

NEENAH PLAN COMMISSION

Tuesday, October 28, 2025 4:00 P.M. Hauser Room, City Administration Building

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

Join the meeting now Meeting ID: 246 212 156 634 2 Passcode: 9r5Nu6CD

1. Approval of Minutes: September 23, 2025

- 2. Public Appearances (Ten minutes divided among those wishing to speak on topics pertinent to the Plan Commission)
- 3. Public Hearings: None
- 4. Action Items:
 - a. Site Plan #20-25 1712 Dixie Road Gunderson Uniform and Linen
- 5. Discussion Items:
 - a. Neenah Housing Study and Needs Assessment
- 6. Announcements and future agenda items:
 - a. Next Meeting: November 11, 2025

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MINUTES OF THE NEENAH PLAN COMMISSION Tuesday, September 23, 2025 4:00 p.m.

Present:

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

Also Present:

Brad Schmidt, Deputy Director of	Kayla Kubat, Administrative Assistant	Alderman Cari Lendrum
Community Development	of Community Development	
Alderman William Pollnow	Scott Becher, 1061 Green Acres Ln	Bethanie Gengler- Neenah
	Neenah	News
Duke Behnke- Post Crescent	Alderman Brian Borchardt	Tina Riehl- 1041 S Crocus Ln
Samuel Ifft- 611 Properties LLC	Jordan Marters- 611 Properties LLC	Tim Bergstrom- 856 Bayview Rd Neenah
John Bergstrom- 150 N Green Bay	Joel Ehrferth- Mach IV, 2260	Brannin Gries- Gries
Rd	Salscheider Ct	Architectural
Jonah Dorsey- 309 2 nd St	Netta Dorsey- 309 2 nd St	

<u>Minutes:</u> MSC, Kaiser/Cuthbert, the Plan Commission, to approve the August 26, 2025 meeting minutes. All voting aye. Motion passed.

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

Scott Becher 1061 Green Acres Ln- He thinks the ThedaCare apartments are a great development for Doty Island. He hopes it increases retail and service industries on the island to create a vibrant community.

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

Public Hearings:

a. Rezoning #2-25- 215 E. Forest Avenue – R2 District to CH District

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

b. Official Street Map Amendment – E. North Water Street

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

c. CH District Master Plan Amendment #1-25 and Project Plan Approval #1-25 – CH District- Multi-Family Housing – 215 E. Forest Avenue

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

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Deputy Director Schmidt went over all the action items and how each relate to one another with the overall new development, which is a housing development on the former Roosevelt school site. The overall site will have four townhouse buildings with a total of 56 units. This is a two-phase development. The first phase is the west side, which is the former Roosevelt school site. Phase two is the east side of the site and that is planned for next fall.

Action Items:

a. Rezoning #25-25 - 215 E. Forest Avenue - R2 District to CH District (Ord. No. 2025-13)

Deputy Director Schmidt went over the rezoning of the property. It is currently zoned R2, two family resident district and would be rezoned as CH, community health district. Schools were a permitted use in the R2 district. The east side of the site was zoned CH as part of the ThedaCare expansion and there was a lease with the school for the playground.

Member Hancock-Cooke asked if once it is zoned CH does it need to be rezoned again. Deputy Director Schmidt stated no, the CH district was created to support ThedaCare's development plans but also protect the neighborhood, so it has very specific language in terms of permitted uses. Multi-family is a permitted use in the district.

Member Andrews questioned the land directly across from the hospital, which used to be a medical clinic and is not part of the CH zoning. Deputy Director Schmidt stated this property did not want to be part of the CH district but there are covenants in place that make it the same as the CH district. Now that ThedaCare owns the property, if they look to redevelop that property beyond the current use, it will need to be rezoned to CH.

MSC, Hancock-Cooke/Cuthbert, the Plan Commission, recommends Common Council approve Ordinance No. 2025-13 rezoning property located at 215 E. Forest Avenue to the CH, Community Health District All voting aye. Motion passed.

b. Official Street Map Amendment – E. North Water Street (Ord. No. 2025-12)

Deputy Director Schmidt went over the official street map amendment. The city has an official street map, which identifies the existing right-of-way with future planned street extensions and future expansions of street right-of-way. There is currently a slight offset of the right-of-way, and the request is to shift the right-of-way to be consistent with the right-of-way on the east side of E North Water Street. This will make it easier for the development to meet setback requirements. Our Public Works department states there are no utilities in this area.

MSC, Kaiser/Cuthbert, the Plan Commission, recommends Common Council approve Ordinance 2025-12, amending the Official Street Map to narrow the E. North Water Street right-of-way from 82 feet to 70 feet between First Street and the vacated portion of Second Street. All voting aye. Motion passed.

c. CSM #7-25- 215 E. Forest Avenue – Lot Consolidation (Right-of-Way) Dedication

Deputy Director Schmidt went over the CSM request. This would include getting a sidewalk on the corner of 1st Street and E Forest Avenue as public right-of-way as opposed to private

ORDINANCE NO. 2025-12

CONSENT AGENDA property. There are also adjustments with the right-of-way northeast of the roundabout. The CSM is also changing the property from two lots to one lot.

MSC, Hancock-Cooke/Kaiser, the Plan Commission, recommend Common Council approve the one lot CSM and accept the dedication of public right-of-way along First Street for the property located at 215 E. Forest Avenue. voting aye. Motion passed.

d. CH District Master Plan Amendment #1-25 and Project Plan Approval #1-25- CH District – Multi-Family Housing – 215 E. Forest Avenue (Ord. No. 2025-14)

Deputy Director Schmidt went over the CH Master Plan Amendment. The amendment is to include this new development. The project plan approval must be consistent with the district standards like uses, setbacks, and building coverage. This is a two-phase multi-family development. The first phase on the west side of the site has 28 units. There is additional off-street parking, stormwater facilities and other amenities. Access to the site is the existing driveways and no further access will be coming off 1st Street or 3rd Street. The building setbacks are all met in the proposed development. The building height is consistent with the buildings in the surrounding area. Parking is also met with most of the parking being in garages and off-street parking. Refuse is screened with a gate. The townhomes are consistent with the neighborhood homes in terms of architecture. The garages are located in the back of the property.

Member Cuthbert asked if there are any restrictions or requirements on who can live in these townhomes. Brannin Gries, the architect, stated the main purpose of the townhomes is for the ThedaCare residency program, which they are starting next year. There are some additional units that ThedaCare would have up to their discretion. Member Cuthbert clarified that these would not be sold as condos or similar. Brannin Gries stated these would not be used for condos.

Member Cuthbert asked for clarification on the stormwater biofilter system. Joel Ehrfurth, the engineer from Mach IV, stated the biofilter is a storm water treatment system the DNR accepts. It is a sand filter to direct the storm water to a biofilter. There are plants in it and wood mulch on the top. It flows through a mixture of sand and compost, then there is a drain underneath there that collects the water. Member Cuthbert asked if that is the only drainage on the site or are there other parking lot drainage areas. Joel Ehrfurth stated most of the water is draining to the biofilter.

Director Kaiser asked if this approval is only for the first phase of this development. Deputy Director Schmidt stated yes, phase two will come for approval at a later date.

MSC, Cuthbert/Kaiser, the Plan Commission, recommend Common Council approve Ordinance #2025-14, approve the Master Plan Amendment #1-25 and Project Plan Approval #1-25 for the ThedaCare Medical Center Community Health District, amending the ThedaCare Master Plan and allowing for the construction of a multi-family development located at 215 E. Forest Avenue. All voting aye. Motion passed.

Discussion Items:

a. Neenah Housing Study and Needs Assessment

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Deputy Director Schmidt gave updates on the Housing Study and the items being worked on internally. He discussed changes to the moving house permit, which updated to an administrative approval instead of a council approval. He also went over two Request for Proposals that have been sent out to developers. One proposal would be for the property on S Commercial St which used to be Harn's Barn. The other would be the warehouse site downtown which is west of Solaris and Main St. He also went over the current housing statistics, new homes and new multifamily, in comparison to last year. Updates were also given on city-owned land and the potential future uses of this land.

Director Kaiser asked about RFP distribution. Deputy Director Schmidt stated it was sent to specific developers. He stated this might be a better question for Director Nieforth.

Member Steiner asked if there has been a scenario where we receive RFPs back and we do not feel they are sufficient quality, does the city go beyond our standard distribution list. Deputy Director Schmidt said if we receive responses back and we are not satisfied, we could go out and ask for other requests. He also stated this might be a better question for Director Nieforth.

Announcements and Future Agenda Items: Next meeting is scheduled for October 7, 2025

<u>Adjournment:</u> The Commission adjourned its meeting at 4:37 p.m. MSC Cuthbert/Kaiser. All voting Aye. Motion passed.

Respectfully Submitted,

Hayla Kubat

Kayla Kubat

Administrative Assistant, Department of Community Development



MEMORANDUM

DATE: October 28, 2025

TO: Mayor Lang and Plan Commission

FROM: Brad Schmidt, AICP, Deputy Director

RE: Site Plan Review – 1712 Dixie Road – Gunderson Uniform and Linen

Request

Gunderson Uniform and Linen (Gunderson) have submitted a site plan to construct a 63,894 square-foot industrial linen cleaning facility located at 1712 Dixie Road.

Background

The City of Neenah and Gunderson entered into a development agreement whereby the City agreed to sell 13 acres of land to Gunderson and Gunderson agreed to construct an industrial linen cleaning facility. Gunderson's site plan includes a 63,894 square-foot facility. The building layout allows for future building expansions on the east and west side of the proposed building.

The subject property is located on the east side of Dixie Road, south of County Highway G. Land south of the property is owned by RGL Logistics and used as a warehouse and distribution site. Land to the east is owned by the City and includes a radio tower. The area west and north of the subject property is in the Town of Neenah and includes warehouse uses to the west and residential and agricultural uses to the north.

Consideration

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

Building Setbacks:

Front Yard – 30 feet (150 feet – Dixie Road)
Side Yard – 10 feet (273 feet – north and 71 feet - south)
Rear Yard – 10 feet (287 feet – east)

Max Height - 100 feet (32.5 feet)

Green Space Minimum – 5% of the total site (71.4%)

Lot Coverage Maximum – 40% of the total site (10.5%)

CITY OF NEENAH
Dept. of Community Development
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Minimum Parking – At least two parking spaces per three employees on a maximum shift or one parking space for every 1,000 square feet of gross floor area, whichever is greater. The minimum in this case is 80 stalls (101 regular stalls, 4 handicap stalls).

Landscaping:

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

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

Interior Landscaping – Minimum of one parking lot island/peninsula for each 12 consecutive parking spaces. Each island/peninsula shall be at least 180 square feet and be planted with one tree.

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

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

Building Elevations:

The proposed building has a maximum wall height of 32.5 feet. The building is constructed with metal wall panels. The rear of the building (south elevation) includes seven overhead doors on a raised platform. All four sides of the building have windows along the upper and/or lower portions of the building.

Stormwater Management:

A storm water pond is proposed on the southwest portion of the property. Storm water runoff from the two parking lots will be collected and runoff directed to the storm water pond via storm drains. The City's regional storm water pond along County Highway G will satisfy the project's storm water quality requirements.

Traffic Access/Circulation:

The development proposes one driveway along the north side of the property. The driveway is close to an existing driveway (to the north) and the applicant should explore shifting the proposed driveway south to create proper separation between driveway openings. Employee and customer parking is located along the north side of the building, which an access road provides additional employee parking and a truck loading dock on the south side of the building. The parking areas provide a 24-footwide two-way access aisle and standard 9-foot by 18-foot parking stalls. Both meet minimum Zoning Code requirements.

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Outdoor Lighting:

An outdoor lighting plan was not submitted as part of this proposal. If outdoor lighting is planned for this development, a lighting plan shall be submitted to the Community Development Department along with light fixture details prior to installing any outdoor lighting.

Future Building Expansion:

The site plan identifies a future building expansion on the west and east portions of the proposed building. Future building expansions will require a site plan review prior to construction.

Conditions of Approval:

- Submit a landscape plan
- Submit a lighting plan
- Change the location of the north driveway to meet minimum driveway separation requirements
- Additional fire hydrant per Fire Department
- Modify side slope of storm water pond adjacent to City trail

Recommendation

Appropriate action at this time is to approve the site plan for a new industrial linen cleaning facility located at 1712 Dixie Road subject to the Site Plan Review letter comments.



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

October 23, 2025

DOUG GUNDERSON GUNDERSON GROUP 41 MAIN ST MENASHA, WI 54952

RE: Site Plan #20-25 - 1712 Dixie Road - Dry Cleaners Site Plan - Major Review () Status Conditional

Dear DOUG GUNDERSON:

We have completed our review of the plan identified above. The plan was approved per attached comments, if any that must be addressed. This letter is not to be construed as a zoning compliance, grading, or building permit, certificate of occupancy, or a substitute for any permit or certificate required by any state or federal government entity.

Sincerely,

Brad Schmidt
Deputy Director of Community Development and Assessment bschmidt@neenahwi.gov
920-886-6126

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Plan Review Comments

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

Conditional

Review Comments:

Being that this is a proposed building, I have not seen if the property will be sprinklered.

I have concerns that with proposed hydrant being located in the parking lot in the corner, it may restrict were the FDC is located

IFC 2024

507.5.1.1 Hydrant for standpipe systems.

Buildings equipped with a standpipe system installed in accordance with Section 905 shall have a fire hydrant within 100 feet (30 480 mm) of the fire department connections.

Exception: The distance shall be permitted to exceed 100 feet (30 480 mm) where approved by the fire code official.

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

Approved

Review Comments:

Planning - Brad Schmidt - bschmidt@neenahwi.gov

Conditional

Review Comments:

- 1. Submit a landscape plan which identifies the location, type and size of each planting. Frontage Landscaping (10-foot area along front property line) minimum 1 street tree and 3 shurbs for each 40 lineal feet of frontage (excludnig driveway openings). Total frontage equals 746 feet which requires 18 street trees and 54 shrubs. Interior landscaping minimum of one parking lot island or peninsula (minimum 180 square feet in area) in a parking lot row with 12 or more parking stalls. One tree shall be planted in each island/peninsula. Dumpster coral screening identify a location for all dumpster corals and show a minimum 6-foot tall wall/fence screening dumpsters from roadway or surrounding properties.
- 2. Outdoor lighting plan if you are proposing to install outdoor lightin (parking lot lighting), please submit a photometric plan, lighting pole locations and heights, and lighting fixture detail. The City regulates outdoor lighting in the Zoning Code. More information can be found at: https://library.municode.com/wi/neenah/codes/code_of_ordinances? nodeId=SPBLADERE CH26ZO ARTXVIOULI
- 3. No construction or other site related activity can begin on the site until the site plan has been approved by Plan Commission and building plans have been submitted for state review.
- 4. Prior to construction, a City building permit is required. Please contact Kyle Pederson (Chief Building Inspector) at KPederson@neenahwi.gov for information on commercial building permits and sign permits.
- 5. Prior to work within a public right-of-way, please contact the Department of Public Works for required permits. Please call (920) 886-6240.
- 6. Outdoor storage of material, equipment, or products for a period exceeding 24 hours is prohibited unless the outdoor storage area is completely screened with a six-foot tall sight tight fence. Personal items not associated with the business such as recreational vehicles, trailers, personal vehicles or other similar vehicles are strictly prohibited from being stored on the property.
- 7. Any changes to this site plan shall be submitted to the Community Development Department for review.
- 8. The north driveway shown on the site plan shall be shifted south to create a suitable separation between driveway openings. A 200-foot separation between driveway openings is ideal. Please contact the Department of Public Works (Gerry Kaiser 886-6240) to review driveway location alternatives.

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

Approved

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Review Comments:

Grading Along Trail & Pond - Areas along the trail next to the pond shall have at minimum a 5 foot flat recovery area for safety. Pond side slopes in this area should be minimized with a maximum slope of 4:1.

Erosion Control - Add inlet protection to street inlets north of construction outlet and Inlet C.

- Add ditch check north of pond discharge pipe.

Sanitary sewer - Sampling manhole and flow meter required with City access. Recommend owner installed sampler.

- City main on Dixie Road is 15 inch (12 inch shown on plan).

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

Approved

Review Comments:

Advisory Comments:

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

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

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

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

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

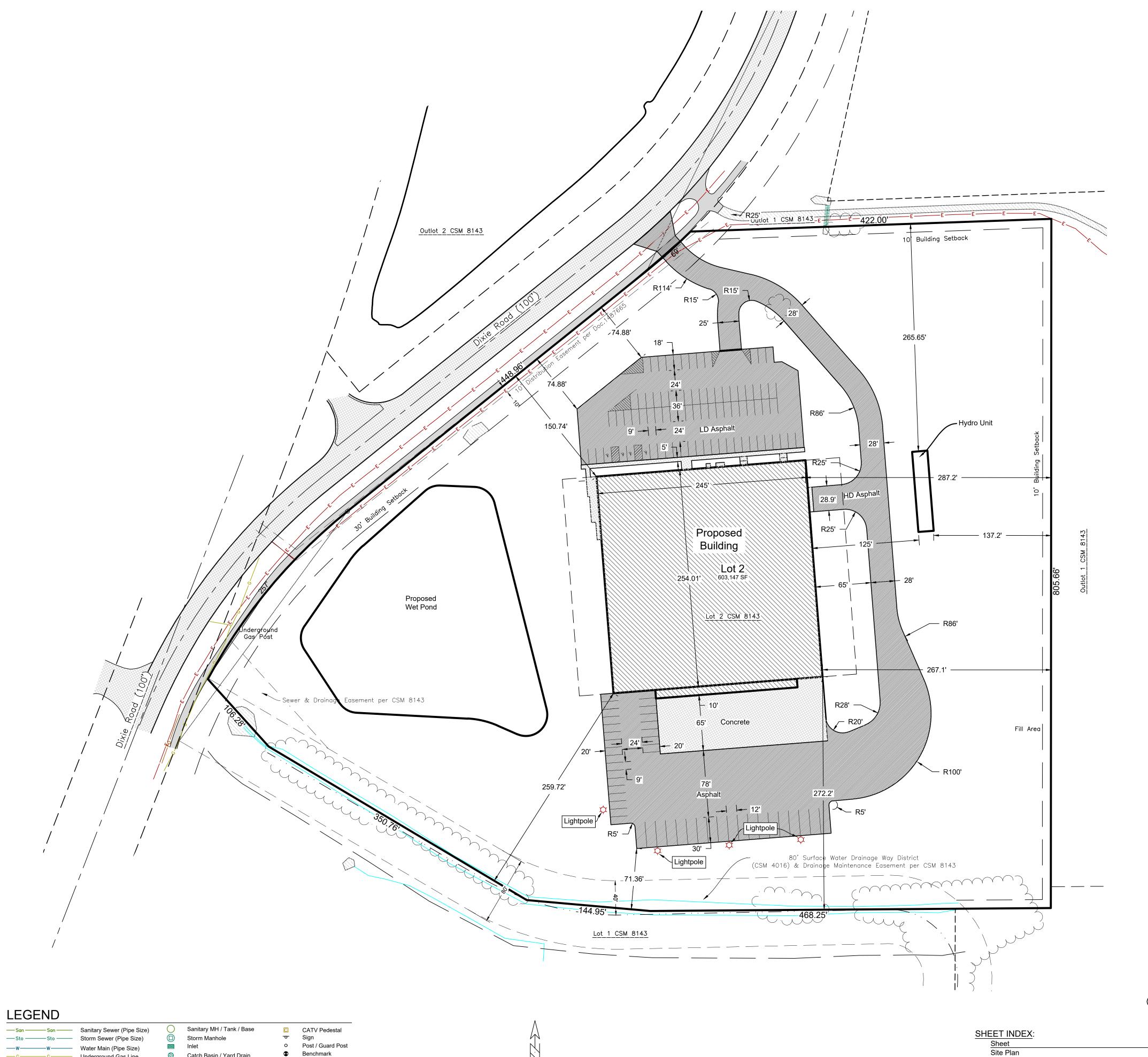
Ensure that no interconnections between any well or non-potable source and the distribution system or water services exists or is created by construction activity. Any existing wells shall be properly abandoned or permitted through Neenah Water Utility.

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

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

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Inlet

Hydrant

Utility Valve

Light Pole / Signal

Telephone Manhole

+799.9 Ex Spot Elevation

Catch Basin / Yard Drain

Electric Transformer

Telephone Pedestal

Benchmark

O 3/4" Rebar Found

Asphalt Pavement

Concrete Pavement

—w——w—— Water Main (Pipe Size)

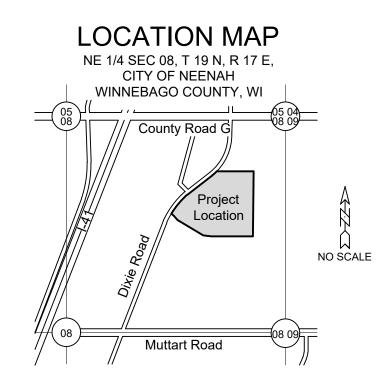
—G——G—— Underground Gas Line

Treeline

— T — Underground Telephone

Proposed Concrete

Proposed Gravel



SITE INFORMATION:

Lot 2 CSM 8143 Legal Description: 1712 Dixie Rd., Neenah, WI Site Address: Parcel #: 80230400000 Current Use: Vacant

Proposed Use: Industrial Laundry Center

Current Zoning: Planned Business Center District (I-1) Adjacent Zoning: Rural Residential District (R-1) North -General Agriculture District (A-2) South -General Agriculture District (A-2) East -West -Heavy Industrial District (I-2)

Site Areas Parcel Area:

603,147 SF (13.85 Acres)

Existing Building Area: 0 SF Existing Pavement Area: 0 SF Existing Sidewalk Area: 0 SF (0.0%) Total Existing Impervious:

Total Proposed Building Area: 63,894,SF Total Proposed Pavement Area: 105,776 SF Total Proposed Sidewalk Area: 2,540 SF

Total Proposed Impervious: 172,210 SF (28.6%) Total Proposed Greenspace: 430,937 SF (71.4%)

PARKING CALCULATIONS

Existing Parking Stalls: 0 New Parking Stalls: 105 Employee (car stalls) 19 Truck stalls

Total Employees = 120 Gross Floor Area = 62,230 sf

The minimum parking is either 2 stalls for each 3 employees on the largest shift or 1 space for every 1,000 square feet of gross floor area.

Required stalls based on employee # = 80.

PROPERTY OWNER:

Doup Gunderson 41 Main St. Menasha, WI 54952 Telephone: (920) 727-4000 Email: dg@gundersongroup.com

APPLICANT: Keller, Inc. Jesse Hall

ARCHITECT:

P.O. Box 620 Kaukauna, WI 54130 Telephone: (920) 766-5795 Email: jhall@kellerbuilds.com

Keller, Inc. Rob Lindstrom P.O. Box 620 Kaukauna, WI 54130 Telephone: (920) 438-0620 Email: rlindstrom@kellerbuilds.com

No hazardous materials are stored on-site

JOHN R. DAVEL E-25512 **MENASHA**

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C1.2

C1.3

C2.1

C2.2

C2.3

C2.4

Topographic Survey

Construction Details

Sewer & Water Details

Stormwater Pond Details

Drainage and Grading Plan

Erosion & Sediment Control Plan

Erosion & Sediment Control Details

SITE PLAN



DAVEL ENGINEERING & ENVIRONMENTAL, INC.

Civil Engineers and Land Surveyors 1164 Province Terrace, Menasha, WI 54952 Ph: 920-991-1866 www.davel.pro

10/17/2025 4:37 PM J:\Projects\8992kel\dwg\Civil 3D\8992Engr.dwg Printed by: kyle



WISCONSIN

Oŏ UNIFORM

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PROPOSED "COPYRIGHT NOTICE"

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REVISIONS					
1	06.06.2025	KRW			
2	06.24.2025	KRW			
3					
4					

PROJECT MANAGER:

DESIGNER: R. LINDSTROM

INTERIOR DESIGNER:

O DRAWN BY: KRW **EXPEDITOR:**

Tom Fricke

SUPERVISOR: Joe Vandenberg

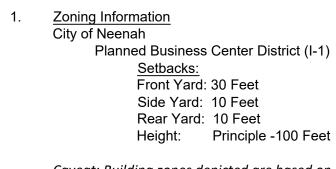
➤ PRELIMINARY NO: P25121

CONTRACT NO: 89062

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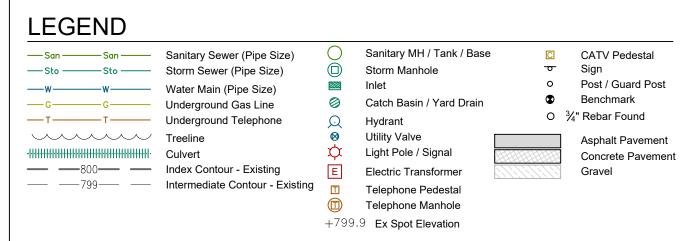
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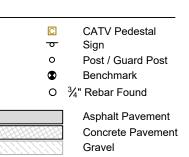
General Notes:

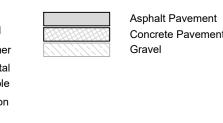


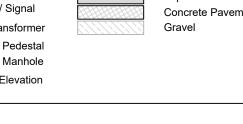
Caveat: Building zones depicted are based on building setbacks in effect at the time of the survey and should not be relied upon without first obtaining written verification thereof from the City of Neenah and any other local agencies.

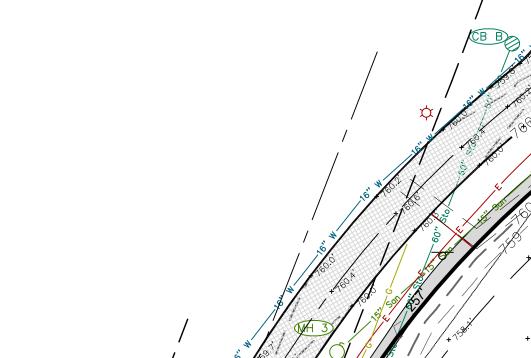
2. Existing utilities shown are indicated in accordance with available records and field measurements. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. The contractor shall be responsible for obtaining exact locations & elevations of all utilities, including sewer & water from the the property owners of the respective utilities. All utility the property owners shall be notified by the contractor 72 hours prior to excavation. Contact Digger's Hotline (1-800-242-8511) for exact utility locations.

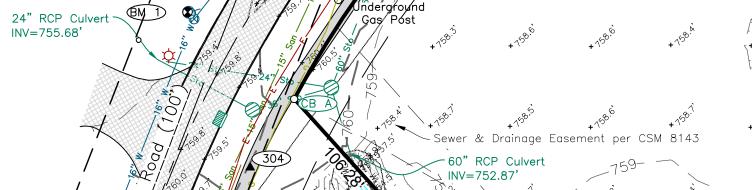












Outlot 2 CSM 8143

Dial or (800) 242-8511

www.DiggersHotline.com

Scale: 1" = 60' Bearings are referenced to the East line of the Northeast 1/4, Section 08, T19N, R17E, assumed to bear N00°02'36"E, base on the

Winnebago County Coordinate System.

LOCATION MAP NE 1/4 SEC 08, T 19 N, R 17 E, CITY OF NEENAH WINNEBAGO COUNTY, WI /// County Road G

Muttart Road

Outlot 1 CSM 8143

80' Surface Water Drainage Way Distric

Horizontal Control Gunderson Cleaners - (City of Neenah) 2025-07-16 Davel Engineering and Environmental Horizontal Control (per Winnebago County Coordinate System)

	Point Number Northing		Easting	Description			
	302	517601.98	806376.56	Control MAG			
	303	517884.93	806676.51	Control MAG			
	304	517212.28	806004.63	Control MAG			
	305	517776.21	807006.10	Control HUB			
	306	517052.49	807000.34	Control HUB			
В	BENCHMARKS (Datum NAVD88)						

BM 0	NGS Benchmark PID and Designation - DE7569 Elev 760.27
BM 1	Fire Hydrant, Tag Bolt £850' Southwest of entrance to Cell Tower gravel road on north side of site Elev 759.33
BM 2	Fire Hydrant, Tag Bolt ±350' Southwest of entrance to Cell Tower gravel road on north side of site Elev 760.94
вм 3	Fire Hydrant, Tag Bolt £225' Northwest of entrance to Cell Tower gravel road on north side of site

Sanitary Structures						
Structure	#	Rim	Inv	Size	Material	Direction
MH	1	761.32	746.22	15"	PVC	NE
			746.22	15"	PVC	SW
MH	2	760.24	746.64	15"	PVC	NE
			746.64	15"	PVC	SW
MH	3	760.05	747.05	15"	PVC	NE
			747.05	15"	PVC	S
MH	4	760.57	747.67	15"	PVC	N
			747.67	15"	PVC	S
MH	5	761.02	745.82	15"	PVC	N
			745.82	15"	PVC	SW

761.64

Elev

		Ctor	em Ctrus	turos		
		3101	rm Struc	tures		
Characteria	ш	D:	Laco	C!	N 4 - 4 - 1 - 1	Dinastian
Structure	#	Rim	Inv	Size	Material	Direction
СВ	Α	760.08	753.08	60"	RCP	SE
			753.08	60"	RCP	NE
			753.58	36"	RCP	SW
			756.18	24"	RCP	NW
СВ	В	760.93	752.43	60"	RCP	NE
			752.43	60"	RCP	SW
INL	С	759.02	753.42	24"	RCP	NW
			753.42	24"	RCP	SE
СВ	D	758.42	754.52	24"	RCP	NW

TOPOGRAPHIC SURVEY



DAVEL ENGINEERING & ENVIRONMENTAL, INC.

Civil Engineers and Land Surveyors 1164 Province Terrace, Menasha, WI 54952 Ph: 920-991-1866 www.davel.pro

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PROJECT MANAGER:

DESIGNER:

INTERIOR DESIGNER:

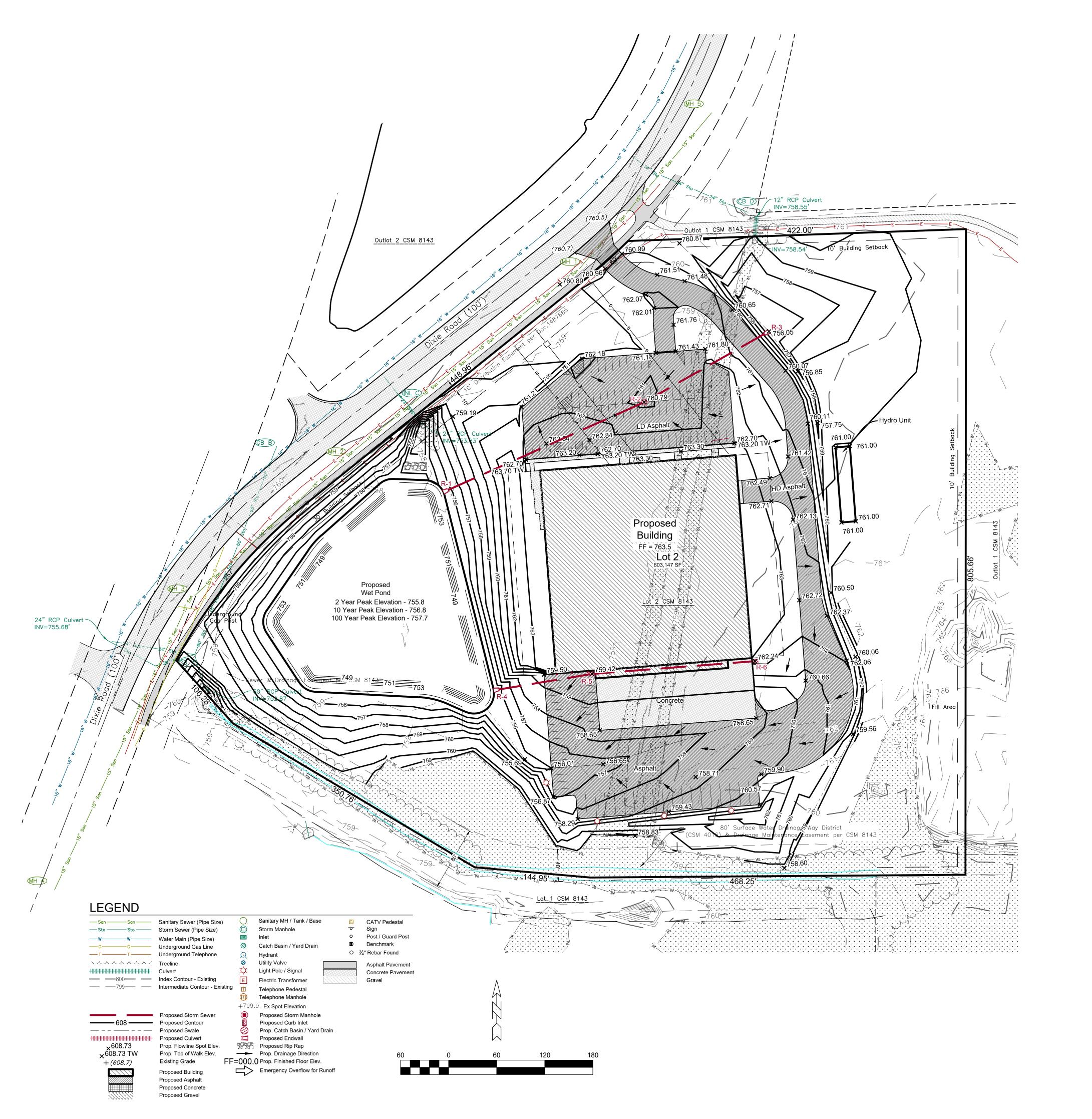
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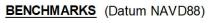
SUPERVISOR:

> PRELIMINARY NO: P25121

CONTRACT NO: DATE:

05.29.2025





BM 0 NGS Benchmark PID and Designation - DE7569 760.27 Elev

BM 1 Fire Hydrant, Tag Bolt ±850' Southwest of entrance to Cell Tower gravel road on north side of site 759.33

BM 2 Fire Hydrant, Tag Bolt ±350' Southwest of entrance to Cell Tower gravel road on north side of site

BM 3 Fire Hydrant, Tag Bolt ±225' Northwest of entrance to Cell Tower gravel road on north side of site 761.64

- 1. Existing utilities shown are indicated in accordance with available records and field measurements. The contractor shall be responsible for obtaining exact locations & elevations of all utilities, including sewer and water from the owners of the respective utilities. All utility owners shall be notified by the contractor 72 hours prior to excavation. Contact Digger's Hotline (1-800-242-8511) for exact utility
- 2. The Contractor shall verify all staking and field layout against the plan and field conditions prior to constructing the work and immediately notify the Engineer of
- 3. The contractor shall minimize the area disturbed by construction as the project is constructed. Disturbed areas shall be seeded as soon as final grade is established. Contractor shall replace topsoil and then seed, fertilize and mulch all lawn areas within 1 week of topsoil placement.
- 4. Contractor shall remove all excess materials from the site. Earthwork contractors
- shall verify topsoil depth.
- 5. All sediment and erosion control devices and methods shall be in accordance with the Wisconsin DNR Technical Standards.
- 6. The contractor shall make weekly inspections and inspections within 1 day of any rainfall exceeding 0.5 inches of the sediment and erosion control devices throughout construction. The contractor shall repair or maintain erosion control devices as necessary. The inspection reports shall be made available to the owner at the end of the construction or upon demand during construction.

DRAINAGE & GRADING PLAN



DAVEL ENGINEERING & ENVIRONMENTAL, INC.

Civil Engineers and Land Surveyors 1164 Province Terrace, Menasha, WI 54952 Ph: 920-991-1866 www.davel.pro

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KRW 2 06.24.2025

PROJECT MANAGER:

DESIGNER: R. LINDSTROM **INTERIOR DESIGNER:**

O DRAWN BY:

EXPEDITOR: Tom Fricke

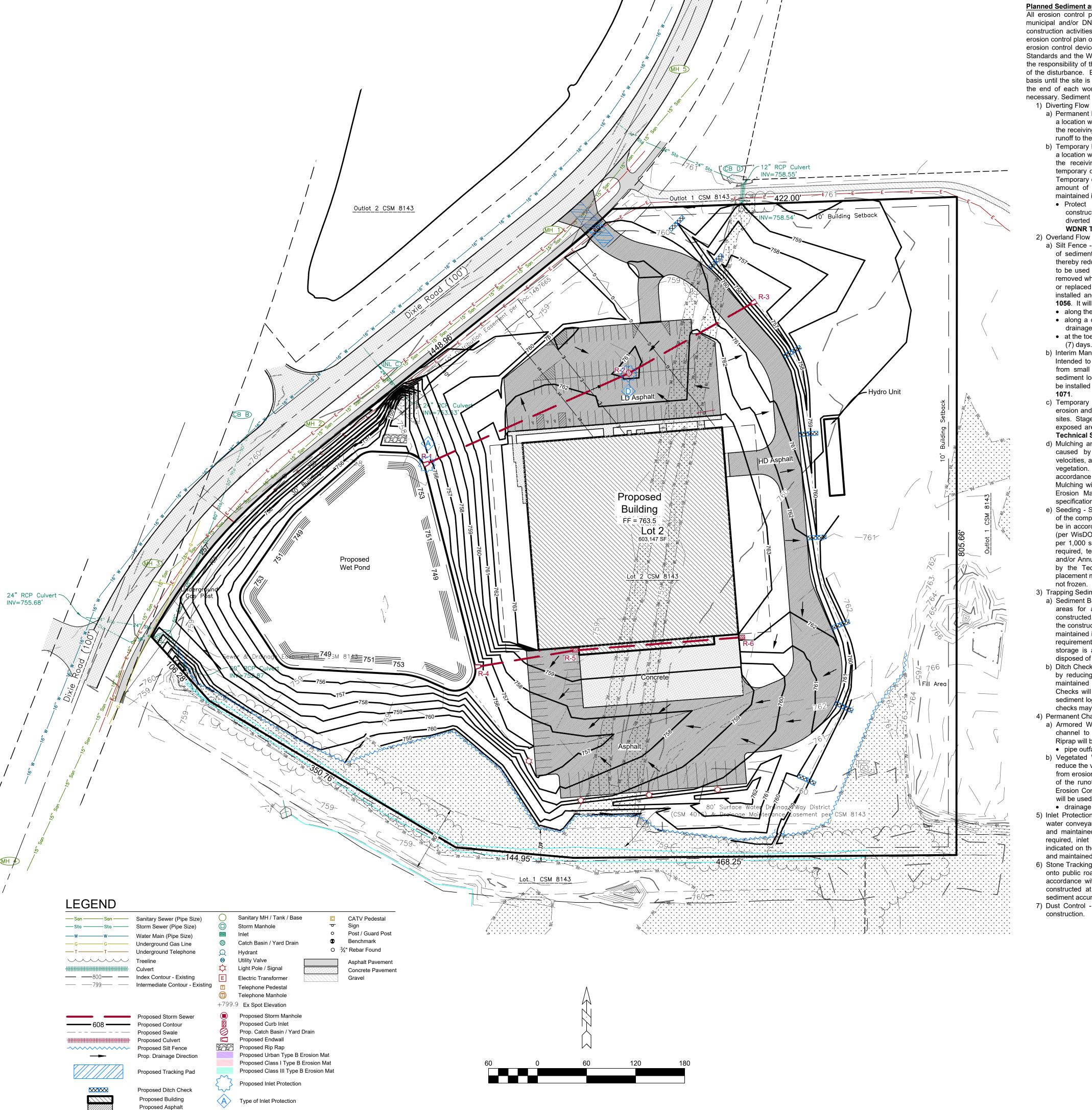
SUPERVISOR:

Joe Vandenberg PRELIMINARY NO:

P25121 CONTRACT NO:

09.08.2025

DATE:



Proposed Concrete Proposed Gravel

Planned Sediment and Erosion Control Practices

All erosion control practices shall be in place prior to disturbing the site. Post municipal and/or DNR Certificate of Permit Coverage onsite and maintain until construction activities have ceased and the site is stabilized. Keep a copy of the erosion control plan onsite throughout the duration of construction. All sediment and erosion control devices and methods shall be in accordance with DNR Technical Standards and the WisDOT Erosion Control Product Acceptability Lists (PAL). It is the responsibility of the Contractor to minimize the area disturbed and the duration of the disturbance. Erosion control measures shall be maintained on a continuing basis until the site is permanently stabilized. Erosion controls must be in place at the end of each work day with all off-site sediments being cleaned daily or as necessary. Sediment flushing is not allowed.

a) Permanent Diversion - Intended to divert runoff around disturbed areas to a location where the water can be discharged without adversely impacting the receiving area or channel. Permanent diversions will be used to route runoff to the swales, storm inlets, and public rights-of-way.

b) Temporary Diversion - Intended to divert runoff around disturbed areas to a location where the water can be discharged without adversely impacting the receiving area or channel. Unlike a permanent diversion, the temporary diversion will be removed upon the completion of the project. Temporary diversions will be used upslope of any soil piles to reduce the amount of sediment transported. All diversions shall be installed and maintained in accordance with **DNR Technical Standard 1066**. • Protect biofiltration devices and vegetation from runoff during

construction. Construction site runoff from disturbed areas shall be diverted from biofiltration devices until the area is stabilized. Refer to WDNR Technical Standard 1004.

2) Overland Flow

a) Silt Fence - Intended to provide a temporary barrier to the transportation of sediment offsite. Silt fence also reduces the velocity of sheet flow; thereby reducing the erosion potential of flowing water. Silt fencing is not to be used in areas of channelized flow and sediment deposits shall be removed when a 6-inch depth is reached. The silt fence shall be repaired or replaced as necessary to maintain a barrier. All Silt Fence shall be installed and maintained in accordance with DNR Technical Standard **1056**. It will be placed at the following locations:

• along the site boundary where runoff will leave the site; along a contour of similar elevation located downslope of a disturbed

drainage area;

• at the toe of soil piles if the pile will remain in place for more than seven

b) Interim Manufactured Perimeter Control and Slope Interruption Products -Intended to detain or slow the flow of sediment-laden sheet flow runoff from small areas of disturbed soil, most commonly in the form of a sediment log. Sediment logs and other slope interruption products shall be installed and maintained in accordance with **DNR Technical Standard**

c) Temporary Grading Practices for Erosion Control - Intended to minimize erosion and sediment transport during grading operations on construction sites. Stage construction grading activities to minimize the cumulative exposed area. Conduct temporary grading for erosion control per **DNR** Technical Standard 1067.

d) Mulching and Erosion Mat - Intended to reduce the amount of erosion caused by raindrop impact, high overland and concentrated flow velocities, and assist the establishment of both temporary and permanent vegetation. All Erosion Mat shall be installed and maintained in accordance with DNR Technical Standards 1052 and 1053 and all Mulching with **DNR Technical Standard 1058**. In addition to mulching, Erosion Mat is required per plan with installation per manufacturer

e) Seeding - Seeding will be used on all disturbed areas within seven days of the completion of the activity that will disturb the area. All seeding shall be in accordance with **DNR Technical Standard 1059**. Seed Mixture 30 (per WisDOT Specifications, Section 630) shall be applied at 5 pounds per 1,000 square feet for permanent seeding prior to September 15th. If required, temporary seeding shall consist of Oats, Rye, Winter Wheat, and/or Annual Ryegrass applied at rates and during the season specified by the Technical Standard, but no later than November 1st. Sod placement may occur at any time sod is available and the sod and soil are

3) Trapping Sediment in Channelized Flow

a) Sediment Basin - Intended to detain sediment-laden runoff from disturbed areas for a sufficient time to allow the sediment to settle. Once constructed, a stormwater pond can function as a sediment basin during the construction of the project. The Sediment Basin shall be installed and maintained in accordance with **DNR Technical Standard 1064** and/or the requirements of **DNR Technical Standard 1001**. If inadequate sediment storage is available, the accumulated sediment shall be removed and disposed of according to the Operation and Maintenance Plan.

b) Ditch Checks - Intended to settle suspended sediment in channelized flow by reducing the flow velocity. All Ditch Checks shall be installed and maintained in accordance with DNR Technical Standard 1062. Ditch Checks will be used where indicated on the plan as specified diameter sediment logs, or specified height stone or straw checks. Additional ditch checks may be required in areas where erosion is occurring.

4) Permanent Channel Stabilization a) Armored Waterway - Intended to establish a non-erosive lining in the

channel to prevent erosion. This can be accomplished using riprap. Riprap will be used in the following areas: pipe outfalls as indicated on the plans

b) Vegetated Waterway - Intended to establish permanent vegetation to reduce the velocity of concentrated runoff thereby protecting the waterway from erosion. The type of erosion mat used will depend upon the velocity of the runoff in the channel and are specified in accordance with DOT Erosion Control Product Acceptability Lists (PAL). Vegetated waterways will be used in the following areas: drainage swales as indicated on the plans

5) Inlet Protection Barriers - Intended to prevent the sedimentation of storm water conveyance structures. All Inlet Protection Barriers shall be installed and maintained in accordance with DNR Technical Standard 1060. As required, inlet protection barriers will be used at all storm sewer inlets as indicated on the plans. Type D-HR or D-M inlet protection shall be installed and maintained at all storm sewer surface inlets during construction.

6) Stone Tracking Pad - Intended to reduce the amount of sediment transported onto public roads. The Tracking Pad shall be installed and maintained in accordance with **DNR Technical Standard 1057**. A tracking pad will be constructed at the site entrance with daily maintenance to remove any sediment accumulation on the existing driveway.

7) Dust Control - Intended to reduce surface to air transport of dust during construction. Dust control shall be implemented with use of methods

provided in DNR Technical Standard 1068. These methods include the use of polymers, seeding, and mulch.

8) Dewatering BMP - Intended to reduce the amount of sediment conveyed due

to dewatering practices. Dewatering practices require compliance with DNR Technical Standard 1061.

a) If dewatering is required, the contractor will need to direct the discharge to a stable outlet. The pump shall discharge into a Type 1 Sediment Bag.

The bag shall discharge to the treatment channel. The treatment channel

shall consist of the following: A flat bottom that is six-feet wide Length not less than fifty-feet. Actual length required to be determined

 Lined with a woven separation fabric covered by jute netting. • Flocculants shall be placed in the channel perpendicular to the

direction of flow. Spacing to be determined by onsite testing. b) Prior to dewatering, a qualified contractor shall perform the sediment testing and select the proper flocculants and determine the necessary

length of the treatment channel. c) Upon completion of the dewatering operation, all materials must be disposed of properly. The jute netting can be buried on site. The separation fabric must be removed from the site. Disposal of all materials

shall be in accordance with all state and local requirements. d) A DNR High Capacity Well Approval may be necessary for dewatering

activities that will exceed a cumulative pump capacity of 70 GPM.) Waste Material - All onsite waste and construction materials shall be handled and disposed of properly. No pavement material, runoff from concrete washout, or other waste material is allowed to enter the storm sewer system

Refer to https://dnr.wisconsin.gov/topic/Stormwater/standards/const_standards.html for copies of WDNR Stormwater Construction Technical Standards.

Sequence of Construction

or receiving waters.

- 1) Obtain plan approval and other applicable permits.
- 2) Install all erosion control measures, strip topsoil. November 2025 3) Mass Grading of Site. November 2025
- 4) Utility Construction: December 2025
- 5) Grade & Gravel parking and drive areas. Field inspect and add additional measures if necessary. May - June 2026
- 6) Construct building. May June 2026
- 7) Asphalt Paving: July 2026
- 8) Establish vegetation (lawn and ditch areas) no later than one week after final grade is established. No later than Month Day, Year, or immediately upon

9) Watering may be necessary to establish healthy and well rooted vegetation. Temporary measures shall be removed once final site stabilization has occurred (greater than 70-percent final vegetative cover).

Note: The dates provided are approximate for construction and subject to weather conditions and overall project schedule. Several work items as listed above may occur simultaneously with others.

Maintenance Plan

The contractor is responsible for inspection and maintenance of sediment and erosion control measures until the project is completed. The inspections shall be made every seven days or within 24-hours of a rainfall event of 0.50-inch or greater. Any practices that are damaged or not working properly shall be repaired by the end of the day. Accumulated sediment shall be removed when it has reached a height of one-half the height of the structure. In addition, the following measures shall be

1) All seeded areas will be re-seeded and mulched as necessary according to the specifications in the planned practices to maintain a vigorous, dense

2) Remove silt fence and temporary structures only after final stabilization and vegetative cover is established.

3) Avoid the use of fertilizers and pesticides in or adjacent to channels or

4) Construction and waste materials shall be properly disposed.

Weekly inspection reports shall be maintained by the contractor. These reports shall document inspections and maintenance performed. The date and time of the inspections, the inspector's name, and the status of construction and any http://dnr.wi.gov/topic/stormwater/construction/forms.html for a template. Upon

request, the inspection reports shall be made available to the owner, the engineer, City of Neenah, or the Wisconsin Department of Natural Resources. Responsible Parties

Best Management Practices (BMPs) Construction and Maintenance: To be determined

Inspection and Compliance Enforcement

City of Neenah Wisconsin Department of Natural Resources

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REVISIONS 06.06.2025 2 06.24.2025 KRW

PROJECT MANAGER:

DESIGNER

R. LINDSTROM **INTERIOR DESIGNER:**

O DRAWN BY:

EXPEDITOR:

Tom Fricke

SUPERVISOR: Joe Vandenberg

PRELIMINARY NO:

P25121 **CONTRACT NO:**

DATE:

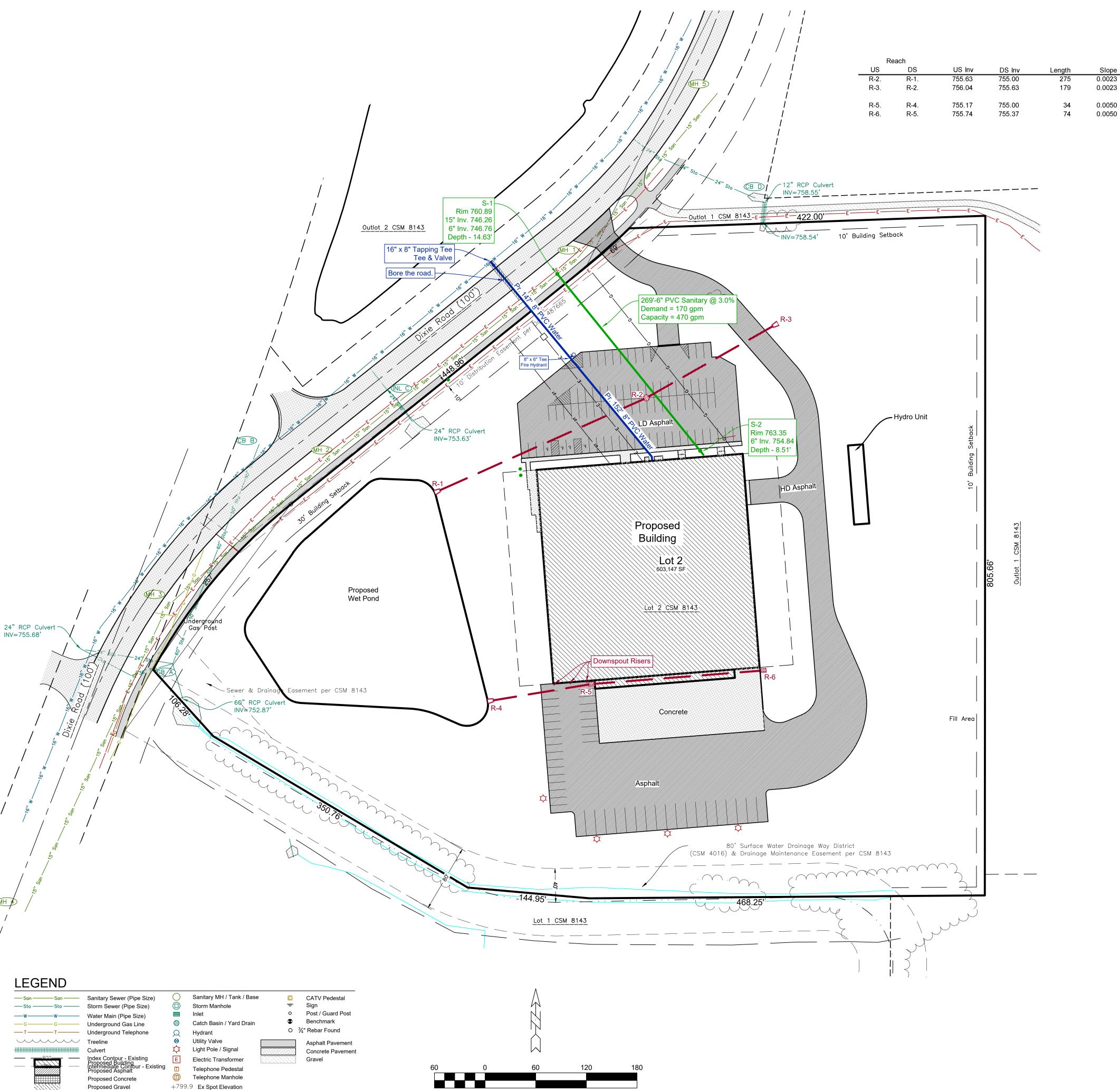
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EROSION & SEDIMENT

CONTROL PLAN

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STORM SEWER STRUCTURE SUMMARY

Grass

(SF)

Hydrograph #7

0 15973.5

Roof Pavement

(SF)

Runoff Pipe Flow Capacity Velocity Capacity

4.3 WARNING

3.5 ---

4.0

(cfs)

2.74

1.37

12803.84 28.58

614.37

STORM SEWER PIPE SUMMARY Node Total Area

0.00

15973.5

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Structure			Cover	Rim	Invert	Depth
R-1.	Endwall				755.00	
R-2.	MH (48)	48" ID	R-1710	760.79	755.63	5.16
R-3.	Endwall				756.04	
R-4.	Endwall				755.00	
R-5.	Inlet	3'x4' ID	Custom	759.42	755.17	4.25
R-6.	Inlet	3'x4' ID	Custom	760.24	755.74	4.50

Sewer and Water shall be constructed in accordance with the State of Wisconsin Standard Specifications for Sewer and Water Construction, and all Special Provisions of the City of Neenah.

Streets shall be constructed in accordance with the State of Wisconsin Standard Specifications for Highway and Structures Construction, and all Special Provisions of the City of Neenah.

Contractor shall locate all buried facilities prior to excavating. This plan may not correctly or completely show all buried utilities.

The Contractor shall verify all staking and field layout against the plan and field conditions prior to constructing the work and immediately notify the Engineer of any discrepancies.

The Contractor shall comply with all conditions of the Erosion Control Plan and the Storm Water discharge Permit. All Erosion Control shall be done in accordance with the Plan and Wisconsin DNR Technical Standards.

The outside services are shown to stop at a point 5 feet outside the foundation wall. The Contractor shall be responsible for coordination of continuation of the services into the building to properly coincide with the interior plumbing plans, and compliance with all plumbing permits.

The Contractor is responsible for compliance with Department of Safety & Professional Services, Chapter SPS 382, for lateral construction and cleanout locations.

The contractor shall coordinate with provider for electric, gas, and telecommunication service connection and relocations.

Pipe lengths are measured to center of structure. Endwalls are included in pipe length.

Water Pipe shall be PVC C900 D(18), with minimum of 18 gauge, insulated (blue), single-conductor copper tracer wire, or equivalent, per

SPS 382.40 (8)(k). Water laterals shall be PEX or copper. Sanitary Sewer Pipe shall be PVC SDR(35), with minimum of 18

gauge, insulated (green), single-conductor copper tracer wire, or equivalent, per SPS 382.30 (11)(h). Sanitary laterals shall be PVC Schedule 40.

Storm Sewer Pipe shall be PVC SDR(35), Reinforced Concrete Class

III, or HDPE, AASHTO M 294, Type S with water tight joints, with minimum of 18 gauge, insulated (brown), single-conductor copper tracer wire, or equivalent, per SPS 382.36 (7)(d)10.a.

UTILITY PLAN



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W204 N11509 5605 Lilac Ave Germantown, WI 53022 PHONE (715) 849-3141 PHONE (262) 250-9710 FAX (715) 849-3181 1-800-236-2534 FAX (262) 250-9740

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REVISIONS

PROJECT MANAGER:

DESIGNER: R. LINDSTROM

INTERIOR DESIGNER: O DRAWN BY:

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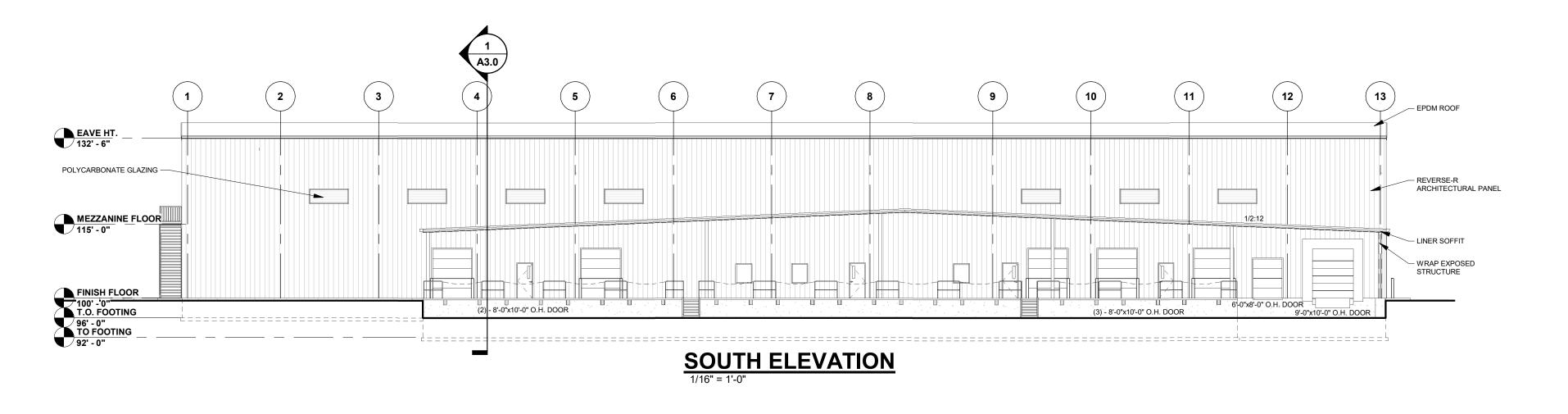
Tom Fricke

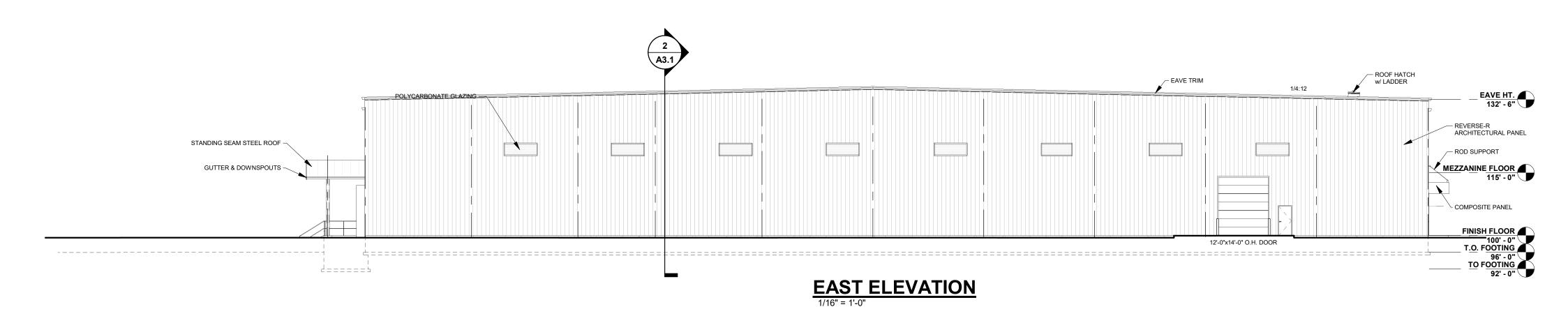
SUPERVISOR: Joe Vandenberg

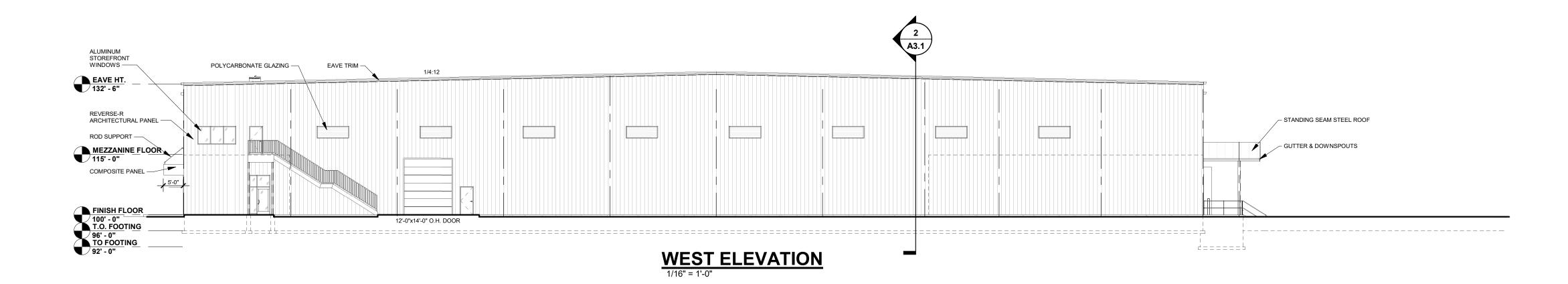
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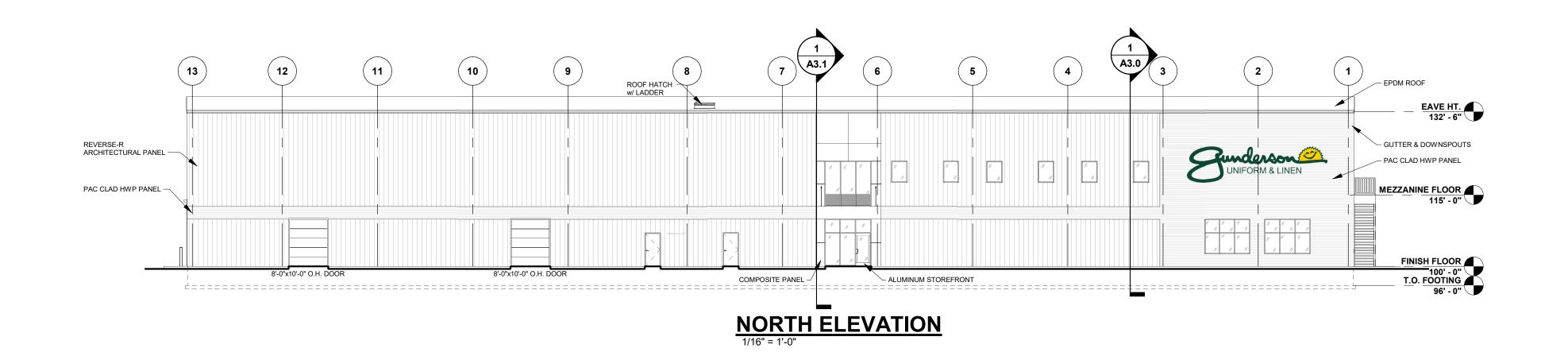
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	PRO.	JECT MANAG	ER:
S			J. HALL

PROJECT MANA	GER:
	J. H
DESIGNER:	
R. L	INDSTF
INTERIOR DESIG	NER:
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	EXPEDITOR:	

EXPEDITOR:	
SUPERVISOR:	
PRELIMINARY NO:	

PRELIMINARY NO:	
	P2512
CONTRACT NO:	

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LIMINAR **DOOR & WINDOW VALUES** WINDOWS: U VALUE SHGC VT DOORS: (SWINGING) U VALUE O.H. DOORS: (NON-SWINGING) U VALUE DOORS: (>50% GLAZING) U VALUE SHGC VT