Aerial Image - 2020**







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## M E M O R A N D U M

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**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

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### **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.**



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:**

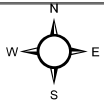
Please add tee and two valves at the intersection of the easement and Patriot Avenue on the 12" WM.  
Insulate any crossings where there is insufficient cover.  
There is an additional valve located on the 12" cross (east side of cross) at the corner of Honor Street and Liberty Avenue that is not indicated 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

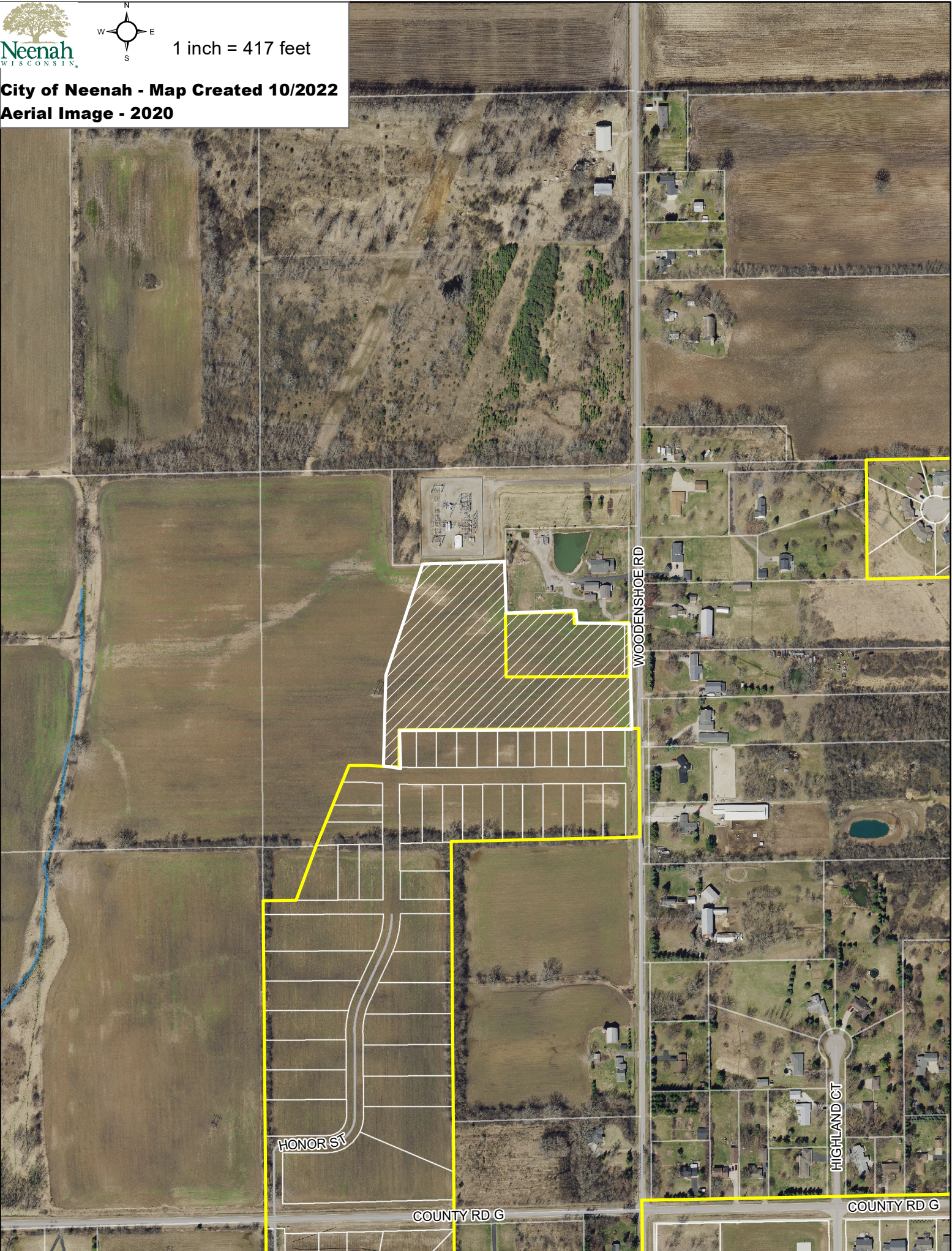
**Review Comments:**





1 inch = 417 feet

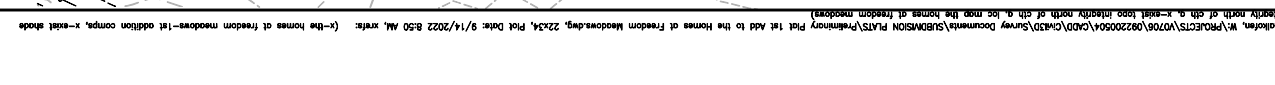
**City of Neenah - Map Created 10/2022**  
**Aerial Image - 2020**



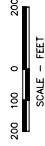






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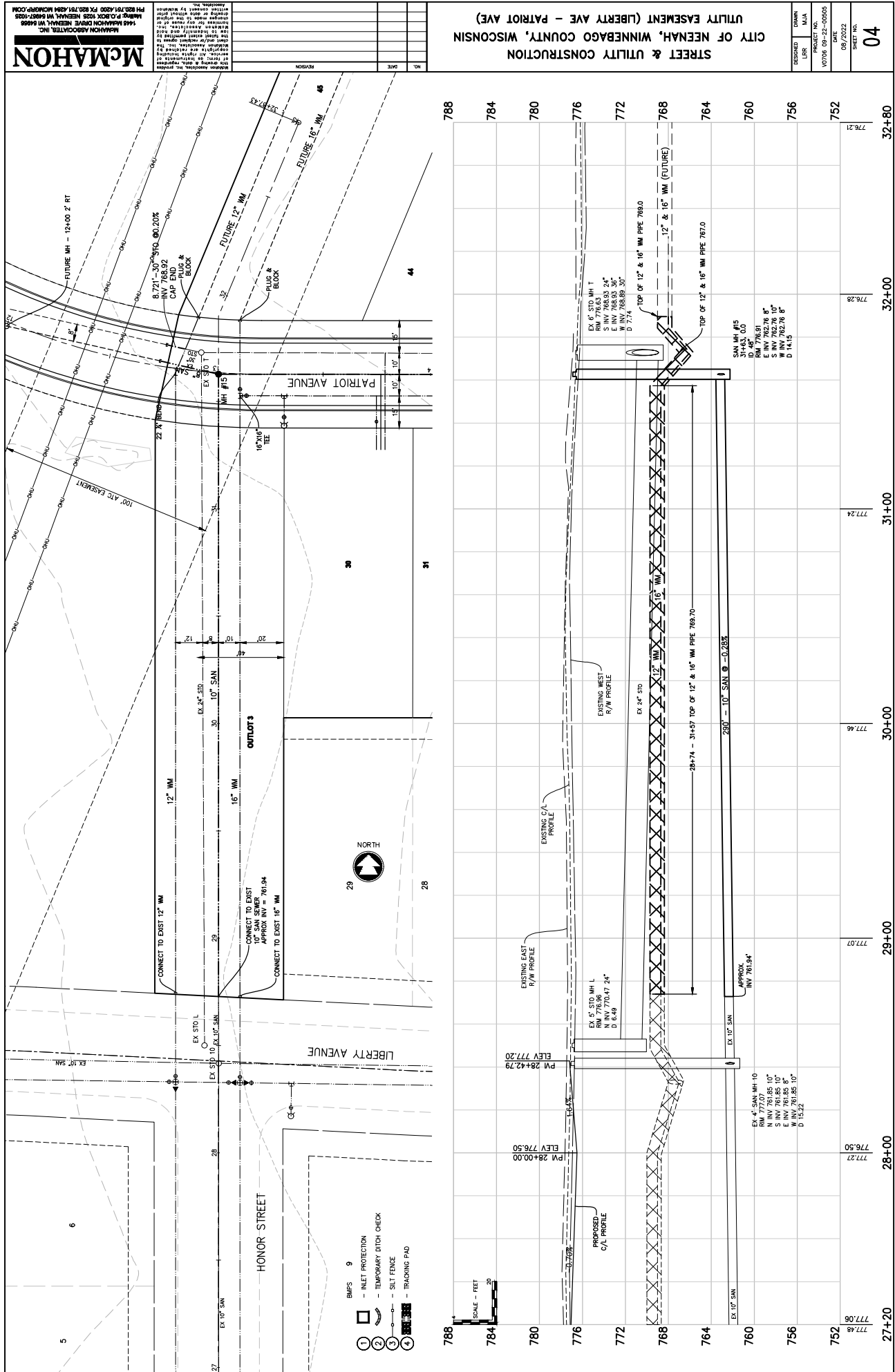




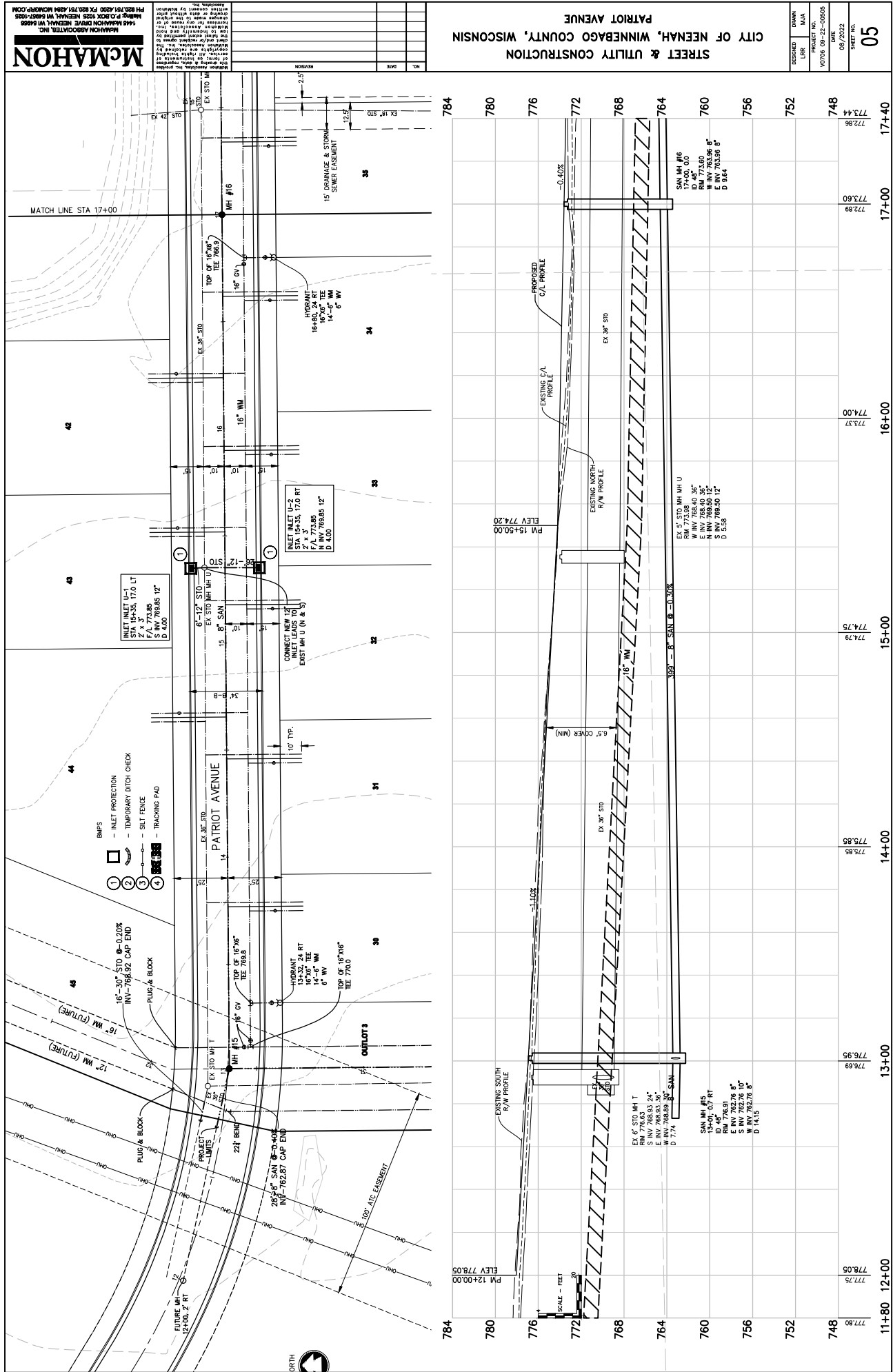
VERTICAL BENCHMARK CONTROL		DESCRIPTION
POINT #	ELEVATION	
23	765.29	HYDRANT TAG BOLT
30	777.43	NAIL IN POWER POLE
31	774.66	1" IRON PIPE
32	770.57	NAIL IN POWER POLE
33	762.17	MAG NAIL IN POWER POLE
36	762.83	HYDRANT TAG BOLT
37	768.95	HYDRANT TAG BOLT
38	768.25	HYDRANT TAG BOLT
39	763.30	HYDRANT TAG 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 #41123
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 #1916/626 50-2
72	770.41	MAG IN POWER POLE #83-22653 1916/627
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

VERTICAL DATUM:  
ELEVATIONS ARE REFERENCED TO LIBERTY HEIGHTS SUBDIVISION

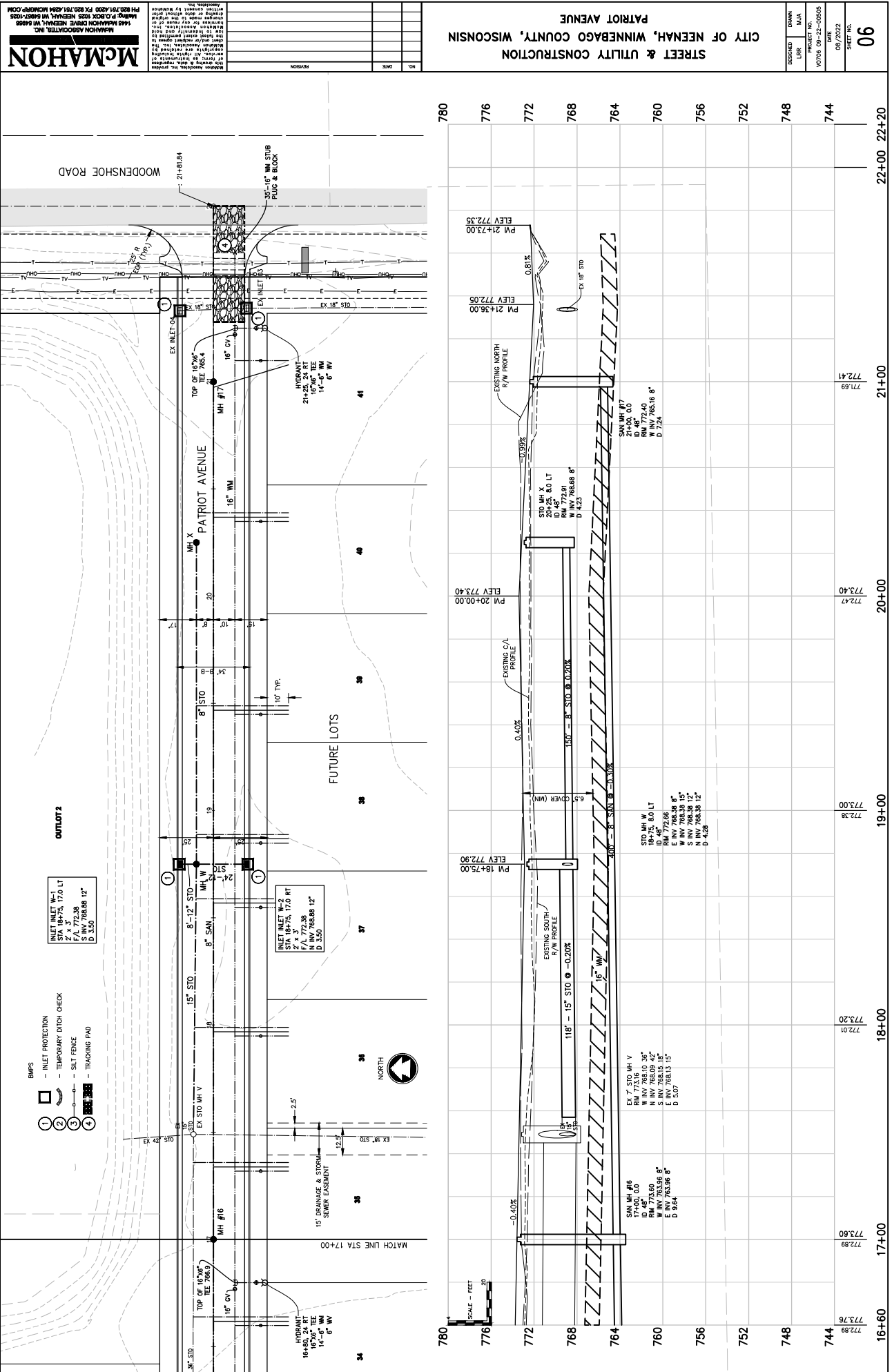








making W:\PROJECTS\10708\22020505\CADD\DWG\DWG\Plan Sheet\future St - P.dwg, 06 patriot avenue, Plot Date: 8/19/2022 11:49 AM, xref: (x-prop into the homes, x-exit topo integrity north of ch g, x-homes at freedom meadows-lst addition comp, x-exist shade



McMAHON ASSOCIATES, INC. 1445 McMAHON DRIVE NEENAH, WI 54956 PH 920.791.4000 FX 920.791.4004 MCMAHON.COM

PROJECT NO. 10708 DATE 08/22/2022 SHEET NO. 06

CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN STREET & UTILITY CONSTRUCTION PATRIOT AVENUE