



## NEENAH PLAN COMMISSION

**November 29, 2022**

**4:15 P.M.**

**Council Chambers, City Administration Building**

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1. Approval of Minutes: **November 8, 2022**
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. **Future Land Use Amendment** – Shattuck Middle School (PC Resolution No. 2022-2 & Ord. No. 2022-20)
  - b. **Rezoning** – Shattuck Middle School (600 Elm Street) – Traditional Neighborhood Development District (Ord. No. 2022-21)
  - c. **Site Plan #10-22** – 223 Edna Avenue – Storage Building
  - d. **CSM #13-22** – 515 W. North Water Street – Lot Line Adjustment
5. Discussion Items: **None**
6. Announcements and future agenda items:
  - a. **Next Meeting: December 13, 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 at least 48 hours prior to the scheduled meeting or event to request an accommodation.*

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

**Present:**

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

**Also Present:**

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

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

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

**Public Hearings:**

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

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

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

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

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

Chairperson Mayor Lang opens public hearing portion of the agenda.

**Katherine Noll-Arias- 732 Reed St, Neenah**

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

**Patti Heying- 708 Chestnut St, Neenah**

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

**Nevis Martin- 678 Reed St, Neenah**

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

**Sara Kranpitz- 615 Hansen St, Neenah**

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

**Joe James- 516 Hansen St, Neenah**

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

**Jessica Williams- 628 Reed St, Neenah**

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

**Judd Stevenson- 632 Reed St, Neenah**

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

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

**Tim Florek- 645 Congress St, Neenah**

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

**Mark Noffke- 637 Elm St, Neenah**

Mark is questioning if this development ends at 100 units

**Katie Cunningham- 848 Higgins Ave, Neenah**

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

**Aaron Hughes- 848 Higgins Ave, Neenah**

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

**Erin McCann- 727 Chestnut St, Neenah**

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

**Kathy Dwyer- 671 Congress St, Neenah**

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

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

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

**Kathryn Kees- 741 Yorkshire Rd, Neenah**

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

**Ryan Kaufman- 618 Lauden Blvd, Neenah**

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

**Nancy Kranpitz- 957 Grove St, Neenah**

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

**Megan Florek- 645 Congress St, Neenah**

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

**Lori Lavallo- 636 Reed St, Neenah**

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

**Cindy Otto-Koehn- 536 Elm St, Neenah**

Cindy is concerned renters will not upkeep their rental homes.

**Jane Clough- 750 Elm St, Neenah**

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

**Kathy Tonn- 700 Chestnut St, Neenah**

Kathy wants to know who is voting for this rezoning at this present meeting.

**Phil Florek- 1140 Lynrose Ln, Neenah**

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

**David Tonn- 700 Chestnut St, Neenah**

David thinks it will be too many people in this small area. He also does not see much police activity in the neighborhood due to how safe it is.

Question: wants to know how the traffic numbers came to be? Right now, he only sees traffic in the morning, afternoon and during football games.

**Scott Becher- 1061 Green Acres Ln, Neenah**

Scott feels like there could be more consensus in the development of this plan.

**Mary Helbick- 703 Elm St, Neenah**

Mary is concerned with safety. Moved to the neighborhood 1.5 years ago.

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

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

Tabled until Future Meeting

**Action Items**

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

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

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

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

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

Report

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

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

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

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

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

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

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

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

**Discussion Items:**

None

**Announcements and future agenda items:**

- a. Next meeting: November 29, 2022

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

Respectfully Submitted,



Kayla Kubat  
Administrative Assistant, Community Development

November 8, 2022 Plan Commission meeting

Public Sign-in

Name	Address
Og Hook	512 Elm Street Neenah
Sara Kranpitz	615 Hansen St Neenah
Nancy Kranpitz	957 Grove St Neenah
Jeff Hintz	707 Congress St Neenah
Phil Florek	1140 Lynrose Neenah
Judd Stevenson	632 Reed St. Neenah, WI 54956
Aaron Hughes	848 Higgins Ave Neenah, WI 54956
Katherine Cunningham	↓
Calvin Hughes	
Cassius Hughes	
Stephen Thibodeau	
Dave & Kathy Town	744 Reed St Neenah, WI 54956
Nevis Martin	700 Chestnut St Neenah, WI 54956
	678 Reed St. Neenah, WI 54956



November 8, 2022 Plan Commission meeting  
Public Sign-in

Name	Address
Judy Severson	632 Reed St Neenah
Mark Malliet	217 South Park Ave
Liz Christopher	324 Omaha Ave.
Kathy Knork	753 Congress St.
Patty Heying	708 Chestnut St.
Kathryn Nell-Arias	732 Reed St.
Shannon & Joe James	516 Hansen St.
SCOTT BOGREN	1001 GREEN ARBOR LANE
Tim Florel	645 Congress St
Megan Florel	645 Congress St.
Lori Lavalle	636 Reed St
Jessica Williams	628 Reed St.
Kathryn Kees	7411 Yorkshire Rd

November 8, 2022 Plan Commission meeting

Public Sign-in

Name	Address
Kevin & Maribeth <sup>McLann</sup>	671 Elm St.
Diane Sparvier	669 Elm Street
DABRA REICHEL	649 ELM STREET
KATIE SCHIELL	7529 SUNBURST LN <sup>owner of</sup> NEENAH
Erik McClan John Cuomo	727 Chestnut St. Neenah
Cheryl Timm	649 Chestnut St
Krist John Payetto	675 Chestnut St
Juan Sameda	7526 Chestnut St.
Sandy Smith	611 Laudan Blvd
Cindy Koehn	536 Elm St.
Jen Miller	556 Rife Rd.
Karen Camann	716 Reed
Tom Camann	716 Reed

November 8, 2022 Plan Commission meeting  
Public Sign-in

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



**Fw: Comments on zoning change**

**Samantha R Jefferson** to: Chris A Haese, Brad R Schmidt,  
Kayla J Kubat

11/07/2022 08:05 AM

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

Samantha Jefferson, Office Manager  
Community Development Department  
City of Neenah  
Phone: 920-886-6125  
Fax: 920-886-6129

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

LinkedIn: [www.linkedin.com/in/samantha-jefferson](http://www.linkedin.com/in/samantha-jefferson)

*"To serve as the catalyst to a vibrant, growing community."*

----- Forwarded by Samantha R Jefferson/Neenah on 11/07/2022 08:05 AM -----

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

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Hello,

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

Sincerely,  
Concerned Neenah Residents

Sent from my iPhone



**Fw: Proposed rezoning of Shattuck Middle School property**

**Samantha R Jefferson** to: Brad R Schmidt, Chris A Haese,  
Kayla J Kubat

11/08/2022 08:20 AM

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

Samantha Jefferson, Office Manager  
Community Development Department  
City of Neenah  
Phone: 920-886-6125  
Fax: 920-886-6129

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

LinkedIn: [www.linkedin.com/in/samantha-jefferson](http://www.linkedin.com/in/samantha-jefferson)

*"To serve as the catalyst to a vibrant, growing community."*

----- Forwarded by Samantha R Jefferson/Neenah on 11/08/2022 08:19 AM -----

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

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To Whom It May Concern:

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

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

My main concerns are:

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

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

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

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

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

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

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

Respectfully submitted,

Angelo Van Bogart  
702 Reed St  
Neenah, WI 54956



**Fw: Rezoning of Shattuck and surrounding land**

**Samantha R Jefferson** to: Chris A Haese, Kayla J Kubat, Brad R Schmidt

11/08/2022 09:05 AM

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

Samantha Jefferson, Office Manager  
Community Development Department  
City of Neenah  
Phone: 920-886-6125  
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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 11/08/2022 09:05 AM -----

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

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Good Morning,

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

Thank you for taking this into consideration.

Sincerely,  
AnnMarie Gruber



**Fw: Shattuck re zoning**

**Samantha R Jefferson** to: Brad R Schmidt, Chris A Haese,  
Kayla J Kubat

11/07/2022 01:33 PM

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

Samantha Jefferson, Office Manager  
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LinkedIn: [www.linkedin.com/in/samantha-jefferson](http://www.linkedin.com/in/samantha-jefferson)

*"To serve as the catalyst to a vibrant, growing community."*

----- Forwarded by Samantha R Jefferson/Neenah on 11/07/2022 01:32 PM -----

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

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Hello,

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

Brielle & Ryan Peters

[Sent from Yahoo Mail for iPhone](#)



November 5, 2022

TO: Community Development Department

RE: Shattuck Development Project

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

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

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

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

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

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November 5, 2022

*traffic from the development since access to and from the development is along those streets.*

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

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

What happens to our property values?

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

Sincerely,

Cheryl Timm  
649 Chestnut Street



**Fw: Zoning questions...**

**Samantha R Jefferson** to: Chris A Haese, Brad R Schmidt,  
Kayla J Kubat

11/07/2022 11:35 AM

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

Samantha Jefferson, Office Manager  
Community Development Department  
City of Neenah  
Phone: 920-886-6125  
Fax: 920-886-6129

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

LinkedIn: [www.linkedin.com/in/samantha-jefferson](http://www.linkedin.com/in/samantha-jefferson)

*"To serve as the catalyst to a vibrant, growing community."*

----- Forwarded by Samantha R Jefferson/Neenah on 11/07/2022 11:35 AM -----

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

Good morning,

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

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

Bottom line: TND developments do not belong in an older, established, already zoned R-1 neighborhood! Right now, we enjoy PEACE, SAFETY AND TRANQUILITY in the current state of our neighborhood.

Why, Why, **WHY** does the City feel the residents of this neighborhood would support subsidized housing and transient duplexes? Put yourselves in our shoes. Please!! This affects more people that already live here, than the amount of people that may buy or rent in this new neighborhood. Is there any supporting evidence that folks will buy/build a brand new \$250k+ home that's parked next to a duplex or apartment building?

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

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

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

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

**#PROTECT NEENAH NEIGHBORHOODS**

**#R-1 ONLY**

Sincerely,

David & Katherine Tonn

700 Chestnut St.

920-716-0578 (Katherine)

920-422-1542 (David)



**Fw: Rezone Shattuck Middle School Property**

**Samantha R Jefferson** to: Brad R Schmidt, Kayla J Kubat, Chris A Haese

11/08/2022 08:19 AM

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

Samantha Jefferson, Office Manager  
Community Development Department  
City of Neenah  
Phone: 920-886-6125  
Fax: 920-886-6129

Email: [sjefferson@ci.neenah.wi.us](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 11/08/2022 08:19 AM -----

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

---

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

Sincerely,

Terry and Debbie Birkholz



**Fw: Shattuck Middle School Development**

**Samantha R Jefferson** to: Chris A Haese, Brad R Schmidt, kkubat

11/04/2022 08:15 AM

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

Samantha Jefferson, Office Manager  
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"To serve as the catalyst to a vibrant, growing community."

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

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

Good Morning,

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

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

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

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

When Northpointe first presented to the residents in the neighborhood of Shattuck Middle School they talked as if each unit would have ONE person per unit, whether it was a single-family home, duplex, or townhouse; they kept talking about ONE person per home/unit/building. Now it is sounding more realistic 2+ per unit/home/building which makes sense; a 2-unit duplex would have at least 2 people &#8211; one person per side.

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

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

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

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

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

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

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

Diane Eparvier

669 Elm Street

Neenah, WI 54956

dysdy1@gmail.com

920-340-0518





**Fw: Rezoning Shattuck Middle School**

**Samantha R Jefferson** to: Chris A Haese, Brad R Schmidt,  
Kayla J Kubat

11/07/2022 08:02 AM

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

Samantha Jefferson, Office Manager  
Community Development Department  
City of Neenah  
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*"To serve as the catalyst to a vibrant, growing community."*

----- Forwarded by Samantha R Jefferson/Neenah on 11/07/2022 08:02 AM -----

From: "Erin McCann" <[emmac124@gmail.com](mailto:emmac124@gmail.com)>  
To: [communitydevelopment@ci.neenah.wi.us](mailto:communitydevelopment@ci.neenah.wi.us)  
Cc: [jlange@ci.neenah.wi.us](mailto:jlange@ci.neenah.wi.us), [kbochette@ci.neenah.wi.us](mailto:kbochette@ci.neenah.wi.us), [clendrum@ci.neenah.wi.us](mailto:clendrum@ci.neenah.wi.us),  
[jskyrms@ci.neenah.wi.us](mailto:jskyrms@ci.neenah.wi.us)  
Date: 11/06/2022 10:59 PM  
Subject: Rezoning Shattuck Middle School

---

Good Evening,

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

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

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

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

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

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

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

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

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

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

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

Erin McCann



**Fw: Shattuck Middle School redevelopment rezoning**

**Samantha R Jefferson** to: Brad R Schmidt, Chris A Haese,  
Kayla J Kubat

11/07/2022 08:05 AM

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

Samantha Jefferson, Office Manager  
Community Development Department  
City of Neenah  
Phone: 920-886-6125  
Fax: 920-886-6129

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

LinkedIn: [www.linkedin.com/in/samantha-jefferson](http://www.linkedin.com/in/samantha-jefferson)

*"To serve as the catalyst to a vibrant, growing community."*

----- Forwarded by Samantha R Jefferson/Neenah on 11/07/2022 08:05 AM -----

From: "Jim Heuer" <[jjimheuer75@yahoo.com](mailto:jjimheuer75@yahoo.com)>  
To: "communitydevelopment@ci.neenah.wi.us" <[communitydevelopment@ci.neenah.wi.us](mailto:communitydevelopment@ci.neenah.wi.us)>  
Date: 11/06/2022 06:54 AM  
Subject: Shattuck Middle School redevelopment rezoning

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Hello,

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

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

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

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

Sincerely,

Heather Heuer



**Fw: Shattuck Middle School Rezoning**

**Samantha R Jefferson** to: Brad R Schmidt, Chris A Haese,  
Kayla J Kubat

11/07/2022 08:04 AM

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

Samantha Jefferson, Office Manager  
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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 11/07/2022 08:03 AM -----

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

---

To Whom It May Concern

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

Thank you for considering,  
Hunter and Riley Kemp



## 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: Keep R-1**

**Samantha R Jefferson** to: Chris A Haese, Brad R Schmidt,  
kkubat

11/04/2022 05:56 PM

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

Samantha Jefferson, Office Manager  
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Phone: 920-886-6125  
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LinkedIn: [www.linkedin.com/in/samantha-jefferson](http://www.linkedin.com/in/samantha-jefferson)  
"To serve as the catalyst to a vibrant, growing community."

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

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

Hello Community Development Team and Plan Commission members,

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

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

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

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

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

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

Thank you,

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

John & Kris Payette  
675 Chestnut St  
Neenah WI 54956

To: Neenah Community Development Department

Dear Mr. Haese,

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

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

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

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

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

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

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

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

Sincerely

Kris and John

Kris's cell: 920-257-3895

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

**MEMORANDUM**

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

**RE:** Rezoning Shattuck Middle School

**DATE:** November 3, 2022


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

1. Attached are 554 verified signatures (278 in person petitions/276 online petition) opposing the rezoning of Shattuck to allow for rental housing. The CDD sent an email last week that stated, “The public hearing notice letter for the Shattuck Middle School rezoning will be mailed this afternoon with receipt expected by this weekend. Approximately 185 property owners surrounding the Shattuck Middle School property will receive the letter.” **These 554 signatures are three times the number of notices that were sent out notifying of “public hearing”.**
2. The proposed zoning classification, “Traditional Neighborhood Development District” although listed in the municipal code as a verifiable district, is not actually listed in the City’s zoning map app online as shown in the attached zoning map. Obviously the attached doesn’t show the entire city, just Shattuck area, but note the table showing the zoning classifications and there is no TND. I asked for a .pdf copy of the zoning map for the entire city from the CDD but was told there is not one, but to use the app.
3. This zoning change appears to contradict a statement made by Brad Schmidt, Deputy Director of CDD, on August 9, 2022, in a memorandum to Mayor Lang and the Plan Commission (attached to this package) regarding Rezoning C-1 District to R-1 District – 684 Congress Street. Mr. Schmidt states, “This category is intended to protect and strengthen existing neighborhoods. The R-1 zoning district is consistent with the Comprehensive Plan’s future land use map.” 684 Congress Street is one block from Shattuck Middle School. **Shattuck Middle School should be zoned R-1 to keep consistent with the Comprehensive Plan’s future land use map, AND, the consistency of the neighborhood.**

4. Of the six apartment complexes that have been approved by the City of Neenah in the past five years, totaling 811 apartment units, almost all are surrounded by either Industrial, Commercial or Multi-family zoning. Attached is a document showing the apartment complexes that have been approved and the zoning surrounding those complexes. Beyond the staggering fact the City has approved 811 apartments to be constructed in the past five years, only one has R-1 zoning adjacent to most of the development. Shattuck will have 3 out of four sides surrounded by EXTENSIVE (meaning several blocks worth) of R-1 zoning. Yet this project proposes at least (I say at least because once this gets developed, the chances of someone wanting to build a single-family townhome for ownership purposes next to \$900-\$1200/month apartments is very slim) 132 rental properties.
  
5. Lastly, I'm very disappointed in the way the community has been engaged in this process. To send out a notification that is received roughly ten days prior to the Plan Commission meeting and public hearing, then holding the public hearing on the same day a decision is going to be made on the proposal, appears to the public you're just going through the motions of having a public hearing without any possibility of digesting the material provided and researching further any information that may need further research. I feel like the Plan Commission is simply going to sit through the hearing, then vote in favor of the recommendation of the CDD, which has been working with the developer for months without public input on the proposal that is presented today. Yes, the response will be there was a public meeting held by the School District on this project in June, 2022, but it wasn't THIS proposal. Yes, this proposal is similar to the one presented in June, 2022, but you must realize the vast majority of the 100 or so attendees of that meeting (90% at least) were against the proposal. I believe just 3-4 people spoke in favor of the proposal at that time.

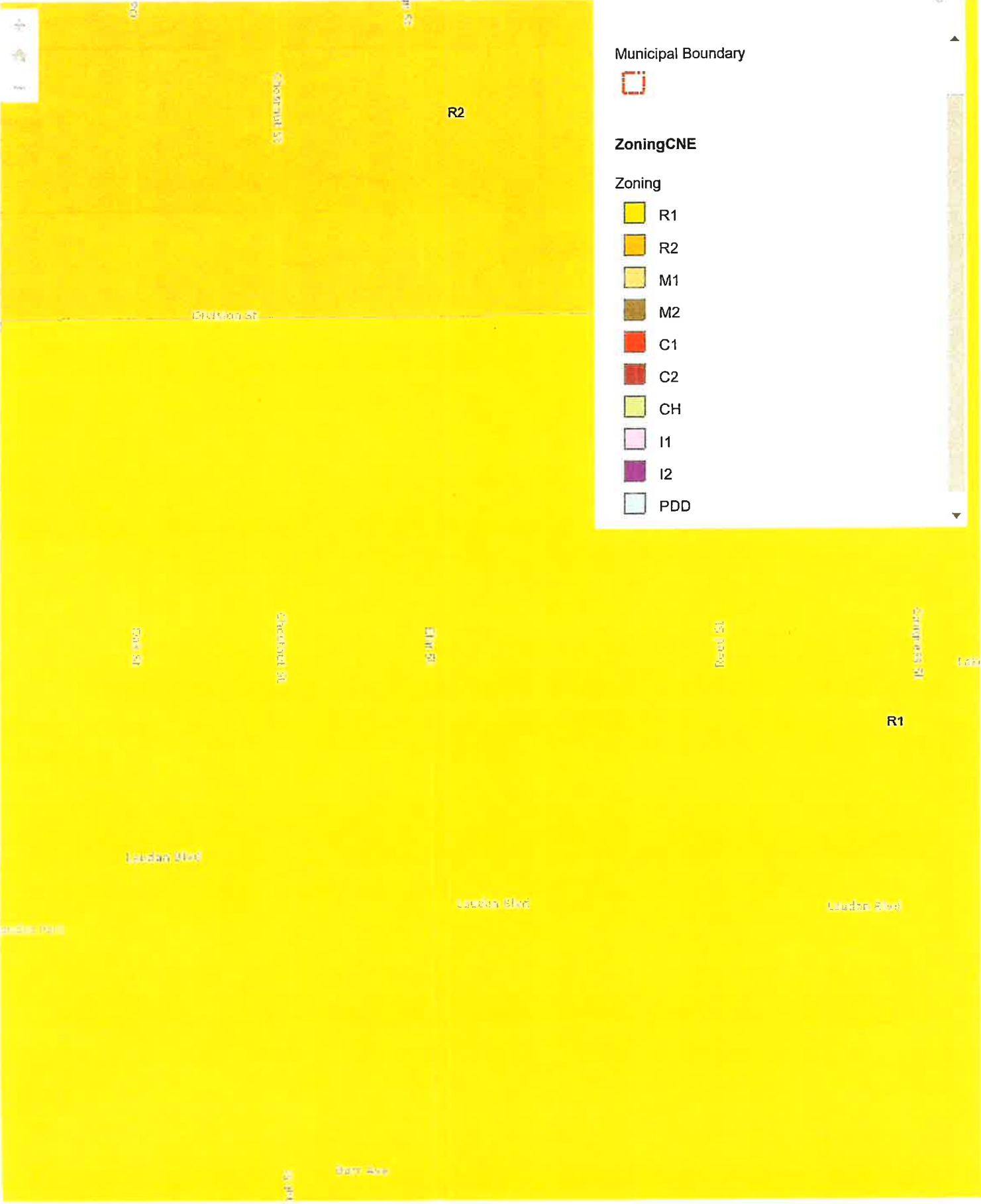
Thank you for your time and attention in reading my concerns. I stand ready and able to help put together a project for this neighborhood that fits the neighborhood characteristics, and quite possibly bring greater tax revenue to the City of Neenah.

Sincerely,

  
Judd Stevenson

Attached: 4 attachments

# Neenah Zoning Map



2 records  
0 layers  
0 queries











## Legend

Municipal Boundary



ZoningCNE

Zoning

-  R1
-  R2
-  M1
-  M2
-  C1
-  C2
-  CH
-  I1
-  I2
-  PDD

## MEMORANDUM

**DATE:** August 9, 2022  
**TO:** Mayor Lang and Plan Commission  
**FROM:** Brad Schmidt, AICP, Deputy Director  
**RE:** Rezoning C-1 District to R-1 District – 684 Congress Street (**Ord. No 2022-15**)

### Request

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

### Background

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



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



**ZONING AROUND  
APARTMENT COMPLEXES APPROVED BY NEENAH IN PAST 5 YEARS**

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

I-2 To North and West, M-1 to NE and SE, small part R-1 to south
2. Bridgwood Golf Course – 5/2022 Council approved = 268 unit apartment complex  
I-2 across RR tracks and south, PDD to north, C-1 to west
3. Solaris – Opened in 2021 on Main Street = 71 apartments  
C-1 to south, C-2 to north, west, east and southeast
4. Between Zacatacus & Ice Rink on Main Street = 39 apartments  
C-2 all around
5. Pendleton Park on Pendleton Road built in 2018 = 196 apartments  
R-1 to east and southeast, Town of Neenah to north, west and southwest
6. Neenah Creek on Winneconne Avenue = 53 apartments  
R-2 to East and North, C-1 to west, R-1 across Winneconne Avenue

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

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

#PROTECTNEENAHNEIGHBORHOODS  
ON-LINE PETITION SIGNATURES

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

#PROTECTNEENANEIGHBORHOODS  
ON-LINE PETITION SIGNATURES

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

#PROTECTNEENAHNEIGHBORHOODS  
ON-LINE PETITION SIGNATURES

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

#PROTECTNEENAHNEIGHBORHOODS  
ON-LINE PETITION SIGNATURES

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

#PROTECTNEENAHNEIGHBORHOODS  
ON-LINE PETITION SIGNATURES

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



**Fw: Shattuck Middle School Zoning**

**Samantha R Jefferson** to: Chris A Haese, Kayla J Kubat, Brad R Schmidt

11/07/2022 02:24 PM

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

Samantha Jefferson, Office Manager  
Community Development Department  
City of Neenah  
Phone: 920-886-6125  
Fax: 920-886-6129

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

LinkedIn: [www.linkedin.com/in/samantha-jefferson](http://www.linkedin.com/in/samantha-jefferson)

*"To serve as the catalyst to a vibrant, growing community."*

----- Forwarded by Samantha R Jefferson/Neenah on 11/07/2022 02:24 PM -----

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

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Dear Planning Commission,

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

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

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

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

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

Thank you for your time considering my comments.

Sincerely,

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

Attachment



Pictures of Neighborhood Concept Front Yards July 2022.pdf



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

8<sup>th</sup> Avenue, Oshkosh, Taken July, 2022



9<sup>th</sup> Ave. Oshkosh, Taken July, 2022



8<sup>th</sup> Avenue, Oshkosh, Taken July 2022



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



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



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

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

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

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

Please consider this alternate option.

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

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

Sincerely,  
Julie M. Bednarz  
602 Reed St.  
Neenah



**Fw: Shattuck proposal**

**Samantha R Jefferson** to: Chris A Haese, Brad R Schmidt,  
Kayla J Kubat

11/07/2022 08:06 AM

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

Samantha Jefferson, Office Manager  
Community Development Department  
City of Neenah  
Phone: 920-886-6125  
Fax: 920-886-6129

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

LinkedIn: [www.linkedin.com/in/samantha-jefferson](http://www.linkedin.com/in/samantha-jefferson)

*"To serve as the catalyst to a vibrant, growing community."*

----- Forwarded by Samantha R Jefferson/Neenah on 11/07/2022 08:06 AM -----

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

---

Chris,

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

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

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

Brian and Katie Weber

SE Neenah neighbors with children at SMM

--

Sent from my iPhone



**Fw: Re: north point Development**

**Samantha R Jefferson** to: Chris A Haese, Brad R Schmidt,  
kkubat

11/04/2022 05:58 PM

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

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

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

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

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

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

Please, please help us stay safe and QUIET.

Sincerely,  
Kathryn M.Dwyer RN



**Fw: the property at Shattuck Middle School**

**Samantha R Jefferson** to: Chris A Haese, Brad R Schmidt,  
Kayla J Kubat

11/03/2022 02:39 PM

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

Samantha Jefferson, Office Manager  
Community Development Department  
City of Neenah  
Phone: 920-886-6125  
Fax: 920-886-6129

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

LinkedIn: [www.linkedin.com/in/samantha-jefferson](http://www.linkedin.com/in/samantha-jefferson)

*"To serve as the catalyst to a vibrant, growing community."*

----- Forwarded by Samantha R Jefferson/Neenah on 11/03/2022 02:38 PM -----

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

---

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

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

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

Thank you for your time

Kevin and Maribeth McCann

November 07, 2022

Molly Becker  
640 Reed Street  
Neenah, WI., 54952

Neenah Planning Commission,

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

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

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

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

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

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

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

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

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

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

Sincerely,  
Molly Becker



## Fw: Shattuck rezone

**Samantha R Jefferson** to: Kayla J Kubat, Brad R Schmidt, Chris A Haese

11/07/2022 08:07 AM

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

Samantha Jefferson, Office Manager  
Community Development Department  
City of Neenah  
Phone: 920-886-6125  
Fax: 920-886-6129

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

LinkedIn: [www.linkedin.com/in/samantha-jefferson](http://www.linkedin.com/in/samantha-jefferson)

*"To serve as the catalyst to a vibrant, growing community."*

----- Forwarded by Samantha R Jefferson/Neenah on 11/07/2022 08:06 AM -----

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

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

Nancy Zeumer Kranpitz  
Sent from my iPad





**Fw: NJSD- Shattuck Middle School Rezoning**

**Samantha R Jefferson** to: Chris A Haese, Kayla J Kubat, Brad R Schmidt

11/07/2022 02:26 PM

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

Samantha Jefferson, Office Manager  
Community Development Department  
City of Neenah  
Phone: 920-886-6125  
Fax: 920-886-6129

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

LinkedIn: [www.linkedin.com/in/samantha-jefferson](http://www.linkedin.com/in/samantha-jefferson)

*"To serve as the catalyst to a vibrant, growing community."*

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

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

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To Whom this message will be taken seriously by,

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

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

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

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

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

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

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

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

I would also rather see 50 condominiums for ownership than 100 rental apartments. All in all this proposal is just not a good fit for this area of Neenah. Too big of a project in too small of a space. My hope is that Neenah Joint School District will look past dollar signs and find a more productive, neighborhood friendly resolution.

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



**Fw: Shattuck Middle School**  
**Samantha R Jefferson** to: Brad R Schmidt

10/31/2022 09:10 AM

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

Samantha Jefferson, Office Manager  
Community Development Department  
City of Neenah  
Phone: 920-886-6125  
Fax: 920-886-6129

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

LinkedIn: [www.linkedin.com/in/samantha-jefferson](http://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**

## CITY PLANNING COMMISSION

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

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

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

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

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

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

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

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

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

The voters, especially the SE corridor should take note.

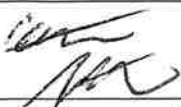




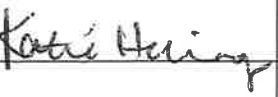
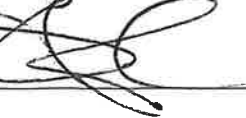
Our mayor does have some overseeing responsibility. Please listen to your supporters.



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

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

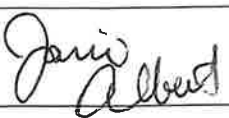




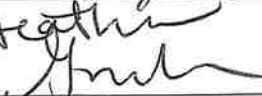


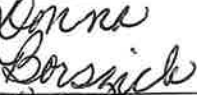

We support the development of single-family housing for Shattuck Middle School because ownership creates a stake in the neighborhood while rentals create transient living. This single-family housing could take the shape of possibly condos for the Shattuck Middle School building. The development of the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

Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
	Latina Harrison	213 High St	715-225-4563
	Kayla Weyker	517 Chestnut	920-905-1505
	Stephanie Tipler	142 Meade St	920-475-6988
	Pieter Boshoven	205 Basworth ct	734 709 3871
Nicole Fen	Nicole Fen	147 olde school Rd	920 634 5681
	Curtis J. Dachelet	121 Regent Place	920 809 3379
<del>Bea Dachelet</del>	Elizabeth Dachelet	121 Regent Place	920-428-0144
	Katie Heing	525 Fallow Dr.	920-428-8555
Megan Buntz	Megan Buntz	1375 Whispering Pines Ln	920-410-7135
	Steven Lind	654 Chestnut St	920 277 4955

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
✓ 	Jamie Albert	305 Laudan Blvd	920 422 0214
✓ 	<del>Jamie</del> Jordan Albert	305 Laudan BLVD	920 422 2455
✓ 	Kara Munoz	315 Laudan Blvd	920-410-7922
✓ 	Becky Froehlich	709 Chestnut St	920-268-9686
✓ 	Kris Payette	675 Chestnut St	920 275 3895
✓ 	Heather Gruber	1241 Campbell St.	920 415 4768
✓ 	Logan Gruber	671 Oak St.	920 - 205-1858
✓ 	Lori Masin	656 Oak St. Neenah	920-475-3155
✓ 	Donna Borszich	670 S. Western Ave Neenah	920-725-8857
✓ 	Elisha Tappin	673 OAK ST. Neenah	715 250 0316

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
	Hunter Kempf	943 Sund Street	920-716-5060
	Riley Kempf	943 Sund Street	920-645-3811
	Susette Charlier	1114 Green Acres Ln. Neenah	920-722-7498
	Dee Wais	1096 Reed St Neenah	920-729-5032
	Michael Protheroe	424 10th St Neenah	920-277-2444
	Crescentia Holbrook	613 Fairview Ave Neenah	920-746-8665
	James Lang	633 Chestnut St Neenah	920-279-0192
	Elizabeth Lang	633 Chestnut St Neenah	920-203-1090
	Nancy Swanson	1743 Harrison St Apt. 1 Neenah	920-215-3325
	Anne Sof	2031 Birdview Ct Neenah	920-205-2085
	Brenda Protheroe	424 10th St Neenah	920-205-9113
	Laura Kempf	629 Chestnut St Neenah	920-740-2045

off signing

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
	DANIEL HARRIN	245 STEVENS ST.	920-460-7017
✓	Kimberly Maggio	712 Congress Pl	920-475-9586
✓	Eric Maggio	712 Congress Pl	920-540-6960
✓	Rebecca Hamrin	701 Congress Pl	414-333-7001
✓	Daniel Hamrin	701 Congress Pl	414-333-3880
✓	Anna Porickova	707 Congress Pl	920-740-4491
✓	Michelle Perry	697 Congress Place	920 205-6750
✓	Adam Poliak	693 Congress Place	920 906437
✓	Abigail Poliak	693 Congress Pl	920 713 0160
✓	Sherry Boris	122 Regent Place	920 725 0219
✓	Melissa Straker	221 Stevens St.	920 205-7832
✓	Warren Moede	218 Congress Street	920 928 2039
✓	Cally Moede	218 Congress Street	415 596 1204

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

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
✓ Paul Kelly	Paul Kelly	665 Congress St.	920 454-0750 <del>920-350</del>
✓ Polly Kelly	Polly Kelly	665 Congress St.	920-454-0756
✓ Elisabeth Hyatt	Elisabeth Hyatt	664 Congress St	208-792-1920 920-
✓ Jeff Hintz	Jeff Hintz	707 Congress St	920-419-3276
✓ Junille Hintz	Junille Hintz	707 Congress St.	920-419-2376
✓ Jeremy Sibel	Jeremy Sibel	746 Congress St.	414-750-4182
✓ Ken Michener	Ken Michener	668 congress ST	920 903-0439
✓ Mardene Welter	Mardene Welter	761 Congress St	920-450-0401
✓ Katherine Krock	Katherine Krock	753 Congress St.	920-725-8550
✓ Benjamin Hoff	Benjamin Hoff	757 Congress St	920 8430995
✓ Kimberly Hoff	Kimberly Hoff	757 Congress St	920 843 0904
x Chloe Demerath	Chloe Demerath	747 Congress St.	920-284-1802

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
	Andrew Duvick	315 Laudan Blvd	920 410 0988
✓	Erica L. Slye	2042 Marathon Ave	920 627 1033
✓	Sara Matuszak	2604 Marathon Ave	920 277 8971
✓	Ann Ginke	707 Chestnut St	920-729-1938
✓	Liz Ginke	1028 South Park Ave Neenah	920-722-8140
✓	Ray Froehlich	709 Chestnut St	920-858-0627
✓	Daniel Dolan	711 Chestnut St	916-990-8483
✓	BRUCE KROEGER	505 DIECKHOFF ST	608 846-9878
✓	Janice Janssen	646 Chestnut St Neenah	920 427-9707
✓	Chelsea Kihala	1640 Pendleton Rd Neenah	920-422-3032
✓	Indra Gibson	1222 Nature Trail Dr. Neenah	262-894-4101
✓	Kelle Saine	1309 Fall View Lane	614-483-1191

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
✓ <i>Bradley Jensen</i>	Bradley Jensen	740 Chestnut St	920-250-2693
✓ <i>Paul Schraufnager</i>	Paul Schraufnager	732 Chestnut St	920-540-0454
✓ <i>Donna Larson</i>	Donna Larson	764 Chestnut St	920-725-1888



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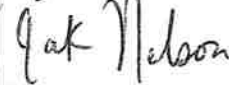
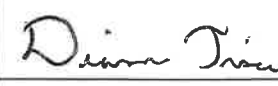

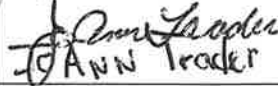





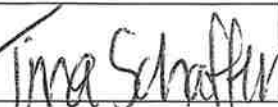
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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
✓ Brian J.	Brian Janssen	646 Chestnut St	(920)475-2363
✓ Jody Drake	Jody Drake	650 Chestnut St.	(920)205-1483
✓ Jesse Drake	Jesse Drake	650 Chestnut St	920-419-1432
✓ Lynne Osmar	Lynne Osmar	53 1/2 Chestnut St	722-3243
✓ Jackie Paustian	Jackie Paustian	757 Oak St.	414-467-5019
✓ Kristina Paustian	Kristina Paustian	761 Oak St.	262-994-3561
Maria Argenal	Maria Argenal	509 Division st.	920-3780218
✓ Cheryl LeBoey	Cheryl LeBoey	511 Division St	920-274-0847
✓ Renee Naemi	Renee Naemi	561 Oak St	920 427 0529
✓ Paul Bogenschutz	Paul Bogenschutz	582 Oak St	920-540-6564
✓ Valery Splittgerber	Valery Splittgerber	603 Chestnut St.	920-312-1502
✓ Karen Jensen	Karen Jensen	609 Chestnut St	920-7225623

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
✓ 	David Marta	614 Chestnut St	920-573-7028
✓ 	Murdock Wado	628 Chestnut St	920-700-7007
✓ 	Jak Nelson	628 Chestnut St	920-484-0298
✓ 	Dianne Fische	617 Chestnut Street	920-850-7010
✓ 	RUTH WOOD	613 Chestnut St	920-725-4720
✓ 	JOANN Trader	625 Chestnut St.	920 213 6251
✓ 	Ben Vanden Heuvel	645 Chestnut	920-284-3502
✓ 	Kristin Vanden Boom	208 Bosworth Ct.	920-830-1919
✓ 	Ann Marie Gruber	671 Oak St	920-252-3330
✓ 	Logan Gruber	671 Oak St	920-255-1558
✓ 	Karmelle Bort	673 Elm St	920-450-7085
✓ 	Tina Schaffert	337 laudan Blvd	920-279-5070

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
	Chris Franz	668 Chestnut St	920-716-3655
	Ryan LaPlin	6388 S. Paynes Pt. Rd.	920-810-2002
	Anthony Stancer	672 Chestnut Street	920-572-4406
	Cassie Demars	676 Chestnut Street	920-903-0840
	Kris Payette	695 Chestnut St	-
	Marcia Riette	667 Chestnut St	920-275-6311
	Don Riette	667 Chestnut St	920-205-1141
	Mark Nampe	663 Chestnut St	920-851-6167
	MARK KELLERMANN	653 CHESNUT ST NEENAH	(920) 777-1793
	Cheryl Timm	649 Chestnut St	920-243-3424
	Kathy Kellermann	653 Chestnut St.	920-722-1793
	Mike Granbiller	634 Chestnut St	920-915-6823

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
✓ Amy Young	Amy Young	632 Chestnut St. Neenah	920-450-4431
✓ Matt Mustain	Matt Mustain	624 Chestnut St. Neenah	920-312-1837
✓ Kat M. Rojo	Katrina Rojo	620 Chestnut St. Neenah	920-527-1789
✓ 	Brandon St. Peter	620 Chestnut St Neenah	920 858 8167
✓ 	Brandi Engen	662 Chestnut St Neenah	920 209 7499
✓ Lois Krake	Lois Krake	664 Chestnut St Neenah	920-740-5382
✓ Tracy Backer	Tracy Backer	657 Chestnut St Neenah	920 475 6908
✓ Ann	Ann Leach	641 Chestnut St Neenah	920-205-9198
✓ 	Keitlyn D'Amico	641 Chestnut St Neenah	920-205-9175
✓ 	Patricia Davis	640 Chestnut St	920-716-2799
✓ Kyle Matson	Kyle Matson	637 Chestnut St.	(608) 628-5586
✓ 	Bailey Matson	637 Chestnut St	920-422-3293

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
<i>[Signature]</i>	Deborah A Small	441 E Franklin Ave	920 841 3906
<i>[Signature]</i>	Lee V Small	441 E Franklin Ave	920 851 5337
<i>[Signature]</i>	Steve Ehke	420 Washington Ave	920-257-6805
<i>[Signature]</i>	Judith Leah Liesch	324 Washington Ave	920-725-1260
<i>[Signature]</i>	Jared Spahn	321 Washington Ave	920-574-4832
<i>[Signature]</i>	Lynne Paba	419 Washington Ave	920-722-0615

info

noted  
meeting  
6pm

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✓ <i>[Handwritten Signature]</i>	Nevis MARTIN	678 Reed St.	920 - 378-2336
✓ <i>[Handwritten Signature]</i>	Joseph Wolkman	741 Reed St.	920 - 843-0122
✓ <i>[Handwritten Signature]</i>	Robert vanBogart	702 Reed St	920-268 8172
✓ <i>[Handwritten Signature]</i>	Angelo Van Bogart	702 Reed St	651-269-2659
✓ <i>[Handwritten Signature]</i>	Kaleigh Hilger	744 Reed St	920-268-5015
✓ <i>[Handwritten Signature]</i>	Matthew J Wol	760 Reed St.	920-205-2927
✓ <i>[Handwritten Signature]</i>	Sally Erdman	764 Reed St	920-725-4619
✓ <i>[Handwritten Signature]</i>	Lisa LaFleur	778 Reed St	920-716-1150
✓ <i>[Handwritten Signature]</i>	Roxanne Slowatyniec	777 Reed St	920-637-4217
✓ <i>[Handwritten Signature]</i>	Lisa Dohr	765 Reed Street	920-277-3114
✓ <i>[Handwritten Signature]</i>	Matt Larsen	768 Reed St	920-851-1410

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

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
✓ Tyler Luebke	Tyler Luebke	519 Washington Ave	920-722-3910
✓ <del>_____</del>	Jill Lueske	3222 WESTFIELD RIDGE	920 915 2245
✓ <del>_____</del>	Tiffany Schmalz	430 E. Franklin Ave	920 2772877
✓ <del>_____</del>	Renee Miller	502 Surrey Ln.	(920) 486-1301
✓ <del>_____</del>	Kristin Hartshorn	612 Kessler Dr.	608 228.3192
✓ Susan Bernier	Susan Bernier	517 Emerson St	920-205-5351
✓ Teresa Ludka	Teresa Ludka	2442 Woodland Terrace	920-574-5974
✓ Kelly Fahnenberg	Kelly Fahnenberg	213 Riva Ridge Ln.	920-202-4914
✓ <del>_____</del>	Krista Macleod	Neenah WI 6336 Paines Point	(414)-840-5454
✓ <del>_____</del>	Tara Muckertide	514 Washington Ave	920-878 0065
✓ Thomas Gill	Thomas Gill	444 Washington	
✓ Susan Knuth	Susan Knuth	414 Washington	



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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
✓	Connie Gauerke	347 Washington Ave.	920-570-0230
✓	Richard Gauerke	347 Washington Ave	920-570-1168
✓	Rhiannon Gauerke	230 Byrd Ave # 5	920 574-0762
✓	CATHY MEYL	424 Washington Ave	920-7354753
✓	Chris Swender	436 Washington Ave	920-857-5606
✓	Patricia A. Heying	708 Chestnut St	262-483-0365
✓	Samarthalies	316 Pine St.	906-721-6020
✓	Aaron Zenner	510 E Franklin Ave.	920-522-2551
✓	Rhonda Smith	508 E. Franklin Ave.	920-460-6131
✓	WILLIAM WALDHART	333 E FRANKLIN AVE	920-722-3074
✓	Lori Hein	429 E Franklin Ave	920-268-9995
✓	James Hein	429 E Franklin Ave	920-843-0777

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

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
✓ Richard Paske	Richard Paske	862 E. Cecil St	920-722-8357
✓ Jan Paske	Jan Paske	862 E Cecil	920-722-8357
✓ Will Scribner	Will Scribner	854 E. Cecil	920-725-5427
✓ Sharon Scribner	Sharon Scribner	854 E. Cecil St	920-725-5427
✓ Enca Duda	Enca Duda	853 E Cecil St.	920.889.8254
✓ SAGE MEYER	SAGE MEYER	853 E CECIL ST	970.402.9593
✓ Matt Abiton	Matt Abiton	863 E. Cecil St.	562 3550574
✓ Cecile LaFond	CECILE LaFOND	863 E CECIL ST.	714 317 0023
✓ Esther LaFond	Esther LaFond	874 E. Cecil St	920-284,3014
✓ Kendra Heckmann	Kendra Heckmann	637 Hansen St.	920-725-4679
✓ Sue Lenz	Sue Lenz	648 Hansen St.	920-722-3523
✓ Tom Jensen	TOM JENSEN	532 RIFORD RD.	920-427-2642

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
✓ Kip White (w/eye)	Kip Whittinger	212 Yorkshire Neenah, WI 54956	920378-1388
✓ enter Stacy Cupara	Stacy Campara	977 Higgins ave Neenah, WI 54956	920-312-4461
✓ from school Lisa Fox	Lisa Fochs	1378 Eagle Feather Tr. Neenah, WI 54956	920-810-4541
✓ in office Jeff Meyer	Tiffany McLounich	1740 Golf Bridge Dr Neenah	
✓ J. Radue	Saret K Radue	1572 Bruce St. Neenah, WI 54956	920 7224523
✓ For consideration Tim Wymann	Tim Wymann	978 Millpond Lane 54956	920-915-9244
✓ Rental Jan Stange	Jan Stanger	616 S Green Bay Rd Apt 3 54956	920-4863334
✓ Debra Kuepfe	Debra Kuepfe	2139 Primrose Ct	920-257-7625
✓ PHIL KUEHL	Phil Kuehl	637 Congress St.	(920) 517-1054
✓ Cory Kuehl	Cory Kuehl	637 Congress St. Neenah, WI 54956	(920) 714-3971
✓ Kristin Arndt	Kristin Arndt	1743 Harrison St. Apt 9 Neenah WI 54956	920-915-5463
✓ © Stephen Kuehl	Stephen Kuehl	637 Congress St.	920-376-2743

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
<i>Miranda Prosser</i>	Miranda Prosser	1479 whittail Drive Neenah, WI. 54956	920-527-5318
<i>C Weinaug</i>	Cynthia weinaug	1572 Kingswood Drive Neenah WI 54956	920-527-7703
<i>P Weinaug</i>	Paul weinaug	1572 Kingswood Drive Neenah WI 54956	920-486-3658

7/20 Sue

~~112 acres?~~

①  
~~No~~  
22  
3m

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
<i>[Handwritten Signature]</i>	Matt Wachob	715 Elm St Neenah	920 376-1779
<i>[Handwritten Signature]</i>	Sara Verhage	745 Elm St Neenah	920-590-2482
<i>[Handwritten Signature]</i>	Scott Blank	741 Elm St.	715-771-0328
<i>[Handwritten Signature]</i>	PAT ERMI'S	754 ELM ST.	—
<i>[Handwritten Signature]</i>	MAYAN JAWOROWITZ	754 ELM ST	920-479-5426
<i>[Handwritten Signature]</i>	SUBRISHIT ELIAS	754 ELM ST	920-964-4345
<i>[Handwritten Signature]</i>	Rhexene Arboleda	770 Elm St.	(920)284-2267
<i>[Handwritten Signature]</i>	Clarissa Arboleda	770 Elm Street Neenah, WI 54956	(920)750-7453
<i>[Handwritten Signature]</i>	Calix Arboleda	766 Elm St.	(920)632-1846
<i>[Handwritten Signature]</i>	JAMES E FRAUEN	776 ELM ST	920 722-8553
<i>[Handwritten Signature]</i>	Chad Kelly	778 Elm St	920 504 5080
<i>[Handwritten Signature]</i>	Chris Patrotic	508 E Cecil St	920-890-1265

7/11/22 Rain

~~Sue~~

(73)

528  
500

ELM  
765  
753

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
✓ Alyssa Bastar	Alyssa Bastar	512 E Cecil St Neenah, WI 54956	(360) 259-1557
✓ Tomi Fulk	Tomi Fulk	761 Elm St Neenah, WI 54956	
✓ Ed Fulk	Ed Fulk	761 Elm St Neenah, WI	
✓ Kim Payne	Kim Payne	757 Elm St Neenah, WI	
✓ Jay Krebeck	Jay Krebeck	757 Elm St Neenah	
✓ Kristin Verage	Kristin Verage	745 Elm St	
✓ K. Osborne	K. Osborne	773 Elm St Neenah, WI	
✓ Heather Oberstadt	Heather Oberstadt	516 E Cecil St. Neenah, WI 54956	
✓ Angela Konke	Angela Konke	719 Elm St Neenah, WI 54956	(920) 810-1071
✓ Justin Kalle	Justin Kalle	717 Elm St.	
✓ Crystal Bland	Crystal Bland	714 Elm St Neenah, WI 54956	715-440-2847
✓ Scott Rice	Scott Rice	717 Elm Neenah WI 54956	

729  
728

(24)

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514  
NE

516  
NO  
520  
NO

Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
	Jayson Christensen	503 Elm St	920-903-0452
	BJ Hank	512 Elm St	920-929-1860
	Hilary McCall	524 Elm St	920-470-1010
	Deed Decker	528 Elm St	920-750-1750
	Caitlin Burkholz	632 Elm St	920-312-3959
	Nick Birkhoff	532 Elm St	920-213-7657
	John Sawber	833 S COMMERCIAL ST	920-517-7748
	Scott Smith	2513 Bishops Lane	920-378-1244
	Scott Wolff	713 S. Commercial St	920-594-0215
	Michelle Bobbitts	749 Elm St	920 277 3210
	Mark Hill	769 Elm St	920-636-5554
	Nathaniel Deuss	749 Elm St.	920-585-7366

no  
with  
addresses

Printer



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

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

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

Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
✓ Mary Fink	Mary Fink	733 Elm St. Neenah	(920) 969-0174
✓ Greg Bucholtz	Greg Bucholtz	725 Elm St. Neenah	—
✓ David Tom	DAVID TOM	700 Chestnut ST	920-422-5112
✓ Pete Finch	Pete Finch	713 Elm St Neenah WI 54956	920 851 0178
✓ Cindy Koehn	Cindy Koehn	536 Elm St. Neenah	(920) 427-4072
✓ Tom Blohm	TOM BLOHM	531 Elm ST NEENAH	920 (427-8916
✓ Mike Blohm	MIKE Blohm	845 Maple St Neenah	920 810-2847
✓ Rick Gunderson	Rick Gunderson	521 Burr Ave	920-475-9445
✓ Megan Ruffin	megan Ruffin	256 Chestnut St Neenah WI 54956	414-935-8734
✓ Juan Saucedo	JUAN SAUCEDO	256 CHESTNUT Neenah WI 54956	414-935-8737
✓ Ken Mercier	Ken Mercier	760 Chestnut St Neenah WI 54956	920 629 2401
✓ Sarah Mercier	Sarah Mercier	760 chestnut st Neenah WI 54956	920-277-9920

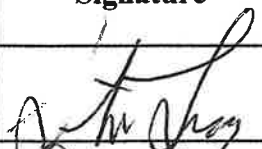
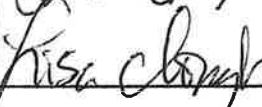
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✓  
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:59.009

Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
	Steve Lenz	721 Kensington Rd. Neenah, WI 54956	920-585-1519
	Lisa Clough	836 Irish Rd Neenah, WI 54954	920.809.5023

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
✓ William Wallingford	William Wallingford	120 Regent Place Neenah	215-6340
✓ Susan Wallingford	Susan Wallingford	120 Regent Place	920 215-6340
✓ Anne Mortell	Anne Mortell	245 Stevens St - Neenah	920-428-3139
✓ Veronica Simon	Veronica Simon	415 Park St - Neenah	722-0638
✓ Leesa Erickson	Leesa Erickson	1144 SnaggyBark Dr, Neenah	920-450-3985
✓ Anne Paulus	ANNE PAULUS	701 YORKSHIRE ROAD NEENAH	920-205-3751
✓ Judith Zaretzke	Judith Zaretzke	1129 S Pauline Neenah	920-722-1291
✓ Jan Paul	Janice G. Paul	602 Division St	920-725-6097
✓ David R Paul	David R. Paul	602 Division St	920-725-6097

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
✓ <i>P.D. Florek</i>	PHILIP D. FLOREK	1140 Lynrose Lane	920-725-5787
✓ <i>Mary Florek</i>	Mary Florek	1140 Lynrose Lane	920-725-5787
✓ <i>Paul Wogers</i>	PAUL WOGERS	1223 Meadow LA	920 727 2139
✓ <i>Elizabeth Grass</i>	ELIZABETH GRASS	1242 FAWN DR, Neenah	920-722-3035
✓ <i>Donald E Miller</i>	DONALD E MILLER	1555 LYON DR Apt 28 Neenah	920 725 3778
✓ <i>Sandy Miller</i>	Sandy Miller	1555 Lyon Dr. Apt 32 Neenah	920-725-3778
✓ <i>Thomas Crist</i>	Thomas Crist	1148 Lynrose Lane, Neenah	920 216 3411
✓ <i>Mary Jo Crist</i>	MARY Jo Crist	1148 Lynrose Lane, Neenah	920-427-4347
✓ <i>Deborah Griffith</i>	Deborah Griffith	108 Regent Ln	920-540-2342
✓ <i>Gail Goetz</i>	Gail Goetz	1135 MANUEL DR. 25	920 213 2285
✓ <i>David Zimmerman</i>	DAVID ZIMMERMAN	1211 LYNROSE	920-725-6310
✓ <i>Esther Zimmerman</i>	Esther Zimmerman	1211 LYNROSE LN Neenah	920-428-4467

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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
✓ [Signature]	Dennis Friedrich	760 Chestnut St.	920/904-5571
✓ [Signature]	Suzanne Keeler	760 Chestnut St.	920-205-3788
✓ [Signature]	Rachel Atencio	211 Langley Blvd	920810-1936
✓ [Signature]	DAVID Baramak	507 E Cecil St	920 969-3941
✓ [Signature]	Lucas Frisby	1085 Holley Ct.	920-944-7333
✓ [Signature]	Jenny Morrow	470 Higgins Ave	920-470-9814
✓ [Signature]	Taylor Douglas	749 Elm St. Neenah, WI 54956	920 205 8882
✓ [Signature]	Kathy Jacobsen	528 E. Cecil St. Neenah, WI 54956	920-915-4615
✓ [Signature]	Jacobson	528 E. Cecil St Neenah WI 54956	920 915-7159
✓ [Signature]	Tony Van Schoek	1607 Fernington Ct	

531 We, the Shattuck Middle School neighborhood, and concerned citizens of Neenah, petition the Neenah City  
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Signature	Print Full Name	Mailing Street Address in Neenah	Telephone
<i>Beth Martin</i>	Beth Martin	717 Elm St Neenah, WI	920-729-4400
<i>Maribeth McCann</i>	maribeth McCann	671 Elm St., Neenah	920-722-2032
<i>Kevin McCann</i>	Kevin McCann	671 Elm St. Neenah	920-722-2032
<i>Diane Epertner</i>	Diane Epertner	<del>669 Elm St. Neenah</del>	<del>920-340-0518</del>
<i>Sue Anger</i>	Sue Anger	657 Elm St Neenah	920-881-8331
<i>Judy Anger</i>	Judy Anger	657 Elm St Neenah	920-409-1668
<i>Bethanne Riley</i>	Bethanne Riley	655 elm.	715 254 5547
<i>Pat Riley</i>	Pat Riley	655 Elm St	715 254 5548
<i>Mark Kottke</i>	Mark Kottke	637 elm st	920-217-6759
<i>Diane Epertner</i>	Diane Epertner	649 ELM STREET	920-277-2892
<i>Carol G. Gissom</i>	Carol G. Gissom	535 Elm St	920 475 7411
<i>Michelle L. Gissom</i>	Michelle L. Gissom	535 Elm St	540-60493 920-41

637 st. 530

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**Fw: Shattuck school property rezone**

**Samantha R Jefferson** to: Chris A Haese, Brad R Schmidt,  
kkubat

11/04/2022 05:59 PM

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

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

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

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

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

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

Sent from my iPad



**Fw:**

**Samantha R Jefferson** to: Chris A Haese, Brad R Schmidt,  
kkubat

11/04/2022 05:55 PM

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

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

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

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

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





## Fw: Shattuck Rezoning

**Samantha R Jefferson** to: Chris A Haese, Brad R Schmidt,  
Kayla J Kubat

11/07/2022 08:07 AM

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

Samantha Jefferson, Office Manager  
Community Development Department  
City of Neenah  
Phone: 920-886-6125  
Fax: 920-886-6129

Email: [sjefferson@ci.neenah.wi.us](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 11/07/2022 08:07 AM -----

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

---

Hello Chris –

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

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



**Fw: Rezoning Shattuck**

**Samantha R Jefferson** to: Kayla J Kubat, Brad R Schmidt, Chris A Haese

11/07/2022 08:01 AM

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

Samantha Jefferson, Office Manager  
Community Development Department  
City of Neenah  
Phone: 920-886-6125  
Fax: 920-886-6129

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

LinkedIn: [www.linkedin.com/in/samantha-jefferson](http://www.linkedin.com/in/samantha-jefferson)

*"To serve as the catalyst to a vibrant, growing community."*

----- Forwarded by Samantha R Jefferson/Neenah on 11/07/2022 08:01 AM -----

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

---

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

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

--

**Laura K**



**Fw: Proposed Shattuck development**

**Samantha R Jefferson** to: Brad R Schmidt, Chris A Haese, kkubat

11/04/2022 05:58 PM

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

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

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

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

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

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

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

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

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

Sincerely,

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



**Fw: Rezoning of Shattuck property**

**Jane B Lang** to: Brad R Schmidt, David C Rashid

11/07/2022 03:12 PM

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

FYI - one more letter.

Jane B. Lang  
Mayor  
City of Neenah  
Phone: 920-886-6104  
E-mail: [jiang@ci.neenah.wi.us](mailto:jiang@ci.neenah.wi.us)  
Web site: [www.ci.neenah.wi.us](http://www.ci.neenah.wi.us)  
211 Walnut Street, P.O. Box 426  
Neenah, WI 54957

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

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

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

**MEMORANDUM**

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

**RE:** Rezoning Shattuck Middle School property

**DATE:** November 7, 2022

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

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

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

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

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

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

Thank you for your time and consideration.

Regards,

Megan Florek



**Fw: Rezoning of Shattuck School Land for development**

**Samantha R Jefferson** to: Brad R Schmidt, Chris A Haese,  
Kayla J Kubat

11/07/2022 08:06 AM

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

Samantha Jefferson, Office Manager  
Community Development Department  
City of Neenah  
Phone: 920-886-6125  
Fax: 920-886-6129

Email: [sjefferson@ci.neenah.wi.us](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 11/07/2022 08:06 AM -----

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

---

Hello,

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

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

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

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

allow this to be changed.

Sincerely,

Michael Congrove

--

**MJC Consulting, LLC.**

Michael Congrove

707 Elm St.

Neenah, WI 54956

301.367.5395

301.942.1362 fax

[michaelcongrove@gmail.com](mailto:michaelcongrove@gmail.com)

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

## MEMORANDUM

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

**RE:** Rezoning Shattuck Middle School

**DATE:** November 5, 2022

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

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

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

Findings of the Police Data analysis:

1. The data shows that compared to the current northeast neighborhoods, the three comparable neighborhoods have **ten times** the police calls. These rental properties, with similar make-up and density as the proposed development, produce **ten times** the number of police calls. The Northpointe development, as planned, would make more than **1200 more police calls**, negatively impacting police services in our city and further burdening our current police force. If the Shattuck property remained R-1 zoning, the expected call would be 90% less than 1200 predicted.
2. Police calls are also sorted by priority, 1-5, with priority five being the least severe, getting more severe the lower the priority number. Priority 1 is reserved for special duties



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

Table 1: Call Priority Examples

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

*Data Conclusions:*

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

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

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

## Other Considerations

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

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

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

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

Conclusion and Call to Action:

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

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

Sincerely,

Tim Florek

Attached: 2 Attachments

## Police Incident Analysis of Comparable Apartment Developments Vs. Existing Neighborhood

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

Space in Acres	Estimated Additional Incidents per year	Estimated Additional Per month
----------------	---	--------------------------------

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

### Neenah Northeast Neighborhoods 214.98 Acres

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



### Primrose Apartments 5.2 Acres

**Six Times more incidents**



### Southview Apartments 2.58 Acres

**Fifteen Times more incidents**



### Western Townhomes 3.9 Acres

**Nine Times more incidents**

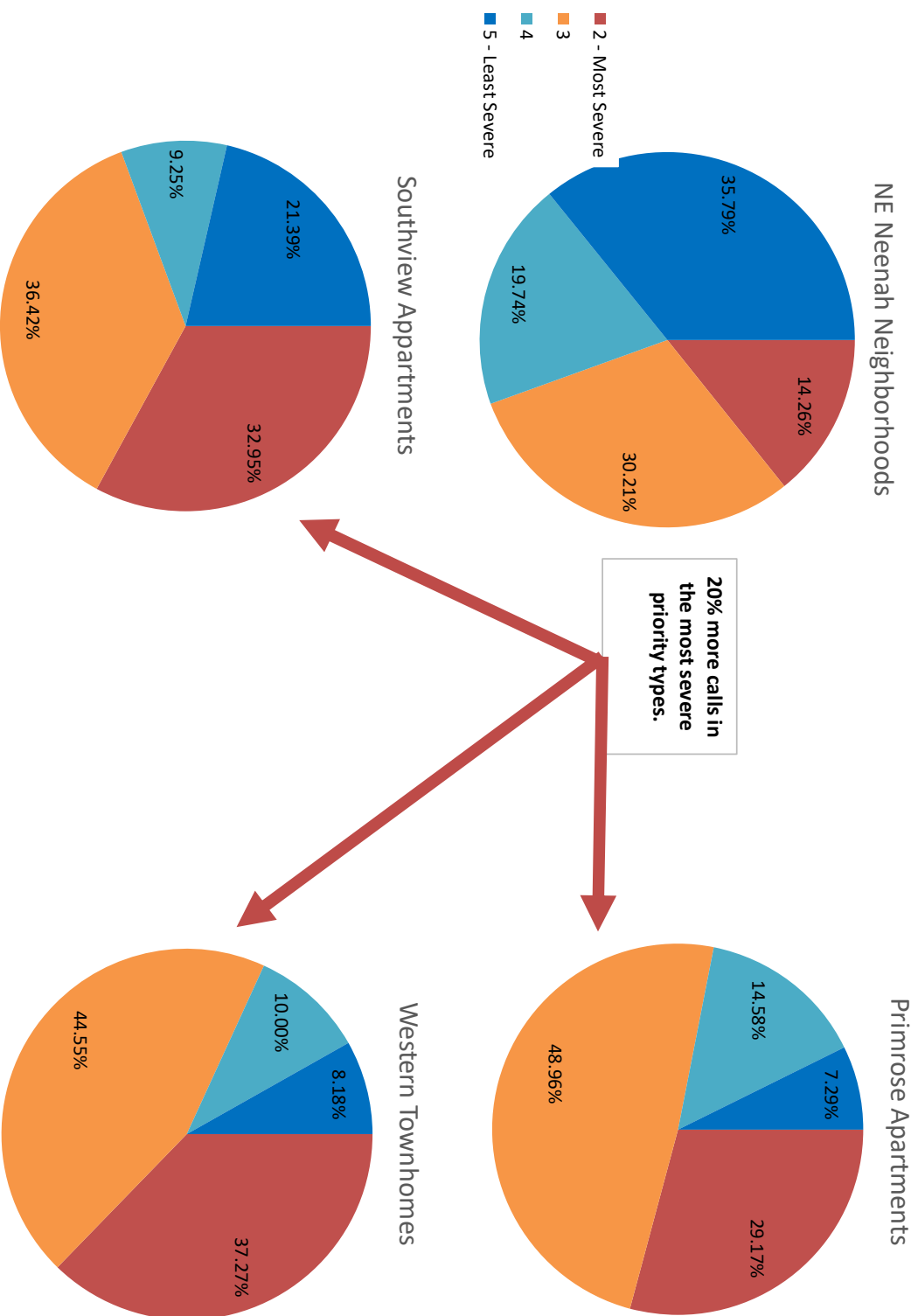


### Data Considerations/Filters Applied (Recommended by Neenah Police Officer)

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

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

# Call Priority: Comparable Apartment Developments Vs. Existing Neighborhood



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

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



## Fw: Shattuck Property Feedback

**Samantha R Jefferson** to: Chris A Haese, Brad R Schmidt,  
Kayla J Kubat

11/07/2022 02:01 PM

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

Samantha Jefferson, Office Manager  
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](http://www.linkedin.com/in/samantha-jefferson)

*"To serve as the catalyst to a vibrant, growing community."*

----- Forwarded by Samantha R Jefferson/Neenah on 11/07/2022 02:01 PM -----

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

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Dear City of Neenah – Community Development,

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

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

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

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

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

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

Sincerely; and physically and mentally stable so far,

Tom and Karen Camann

716 Reed Street

November 7, 2022

Dear: Plan Commission Members

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

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

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

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

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

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

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

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

Sincerely,

Thomas Beck  
1062 Kalfahs Street  
Neenah





## Fw: Thoughts on Shattuck Rezoning

**Samantha R Jefferson** to: Brad R Schmidt, Chris A Haese,  
Kayla J Kubat

11/10/2022 11:22 AM

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

Samantha Jefferson, Office Manager  
Community Development Department  
City of Neenah  
Phone: 920-886-6125  
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Email: [sjefferson@ci.neenah.wi.us](mailto:sjefferson@ci.neenah.wi.us)

LinkedIn: [www.linkedin.com/in/samantha-jefferson](http://www.linkedin.com/in/samantha-jefferson)

*"To serve as the catalyst to a vibrant, growing community."*

----- Forwarded by Samantha R Jefferson/Neenah on 11/10/2022 11:22 AM -----

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

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Hi –

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

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

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

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

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

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

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

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

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

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

THIS is the reality of affordable housing.

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

you get the point.

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

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



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

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**DATE:** November 29, 2022  
**TO:** Mayor Lang and Plan Commission  
**FROM:** Brad Schmidt, AICP, Deputy Director  
**RE:** Public Comments - Shattuck Middle School Redevelopment

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The Community Development Department is committed to ensuring that members of the Plan Commission and Common Council are presented with all of the public comments that have been submitted as part of the proposal to rezone the Shattuck Middle School property.

Minutes from the November 8, 2022, Plan Commission meeting are attached to this Plan Commission packet and can be found online by clicking [here](https://www2.ci.neenah.wi.us/committees.nsf/638cebc9ae6dfc22862575ef0068e7f9/4b954e9723235290862588f7005202b7?OpenDocument) (<https://www2.ci.neenah.wi.us/committees.nsf/638cebc9ae6dfc22862575ef0068e7f9/4b954e9723235290862588f7005202b7?OpenDocument>).

In addition, the Common Council held a public hearing on November 16, 2022. Information from that meeting can be found by clicking [here](https://www2.ci.neenah.wi.us/committees.nsf/0/3323DD6ED7B8FC3686258823006037AA) (<https://www2.ci.neenah.wi.us/committees.nsf/0/3323DD6ED7B8FC3686258823006037AA>).

The City has received additional public comments via email, letters and memos since the last Plan Commission meeting. All of the public comments can be viewed by clicking [here](https://www.ci.neenah.wi.us/shattuckcomments/) (<https://www.ci.neenah.wi.us/shattuckcomments/>). This webpage will be updated if more comments are submitted before the Plan Commission meeting. For those who would like a printed copy of the comments, please let me know before the meeting.

If you have any further questions, please don't hesitate to contact me.

Sincerely,

Brad Schmidt, AICP  
Deputy Director  
Department of Community Development  
[BSchmidt@ci.neenah.wi.us](mailto:BSchmidt@ci.neenah.wi.us)  
(920) 886-6126



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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.**



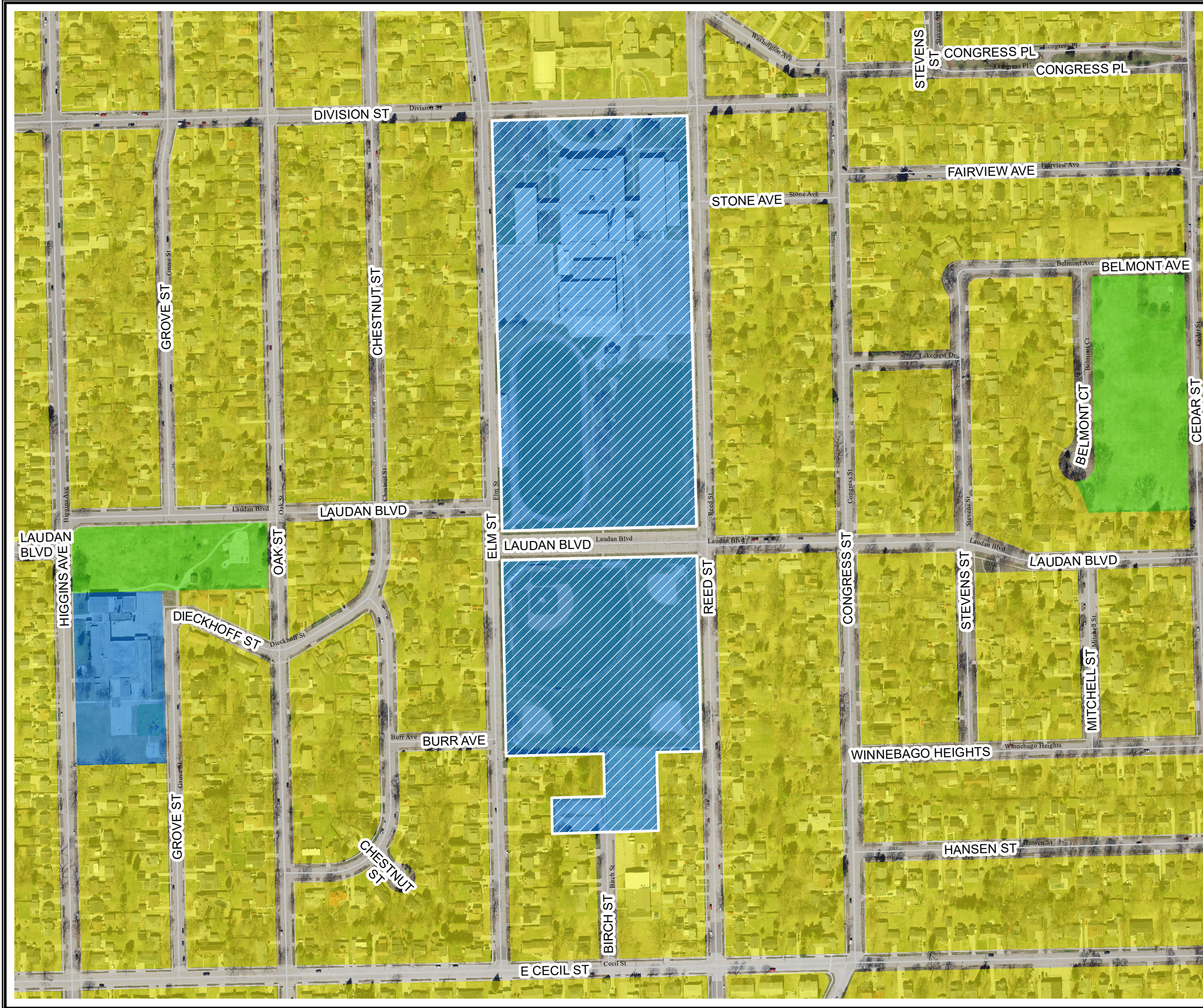
# Future Land Use City of Neenah

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

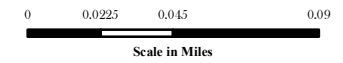
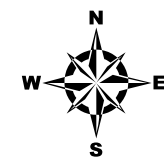
### GISDATA.DBO.ctrx

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:

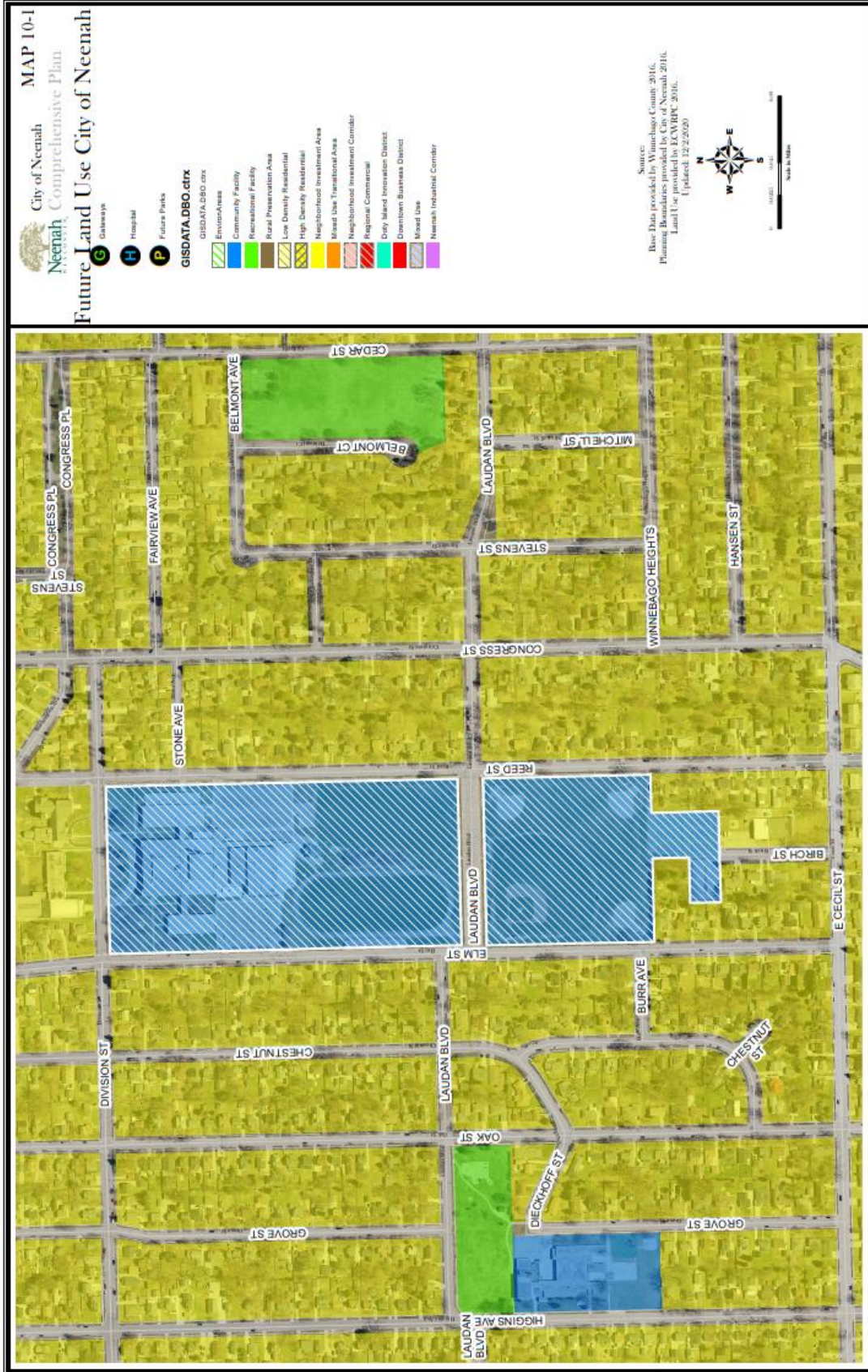
PLAN COMMISSION  
CITY OF NEENAH, WISCONSIN

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.

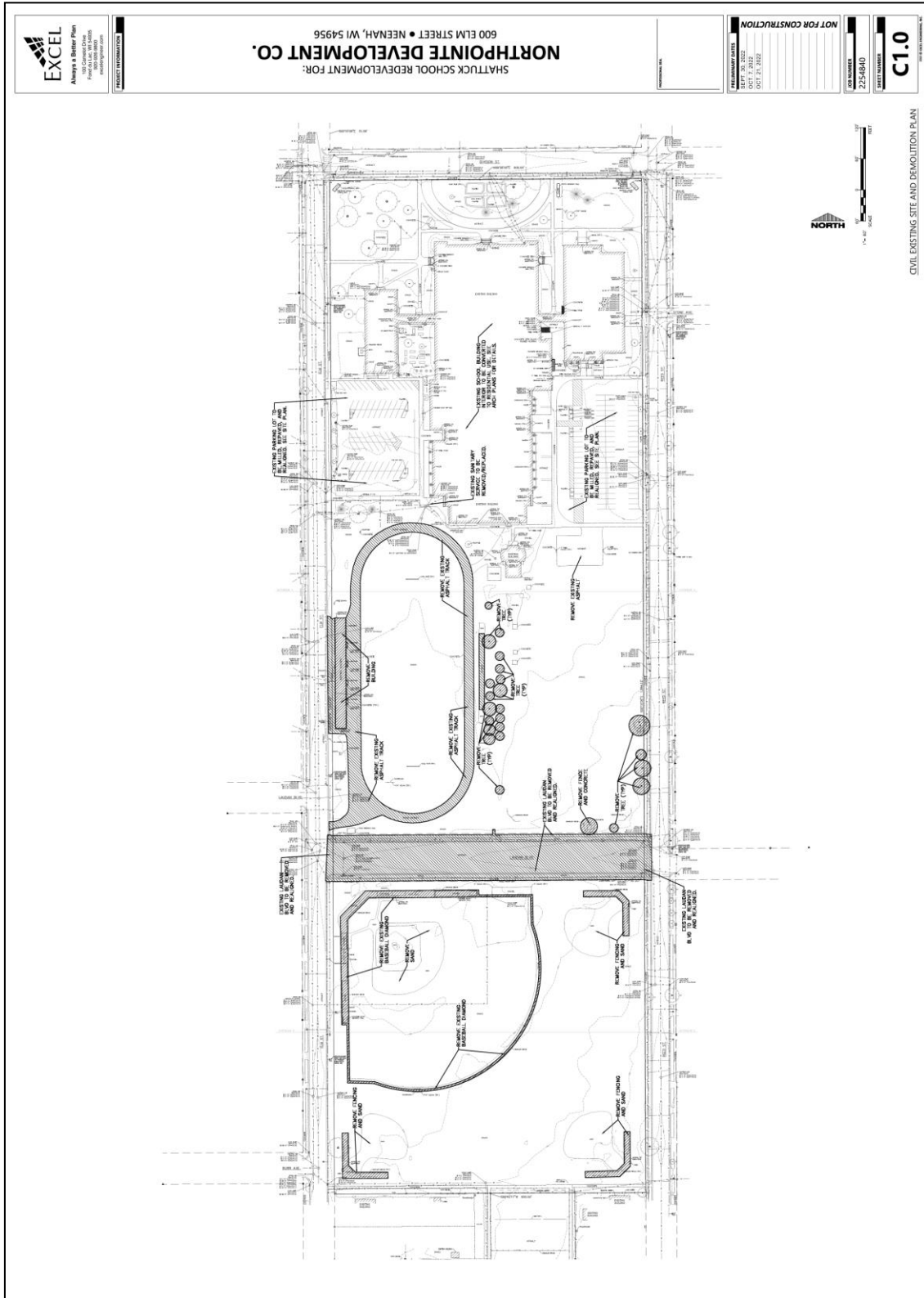
**Summary**

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.

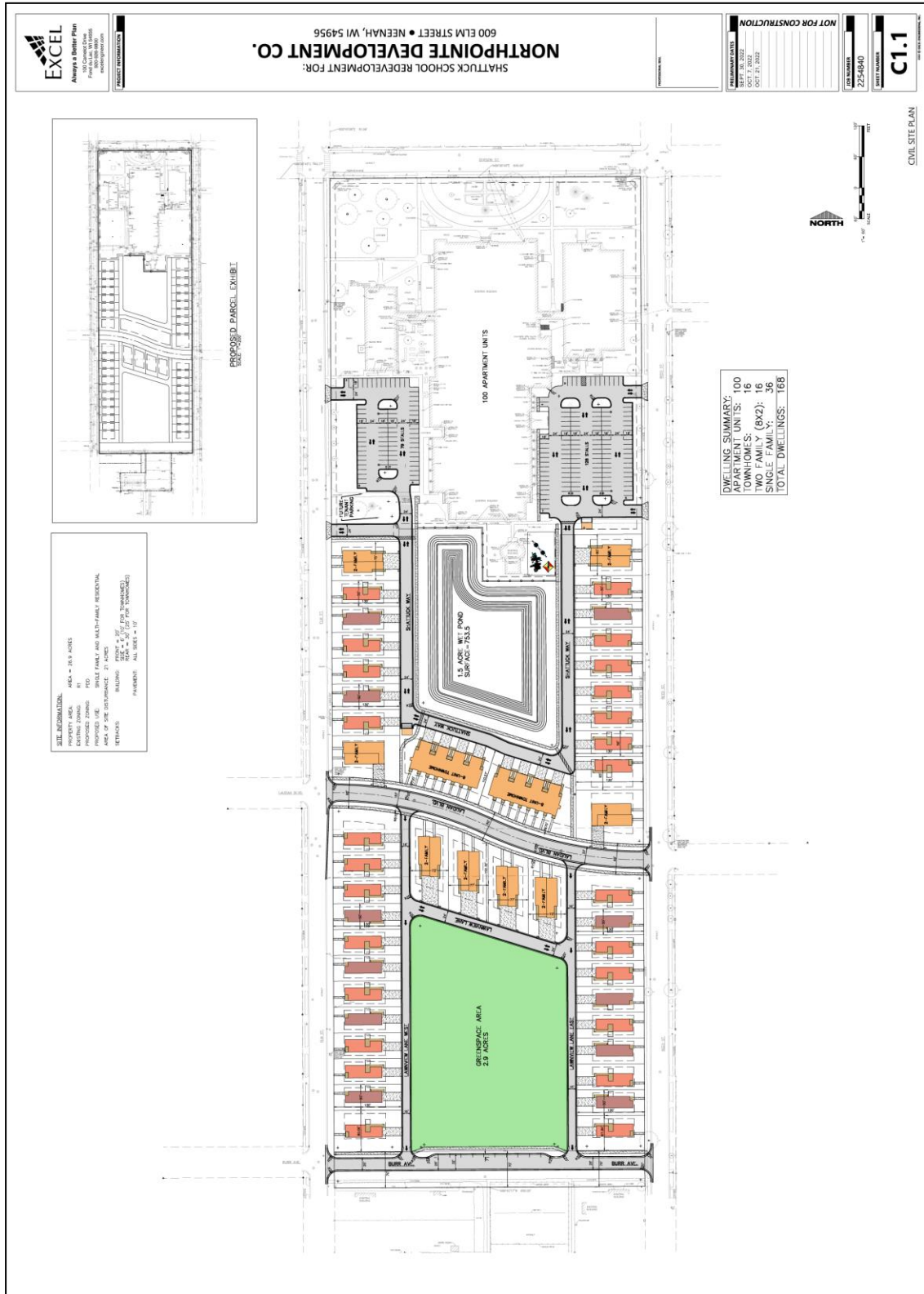
**Recommendation**

**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.**

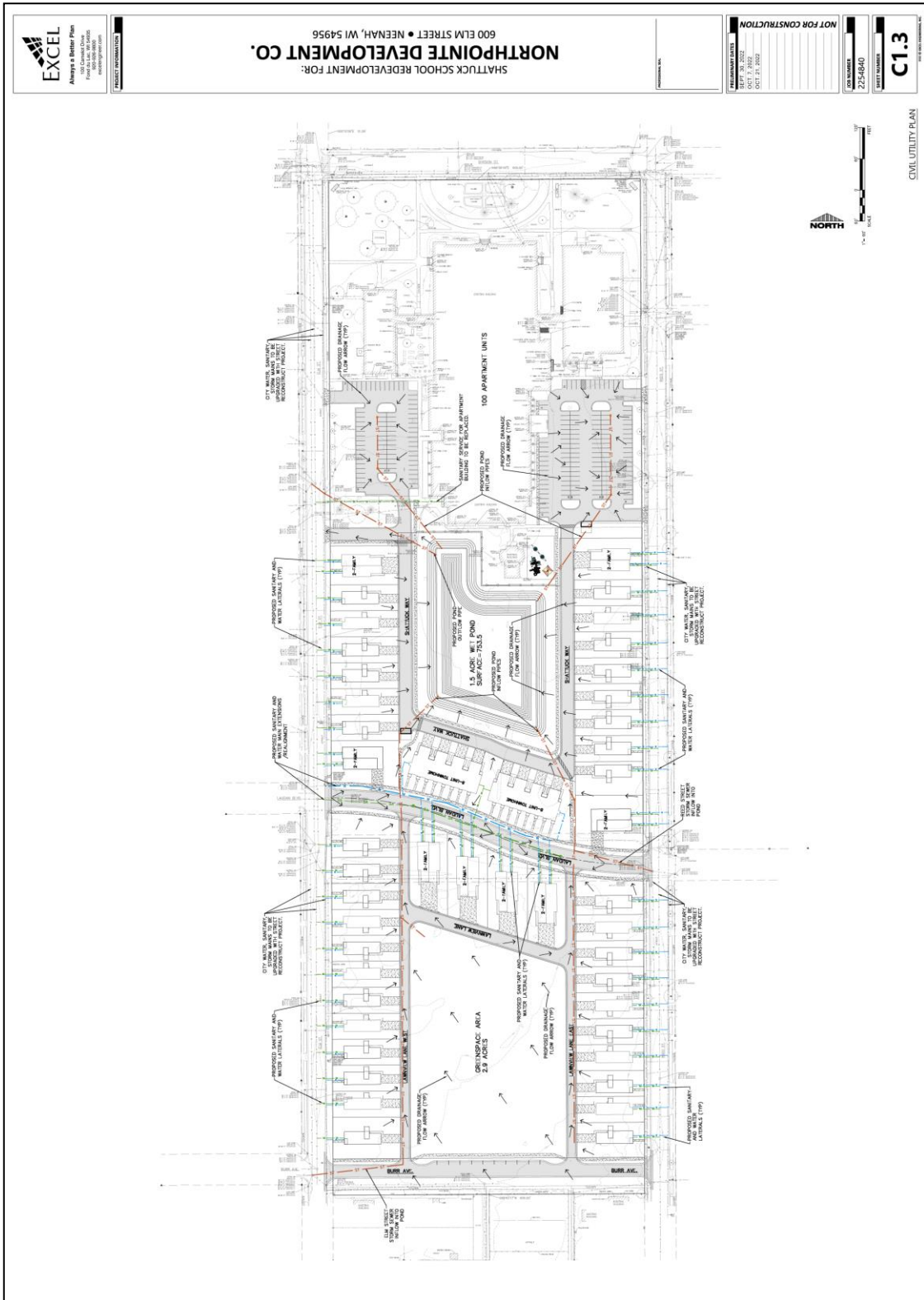
**Existing Conditions/Demo Plan**



**Conceptual Master Development Plan**



Conceptual Utility Plan



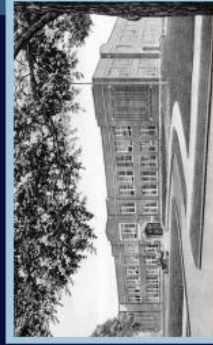
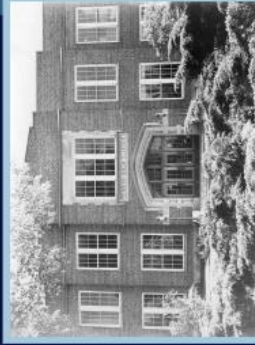
**NORTHPOINTE DEVELOPMENT CO.**  
 SHATLACK SCHOOL REDEVELOPMENT FOR:  
 600 ELM STREET • NEENAH, WI 54956

**NOT FOR CONSTRUCTION**  
 PROJECT NUMBER: 22-0660  
 DATE: OCT 27, 2022

**C1.3**  
 CIVIL UTILITY PLAN

*Restored Historic Openings*

**SHATTUCK SCHOOL  
APARTMENTS**



AFTER



BEFORE

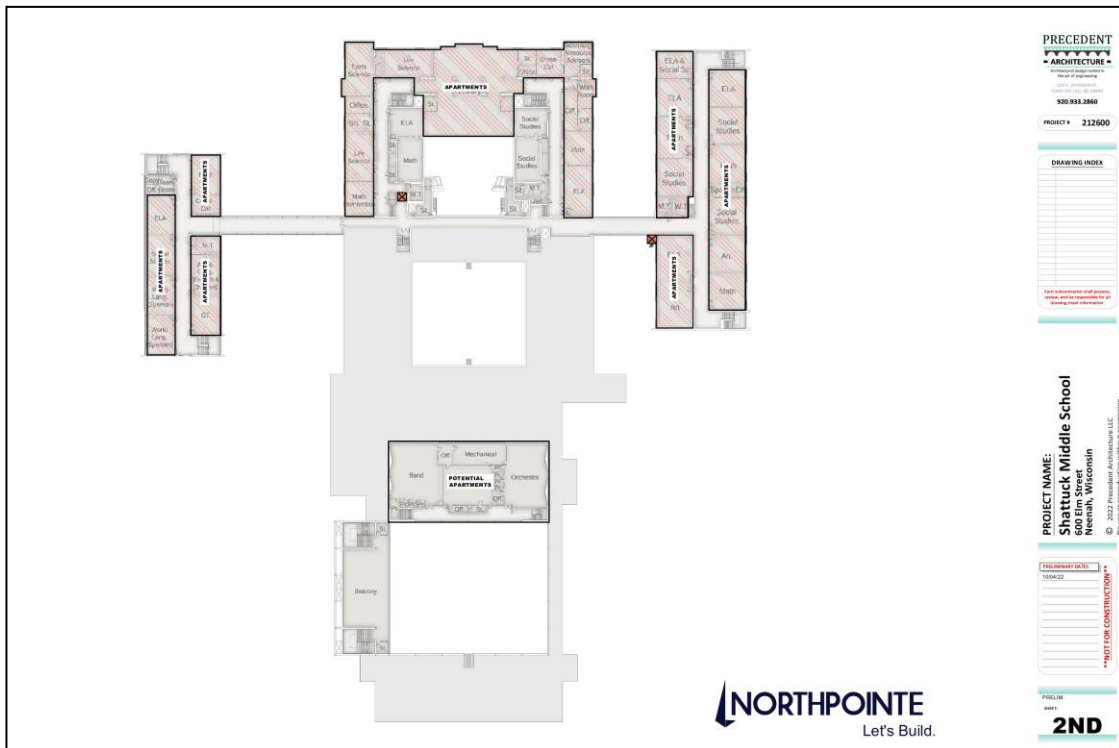
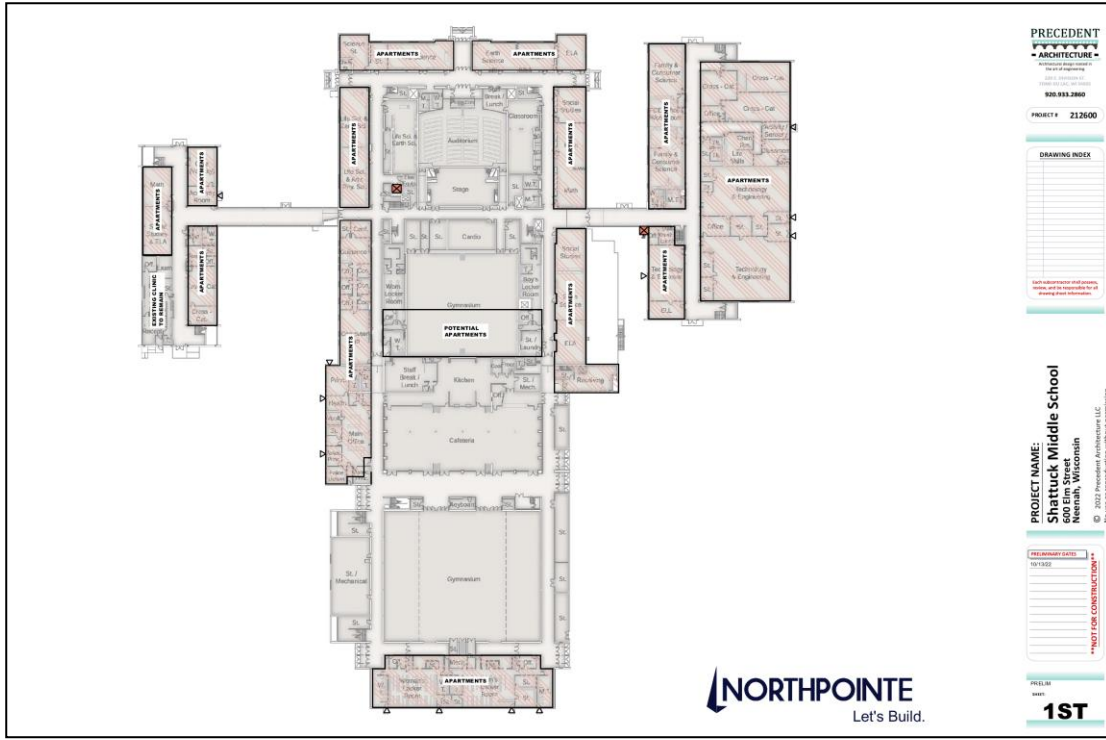
**RESTORED HISTORIC OPENINGS**

PRECEDENT  
Architecture  
ARCHITECTURE, P.C.  
A Division of

**NORTHPOINTE**  
Let's Build.



**Apartment Layout**



**Conceptual Single-Family Dwelling**

# SHATTUCK SCHOOL NEIGHBORHOOD - CONCEPT DWELLINGS



SINGLE FAMILY

TWO FAMILY



AFTER

CORNER OF ELM AND LAUDON



1ST FLOOR PLAN  
LIVING, DINING, KITCHEN, BATH, BED

2ND FLOOR PLAN  
BED, BATH, HALL, CLO

TWO FAMILY  
Sample Floor Plans



1ST FLOOR PLAN  
LIVING, DINING, KITCHEN, BED

2ND FLOOR PLAN  
BED, BATH, HALL, CLO

SINGLE FAMILY  
Sample Floor Plans



BEFORE

CORNER OF ELM AND LAUDON



**NORTHPOINTE**  
Let's Build.



PRECEDENT  
ARCHITECTURE  
THE ART OF PROGRESS



City of Neenah

October 20, 2022

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

Owner Name/Address:

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

Developer Name/Address:

Northpointe Development  
Attn: Andy Dumke  
230 Ohio Street  
Oshkosh, WI 54902

Project:

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

Request:

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

Legal Description:

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

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



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

From Winnebago County GIS:

Includes Parcel IDs: 80803300000, 80900750000, 80900740000, and 80900440000.

Current Site Conditions:

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

Proposed Development:

The proposed development is includes the following dwelling units:

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

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

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

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

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

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

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

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

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

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

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

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

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	ONE	TWO	THREE	FOUR	FIVE	SIX	SEVEN	EIGHT	NINE
COUNTY:									
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

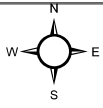
### Physical therapy services:

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

### Also available:

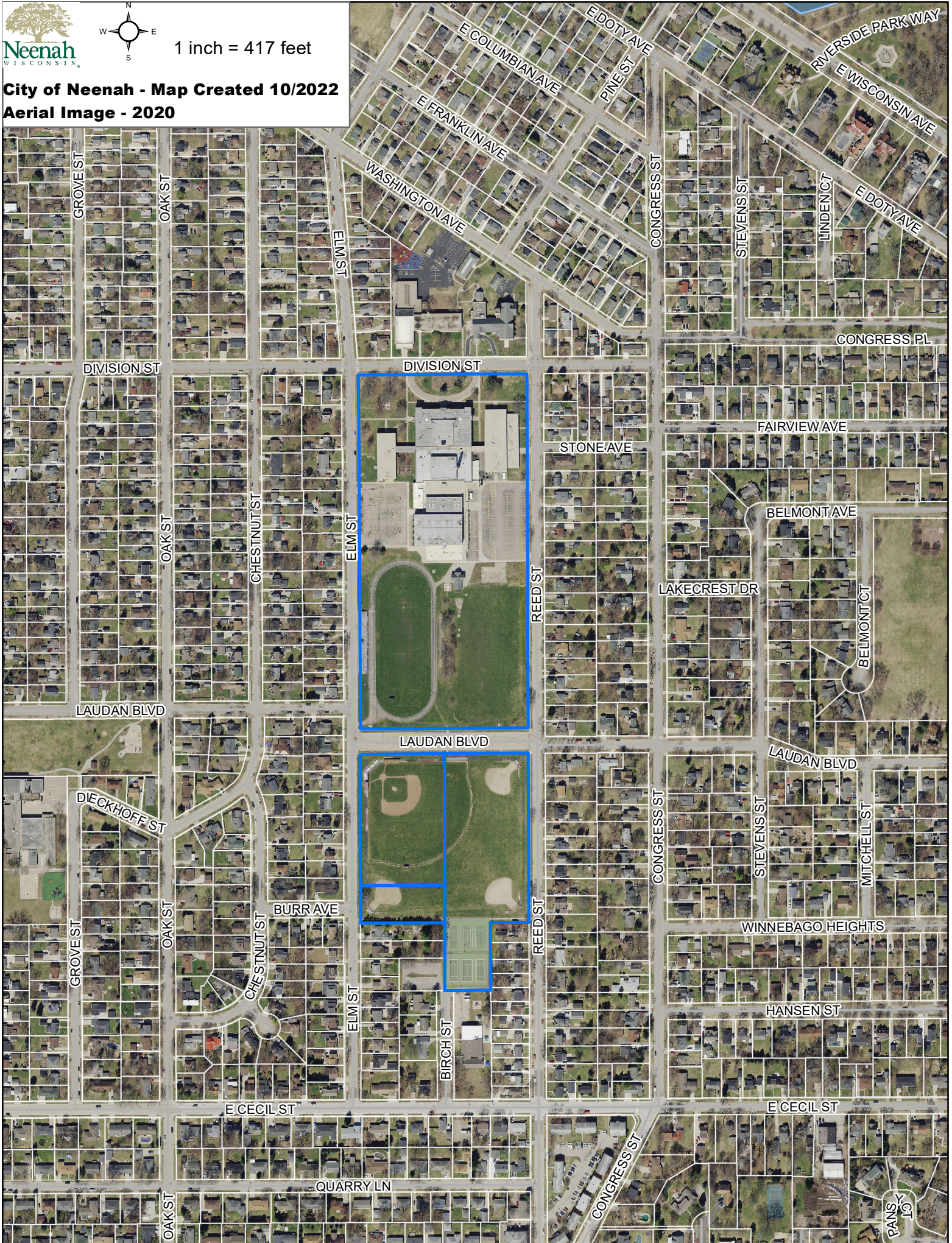
- Ongoing treatment and management of chronic conditions such as diabetes and hypertension in collaboration with your primary care provider
- Lab work including rapid screen diagnostic tests
- Diagnosis and treatment of non-trauma workplace injuries





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 29, 2022  
**TO:** Mayor Lang and Plan Commission  
**FROM:** Brad Schmidt, Deputy Director  
**RE:** Site Plan Review – 223 Edna Avenue – Accessory Storage Building

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### **Request**

A site plan has been submitted for review of a proposed accessory storage building on a property located at 223 Edna Avenue.

### **Consideration**

Anchor Castings, located at 223 Edna Avenue, has submitted a proposal to construct a 30' by 36' storage building (1,080 square feet) to store foundry sand. The proposed structure, located on the north side of the property, is a hoop-shaped structure with a fabric roof. The height of the structure is 17 feet at its peak. The front of the structure includes a 10' by 10' opening and a man door. The inside of the building will remain open, with no partitions or separations.

The property is approximately 0.75 acres in size and includes the manufacturing facility on the south portion of the site, another accessory storage building on the north side, and open/paved areas north of the main building.

The subject property is zoned I-2, General Industrial District. The use of the property as a foundry is permitted, and storage buildings, like the one being proposed, is permitted in the Zoning Code. The Zoning Code does limit the building area on an I2 zoned property to no more than 60% of the total lot area. In this case the building coverage is equal to less than 40%.

The site plan includes cargo shipping containers. The City does not permit the use of cargo containers or semi-trailers for storage purposes. If the containers are being used for storage, they must be removed from the site.

### **Recommendation**

**Appropriate action at this time is to approve the site plan to construct an accessory storage building located at Edna Avenue subject to the conditions of the site plan review letter.**



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

November 18, 2022

BILL WOLFGRAM  
ANCHOR CASTINGS INC  
223 EDNA AVE  
NEENAH, WI 54956

**RE: Site Plan #10-22 - 223 Edna Ave - Storage Building Site Plan - Minor Review ( ) Status Approved**

Dear BILL WOLFGRAM:

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. Shipping containers or semi-trailers are not permitted to be used as on-site storage and are not being approved as part of this submittal.
2. All outdoor storage of material or product is prohibited unless enclosed in an area surrounded by a sight-tight fence.
3. The existing green space along the east property line adjacent to the proposed building must be maintained at a minimum of a 5-foot strip.

**Advisory Comments:**

1. Prior to construction please contact the City's Building Inspector to obtain a building permit.

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

**Approved**

**Review Comments:**

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**Inspections - Building Commercial - Kyle Pederson - 920-886-6131  
kpederson@ci.neenah.wi.us**

**Approved**

**Review Comments:**

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

**Approved**

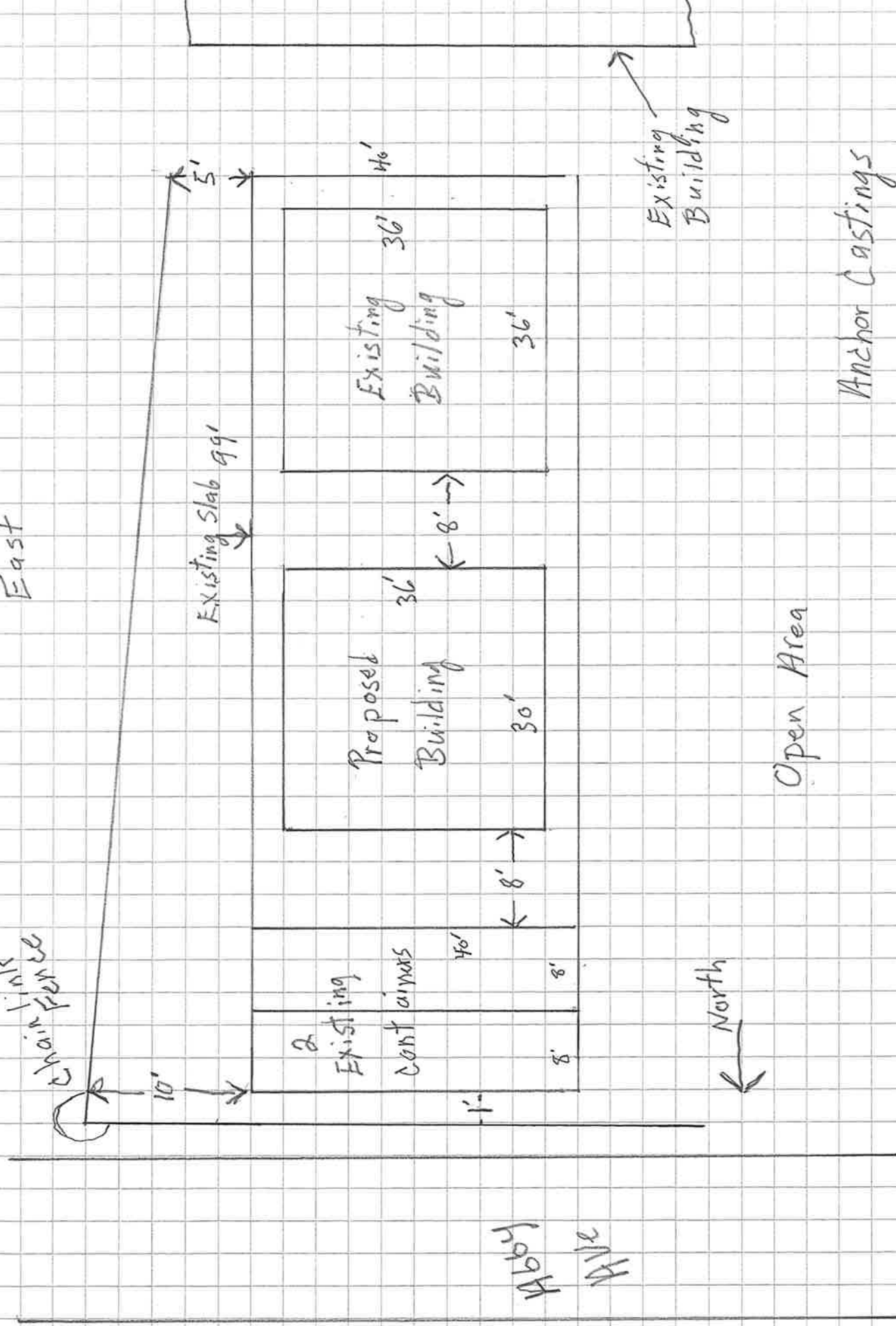
**Review Comments:**

No comments.

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East

Chain Fence



Highway

Existing Building

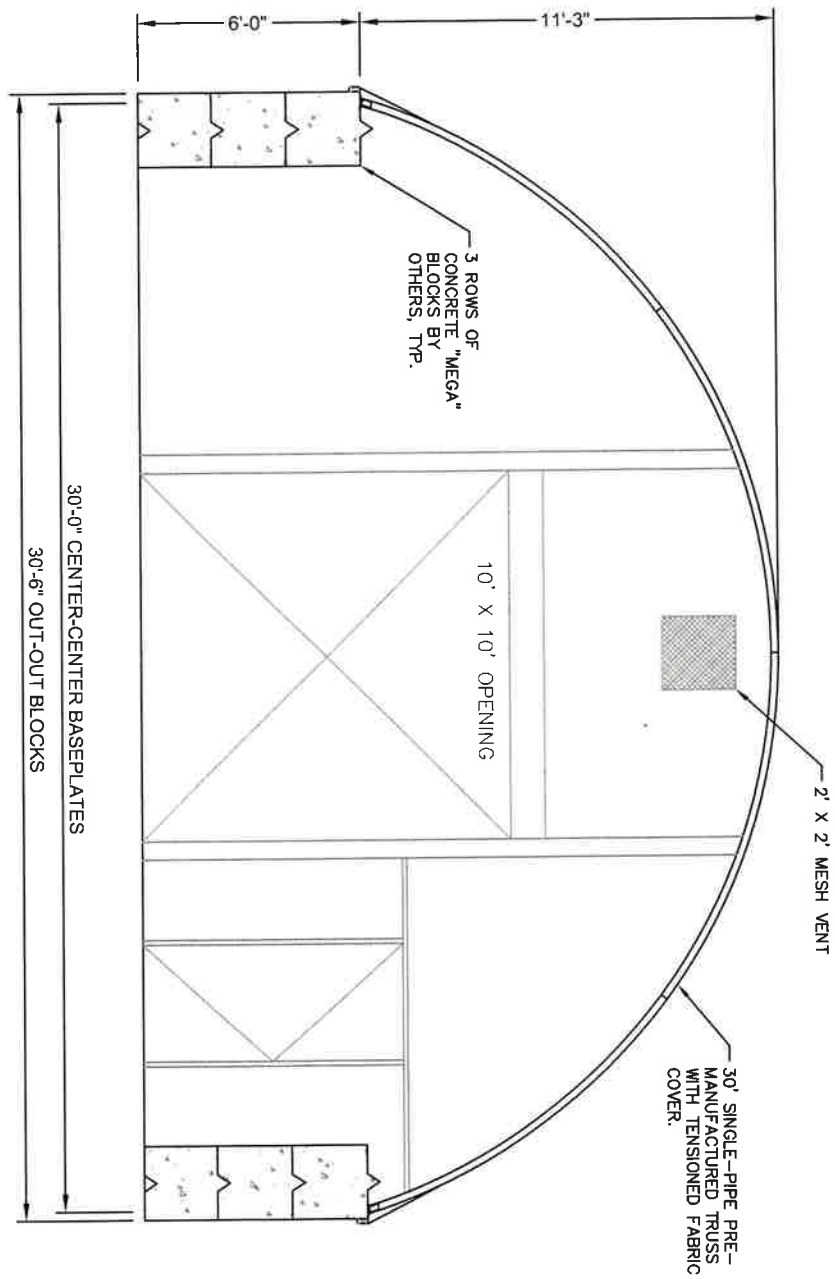
Open Area

Anchor Castings  
223 Edna Ave  
Neenah Wi


West

North

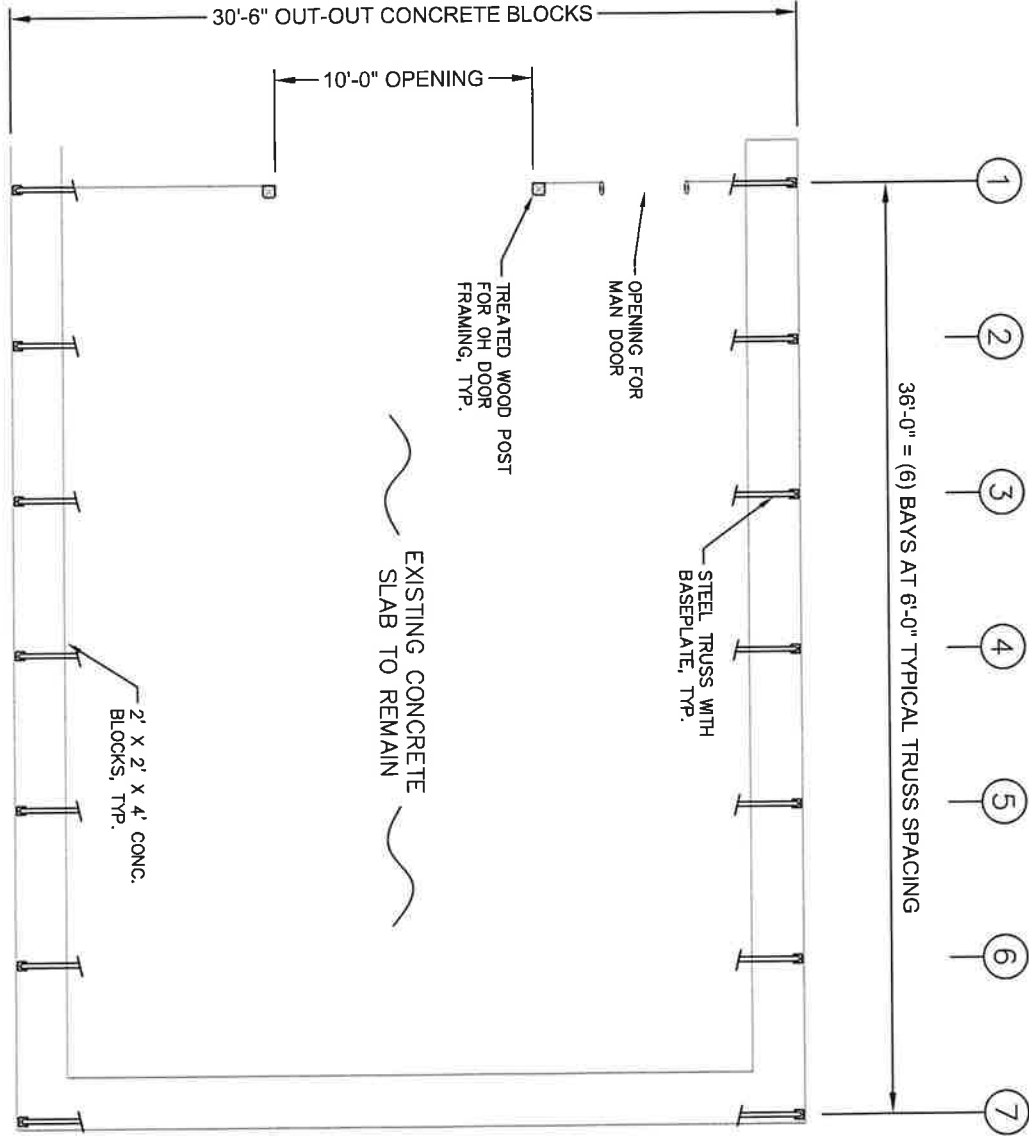





1 BUILDING SECTION VIEW  
 S-2 SCALE: N.T.S.

SHEET S-2	 "Your Fabric Building Specialists"	BUILDING SECTION VIEW	SCALE N.T.S.	REVISIONS			
		ANCHOR CASTINGS NEENAH, WI	DRAWN JPC	BY	REV	DESCRIPTION	DATE
This drawing is the property of Structures Unlimited, LLC and reproduction in whole or part without the expressed written consent of Structures Unlimited, LLC is strictly prohibited.		DATE 10/24/22					

1  
S-1 TOP ROW BLOCKS  
SCALE: N.T.S.



SHEET S-1	 "Your Fabric Building Specialists"	BOTTOM ROW BLOCKS	SCALE	REVISIONS			
		ANCHOR CASTINGS NEENAH, WI	N.T.S.	BY	REV	DESCRIPTION	DATE
	This drawing is the property of Structures Unlimited, LLC and reproduction in whole or part without the expressed written consent of Structures Unlimited, LLC is strictly prohibited.		DRAWN JPC				
			DATE				
			10/24/22				

# References from past business:



- **Austin Straubel International Airport:**  
Rick Norgren (920)498-4800 / 32' W x 40' L
- **Columbia Cty. Hwy. Dept:** Chris Hardy  
(608)429-2136 / 40' W x 60' L
- **City of Sun Prairie:** J.R. Brimmer  
(608)825-0710 / 72' W x 60' L
- **The Horse First Farm:** Carlos Osorio (608)  
658-1728 / 100' W x 200' L
- **Alliant Energy Center:** Mark Clarke  
(608)267-3982 / 60' W x 156' L
- **Wal-Mart in Beaver Dam, WI:** Joe Abbe  
(920)689-2040 / 20' W x 50' L
- **Monroe Cty. Hwy. Dept:** David Ohnstad  
(608)269-8740 / 50' W x 80' L
- **City of Fond du Lac:** Stephen Kees  
(920)322-3542 / 72' W x 84' L
- **Pipping Concrete in Rosendale, WI:**  
Dennis Pipping (920)872-2520 / 72' W x  
126' L
- **City of Monroe:** Tom Boll (608)329-2490 /  
30' W x 70' L
- **City of Elkhorn:** Candy Crawford  
(262)552-9440 / 60' W x 80' L
- **Wausau Tile:** Chris Antosch (715)359-  
3121 / 75' W x 156' L
- **North Central Technical College:** Rob  
Elliot (715)803-1383 / 72' W x 200' L
- **Juneau Cty. Hwy. Dept:** Dennis Weiss  
(608)547-4575 / 70' W x 84' L
- **Sunflower Farms Equestrian:** Deidre  
Verger (262)857-8555 / 96' W x 220' L
- **City of Stevens Point:** Luke Kronstedt  
(715)346-1685 / 72' W x 112' L
- **Milwaukee County Works:** Eduardo  
Santiago (414)257-4563 / 30' W x 30' L
- **Poblocki Paving Corp.:** John Poblocki  
(414)476-9130 / 62' W x 80' L
- **B & K Trucking in Marathon Cty:**  
Bruce Lang (715)581-9690 / two  
buildings: 72' W x 132' L, 40' W x 98' L

## Structures Unlimited, LLC

P.O. Box 35 | Stratford's Industrial Park, 118280 Forward St, Stratford, WI 54484  
Toll Free: 877-687-2453 | Phone: 715-687-2453 | Fax: 715-687-2331  
Website: <https://www.structuresunlimited.com> / Email: [sales@structuresunlimited.com](mailto:sales@structuresunlimited.com)

# STANDARD & FIRE RETARDANT (FR) PROPERTIES

The following data are nominal values based on ASTM standard tests. This data should not be considered specification.

Common Tests and Specifications: Standard and Fire Retardant (FR) Fabric		
		4 mil Coating Thickness (94-95 g/m <sup>2</sup> average each side)
Standard	Total Fabric Weight	12.0 oz/yd <sup>2</sup> (407 g/m <sup>2</sup> ) +/- 5%
	Thickness (ASTM D-1777)	23 mil (0.59 mm)
	Grab Tensile (ASTM D-5034)	Warp: 370 lb (1664 N), Weft: 345 lb (1532 N)
	Tongue Tear (ASTM D-2261)	Warp: 110 lb (488 N), Weft: 100 lb (444 N)
	Strip Tensile (ASTM D-5035)	Warp: 275 lb/in (2444 N/5 cm), Weft: 245 lb/in (2178 N/5 cm)
	Mullen Burst (ASTM D-3786)	655 psi (4512 kPa)
	Trapezoidal Tear (ASTM D-4533)	Warp: 95 lb (422 N), Weft: 90 lb (400 N)
Fire Retardant (FR)	Total Fabric Weight	12.4 oz/yd <sup>2</sup> (407 g/m <sup>2</sup> ) +/- 5%
	Thickness (ASTM D-1777)	23 mil (0.59 mm)
	Grab Tensile (ASTM D-5034)	Warp: 360 lb (1598 N), Weft: 350 lb (1555 N)
	Tongue Tear (ASTM D-2261)	Warp: 120 lb (533 N), Weft: 110 lb (489 N)
	Strip Tensile (ASTM D-5035)	Warp: 275 lb/in (2444 N), Weft: 250 lb/in (2222 N)
	Mullen Burst (ASTM D-3786)	675 psi (4657 kPa)
	Trapezoidal Tear (ASTM D-4533)	Warp: 100 lb (444 N), Weft: 90 lb (400N)
Both	Low Temp. Bend (ASTM D-2136)	Pass: -60° C (-76° F)
	Light Transmission % (ASTM E-903)	White/White: Standard: 20.9%, Fire Retardant: 11.4%
	Water Vapor Transmission (ASTM E-96)	0.038 grains/h/ft <sup>2</sup> /inHg (perms) 2.16 ng/Pa/s/m <sup>2</sup>
	UV & Weathering (ASTM G-151)	>90% strength retention after 2000 hrs @ 0.77 W/m <sup>2</sup> /nm
	UV & Weathering (ASTM G-154)	>90% strength retention after 1200 hrs @ 1.35 W/m <sup>2</sup> /nm
	UV & Weathering (CSA-S367)	>75% strength retention after 5000 hrs @ 0.77 W/m <sup>2</sup> /nm

Fire Test Results: Fire Retardant (FR) Fabric			
	4 mil FR Fabric		
Base Fabric	HDPE Scrim using FR inhibitors and UV protection		
Surface Type	Modified LDPE coating using FR inhibitors and UV protection		
California Fire Marshal	FA-514C5		
ASTM E-84-08	08-002-695	FSI: 10	SD: 110
NFPA 701-2015 Test Method 1	11-002-50637	Mass Loss: 1.6 Av.	Drip: 0.8
NFPA 701-2015 Test Method 2	11-002-637(B)	Char: 268 mm (10.6 in) Av.	
CAN/ULC S109-03 (Small Flame)	06-02-866	Char: 98 mm Av.	
CAN/ULC S109-03 (Large Flame)	06-02-866	Char: 104 mm Av.	Drip: No
CAN/ULC S102-03	05-02-609	FSCI: 5	SD: 95
UBC 31-1	16421-108891	Char: 8.69 in Av.	Drip: No
UL	Listed-R15076		
ULC	Listed-R20040		
EN 13501-1	Fire Behavior: B	Smoke: s1	Droplets: d0

Fire Test Results: Standard Fabric			
Base Fabric	HDPE Scrim with UV protection		
Surface Type	Modified LDPE coating with UV protection		
ASTM E84-01	03-02-586 (A)	FSI: 10	SD: 65
CAN/ULC-S102-07	08-002-394	FSCI: 15	SD: 100

FIRE TESTING NOTE: Results of the fire tests demonstrate the fabrics will not support combustion nor contribute fuel to a fire. If the source of the fire is removed, the fabrics self extinguish and combustion ceases.



# HIGH PERFORMANCE FABRIC COVERS

## STANDARD, FIRE RETARDANT (FR) & PVC

Our high performance fabric uses unique technology giving it tremendous strength and durability.

Covers are manufactured from polyethylene fabric which is created using a layer of woven tapes (scrim). It is then coated with a specialized 4 or 6 mil thick protective layer front and back, to help avoid scuffing and UV damage. This combination provides increased protection against abrasion during fabrication, installation and everyday use for years to come. These measures also help ensure our covers have tremendous rip, tear and puncture resistance.

### BRIGHT INTERIOR ATMOSPHERE

- Fabric covers provide a building with a bright atmosphere.
- The high light transmission (up to 20.9%) allows sunlight to filter through the fabric reducing or often eliminating the need for artificial lighting during the day resulting in energy savings.
- If natural light is not desired, blackout fabric is also available.
- The unique composition ensures fabric remains pliable and resistant to ultraviolet damage.
- The fabric's properties ensure buildings are warmer in the winter and cooler in the summer.

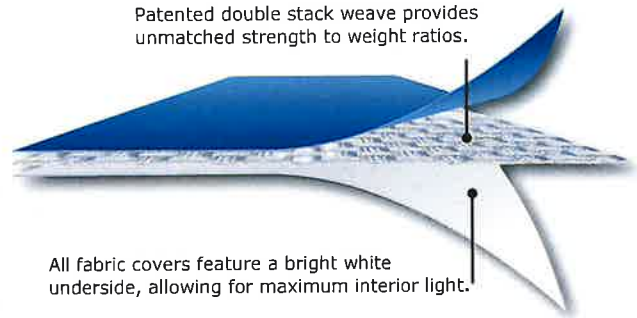
### OPTIONAL COVER MATERIALS

#### FIRE RETARDANT (FR) FABRIC

We recognize that some building projects may require Fire Retardant fabric and have made this option available. Laboratory testing confirms our high performance fabric is "self extinguishing" which often eliminates a flame instead of adding fuel as many building materials would.

- Allows replacement of fabric covers only following a fire incident while conventional buildings may be a total loss.
- Adheres to stringent building codes required for many projects.
- Reduces flame spread to other buildings.
- Increases building escape time in case of fire.
- Increases opportunity for fire and protective services to extinguish the fire.

Patented double stack weave provides unmatched strength to weight ratios.



All fabric covers feature a bright white underside, allowing for maximum interior light.

### PVC FABRIC

Depending on your specific requirements, we can also provide a large selection of PVC fabrics which are available in a variety of weights, colors, translucencies and topcoats.

Your building consultant will help you determine which cover fabric is right for your application.

### SAFE & ENVIRONMENTALLY FRIENDLY

- No toxic chemicals are used in the production of our high performance fabric.

### BACKED BY WARRANTY

- Standard and FR (fire retardant) covers are available with a pro-rated warranty up to 20 years. Warranty details can be found in the Owners Manual which is shipped with your building.

### WIDE COLOR SELECTION (some restrictions apply)



"Your Fabric Building Specialists"

1.877.687.2453

structuresunlimited.com

**Here is what Paramount Installers, LLC installation crews can offer:**

- Extensive and diverse project experience throughout the globe.
- Well-educated and experienced installers.
- OSHA safety standards training.
- Certified welders on every crew.
- Fully insured and bonded.
- All necessary tools and lift equipment.
- Superior customer service.



**Paramount Installers, LLC is proud to offer the following services:**

- Partial or complete building installation.
- Maintenance to your existing building.
- Complete warranty, insurance claim, and repair service.
- Relocation services.
- Site consultation.
- 24-hour on-call crew.
- Technical Representative available to assist with installation.

**Paramount Installers, LLC**

118280 Forward St | P.O. Box 35 | Stratford, WI 54484

Toll Free: 877-689-4643 | Phone: 715-687-4643 | Fax: 715-687-2331

Website: [www.paramountinstallers.com](http://www.paramountinstallers.com)



# THE FIRST **SUSTAINABLE** STRUCTURE FABRIC SOLUTION

**Making a positive impact on people and the planet**

IPG® is excited to announce that NovaShield® is the first Membrane Structure Fabric in the world to be Cradle to Cradle Certified® Bronze!

How we design and make products today shapes the world we will inhabit tomorrow. The Cradle to Cradle Certified® Product Standard enables brands, retailers, designers and manufacturers to verify the positive impact of their products on people and planet.

The Cradle to Cradle Certified Product Standard is the world's most ambitious, actionable standard for designing and making products today in ways that enable a healthy, equitable and sustainable tomorrow.

Unlike other certifications, which tend to focus on a singular measure of sustainability, Cradle to Cradle Certified assesses all aspects of product design and manufacturing by evaluating a product's performance across five categories:

- Material Health
- Product Circularity
- Clean Air and Climate Protection
- Water and Soil Stewardship
- Social Fairness



**material health**



**product circularity**



**clean air & climate protection**



**water & soil stewardship**



**social fairness**

C2C Certified® Product Standard

## SUSTAINABILITY HIGHLIGHTS:



- First Structure Membrane Fabric in the world to be Cradle to Cradle Certified®
- Achieved Bronze level Cradle to Cradle certification for Structure Membranes
- Contributes to LEED points

## THE CERTIFICATION COVERS THE FOLLOWING PRODUCTS:

- NovaShield® RU88X-6 400
- NovaShield® RU88X-6(FR) 400
- NovaShield® FRU88X-6 400
- NovaShield® RU ELITE
- NovaShield® FRU ELITE

# NovaShield® BRAND

Cradle to Cradle Certified® is a registered trademark of the Cradle to Cradle Products Innovation Institute.



**800-565-2000** | itape.com





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

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**DATE:** November 29, 2022  
**TO:** Mayor Lang and Members of the Plan Commission  
**FROM:** Brad Schmidt, AICP, Deputy Director  
**RE:** CSM – Lot Line Adjustment – 515 W. North Water Street/430 Edna Avenue

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The CSM proposes to adjust a shared lot line between 515 W. North Water Street and Edna Avenue. The owner at 515 W. North Water Street would like to adjust the property line to provide additional area to build a detached garage and meet City setbacks. 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 Wildfangs Plat and Bassets 2<sup>nd</sup> Addition to the Jones Island Plat. A CSM can modify the exterior boundary of an existing plat as long as there are no additional parcels created. The resulting CSM does not create any additional parcels.

When reviewing a CSM, Plan Commission shall also verify that the two parcels are within the same zoning district. Both parcels are located in the R-2, Two-Family Residence District. In addition, the creation or modification of any parcel shall meet the Subdivision Ordinance's design standards.

### **Sec. 25-94. - Lot design standards.**

- (a) *Size, shape, etc., to be appropriate.* The size, shape and orientation of lots shall be appropriate for the location of the subdivision and for the type of development and use contemplated.
- (b) *Lot dimensions.* Lot dimensions shall conform to the requirements of the Zoning Code. Lots in a residential district shall not be less than 60 feet wide at the building line nor less than 7,200 square feet in area. A 2½-to-one depth-width ratio of the lots shall be considered a desirable maximum.
- (c) *Access.* All lots shall front or abut on a public street. Lots with access limited to private streets shall only be permitted with Plan Commission approval.
- (d) *Arterial frontage.* Residential lots abutting existing or projected arterial highways shall be platted with additional depth and or width to permit generous distances between the buildings and such traffic ways.
- (e) *Corner lots.* Corner lots in residential districts shall have extra width to permit full building setbacks of at least 25 feet from both streets.
- (f) *Lots at right angles.* Lots at right angles to each other shall be avoided wherever possible, especially in residential areas.
- (g) *Side lot lines.* Side lot lines shall be substantially at right angles or radial to street lines.
- (h) *Large lots.* Subdivided parcels containing one or more acres shall be arranged to allow the resubdivision of said parcels into normal lots in accordance with the provisions of this chapter.



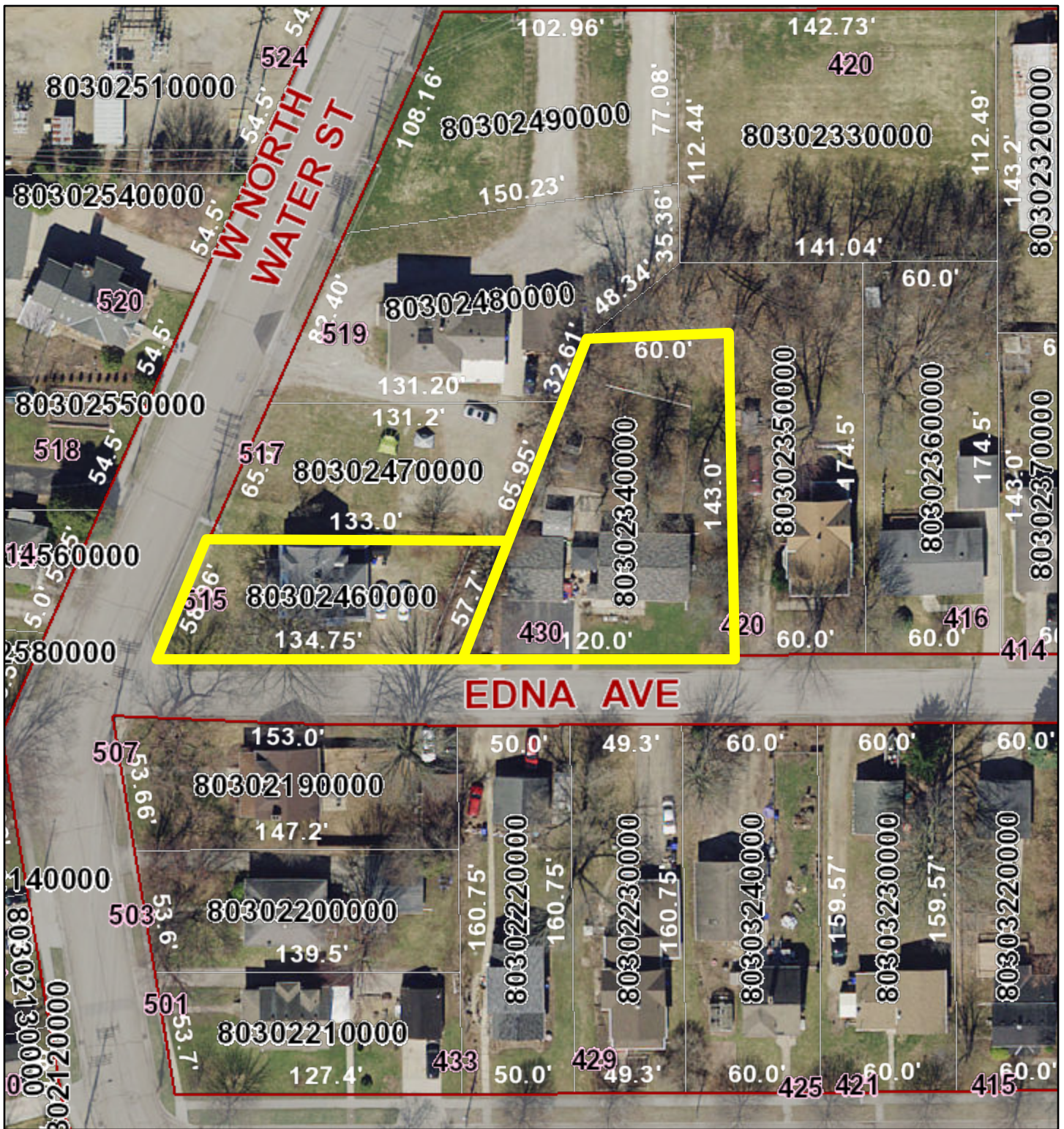
November 29, 2022 – Page 2

(i) *Double frontage lots.* Double frontage and reversed frontage lots shall be avoided except where necessary to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation.

### **Recommendation**

**An appropriate action at this time is for the Plan Commission to recommend Common Council approve the proposed CSM for the properties located at 515 W. North Water Street and 430 Edna Avenue.**

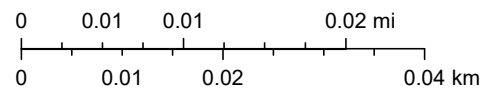
# CSM Map



11/17/2022, 1:07:26 PM

1:750

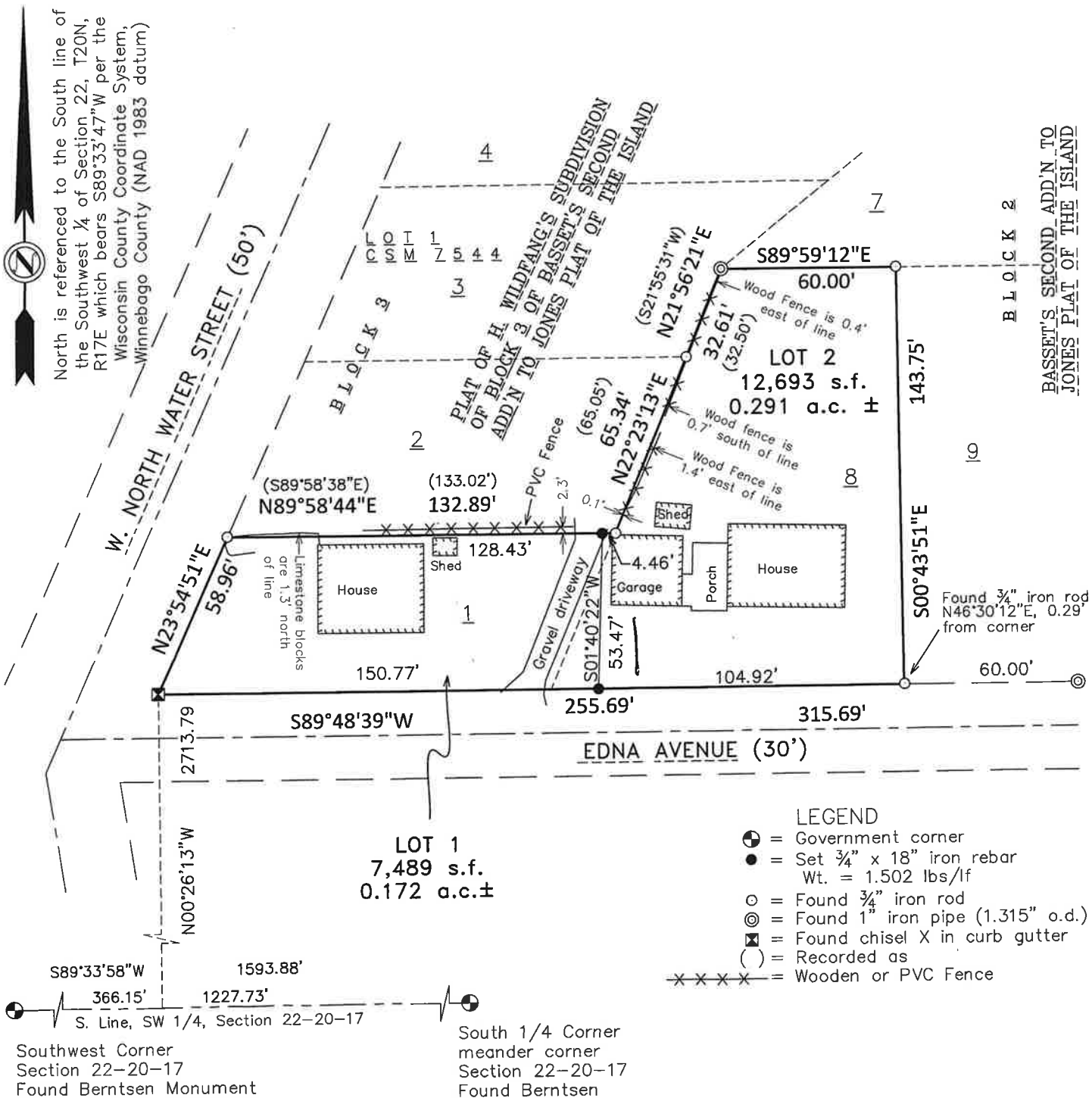
- Adjacent Counties
- Lakes, Ponds and Rivers
- Navigable Waterways
  - Navigable - Permanent (checked)
  - Navigable - Intermittent (checked)
  - Navigable - Stream (checked)
  - Navigable - Permanent (unchecked)
  - Navigable - Intermittent (unchecked)
  - Navigable - Stream (unchecked)
- Tax Parcel Boundary
- Road ROW



Winnebago County GIS, Imagery Date: April 2020

# Certified Survey Map

All of Lot 8, Block 2, Basset's Second Addition to Jones Plat of the Island, and all of Lot 1, Plat of H. Wildfang's Subdivision of Block 3, Basset's Second Addition to Jones Plat of the Island, City of Neenah, Winnebago County, Wisconsin.



**CERTIFIED SURVEY MAP**

All of Lot 8, Block 2, Basset's Second Addition to Jones Plat of the Island, and all of Lot 1, Plat of H. Wildfang's Subdivision of Block 3, Basset's Second Addition to Jones Plat of the Island, City of Neenah, Winnebago County, Wisconsin.

**SURVEYOR'S CERTIFICATE**

I, David Hebert, Wisconsin Professional Land Surveyor, do hereby certify that I have surveyed, divided and mapped all of Lot 8, Block 2, Basset's Second Addition to Jones Plat of the Island, and all of Lot 1, Plat of H. Wildfang's Subdivision of Block 3, Basset's Second Addition to Jones Plat of the Island, City of Neenah, Winnebago County, Wisconsin.

I further certify that the map hereon is a correct representation of all the exterior boundaries of the land surveyed and the division of that land; that I have made such survey, division and map by order and under direction of Steve Taubel; and that I have fully complied with the code of ordinances of The City of Neenah, Wisconsin and with s. 236.34 of the Wisconsin statutes in surveying, dividing and mapping the same.

\_\_\_\_\_  
David Hebert PLS Date

**NOTES**

- 1. This Certified Survey Map is all of tax parcel # 80302460000 and 80302340000
- 2. This Certified Survey Map is contained wholly within the lands described in Document #s 58358 and 72309
- 3. The owners of record are Steve Taubel, Brenda Taubel and Mark Heil

**OWNER'S CERTIFICATE**

I (We), as owner(s), do hereby certify that I (we) caused the lands described on this Certified Survey Map to be surveyed, divided, and mapped as represented on this map. I (We) further acknowledge that this map is to be submitted to the City of Neenah Planning and Zoning Committee for approval or objection.

\_\_\_\_\_  
Steve Taubel Date Brenda Taubel Date  
STATE OF WISCONSIN)  
WINNEBAGO COUNTY)<sup>SS</sup>

Personally came before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, the above named owner(s) is (are) known to be the persons who executed the foregoing instrument and acknowledge the same.

\_\_\_\_\_  
Notary Public, State of Wisconsin My commission expires

\_\_\_\_\_  
Mark Heil Date  
STATE OF WISCONSIN)  
WINNEBAGO COUNTY)<sup>SS</sup>

Personally came before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, the above named owner(s) is (are) known to be the persons who executed the foregoing instrument and acknowledge the same.

\_\_\_\_\_  
Notary Public, State of Wisconsin My commission expires

**CITY PLANNING AND ZONING COMMITTEE CERTIFICATE**

Pursuant to the Land Subdivision Regulations of the City of Neenah, Wisconsin, all requirements for approval have been fulfilled.

This Certified Survey Map was approved by the City of Neenah on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.