NEENAH PLAN COMMISSION

Tuesday, November 10, 2026
4:00 P.M.
Hauser Room, City Administration Building

Virtual Meeting Option: This meeting is available virtually. To access the virtual meeting (Requires Microsoft Teams), please click on the link below:
Join:
https://teams.microsoft.com/meet/292396023681934?p=dGBdFXAry9oq5oQENo
Meeting ID: 292 396 023 681 934
Passcode: YF9FV7Uc

---

1. Approval of Minutes: **September 29, 2026**

2. Public Appearances (Ten minutes divided among those wishing to speak on topics pertinent to the Plan Commission)

3. Public Hearings:
   a. **Special Use Permit #3-26** – 600 Elm Street – Day Care Center

4. Action Items:
   a. **Special Use Permit #3-26** – 600 Elm Street – Day Care Center

5. Discussion Items: **None**

6. Announcements and future agenda items:
   a. Next Meeting: November 24, 2026

NOTICE IS HEREBY GIVEN, pursuant to the requirements of Wis. Stats. Sec. 19.84, that a majority of the Neenah Common Council may be present at this meeting. Common Council members may be present to gather information about a subject over which they have decision-making responsibility. This constitutes a meeting of the Neenah Common Council and must be noticed as such. The Council will follow the same agenda as the committee but will not take any formal action at this meeting.

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Neenah will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance, or reasonable accommodation in participating in this meeting or event due to a disability as defined under the ADA, please call the Community Development Department Administrative Assistant at 920-886-6125 or the City's ADA Coordinator at (920) 886-6106 or e-mail attorney@NeenahWI.gov at least 48 hours prior to the scheduled meeting or event to request an accommodation.

MINUTES OF THE NEENAH PLAN COMMISSION
Tuesday, September 29, 2026
4:00 p.m.

Present:

Mayor Brian Borchardt, Chairperson	PRESENT	Mark Rohloff, Interim Director of Public Works	ABSENT	Alderperson Mark Neuman	PRESENT
Frank Cuthbert, Vice Chairperson	EXCUSED	Karen Genett	PRESENT	Kate Hancock-Cooke	ABSENT
Gerry Andrews	PRESENT				

Also Present:

Brad Schmidt, Deputy Director of Community Development	Lisa Mroczkowski, Public Works Office Manager	Kelly Nieforth, Director of Community Development
Alderman Brian Defferding	Alderman William Pollnow Jr	Alderman Flo Bruno
Becky Heidke Kwiatkowski-1390 Eagle Feather Trail Neenah	Jeremy Kwiatkowski-1390 Eagle Feather Trail Neenah	Nathan Larson

Minutes: MSC, Neuman/Gennett, the Plan Commission, to approve the September 8, 2026, meeting minutes. All voting aye. Motion passed.

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

No one in attendance spoke. Closed public appearances.

Public Hearings:

a. Project Plan Approval #1-26 – 215 E Forest Avene-Roosevelt Commons (Phase II)

Deputy Director Schmidt stated that he had received emails from 2 residents regarding their concerns about the project. He stated that the emails will be included in the minutes of record.

Action Items:

a. Project Plan Approval #1-26 – 215 E Forest Avene-Roosevelt Commons (Phase II)

Deputy Director Schmidt reviewed his memo of September 29, 2026, regarding Phase II of the Roosevelt Commons Development plan. He stated that Phase II will consist of two 16-unit townhome buildings located along E. North Water Street and along E. Forest Avenue. He stated that the proposed buildings along the Third Street will maintain an approximate 18-foot setback, consistent with adjacent structures to the east and west. The south building will also have an 18-foot setback. The north building will have a 32-foot setback. The proposed building heights will match the existing heights of nearby structures. Building coverage is approximately 31%, below the 40% maximum permitted by code. Over 35% of the site will remain as green space. Deputy Director Schmidt noted this exceeds requirements and addresses previous public concerns about loss of green space.

Regarding parking requirements, Deputy Director Schmidt stated that Code requires 98 off-street parking spaces; the proposal includes approximately 126 spaces, primarily single-stall enclosed garages. He stated that landscaping in this phase and the previous phase significantly exceeds frontage and parking lot landscaping requirements, and the additional landscaping around the building foundations also exceeds all current code standards. Garages will be located at the rear of buildings, not facing the street.

Garage access will utilize the former Second Street right-of-way, limiting the site to two access points and improving traffic flow. Exterior materials and colors will be similar to Phase I, providing continuity with the previously approved development.

Ord. No. 2026-13

Member Gennett asked how many points of egress and ingress are there. Deputy Director Schmidt stated that there will be two. Member Gennett asked that will be enough to serve these townhomes. Deputy Director Schmidt stated that apartments usually generate less traffic per unit than single-family homes. Engineers ensured the development's access points were located off busy streets to avoid disrupting traffic flow, and the final plan reflects those recommendations.

MSC, Neuman/Genett, the Plan Commission, to recommend Council approve Project Plan #1-26-215 E Forest Avenue-Roosevelt Commons (Phase II). All voting aye. Motion passed.

Discussion Items**: None**

Announcements and Future Agenda Items: Next meeting is scheduled for October 13, 2026

Adjournment: The Commission adjourned its meeting at 4:09 p.m. MSC Genett/Neuman. All voting Aye. Motion passed.

Respectfully Submitted,

Lisa Mroczkowski

Lisa Mroczkowski
Public Works Office Manager

Brad R. Schmidt

From: Don Paulos <Donaldpaulos@proton.me>
Sent: Friday, September 25, 2026 1:27 PM
To: GRP Council and Mayor; Brad R. Schmidt
Subject: Hospital Development Site Phase 2
Attachments: publickey - Donaldpaulos@proton.me - 0x402F72CC.asc; signature.asc

Hello,

I won't be able to attend the Planning commission meetings due to a previously planned vacation. But I wanted to voice my opinion in opposition of any further development of the Roosevelt Commons site. I hope this letter can be forwarded to all Planning Commission members and or read at the meeting in my absence.

I was, and still am, "for" the first phase that is completed, due to the understanding from the original proposal I saw that the remaining green space at the east half of the property would remain. That area has historically been green space for the school and has several large trees which are vitally important for the betterment of the city and the hospital, especially after losing so many centuries old trees to the tornado. I had zero issue with building hospital housing on the site where there previously was a school building and concreted areas.

Green space is becoming a premium here especially with much of the hospital's land being paved parking lots and the associated vehicle traffic and noice. The only other green space is the small lot on Lincoln St. where the hospital at one point was considering a community garden set up.

This is further made worse by the relocation of the Helicopter pad to the front face of the building. Having open space in front of the building does help to alleviate the noise from the necessary helicopter lifesaving operations. Putting up more buildings is going to echo and redirect that noise back to the hospital and the surrounding neighborhood.

I feel at this point we need more trees not more housing!

Regards,
Don Paulos
234 4th Street, Neenah
1(920)203-2538
Dpaulos001@proton.me

Sent with Proton Mail secure email.

Brad R. Schmidt

From: wenoah paulos <wenoahpaulos@gmail.com>
Sent: Friday, September 25, 2026 10:24 AM
To: Brad R. Schmidt; GRP Council and Mayor
Cc: Don Paulos
Subject: Opposition to Phase 2 Development at 215 E. Forest Avenue

You don't often get email from wenoahpaulos@gmail.com. Learn why this is important

To Whom It May Concern,

I am writing to express my opposition to Phase 2 of the proposed development at 215 E. Forest Avenue.

Unfortunately, I am unable to attend the Planning Commission Informal Hearing on September 29, 2026, or the City Council Formal Hearing on October 7, 2026, due to a previously planned vacation. However, I wanted to make sure my concerns were submitted in writing and considered as part of the review process.

While I understand the need for housing and redevelopment, I believe the Phase 1 project has already significantly increased the density of this property. With more than 16 residential units already approved and constructed in Phase 1, I do not believe additional development is appropriate for this location.

My concerns include the following:

Loss of Green Space and Mature Trees

Phase 2 would result in the removal of additional green space and mature trees. This is particularly troubling given the substantial loss of trees throughout our community following the July 27 tornado. Mature trees provide environmental benefits, improve neighborhood character, reduce stormwater runoff, and help buffer noise. Once these trees are removed, it will take decades to replace the value they provide.

Increased Traffic

Additional residential units will generate more vehicle traffic in an area that is already experiencing increased activity. Residents of the surrounding neighborhoods must deal with the daily impacts of additional congestion, parking demands, and increased vehicle movement on local streets.

Increased Noise and Reduced Quality of Life

Since the relocation of the hospital helipad, nearby residents have already experienced a noticeable increase in noise. The Phase 1 development has further increased activity in the area. Adding another phase with additional residential density will concentrate more people, vehicles, and activity into this location, further impacting the peace and quiet of the neighborhood. The cumulative effect of the helipad operations, increased traffic, and continued development is a significant concern for nearby residents and our overall quality of life.

I respectfully ask the City Council and Planning Commission to deny Phase 2 of this project or, at a minimum, require significant changes that preserve existing green space, protect mature trees, and minimize additional impacts to surrounding residents.

Although I cannot be present at either hearing, I respectfully ask that this letter be included in the record and that my concerns be considered during the Planning Commission and City Council review of the proposed Phase 2 development.

Thank you for your consideration of my comments.

Sincerely,

Wenoah Paulos

234 4th Street

Neenah, WI

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

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

DATE: November 10,2026

TO: Mayor Borchardt and Members of Plan Commission

FROM: Brad Schmidt, AICP, Deputy Director

RE: Special Use Permit – 600 Elm Street – Day Care Center

Request

Fox Valley Community Learning Center, Inc. (property owner) on behalf of Lake Edge Learning Center (applicant) have applied for a special use permit to establish a day care center at 600 Elm Street.

Consideration

The subject site is approximately 9.6 acres in size and includes the former Shattuck Middle School building. The applicant is proposing to establish a day care center in the east wing of the building and create an outdoor play area adjacent to the building. The property is zoned R-1, Single-Family Residence District.

The R-1 district identifies day care centers as a Special Use. Each zoning district includes a list of Permitted Uses or uses allowed by right and Special Uses or uses that possess special characteristics or uniqueness which require thorough review of their location and configuration relative to the surrounding neighborhood. Specifically, the City's Zoning Code requires that the Plan Commission consider the following findings when deciding on a Special Use:

1. The use shall be compatible with the adjacent land uses so that the existing uses will not be depreciated in value and there will be no deterrents to development of vacant land.
    a. The property has been used as a school with outdoor play areas and athletic fields for nearly 100 years. The proposed use is typically found in residential areas and doesn't substantially differ from the previous school use.
2. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
    a. The applicant is not proposing any significant exterior building modifications, and the proposed play area is located west of the east wing between the main building and the east wing, providing further buffering from the neighborhood.
3. The use shall be reasonably related to the overall needs of the City and to existing land use patterns.
    a. Lake Edge Learning Center currently operates at 1511 Nicolet Boulevard in a residential neighborhood. Day care centers serve an important need for working families in Neenah.

4. The use will not cause traffic hazards or congestion.
    a. The looped driveway along Division Street will serve as the pick-up and drop-off area. Day care staff will utilize the east parking lot along Reed Street for long-term parking. Traffic will primarily be along Division Street and away from Elm and Reed Steet.
5. The use shall have adequate utilities, access roads, drainage, and other necessary facilities.
    a. The proposed day care will have little to no impact on drainage or public utilities.

The applicant currently operates a day care facility at 1511 Nicolet Boulevard in Neenah. A portion of the east wing is proposed to be utilized for the proposed day care, while the remaining space will remain unoccupied. Staff will enter from the south entrance adjacent to the existing parking lot along Reed Street. Parents will enter from the north entrance and utilize the existing looped drive off Division Street for drop-off and pick-up. The applicant is proposing to serve children between in. A maximum of 120 children and 30 staff members could occupy the space.

An outdoor area west of the east wing is proposed a nature-inspired outdoor play area. The play area is surrounded on three sides by the existing building, and a fence is proposed on the north side of the play area.

Recommendation
Plan Commission finds that the proposed use meets the findings of fact for a Special Use Permit (Sec. 26-48) and recommends Common Council approve a Special Use Permit for a day care located at 600 Elm Street subject to the conditions of the Special Use Review Letter.

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

November 06, 2026

COLLEEN BIES
FOX VALLEY COMMUNITY LEARNING CENTER
823 W COLLEGE AVE #B
APPLETON, WI 54914

RE: Special Use Permit #3-26 - 600 Elm St - Day Care Use Special Use Review () Status Approved

Dear COLLEEN BIES:

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

Sincerely,

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

Plan Review Comments

Planning - Brad Schmidt - bschmidt@neenahwi.gov

Approved

Review Comments:

1. Prior to interior building modificaitons, a City building permit is required. Building permits can be applied for by visiting https://evolvepublic.neenahwi.gov/
2. A fence permit is required prior to installation. Fence permits can be applied for online at https://evolvepublic.neenahwi.gov/
3. A site plan review may be required for any permanent strucutres (e.g. shed) in the outdoor play area.
4. All building signage or outdoor signage require a permit prior to installation.
5. Outdoor refuse collection areas shall be completely screened from the public right-of-way with a minimum 6-foot tall sight-tight fence. Please submit a plan if you are proposing an outdoor refuse collection area.
6. Changes to the submitted site plan or an expansion of the day care center within the buikding may require an amendment to the special use permit. Please contact the Community Development Department prior to any change or expansion.

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

Approved

Review Comments:

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

Approved

Review Comments:

1. Create a seperate address for this use to distinguish it from other tenants in the building.

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

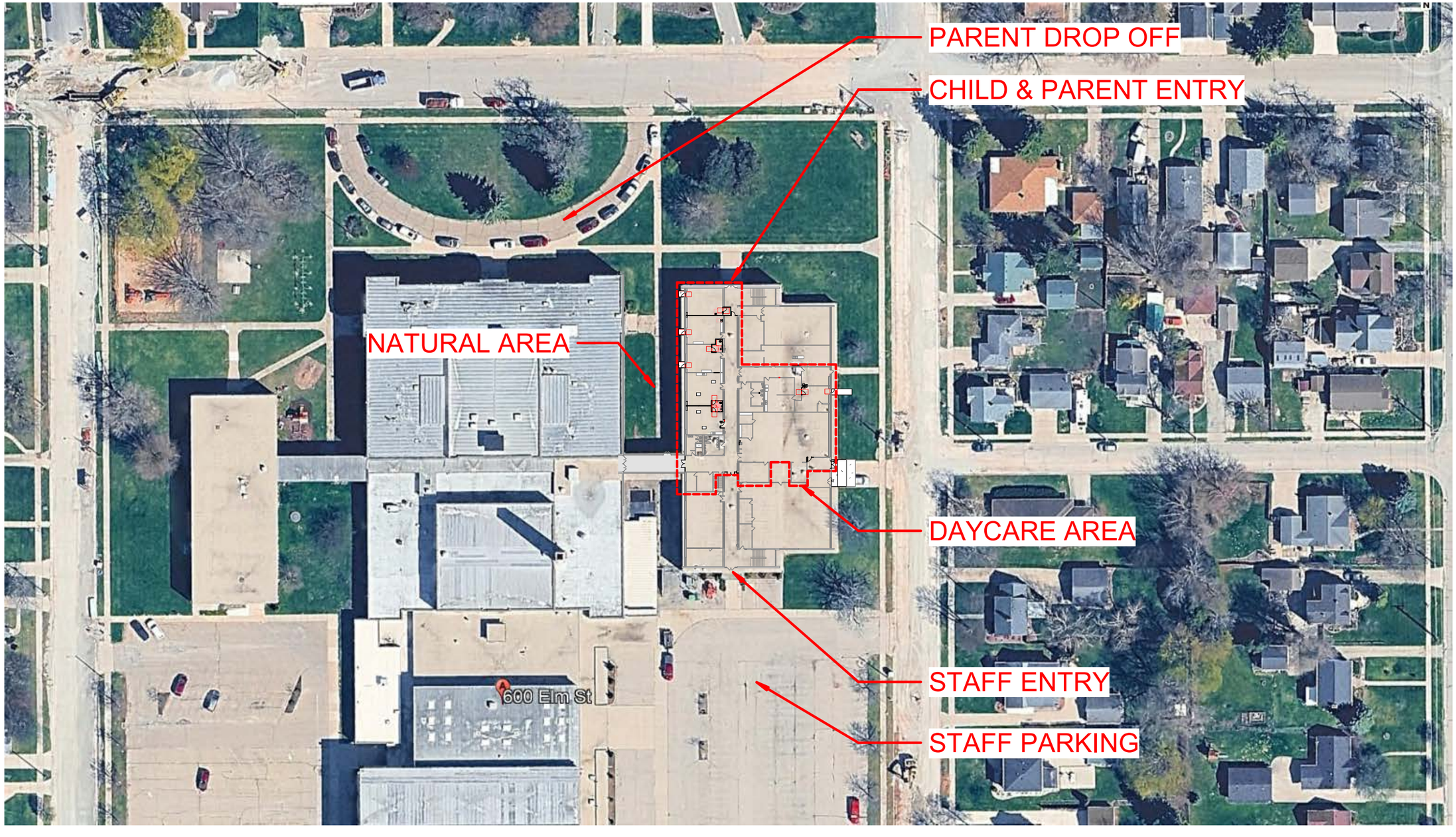
Approved

Review Comments:

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

Approved

Review Comments:



LAKE EDGE SITE

project # 26591
10/21/2026

PR-001

CODE SUMMARY:

EXISTING BUILDING ORIGINALLY CONSTRUCTED IN 1928 WITH NUMEROUS ADDITIONS AND ALTERATIONS TAKING PLACE INTO THE 2000'S. THIS AREA OF RENOVATION WAS ORIGINALLY CONSTRUCTED IN 1962 WITH RECENT ALTERATIONS IN 2002.

600 ELM STREET
NEENAH, WI 54956

CLIMATE ZONE:	6A
OCCUPANCY TYPE(S):	E - DAYCARE FACILITIES
CONSTRUCTION TYPE/SPRINKLERED:	IIIB - NON SPRINKLERED
STORIES:	2
SQUARE FOOTAGE:	11,983 GSF
ALTERATION LEVEL:	LEVEL 2
REVIEW FOR:	BUILDING ONLY

PROJECT SUMMARY:

FOX VALLEY COMMUNITY LEARNING CENTER WILL BE RENOVATING A PORTION OF 600 ELM STREET TO SUIT LAKE EDGE LEARNING CENTER. LAKE EDGE LEARNING CENTER OFFERS CARE TO CHILDREN 6 WEEKS OLD TO 4+ YEARS OF AGE. FOOD PREPARATION TAKES PLACE IN THE MAIN BUILDING CAFETERIA AND THE KITCHENETTE WITHIN THE SPACE IS FOR STAFF.

APPLICABLE CODES:

2025 WISCONSIN ADMINISTRATIVE CODE, SPS 361-366
DCF 251.06 LICENSING RULES FOR GROUP CHILD CARE CENTERS
2021 INTERNATIONAL BUILDING CODE (IBC)
2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2021 INTERNATIONAL MECHANICAL CODE (IMC)
2021 INTERNATIONAL FUEL GAS CODE (IFGC)
2017 ICC / ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

ENVELOPE COMPLIANCE

- ☐ COMcheck / REScheck ATTACHED
  - ☐ IECC 2015
  - ☐ ASHRAE 90.1-2013
- ☐ ALTERATION, NO MODIFICATION TO BUILDING ENVELOPE
- ☐ UNHEATED BUILDING / SEASONAL OCCUPANCY
- ☑ PRESCRIPTIVE (COMPLIANCE CHART ATTACHED)
  - ☑ IECC 2015
  - ☐ ASHRAE 90.1-2013
- ☐ OTHER, PLEASE DESCRIBE

FENESTRATION REQUIREMENTS - C402.4

FIXED = U-FACTOR 0.34	ACTUAL = MAX. 0.34
OPERABLE = U-FACTOR 0.42	ACTUAL = N/A
ENTRANCE DOORS = U-FACTOR 0.63	ACTUAL = MAX. 0.63
MAXIMUM AREA = 30%	ACTUAL = 19.8%

IBC CHAPTER 6:
ALL NEW CONSTRUCTION SHALL COMPLY WITH CONSTRUCTION TYPE IIIB.

IBC CHAPTER 9:
903.2.3 - FIRE AREA IS LOCATED AT LEVEL OF EXIT DISCHARGE AND EACH CLASSROOM HAS AT LEAST ONE EXTERIOR EXIT DOOR AT GROUND LEVEL.

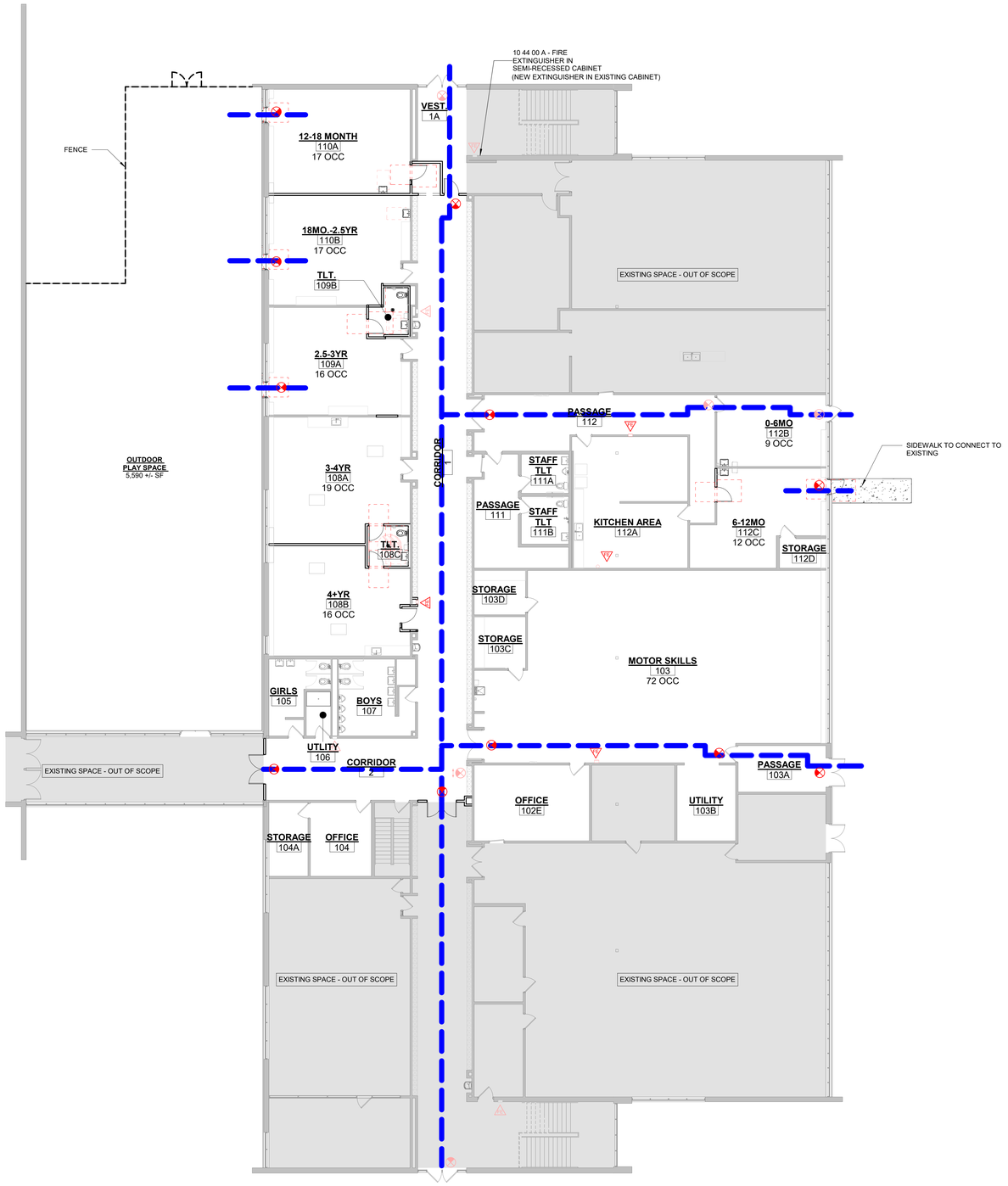
907.2.3 - MANUAL FIRE ALARM SYSTEM TO REMAIN AND BE REVISED AS NEEDED TO PROVIDE COVERAGE FOR THE NEW LAYOUT.

IBC CHAPTER 10:
OCCUPANT LOAD PER CLASSROOM DETERMINED BY 35 NET SF PER CHILD.

THIS DAYCARE FACILITY WILL NOT EXCEED 99 CHILDREN TO CONFORM WITH REMAINING EXISTING E OCCUPANCY TYPE.

IBC CHAPTER 11:
ALL NEW CONSTRUCTION SHALL MEET ALL ACCESSIBILITY REQUIREMENTS. EXISTING LEVEL OF EGRESS AND ACCESSIBILITY TO REMAIN UNCHANGED.

IBC CHAPTER 29 / DCF 251:
QUANTITIES AND LOCATIONS OF WATER CLOSETS, LAVATORIES, DRINKING FOUNTAINS AND SERVICE SINKS TO MEET IBC, IEBC, AND DCF 251 CODE REQUIREMENTS.



1 FIRST FLOOR CODE PLAN
SCALE 3/32" = 1'-0"

NORTH

CODE SHEET KEY

- OCCUPANT LOAD
- REQUIRED WIDTH
- PROVIDED WIDTH
- FIRE EXTINGUISHER
- FIRE EXTINGUISHER TYPE "K"
- EXIT LIGHT
- EGRESS PATH

Hoffman
Planning, Design & Construction, Inc.
800.236.2370 | hoffman.net

Lake Edge Learning Center

FVCLC Fox Valley Community Learning Center

PROPOSED DAYCARE RELOCATION

LAKE EDGE LEARNING CENTER

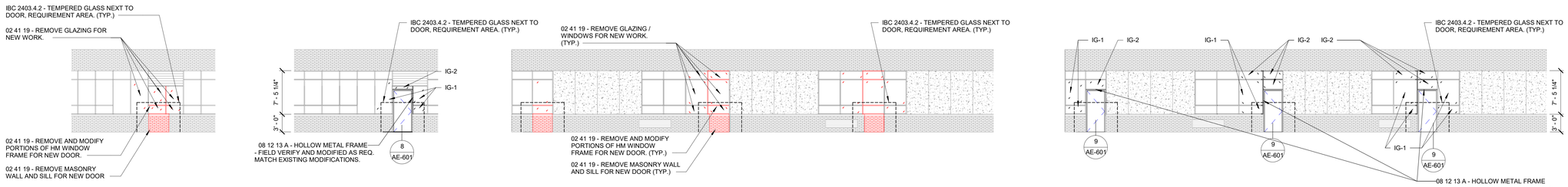
600 ELM S, NEENAH, WI

MARK	DATE
ISSUED:	10-06-2026
PROJECT NO:	26591
DRAWN BY:	AJW
CHECKED BY:	CPH

COPYRIGHT © 2026: HOFFMAN PLANNING, DESIGN & CONSTRUCTION, INC.

CODE PLAN

GI-101



6 EAST ELEVATION - DEMO

SCALE 1/8" = 1'-0"
AS REFERENCED BY: 2 / AE-101

5 EAST ELEVATION

SCALE 1/8" = 1'-0"
AS REFERENCED BY: 1 / AE-101

4 WEST ELEVATION - DEMO

SCALE 1/8" = 1'-0"
AS REFERENCED BY: 2 / AE-101

3 WEST ELEVATION

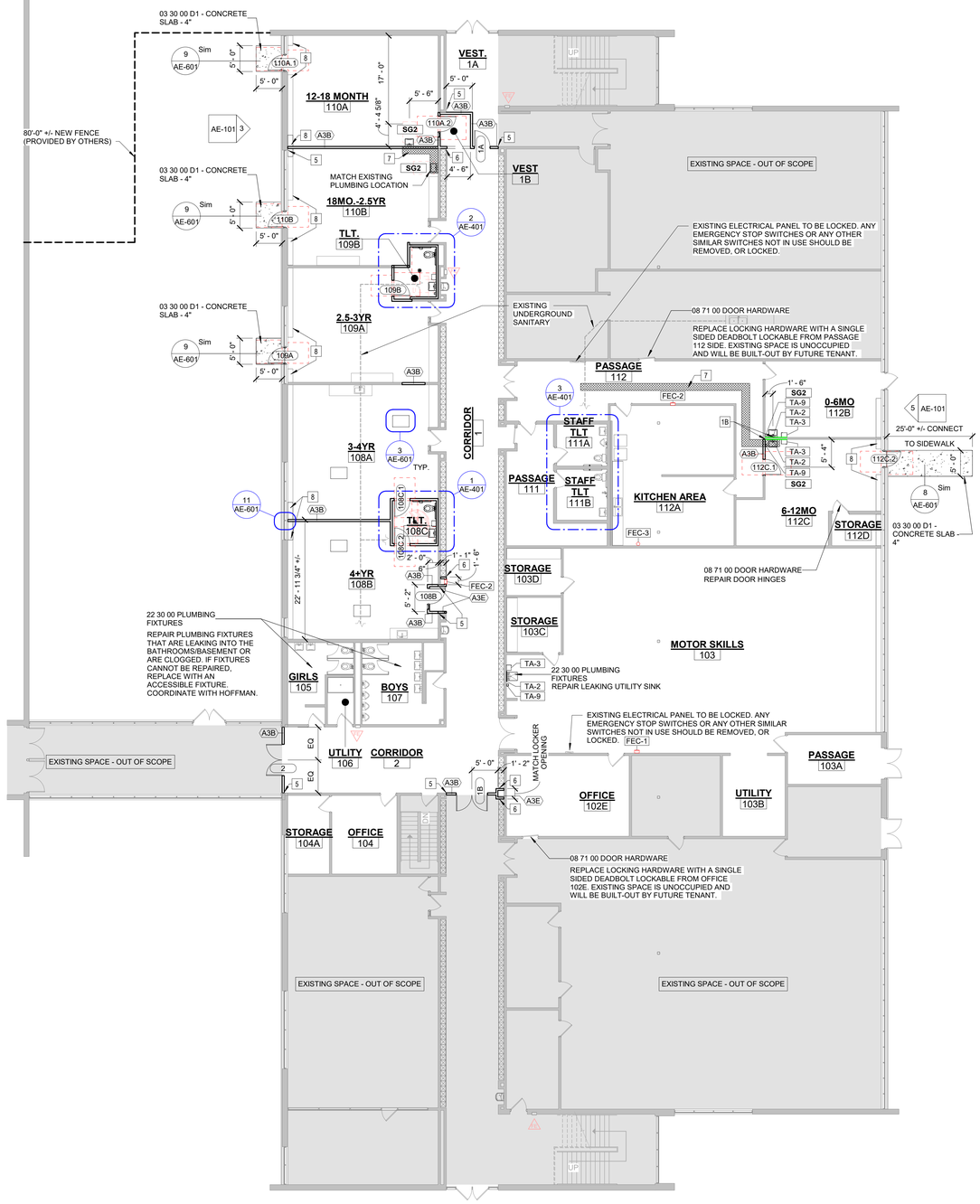
SCALE 1/8" = 1'-0"
AS REFERENCED BY: 1 / AE-101



2 FIRST FLOOR PLAN DEMOLITION PLAN

SCALE 3/32" = 1'-0"

NORTH



1 FIRST FLOOR PLAN

SCALE 3/32" = 1'-0"

NORTH

GENERAL DEMO PLAN NOTES

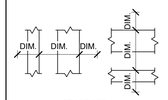
1. COORDINATE ALL DEMOLITION WORK WITH NEW CONSTRUCTION. REFER TO AE SHEETS IN THIS SET.
2. DEMO CONTRACTOR SHALL COORDINATE NEW DOOR AND BORROWED LIGHT OPENING SIZES AND LOCATIONS WITH THE DOOR SCHEDULE AND FLOOR PLANS.
3. NOT ALL NOTES ARE APPLICABLE TO THIS SHEET.
4. REFERENCE SECTION 02 41 00 FOR ITEMS TO BE REMOVED AND SALVAGED FOR OWNER REUSE.
5. SEE CEILING DEMOLITION PLANS FOR ADDITIONAL INFORMATION.
6. REFERENCE MECHANICAL, PLUMBING, AND ELECTRICAL DEMOLITION PLANS FOR ADDITIONAL INFORMATION.
7. OWNER TO REMOVE ALL SPECIALTY EQUIPMENT AND CASEWORK UNLESS NOTED OTHERWISE.

DEMOLITION NOTES KEY

NO.	DESCRIPTION
1	02 41 19 - REMOVE MASONRY WALL TO DECK.
2	02 41 19 - REMOVE DRYWALL FOR MEP WORK.
2A	02 41 19 - REMOVE PORTION OF STUD WALL FOR FIRE EXTINGUISHER CABINET.
3	02 41 19 - REMOVE EXTERIOR WALL, SALVAGE ALL BRICK FOR EXTERIOR INFILL.
4	02 41 19 - REMOVE DOOR AND FRAME.
4A	02 41 19 - REMOVE DOOR AND FRAME. SALVAGE FOR REUSE.
6A	02 41 19 - CASEWORK / COUNTERTOP REMOVAL BY OWNER.
8	02 41 19 - REMOVE PLUMBING FIXTURE. CAP FIXTURE IN WALL IF NOT BEING REUSED, OR CAPPED WITHIN FIN TUBE COVERS.
8A	02 41 19 - PLUMBING FIXTURE REVMOVAL BY OWNER.
8B	02 41 19 - GAS LINES AND ELECTRIAL SHALL BE CAPPED AND PREPPED FOR NEW WORK.
11	02 41 19 - REMOVE FLOOR BASE, FLOORING AS REQUIRED FOR NEW WORK.
11A	02 41 19 - REMOVE PORTION OF FLOORING FOR UNDERGROUND MEP WORK.
12	02 41 19 - REMOVE LOCKERS AND BASE. SALVAGE ANY END TRIM FOR REUSE.
13	02 41 19 - DEMO / RECONFIGURE RADIANT HEAT AS REQUIRED FOR NEW DOOR OR WALL. REPLACE ANY MISSING FIN TUBE COVERS THAT ARE STILL IN SERVICE. REMOVE ANY FIN TUBE THAT IS NOT IN USE.
14	02 41 19 - DEMO PARTITION WALL.

WALL DIMENSION KEY

NOTE:
ALL WALLS ARE DIMENSIONED TO FACE OF STUD OR FACE OF MASONRY. CLEARANCE DIMENSIONS ARE FROM FACE OF FINISHES.



STANDARD DIMENSIONING

CLEARANCE DIMENSIONING

GENERAL FLOOR PLAN NOTES

1. SEE AE-401 FOR SPECIALTY EQUIPMENT SCHEDULE.
2. DIMENSIONS INDICATED ARE TYPICAL UNLESS NOTED OTHERWISE ON DIMENSIONED FLOOR PLAN SHEETS.
3. "GENERIC" PLUMBING FIXTURES AND ACCESSORIES ARE SHOWN.
4. TYPICAL HEIGHT OF NEW WALLS 9'-6" +/-
5. VERIFY CONDITION AND OPERATION OF PLUMBING FIXTURES.
6. VERIFY CONDITION AND OPERATION OF LIGHTING AND EMERGENCY LIGHTING.
7. VERIFY CONDITION AND OPERATION OF HVAC SYSTEM.
8. VERIFY CONDITION AND OPERATION OF FIRE ALARM AND DETECTION SYSTEM.
9. REPLACE ALL OUTLETS IN CHILDCARE SPACES TO TAMPER RESISTANT.
10. VERIFY CONDITION AND OPERATION OF EXISTING DOORS / HARDWARE AND MAINTAIN AS NEEDED.
11. VERIFY CONDITION OF EXISTING PAINT AND REPAINT AS NEEDED. COORDINATE WITH OWNER FOR COLOR AND LOCATIONS.
12. LOCATE AND PROTECT EXISTING EXPOSED PIPING.
13. ADD SCREENS TO OPERABLE WINDOWS AS REQUIRED.

PLAN NOTES KEY

NO.	DESCRIPTION
1B	GYPSUM BOARD REPAIR - PATCH AND PREPARE FOR PAINT.
5	ALIGN WALL.
6	PATCH LOCKER TRIM WITH SALVAGED TRIM OR PROVIDE NEW TRIM TO MATCH.
7	PATCH CONCRETE FLOOR
8	DEMO / RECONFIGURE RADIANT HEAT AS REQUIRED FOR NEW DOOR OR WALL. REPLACE ANY MISSING FIN TUBE COVERS THAT ARE STILL IN SERVICE. REMOVE ANY FIN TUBE THAT IS NOT IN USE.

Hoffman
Planning, Design & Construction, Inc.
800.236.2370 | hoffman.net

Lake Edge Learning Center

FVCLC

PROPOSED DAYCARE RELOCATION

LAKE EDGE LEARNING CENTER

600 ELM S, NEENAH, WI

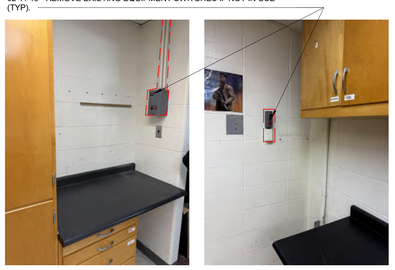
MARK	DATE
ISSUED:	10-06-2026
PROJECT NO:	26591
DRAWN BY:	AJW
CHECKED BY:	CPH

COPYRIGHT © 2026: HOFFMAN PLANNING, DESIGN & CONSTRUCTION, INC.

FLOOR PLAN & DEMO PLAN

AE-101

02 41 19 - REMOVE EXISTING EQUIPMENT SWITCHES IF NOT IN USE (TYP).



7 UTILITY 103B - DEMO

SCALE 1 1/2" = 1'-0"
AS REFERENCED BY: 2 / AE-101

02 41 19 - REMOVE VERTICAL POWER DROPS.



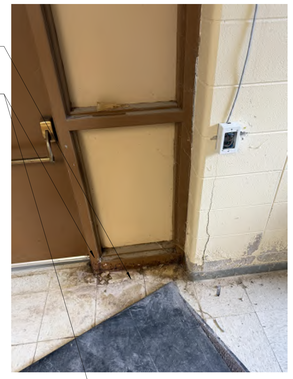
6 MOTOR SKILLS 103 - DEMO

SCALE 1 1/2" = 1'-0"
AS REFERENCED BY: 2 / AE-101



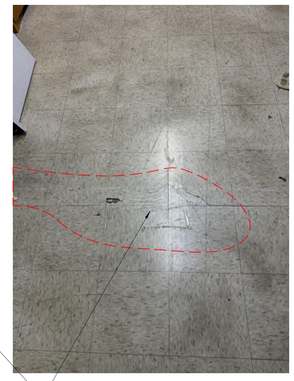
02 41 13 - REMOVE AND REPLACE IN KIND ANY CRACKING, CHIPPING, OR FRAYING TILE. TYPICAL CONDITION THROUGHOUT CORRIDOR.

ALL RUSTING OF DOOR FRAME AND WINDOW FRAMES SHALL BE REPAIRED AND REPAINTED BY OWNER/TENANT IN ALL AREAS THAT ARE WITHIN PROJECT SCOPE AREA.









02 41 13 - REMOVE AND REPLACE IN KIND ANY CRACKING, CHIPPING, OR FRAYING TILE. TYPICAL CONDITION THROUGHOUT CORRIDOR.

5 CORRIDOOR 1&2 - DEMO

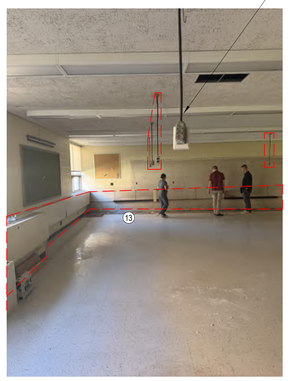
SCALE 1 1/2" = 1'-0"
AS REFERENCED BY: 2 / AE-101

4 HOLLOW METAL FRAMES - REPAIR

N.T.S.

02 41 13 - REMOVE DROP DOWN ELECTRICAL OUTLETS (TYP.)

CASEWORK AND SPECIALTY EQUIPMENT REMOVED/RELOCATED BY OWNER.







02 41 13 - REMOVE AND REPLACE IN KIND ANY CRACKING, CHIPPING, OR FRAYING TILE. TYPICAL CONDITION.

3 6-12MO 112C - DEMO

SCALE 1 1/2" = 1'-0"
AS REFERENCED BY: 2 / AE-101

2 12-18 MONTH 110A & 18MO.-2.5YR 110B - DEMO

SCALE 1 1/2" = 1'-0"
AS REFERENCED BY: 2 / AE-101

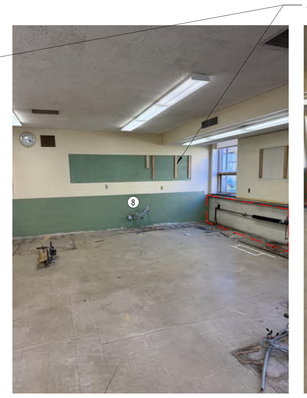
ALL CASEWORK BLOCKING AND SPECIALTY EQUIPMENT TO BE REMOVED BY TENANT

02 41 13 - CAP WASHER/DRYER HOOKUPS AND DRAIN.





EXISTING WATER SUPPLY AND DRAIN ARE CLOSEST TO NEW 109B TOILET. COORDINATE REMOVAL/REUSE WITH NEW WORK.





02 41 13 - REMOVE AND REPLACE IN KIND ANY CRACKING, CHIPPING, OR FRAYING TILE. TYPICAL CONDITION.





1 3-4 108A & 4+ 108B

SCALE 1 1/2" = 1'-0"
AS REFERENCED BY: 2 / AE-101

ROOM FINISH SCHEDULE

NO.	ROOM NAME	FLOOR	BASE	DOOR FRAME	WALL FINISH				CASEWORK		REMARKS
					NORTH	EAST	SOUTH	WEST	CABINETS	COUNTERTOPS	
1	CORRIDOR	PATCH EXISTING TILE FLOOR AT DAMAGED AREA WITH MATCHING TILE.	VINYL BASE TO MATCH EXISTING AT NEW WALLS	PAINT	DRYWALL FINISHING BY CONTRACTOR, PAINTING BY TENANT.	EX	DRYWALL FINISHING BY CONTRACTOR, PAINTING BY TENANT.	DRYWALL FINISHING BY CONTRACTOR, PAINTING BY TENANT.	--	--	
1A	VEST.	PATCH EXISTING TILE FLOOR AT DAMAGED AREA WITH MATCHING TILE.	VINYL BASE TO MATCH EXISTING AT NEW WALLS	PAINT	EX	EX	DRYWALL FINISHING BY CONTRACTOR, PAINTING BY TENANT.	DRYWALL FINISHING BY CONTRACTOR, PAINTING BY TENANT.	--	--	
1B	VEST	PATCH EXISTING TILE FLOOR AT DAMAGED AREA WITH MATCHING TILE.	VINYL BASE TO MATCH EXISTING AT NEW WALLS	PAINT	DRYWALL FINISHING BY CONTRACTOR, PAINTING BY TENANT.	DRYWALL FINISHING BY CONTRACTOR, PAINTING BY TENANT.	DRYWALL FINISHING BY CONTRACTOR, PAINTING BY TENANT.	DRYWALL FINISHING BY CONTRACTOR, PAINTING BY TENANT.	--	--	
2	CORRIDOR	PATCH EXISTING TILE FLOOR AT DAMAGED AREA WITH MATCHING TILE.	VINYL BASE TO MATCH EXISTING AT NEW WALLS	EX	EX	EX	EX	EX	--	--	
102E	OFFICE	EX	EX	EX	EX	EX	EX	EX	--	--	
103	MOTOR SKILLS	PATCH MISSING TILE FLOORING AS REQ.	EX	EX	EX	EX	EX	EX	--	--	
103A	PASSAGE	EX	EX	EX	EX	EX	EX	EX	--	--	
103B	UTILITY	EX	EX	EX	EX	EX	EX	EX	--	--	
103C	STORAGE	EX	EX	EX	EX	EX	EX	EX	--	--	
103D	STORAGE	EX	EX	EX	EX	EX	EX	EX	--	--	
104	OFFICE	EX	EX	EX	EX	EX	EX	EX	--	--	
104A	STORAGE	EX	EX	EX	EX	EX	EX	EX	--	--	
105	GIRLS	EX	EX	EX	EX	EX	EX	EX	--	--	REMOVE FLAKING PAINT AT BATHROOM ENTRY AND REPAINT.
106	UTLITY	EX	EX	EX	EX	EX	EX	EX	--	--	
107	BOYS	EX	EX	EX	EX	EX	EX	EX	--	--	REMOVE FLAKING PAINT AT BATHROOM ENTRY AND REPAINT.
108A	3-4YR	PATCH EXISTING TILE FLOOR AT DAMAGED AREA WITH MATCHING TILE.	VINYL BASE TO MATCH EXISTING	PAINT	DRYWALL FINISHING BY CONTRACTOR, PAINTING BY TENANT.	DRYWALL FINISHING BY CONTRACTOR, PAINTING BY TENANT.	DRYWALL FINISHING BY CONTRACTOR, PAINTING BY TENANT.	EX	--	--	
108B	4+YR	PATCH EXISTING TILE FLOOR AT DAMAGED AREA WITH MATCHING TILE.	VINYL BASE TO MATCH EXISTING	PAINT	DRYWALL FINISHING BY CONTRACTOR, PAINTING BY TENANT.	DRYWALL FINISHING BY CONTRACTOR, PAINTING BY TENANT.	EX	EX	--	--	
108C	TLT.	LUXURY VINYL PLANK	VINYL BASE TO MATCH EXISTING	PAINT	DRYWALL FINISHING BY CONTRACTOR, PAINTING BY TENANT.	DRYWALL FINISHING BY CONTRACTOR, PAINTING BY TENANT.	DRYWALL FINISHING BY CONTRACTOR, PAINTING BY TENANT.	DRYWALL FINISHING BY CONTRACTOR, PAINTING BY TENANT.	--	--	
109A	2.5-3YR	PATCH EXISTING TILE FLOOR AT DAMAGED AREA WITH MATCHING TILE.	VINYL BASE TO MATCH EXISTING	PAINT	DRYWALL FINISHING BY CONTRACTOR, PAINTING BY TENANT.	DRYWALL FINISHING BY CONTRACTOR, PAINTING BY TENANT.	DRYWALL FINISHING BY CONTRACTOR, PAINTING BY TENANT.	EX	--	--	
109B	TLT.	LUXURY VINYL PLANK	VINYL BASE TO MATCH EXISTING	PAINT	DRYWALL FINISHING BY CONTRACTOR, PAINTING BY TENANT.	DRYWALL FINISHING BY CONTRACTOR, PAINTING BY TENANT.	DRYWALL FINISHING BY CONTRACTOR, PAINTING BY TENANT.	DRYWALL FINISHING BY CONTRACTOR, PAINTING BY TENANT.	--	--	
110A	12-18 MONTH	PATCH EXISTING TILE FLOOR AT DAMAGED AREA WITH MATCHING TILE.	VINYL BASE TO MATCH EXISTING	PAINT	EX	DRYWALL FINISHING BY CONTRACTOR, PAINTING BY TENANT.	DRYWALL FINISHING BY CONTRACTOR, PAINTING BY TENANT.	EX	--	--	
110B	18MO.-2.5YR	PATCH EXISTING TILE FLOOR AT DAMAGED AREA WITH MATCHING TILE.	VINYL BASE TO MATCH EXISTING	EX	DRYWALL FINISHING BY CONTRACTOR, PAINTING BY TENANT.	DRYWALL FINISHING BY CONTRACTOR, PAINTING BY TENANT.	DRYWALL FINISHING BY CONTRACTOR, PAINTING BY TENANT.	EX	--	--	
111	PASSAGE	EX	EX	EX	EX	EX	EX	EX	--	--	
111A	STAFF TLT	EX	EX	EX	EX	EX	EX	EX	--	--	
111B	STAFF TLT	EX	EX	EX	EX	EX	EX	EX	--	--	
112	PASSAGE	PATCH CARPET FLOORING OR REPLACE FLOORING AS REQUIRED FROM CONCRETE FLOOR DEMO	PATCH BASE AS REQ.	EX	EX	DRYWALL FINISHING BY CONTRACTOR, PAINTING BY TENANT.	EX	EX	--	--	
112A	KITCHEN AREA	EX	EX	EX	EX	EX	EX	EX	--	--	
112B	0-6MO	EX	PATCH BASE AS REQ.	EX	EX	EX	DRYWALL FINISHING BY CONTRACTOR, PAINTING BY TENANT.	EX	--	--	
112C	6-12MO	PATCH CARPET FLOORING AS REQUIRED FROM CONCRETE FLOOR DEMO	PATCH BASE AS REQ.	REUSED	DRYWALL FINISHING BY CONTRACTOR, PAINTING BY TENANT.	EX	EX	DRYWALL FINISHING BY CONTRACTOR, PAINTING BY TENANT.	--	--	
112D	STORAGE	EX	EX	EX	EX	EX	EX	EX	--	--	

FINISH NOTES:

1. ALL FINISHES SHALL BE COORDINATED WITH TENANT FOR COLORS AND MATERIALS, SALVAGED AND NEW.
2. CONTRACTOR SHALL FINISH NEW DRYWALL AT NEW WALL LOCATIONS. TENANT WILL BE RESPONSIBLE FOR PAINT.
3. ONLY NEW DOOR FRAMES SHALL BE PAINTED. PAINT COLOR TO BE DETERMINED.
4. NEW WOOD DOORS TO MATCH EXISTING DOOR COLOR AND FINISH.

GENERAL DEMO PLAN NOTES

1. COORDINATE ALL DEMOLITION WORK WITH NEW CONSTRUCTION. REFER TO AE SHEETS IN THIS SET.
2. DEMO CONTRACTOR SHALL COORDINATE NEW DOOR AND BORROVED LIGHT OPENING SIZES AND LOCATIONS WITH THE DOOR SCHEDULE AND FLOOR PLANS.
3. NOT ALL NOTES ARE APPLICABLE TO THIS SHEET.
4. REFERENCE SECTION 02 41 00 FOR ITEMS TO BE REMOVED AND SALVAGED FOR OWNER REUSE.
5. SEE CEILING DEMOLITION PLANS FOR ADDITIONAL INFORMATION.
6. REFERENCE MECHANICAL, PLUMBING, AND ELECTRICAL DEMOLITION PLANS FOR ADDITIONAL INFORMATION.
7. OWNER TO REMOVE ALL SPECIALTY EQUIPMENT AND CASEWORK UNLESS NOTED OTHERWISE.

(#) DEMOLITION NOTES KEY

NO.	DESCRIPTION
1	02 41 19 - REMOVE MASONRY WALL TO DECK.
2	02 41 19 - REMOVE DRYWALL FOR MEP WORK.
2A	02 41 19 - REMOVE PORTION OF STUD WALL FOR FIRE EXTINGUISHER CABINET.
3	02 41 19 - REMOVE EXTERIOR WALL, SALVAGE ALL BRICK FOR EXTERIOR INFILL.
4	02 41 19 - REMOVE DOOR AND FRAME
4A	02 41 19 - REMOVE DOOR AND FRAME. SALVAGE FOR REUSE.
6A	02 41 19 - CASEWORK / COUNTERTOP REMOVAL BY OWNER.
8	02 41 19 - REMOVE PLUMBING FIXTURE. CAP FIXTURE IN WALL IF NOT BEING REUSED, OR CAPPED WITHIN FIN TUBE COVERS.
8A	02 41 19 - PLUMBING FIXTURE REVMOVAL BY OWNER.
8B	02 41 19 - GAS LINES AND ELECTRIAL SHALL BE CAPPED AND PREPPED FOR NEW WORK.
11	02 41 19 - REMOVE FLOOR BASE, FLOORING AS REQUIRED FOR NEW WORK.
11A	02 41 19 - REMOVE PORTION OF FLOORING FOR UNDERGROUND MEP WORK.
12	02 41 19 - REMOVE LOCKERS AND BASE. SALVAGE ANY END TRIM FOR REUSE.
13	02 41 19 - DEMO / RECONFIGURE RADIANT HEAT AS REQUIRED FOR NEW DOOR OR WALL. REPLACE ANY MISSING FIN TUBE COVERS THAT ARE STILL IN SERVICE. REMOVE ANY FIN TUBE THAT IS NOT IN USE.
14	02 41 19 - DEMO PARTITION WALL.

Hoffman
Planning, Design & Construction, Inc.
800.236.2370 | hoffman.net

Lake Edge Learning Center

FVCLC FOX VALLEY CHILD LABOR COALITION

PROPOSED DAYCARE RELOCATION

LAKE EDGE LEARNING CENTER

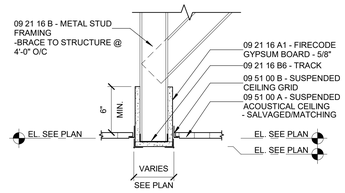
600 ELM S, NEENAH, WI

MARK	DATE
ISSUED:	10-06-2026
PROJECT NO:	26591
DRAWN BY:	AJW
CHECKED BY:	CPH

COPYRIGHT © 2026: HOFFMAN PLANNING, DESIGN & CONSTRUCTION, INC.

FINISH SCHEDULE AND DEMO PHOTOS

AE-102



3 CEILING DETAIL

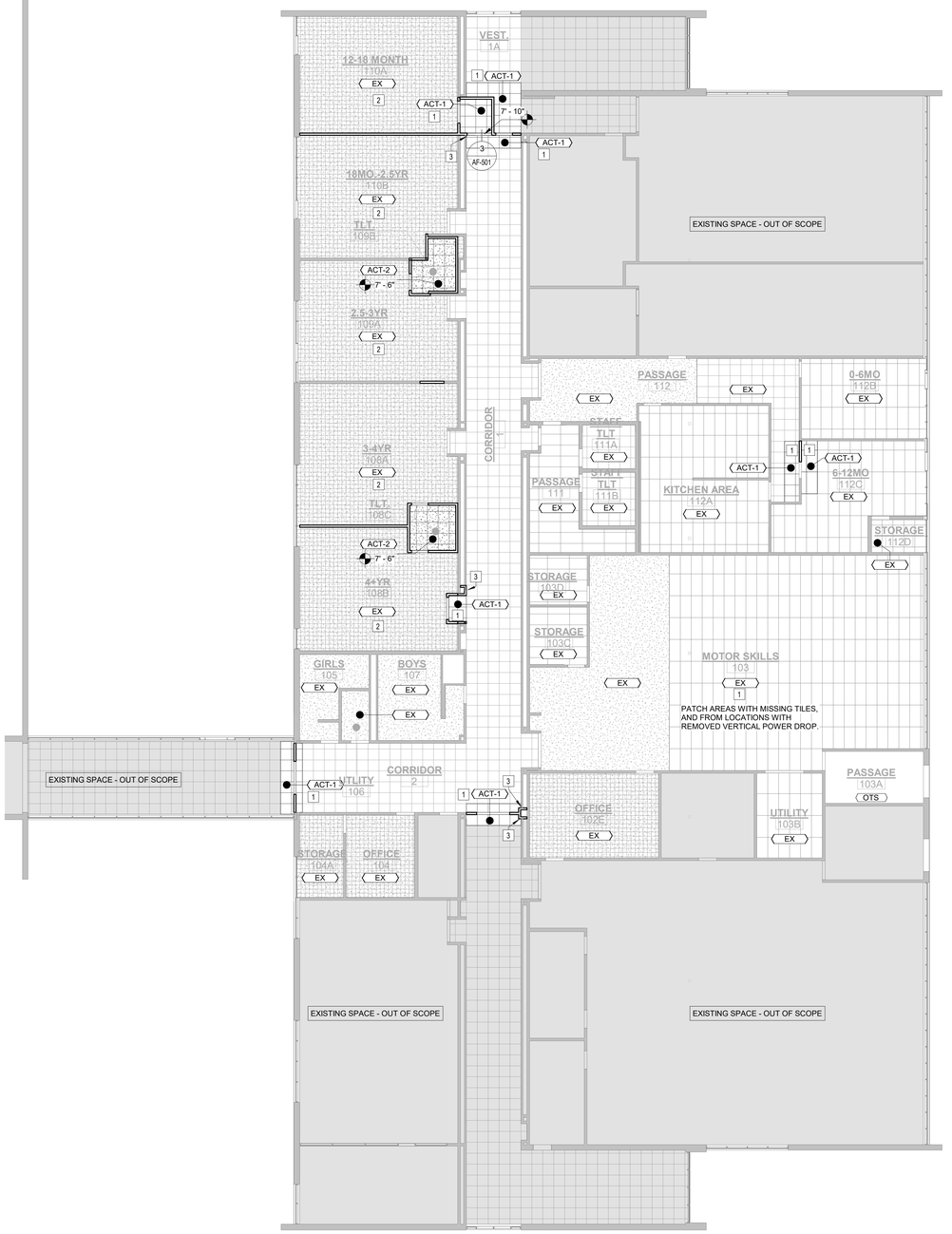
SCALE 1 1/2" = 1'-0"
AS REFERENCED BY: 1 / AF-501



2 FIRST FLOOR CEILING PLAN - DEMO

SCALE 3/32" = 1'-0"
AS REFERENCED BY:

NORTH



1 FIRST FLOOR CEILING PLAN

SCALE 3/32" = 1'-0"
AS REFERENCED BY:

NORTH

GENERAL CEILING PLAN NOTES

1. ALL CEILING HEIGHTS TAKEN ABOVE FINISH FLOOR.
2. ALL NEW CEILINGS PRESUMED TO BE 8'-0" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE.
3. COORDINATE FIXTURE AND DIFFUSER LOCATIONS WITH M.E.P. DRAWINGS.
4. MECHANICAL AND ELECTRICAL DRAWINGS TAKE PRECEDENCE OVER REFLECTED CEILING PLANS FOR TYPE AND QUANTITY OF FIXTURES, DIFFUSERS AND GRILLES.
5. WHERE CEILING TILE IS LESS THAN 2", CUT 2'x4' TILE TO ELIMINATE SLIVERS.
6. CLIP DOWN CEILING TILES AT RETURN AIR PLENUMS (TYP.)
7. FOR ALL ABOVE CEILING WORK, CEILING TILES ARE TO BE SALVAGED AND REINSTALLED AS REQ.

REFLECTED CEILING PLAN KEY:

ACT-1
09 51 00 A - SUSPENDED ACOUSTICAL CEILING, 2X2 AND 2X4 TILE. MATCH EXISTING TILE.

ACT-2
09 51 00 C - SUSPENDED VINYL FACED GYPSUM BOARD CEILING, 2x2 STANDARD GRID WITH VINYL-COVERED GWB TILES

OTS — OPEN TO STRUCTURE

OTS-PT — OPEN TO STRUCTURE - PAINTED

REVIEW ELECTRICAL LIGHTING PLANS FOR SWITCHING, CIRCUITING, AND SPECIFIC FIXTURE TYPES

CEILING PLAN NOTES KEY

NO.	DESCRIPTION
1	PATCH CEILING WITH SALVAGED SUSPENDED CEILING TILE OR NEW MATCHING TILE. MATCH EXISTING HEIGHT.
2	PATCH CEILING WITH SALVAGED ACOUSTIC CEILING TILE.
3	PATCH VINYL TACK SURFACE AND TRIM WITH SALVAGED MATERIAL.

KEYNOTE LEGEND

KEY NO.	KEYNOTE TEXT
09 21 16 A1 -	FIRECODE GYPSUM BOARD - 5/8"
09 21 16 B6 -	TRACK
09 21 16 B -	METAL STUD FRAMING
09 51 00 A -	SUSPENDED ACOUSTICAL CEILING
09 51 00 B -	SUSPENDED CEILING GRID

GENERAL DEMO PLAN NOTES

1. COORDINATE ALL DEMOLITION WORK WITH NEW CONSTRUCTION. REFER TO AE SHEETS IN THIS SET.
2. DEMO CONTRACTOR SHALL COORDINATE NEW DOOR AND BORROWED LIGHT OPENING SIZES AND LOCATIONS WITH THE DOOR SCHEDULE AND FLOOR PLANS.
3. NOT ALL NOTES ARE APPLICABLE TO THIS SHEET.
4. REFERENCE SECTION 02 41 00 FOR ITEMS TO BE REMOVED AND SALVAGED FOR OWNER REUSE.
5. SEE CEILING DEMOLITION PLANS FOR ADDITIONAL INFORMATION.
6. REFERENCE MECHANICAL, PLUMBING, AND ELECTRICAL DEMOLITION PLANS FOR ADDITIONAL INFORMATION.
7. OWNER TO REMOVE ALL SPECIALTY EQUIPMENT AND CASEWORK UNLESS NOTED OTHERWISE.

CEILING DEMO NOTES KEY

NO.	DESCRIPTION
1	02 41 19 - REMOVE AND SALVAGE SUSPENDED CEILING AND GRID.
2	02 41 19 - REMOVE ACOUSTIC CEILING TILE AS REQ. TO PATCH AREAS WITH MISSING/DAMAGED TILE.
3	02 41 19 - REMOVE VINYL TACK SURFACE AND TRIM. SALVAGE FOR REUSE/PATCHING.

Hoffman
Planning, Design & Construction, Inc.
800.236.2370 | hoffman.net

Lake Edge Learning Center

FVCLC FOX VALLEY CHILD LEARNING CENTER

PROPOSED DAYCARE RELOCATION

LAKE EDGE LEARNING CENTER

600 ELM S, NEENAH, WI

MARK	DATE
ISSUED:	10-06-2026
PROJECT NO:	26591
DRAWN BY:	AJW
CHECKED BY:	CPH

COPYRIGHT © 2026: HOFFMAN PLANNING, DESIGN & CONSTRUCTION, INC.

CEILING PLAN, CEILNG DEMO PLAN, & DETAILS

AF-501

GROWING TOGETHER
LEARNING FOR LIFE

Lake Edge Learning Center and Fox Valley Community Learning Center are partnering to create a nature-based outdoor learning space where children explore, play, and grow together

SUPPORTING LAKE EDGE

Lake Edge Learning Center's home was destroyed by the recent tornado. While they rebuiuld, their children will continue to learn and thrive in this safe, nurturing outdoor space.



OUTDOOR PLAY AREA
Play Places Destroyed



TORNADO DAMAGE
Our Community Took a Hit

TO A BRIGHTER FUTURE

Our new nature-based outdoor learning space.



1 RAISED GARDEN BEDS
Grow, observe, and learn about food and nature.

2 NATURE PATH
A winding path for exploration, movement, and discovery.

3 SHADE COVERED GATHERING AREA
Outdoor classroom and meeting space for stories, meals, and group time.

4 SENSORY GARDEN
Engage the senses with textures, colors, scents, and natural elements.

5 LOOSE PARTS PLAY AREA
Open-ended materials inspire creativity, imagination, and collaboration.

6 LOG STUMPS & BALANCE AREA
Build strength, confidence, and coordination through natural play.

WANT TO HELP BUILD THIS SPACE?

DONATE HERE

Email us at:
admin@foxvalleyclc.org

Every email. Every action. Helps to provide a new home to over 75 children displaced from the tornado.

OUR FUTURE HOME



A new beginning in a familiar place.
A safe, nurturing environment where children can learn, play, and thrive together

HOW YOU CAN HELP

VOLUNTEER
Your time makes a difference.

SPONSOR
Name a garden bed, bench or feature

SHARE SKILLS
Design, carptentry, gardening and more

DONATE
Soil, plants, tools, lumber, outdoor items

TWO NON-PROFITS - ENDLESS POSSIBILITIES - A STRONGER COMMUNITY