



NEENAH PLAN COMMISSION

January 30, 2024

4:15 P.M.

Hauser Room, City Administration Building

1. Approval of Minutes: **January 9, 2024**
2. Public Appearances (Ten minutes divided among those wishing to speak on topics pertinent to the Plan Commission)
3. Public Hearings: None
4. Action Items:
 - a. Site Plan Review - 1557 S. Commercial Street - 11-Unit Townhouse
5. Comprehensive Plan Update
 - a. Chapter 8 - Agriculture, Natural, Cultural Resources
 - b. Chapter 9 - Intergovernmental Cooperation
6. Announcements and future agenda items:
 - a. Next Meeting: February 13, 2024

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, January 9, 2024
4:15 p.m.

Present:

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

Also Present:

Brad Schmidt, Deputy Director of Community Development	Chris Haese, Director of Community Development	
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Minutes: MSC Kaiser/Moore-Nokes, the Plan Commission, to approve the December 12, 2023 meeting minutes. All voting aye. Motion passed. Member Ellenberger abstained.

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

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

Action Items:

a. **Annexation #231 – Liberty Avenue (Town of Vinland)**

Deputy Director Schmidt stated this annexation is in the Freedom Meadows subdivision and is roughly 10 acres in size, located west of the 2nd Addition to the Homes at Freedom Meadows. This land is owned by the city. The land will have a R-1, Single-Family zoning as this is the use of the property and would be consistent with the comprehensive plan.

Member Hancock-Cooke questioned when the city bought this land. Deputy Director Schmidt stated in 2020 the city bought 130 acres of land from the developer and there is a development agreement to sell it to the developer as phases are ready.

MSC Andrews/Ellenberger, the Plan Commission, recommend Common Council approve Annexation #231 (Ordinance #2024-01) and the property also receive an R-1, Single-Family Residence District zoning classification. All voting aye. Motion passed.

b. **Preliminary Plat - 3rd Addition to the Homes at Freedom Meadows**

Deputy Director Schmidt went over the preliminary plat. This is a 10-acre site and it is proposed to be subdivided into 27 Single-Family lots. The average lot size would be roughly 13,500 square feet, which exceeds the current lot size in the city and is consistent with the size of the lots in the Freedom Meadows subdivision. There are two planned streets through this subdivision, the extension of Valor Place from the east to the west and Founders Street extending north. The developer and the city will negotiate a development agreement regarding the cost and responsibility of the developer for installing infrastructure. This plat does have a wetland located

Ordinance
#2024-01

on the west side of the land. This will not be disturbed and lots #89-101 are deeper due to this wetland.

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

Comprehensive Plan 2040 – 5 Year Review:

a. Chapter 7 – Utilities and Community Facilities

Deputy Director Schmidt went over the next chapter for review of the comprehensive plan. The updates to this portion include the lift station on Cummings Lane, the automation of curbside collection, school district changes, and a water booster station on the west side of the city.

Member Andrews stated part of the plan was the implementation of Arrowhead Park. Now that there is a masterplan for Carpenter's Preserve, has there been discussion on trails. Deputy Director Schmidt stated there has been a discussion on adding the trails taskforce back together.

Member Hancock-Cooke asked who is responsible for the recycling at public events or how that is coordinated. Deputy Director Schmidt responded it depends on the event. Director Kaiser stated it is event driven, especially with the special event permitting.

Member Hancock-Cooke brought up household composting and how much it would cost. Director Kaiser stated there are pilot projects in other municipalities regarding household composting, but the city has not investigated it as far as the equipment needs.

Member Genett asked about the city allowing gardens on terraces as she is concerned about rodents and cleanliness of these gardens. Deputy Director Schmidt stated gardens are addressed in the next comprehensive plan chapter. However, there is nothing specific about terrace gardens. Director Kaiser said over the years there have been requests for plants besides grass in the terrace. We need to make sure the residents requesting these items know about the height restrictions.

Chairperson Mayor Lang stated she can check with the special event permitting group if they have any thoughts about recycling events.

Announcements and Future Agenda Items: Next meeting is scheduled for January 30, 2024.

Adjournment: The Commission adjourned its meeting at 4:34 p.m. MSC Genett/Hancock-Cooke. All voting Aye. Motion passed.

Respectfully Submitted,



Kayla Kubat
Administrative Assistant, Department of Community Development



DATE: January 30, 2024
TO: Mayor Lang and Plan Commission
FROM: Brad Schmidt, Deputy Director
RE: Site Plan Review – 1557 S Commercial Street – 11-Unit Townhouse

Request

Julie Artis has submitted a site plan to construct an 11-unit multi-family structure (townhouse) on property located at 1557 S. Commercial Street.

Consideration

The proposed site plan includes an 11-unit townhouse structure with attached garages, an off-street parking lot and a storm water facility. The proposed townhouse is approximately 12,660 feet in area and includes nine, 2-bedroom units and two, 3-bedroom units.

The subject property is located along the west side of S. Commercial Street, south of Alexander Drive. It includes a single-family house and is approximately 0.90 acre (39,200 square) in area. Land west, south and east of the subject property includes single-family residences, while land to the north is a commercial use. In addition, the subject property is zoned C-1, General Commercial District, as are the properties north and south of the subject property.

The C-1 District identifies multi-family uses with four or more units as permitted with site plan approval. In addition, all residential uses in the C-1 District must follow the requirements and standards of the applicable residential district, which, in this case is the M-1 District.

Below are the development standards for the M-1 District (**Actual dimensions in bold**):

Building Setbacks:

Front Yard – 20 feet (**20 feet**)
Side Yard – 10 feet (**57 feet – south, 10 feet – north**)
Rear Yard – 30 feet (**60 feet**)

Max Height – 45 feet or 3 stories (**20 feet – wall height, 30 feet – peak of roof**)

Minimum lot size – 2,400 square feet per dwelling unit or a maximum of 0.60 acres based on 11 dwelling units (**0.90 acres**)

Open Space Minimum – 40% of lot must be landscaped or maintained as open space (37% - Plan Commission has the authority to approve a site plan with open space less than 40% by up to 25%)

Minimum Parking – 2 spaces for each 2 bedroom or more dwelling unit (**24 spaces**)

Landscaping:

0.20 canopy trees per dwelling unit (3 trees) – (**3 Emerald Green Norway Maples**)

0.40 ornamental trees per dwelling unit (6 trees) – (**3 Serviceberry**)

1.5 shrubs per dwelling unit (17 shrubs) – (**9 Arborvitae and 13 Red Prince Weigela**)

Exterior Lighting:

Three light poles are proposed to be placed near the off-street parking lot and drive aisle. The Zoning Code limits lighting intensity (as measure in foot-candles) to no more than 0.0 foot-candles at a property line shared with a residential property. The west property line exceeds this requirement.

Building Elevations:

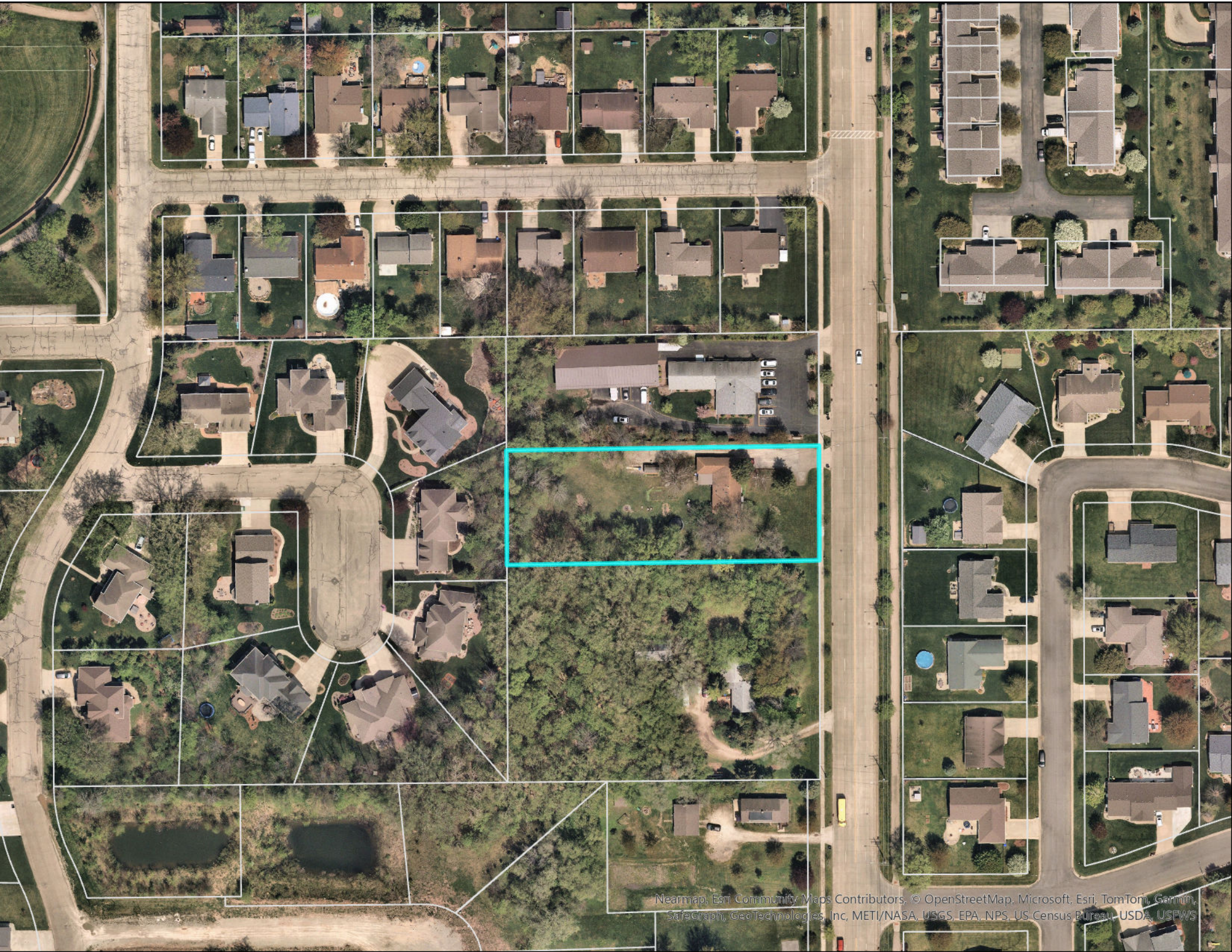
The proposed 11-unit townhouse has a maximum height of 30 feet (20-foot wall height), which is consistent with the surrounding residential properties and less than the maximum 35 feet. The exterior of the building includes a variety of materials including vinyl siding, brick and stone veneer, and cast stone sills, all of which is consistent with the surrounding single-family residences. All the units have separate entrances, attached garages, rear patio doors, and each are two-story units.

Storm Water Management:

Storm water run-off is managed through a storm water facility (dry basin) on the south side of the property. The dry basin will help manage peak flows into a city storm water pond downstream. Water from this facility is discharged into the storm main at S. Commercial Street and discharged to the regional pond.

Recommendation

At this time the Community Development Department recommends the Plan Commission approve the site plan for an 11-unit townhouse located at 1557 S. Commercial Street subject to the site plan approval letter.:





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

January 24, 2024

JACK RICHESON
MARTENSON & EISELE, INC
1377 MIDWAY ROAD
NEENAH, WI 54952

RE: Site Plan #1-24 - 1557 S Commercial St - Multi-Family Site Plan - Major Review () Status Approved

Dear JACK RICHESON:

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

Sincerely,

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

Plan Review Comments

Fire Department - Adam Dorn - 886-6204
adorn@nmfire.org

Approved

Review Comments:

Please see the attached NMFR Plan Review Document.

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

Approved

Review Comments:

Planning - Brad Schmidt -
bschmidt@neenahwi.gov

Approved

Review Comments:

1. Provide details of how the trash enclosure area is screened. This can include the following: 1.A six-foot high sight-tight fence or wall; or 2.An evergreen screen of minimum six-foot high evergreen trees or shrubs, in a double staggered row to achieve 100 percent screening.
2. Exterior lighting levels shall not exceed 0.5 foot-candles along the west property line. Please adjust lighting to reduce this level of intensity.
3. Update landscape plan to include at least three more ornamental trees as is required by the Zoning Code. Three ornamental trees are included on the plan, while 6 are required.
4. Prior to commencing work within the public right-of-way, please contact the Department of Public Works to obtain a Right-of-Way Permit (886-6240).
5. Prior to the installation of free standing or wall signage, please apply for a sign permit:
<https://evolvepublic.neenahwi.gov/>

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

Approved

Review Comments:

Traffic - James Merten - 920-886-6243
jmerten@neenahwi.gov

Approved

Review Comments:

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

Approved

Review Comments:

Install the new 6" service via hot tap and valve in lieu of a valve at the property line. The existing 1" copper service must be abandoned at the corp.

Blocking shall be solid concrete blocks or poured concrete. Wood shall not be used for blocking.

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

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

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

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

Ensure that no interconnections between any well or non-potable source and the distribution system or water services exists or is created by construction activity.

Any existing wells shall be properly abandoned or permitted through Neenah Water Utility.

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

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



Neenah-Menasha Fire Rescue

Office of Adam J. Dorn

Assistant Chief of Fire Prevention / Fire Marshal

125 E. COLUMBIAN AVENUE, NEENAH, WI 54956

Phone: 920-886-6200 Fax: 920-886-6208 Website: www.nmfire.org Email: adorn@nmfire.org

Date: 01/08/2024

Address: 1557 S. Commercial St., Neenah

Re: Site Plan Review

Plan Review Number:

Not Provided

Application No.:

Not Provided

Site ID No.:

Not Provided

Computer File:

1-1649-003de.dwg

To: Julie Artus
MJI Building Services
Martenson & Eisele, Inc.

Neenah-Menasha Fire Rescue Fire Prevention Office has reviewed the site plans for the occupancy indicated above. The documents have been reviewed for conformance to the Wisconsin Department of Safety and Professional Services, IBC, NFPA, and Local ordinances of the Cities of Neenah and Menasha (as applicable). Prior to issuing any conditional approvals the review process requires the following stipulations:

1. A copy of this letter shall be given to the general contractor. The general contractor shall arrange for a pre-construction consultation regarding fire prevention and other safeguards. Failure to contact the Fire Prevention Office of Neenah-Menasha Fire Rescue may delay the project. **Please call 920-886-6204 to schedule this consultation.**
2. A Knox Box is required (if not already equipped) for this building and shall be installed on the exterior of the building and discuss the location with the Fire Marshal of Neenah-Menasha Fire Rescue.
 - a. Also obtain a Knox key switch for any parking garage entrances or locked gates, if applicable. These may be ordered online at www.knoxbox.com.
3. If the construction area will have limited access due to construction fence or chained access, **the contractor will be required to obtain a department approved Knox Padlock Model 3770**. This lock may be ordered online at www.knoxbox.com. This padlock will be used as the last link in the chain with the construction padlock placed through the locked shackle.
4. Neenah-Menasha Fire Rescue advocates and strongly recommends the installation of a complete NFPA 13 compliant fire suppression system throughout the building. The fire suppression system shall be monitored by appropriate system.
5. Neenah-Menasha Fire Rescue advocates and strongly recommends the installation of a complete NFPA 72 compliant automatic fire alarm system throughout the building to best protect its occupants, if not already equipped.

6. The sprinkler contractor shall submit a set of DSPS approved plans and proper permit fees for installation of new or modification to all fire suppression systems. Note: 20 heads or less does not require DSPS review, if applicable.
7. The electrical contractor shall submit a set of DSPS approved plans and proper permit fees for installation of new or modification to all fire/smoke alarm systems. Note: 20 devices or less does not require DSPS review, if applicable.
8. Prior to any work being done, a sprinkler permit must be applied for from NMFR. This can be found on our website at www.nmfire.org, under forms and regulations.
9. Prior to occupancy operational and functional acceptance test reports for all fire protection, suppression and detection systems, elevator phase I & phase II operations, and fire/smoke dampers shall be submitted to Neenah-Menasha Fire Rescue, if applicable.
10. All other fire and life safety requirements as outlined by local, state, and national ordinances and codes must be adhered to.
11. Appropriate testing of all of fire alarm systems as well as above and belowground water supply for fire protection must be completed and documented with NMFR.
12. Address of this building must face S. Commercial St.
13. Key (to be locked in the Knox Box) must be provided to NMFR, along with emergency contact information, prior to building being occupied by tenants.

The owner of the building, structure and premise is responsible for maintaining the property in compliance with all applicable codes. In granting this approval Neenah-Menasha Fire Rescue reserves the right to require changes or additions if conditions arise making them necessary for code compliance. Nothing in this review shall relieve the owner or designer of the responsibility for designing a safe building, structure, or component.

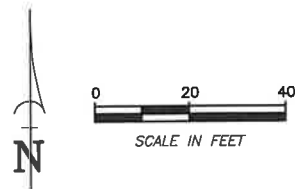
You may direct all questions and concerns to this office.

Sincerely,

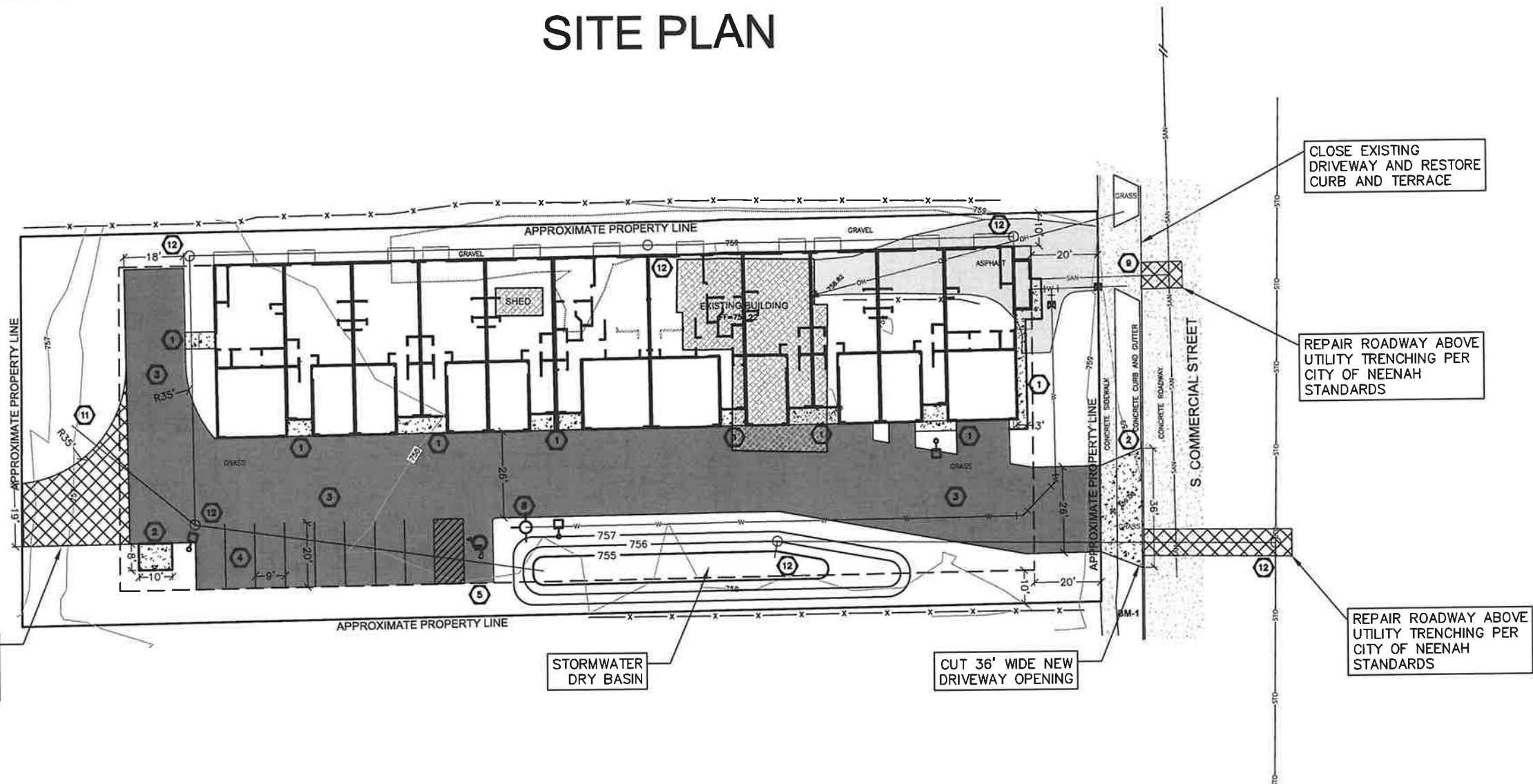
Adam J. Dorn
Assistant Chief/ Fire Marshal
920-886-6204
adorn@nmfire.org

Cc: Building Department
File

SITE PLAN



INSTALL 872 S.F. GRASS REINFORCEMENT GRID NDF TUFFTRACK OR APPROVED EQUIVALENT



STORMWATER DRY BASIN

CUT 36' WIDE NEW DRIVEWAY OPENING

CLOSE EXISTING DRIVEWAY AND RESTORE CURB AND TERRACE

REPAIR ROADWAY ABOVE UTILITY TRENCHING PER CITY OF NEENAH STANDARDS

REPAIR ROADWAY ABOVE UTILITY TRENCHING PER CITY OF NEENAH STANDARDS

SITE/PROJECT INFORMATION

PROPERTY ADDRESS:
1557 S. COMMERCIAL STREET
NEENAH, WI 54958
PARCEL NUMBER: 802-1291-00-00

SITE DATA

AREA = 38,360 SF (0.88 AC)

EXISTING:
EXISTING ROOF: 2,163 FT²
EXISTING PVT/CONCRETE/GRAVEL: 4,109 FT²
EXISTING GREEN SPACE: 32,088 FT²
PERCENTAGE IMPERVIOUS: 16.35%

PROPOSED:
PROPOSED ROOF: 12,659 FT²
PROPOSED PVT/CONCRETE/GRAVEL: 11,474 FT²
PROPOSED GREEN SPACE: 14,227 FT²
PERCENTAGE IMPERVIOUS: 62.91%

ZONING DATA

CURRENT ZONING DISTRICT:
C-1 COMMERCIAL DISTRICT

LEGAL DESCRIPTION

DOCUMENT NO: 1872111, NE1/4,
SE1/4 OF SECTION 4, T19N - R17E,
CITY OF NEENAH

OWNER/APPLICANT:

JULIE ARTUS
304 W. NORTHLAND AVE
APPLETON, WI 54911

ENGINEER:

MARTENSON & EISELE, INC.
ATTN: JACK RICHESON, P.E.
1377 MIDWAY ROAD
MENASHA, WI 54952
jack@martenson-eisele.com
PHONE: 920-731-0381



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL 811 or Toll Free 1-800-242-8511 (262)432-7910
Emergency Only (877) 500-9592
FAX 1-800-338-3860
FAX (414) 259-0947
Hearing Impaired TDD 1-800-542-2289

WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

PLAN KEY LEGEND

- 1 TYPICAL SIDEWALK SECTION — 1 C5.1
- 2 CONCRETE PADS — 2 C5.1
- 3 STANDARD ASPHALT PARKING AND DRIVES — 3 C5.1
- 4 PARKING LOT STRIPING — 4 C5.1
- 5 ACCESSIBLE SIGN DETAIL — 5 C5.1
- 6 SIDEWALK CONTROL JOINT — 6 C5.1
- 7 SIDEWALK EXPANSION JOINT — 7 C5.1
- 8 STANDARD HYDRANT SETTING — 1 C5.2
- 9 STANDARD LATERAL CONNECTIONS — 2 C5.2
- 10 PIPE BEDDING — 3 C5.2
- 11 YARD DRAIN DETAIL — 4 C5.2
- 12 STORM SEWER MANHOLE — 5 C5.2

SITE PLAN NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY OF NEENAH REGULATIONS AND CODES.
- ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- ALL DIMENSIONS ARE TO THE EDGE OF BUILDING OR FACE OF CURB.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- NO HAZARDOUS MATERIALS WILL BE STORED ON SITE.
- THE CONTRACTOR AND/OR OWNER SHALL NOT PROCEED WITH LAND DISTURBING ACTIVITIES PRIOR TO RECEIVING WRITTEN NOTICE TO PROCEED FROM THE ENGINEER.
- NO OUTDOOR STORAGE OR DISPLAY IS PROPOSED

TOPOGRAPHIC LEGEND

- 1" x 10" IRON PIPE SET
- 1-1/4" x 3/4" REBAR SET
- CHISELED "X" SET
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- 1-1/4" REBAR FOUND
- 2" IRON PIPE FOUND
- CHISELED "X" FOUND
- GOVERNMENT CORNER
- RECORDED AS
- CONFIRMED TREE
- DECIDUOUS TREE
- EXIST. WOODS LINE
- WETLANDS
- SOIL BORING
- OVERHEAD POWER LINES
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND FIBER OPTIC
- UNDERGROUND GAS
- UNDERGROUND CABLE TV
- EXIST. FENCE LINE
- POWDER POLE
- GUY
- LIGHT POLE
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- CABLE PEDESTAL
- EXIST. HYDRANT
- WATER VALVE
- WATER STOP BOX
- GAS VALVE
- EXIST. STORM MANHOLE
- STORM INLET
- YARD DRAIN
- EXIST. SAN. SEWER
- EXIST. ST. SEWER
- EXIST. WATER MAIN
- EXIST. SPOT ELEVATION
- CONTOUR W/ ELEVATION
- EXIST. TOP OF CURB ELEV.
- EXIST. FLOW LINE ELEV.
- FIRST FLOOR = 000.00
- TOPSOIL DEPTH
- INFILTRATION SOIL BORING

SITE PLAN

COMMERCIAL STREET

CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN

Martenson & Eisele, Inc.
Planning
Environmental
Surveying
Engineering
Architecture
1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381

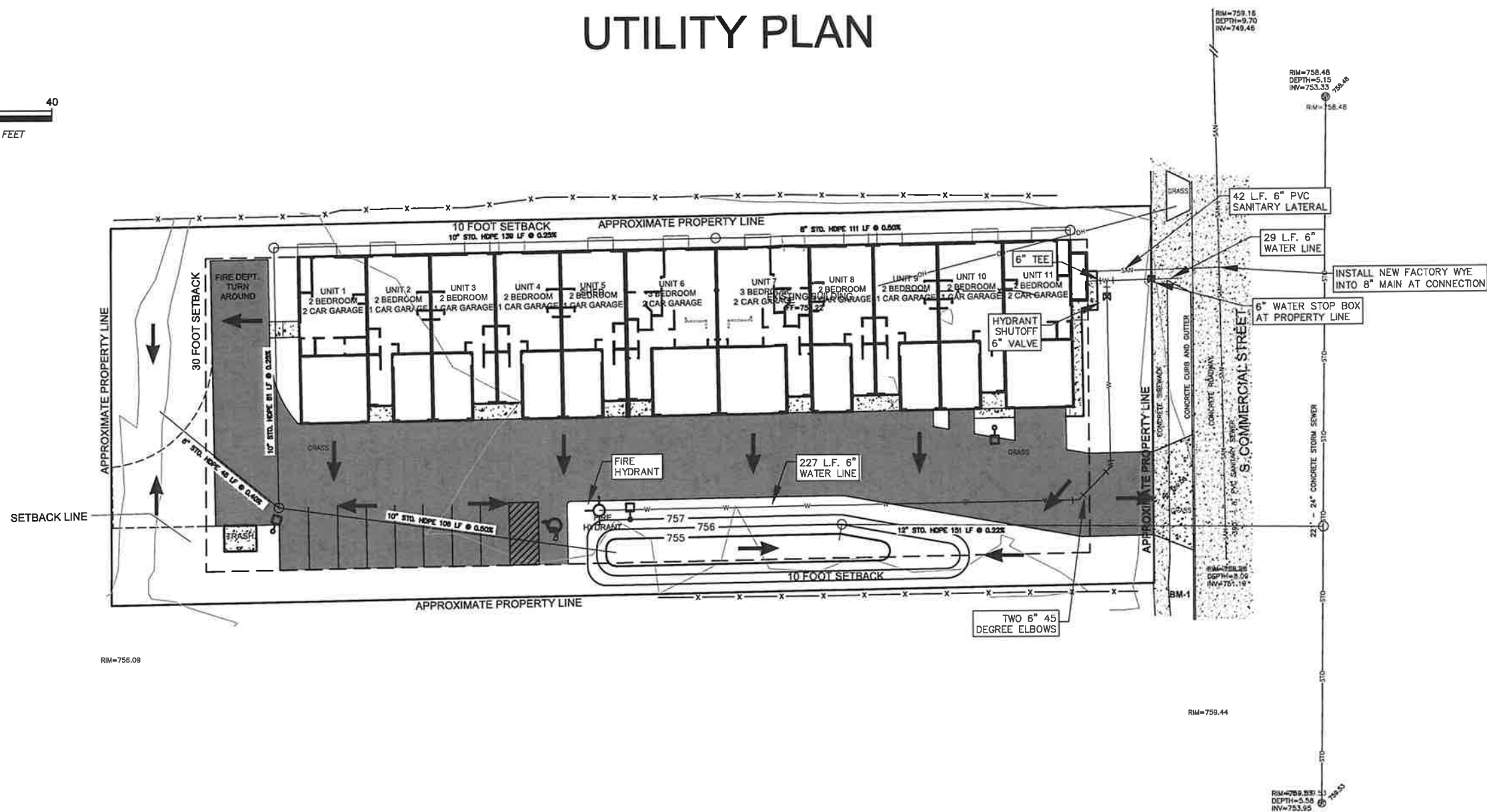
DRAWN BY	CHECKED	APPROVED	FIELDWORK
CRC	JWS	JJR	MLR
NO.	NO.	NO.	NO.
DATE	DATE	DATE	DATE
NO.	NO.	NO.	NO.
DATE	DATE	DATE	DATE
NO.	NO.	NO.	NO.
DATE	DATE	DATE	DATE
NO.	NO.	NO.	NO.
DATE	DATE	DATE	DATE
NO.	NO.	NO.	NO.

SCALE BAR SCALE 11-15-2023

COMPUTER FILE
1-1649-003de.dwg

DRAWING NO.
C1.1

A north arrow pointing upwards and a scale bar labeled "SCALE IN FEET" with markings at 0, 20, and 40.



PROPOSED STORM UTILITY SCHEDULE				
STRUCTURE ID#	RIM ELEVATION	INVERT ELEVATION	STRUCTURE DEPTH (FT.)	INLET TYPE
MH A	759.12	INV 12" W 753.60	5.52'	36" DIA MH SOLID LID
MH B	756.00	INV 4" S 753.93 INV 12" E 753.93	2.08'	STORM CONTROL STRUCTURE
EW C	—	INV 4" N 754.00	—	4" PIPE END
EW D	—	INV 10" W 774.70	—	10" PIPE END
MH E	759.00	INV 8" NW 755.23 INV 10" N,E 755.23	3.77'	48" DIA MH GRATED LID
YD F	758.43	INV 8" SE 755.43	3.00'	24" DIA YARD DRAIN
MH G	759.80	INV 10" S,E 755.44	4.36	36" DIA MH SOLID LID
MH H	759.80	INV 8" E 755.80 INV 10" W 755.80	4.00'	36" DIA MH SOLID LID
MH J	759.80	INV 8" W 756.36	3.44'	36" DIA MH SOLID LID

UTILITY PLAN NOTES	
1.	THE LOCATION OF EXISTING UTILITY FACILITIES AS SHOWN ON THE PLAN ARE APPROXIMATE. THERE MAY BE OTHER UTILITIES WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE ALL FACILITIES LOCATED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF A CONFLICT WITHIN THE WORK IS DISCOVERED.
2.	ALL UTILITY CONNECTIONS SHALL BE DONE IN ACCORDANCE WITH THE "WISCONSIN STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION, 6TH EDITION" AND THE CITY OF NEENAH STANDARD SPECIFICATIONS.
3.	ALL WORK SHALL COMPLY WITH O.S.H.A. STANDARDS.
4.	THE CONTRACTOR AND/OR OWNER SHALL NOT PROCEED WITH CONSTRUCTION ACTIVITIES UNTIL APPROPRIATE PERMITS/APPROVALS ARE OBTAINED.
5.	THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS FOR CONSTRUCTION.
6.	THE CONTRACTOR SHALL CLEAN UP ALL EXCESS MATERIAL AND DEBRIS CAUSED AS A RESULT OF WORK UNDER THIS CONTRACT.
7.	CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE RESULTING FROM THE PERFORMANCE OF THE WORK UNDER THIS CONTRACT.
8.	CONTRACTOR SHALL DISPOSE OF NON-SUITABLE MATERIAL OFF-SITE.
TOPOGRAPHIC LEGEND	
■ 1" x 18" IRON PIPE SET — 1-1/4" x 3/4" REBAR SET ○ CHASED "X" SET ⊠ 3/4" REBAR FOUND □ 1" IRON PIPE FOUND △ 1-1/4" IRON PIPE FOUND ▲ 2" IRON PIPE FOUND ● CHASED "X" FOUND ⊙ GOVERNMENT CORNER ○ RECORDED AS ○ CONFIDENTIAL TREE ○ DECIDUOUS TREE ○ EXIST. WOODS LINE ⊕ WETLANDS ● SOIL BORING	—OH— OVERHEAD POWER LINES —UE— UNDERGROUND ELECTRIC —T— UNDERGROUND TELEPHONE —FIBER— UNDERGROUND FIBEROPTIC —G— UNDERGROUND GAS —C— UNDERGROUND CABLE TV -X-X- EXIST. FENCE LINE —SPN— SPILL ⊕ POWER POLE ⊕ GUY ⊕ LIGHT POLE ⊕ TELEPHONE PEDISTAL ⊕ ELECTRIC PEDISTAL ⊕ CABLE PEDISTAL ⊕ EXIST. HYDRANT ⊕ WATER VALE ⊕ WATER STOP BOX
	⊕ GAS VALVE ⊕ EXIST. STORM MANHOLE ⊕ STORM INLET ⊕ YARD DRAIN ⊕ EXIST. SANITARY MANHOLE ⊕ EXIST. SAN. SEWER ⊕ EXIST. STOL. SEWER ⊕ EXIST. WATER MAIN ⊕ EXIST. SPOT ELEVATION ⊕ CONTOUR W/ ELEVATION ⊕ EXIST. TOP OF CURB ELEV. ⊕ EXIST. FLOW LINE ELEV. ⊕ FIRST FLOOR = 500.00 ⊕ TOPSOIL DEPTH ⊕ INFILTRATION SOIL BORING

BENCHMARK DATA		
I.D.	DESCRIPTION:	ELEVATION:
BM1	TAG BOLT ON HYDRANT	761.33

DIGGERS HOTLINE

TO OBTAIN LOCATION OF
PARTICIPANTS' UNDERGROUND
FACILITIES BEFORE YOU DIG
IN WISCONSIN

CALL 811 or
Toll Free 1-800-242-8511
(262)432-7910
Emergency Only (877) 500-9592
FAX 1-800-338-3860
FAX (414) 259-0947
Hearing Impaired TDD 1-800-542-2289

WS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

Martenson & Eisele, Inc.

 1377 Midway Road
 Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
 920.731.0381 1.800.236.0381

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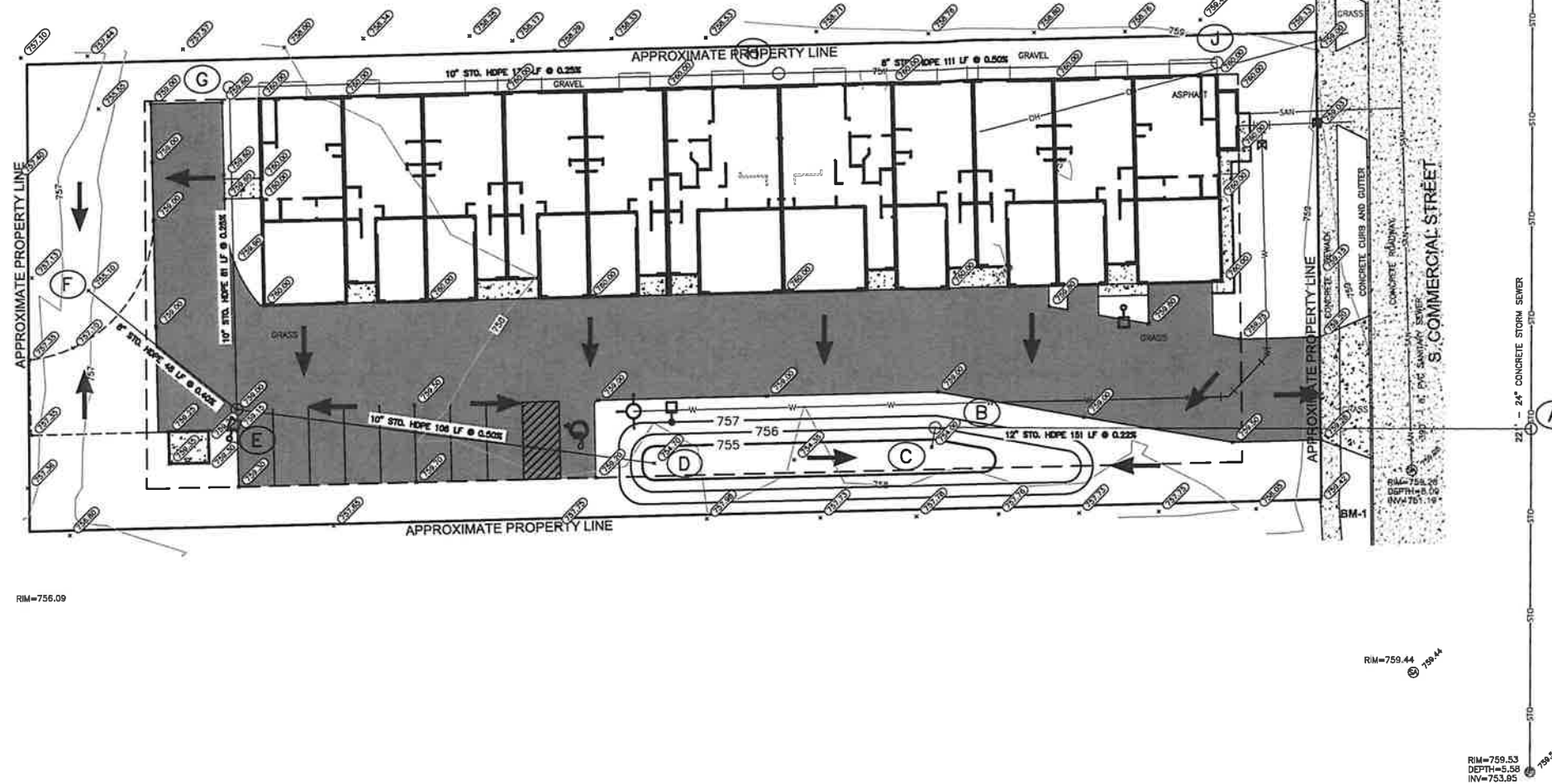
UTILITY PLAN

COMMERCIAL STREET

CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	11-15-2023
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1.	THE LOCATION OF EXISTING UTILITY FACILITIES AS SHOWN ON THE PLAN ARE APPROXIMATE. THERE MAY BE OTHER UTILITIES WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE ALL FACILITIES LOCATED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF A CONFLICT WITHIN THE WORK IS DISCOVERED.
2.	ALL WORK UNDER THIS CONTRACT SHALL BE DONE IN ACCORDANCE WITH THE CITY OF NEENAH STANDARD SPECIFICATIONS, ALONG WITH THE LATEST EDITION OF THE STATE OF WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
3.	THE PROPOSED ELEVATIONS SHOWN ON THE DRAINAGE PLANS THAT ARE ADJACENT TO ABUTTING PROPERTIES MAY VARY FROM 5' TO 10' FROM THE PROPERTY CORNERS.
4.	THE LANDSCAPER SHALL UTILIZE THE PROPOSED ELEVATIONS. THE LANDSCAPER SHALL NOT GRADE UP TO ANY PEDESTAL OR ANY OTHER STRUCTURE TO DETERMINE ELEVATION.
5.	ALL WORK SHALL COMPLY WITH O.S.H.A. STANDARDS.
6.	THE CONTRACTOR AND/OR OWNER SHALL NOT PROCEED WITH CONSTRUCTION ACTIVITIES UNTIL APPROPRIATE PERMITS/APPROVALS ARE OBTAINED.
7.	THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS FOR CONSTRUCTION.
8.	THE CONTRACTOR SHALL CLEAN UP ALL EXCESS MATERIAL AND DEBRIS CAUSED AS A RESULT OF WORK UNDER THIS CONTRACT.
9.	CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE RESULTING FROM THE PERFORMANCE OF THE WORK UNDER THIS CONTRACT.
10.	CONTRACTOR SHALL DISPOSE OF NON-SUITABLE MATERIAL OFF-SITE.

BENCHMARK DATA		
I.D.	DESCRIPTION:	ELEVATION:
BM1	TAG BOLT ON HYDRANT	761.33

DIGGERS HOTLINE

TO OBTAIN LOCATION OF
PARTICIPANTS' UNDERGROUND
FACILITIES BEFORE YOU DIG
IN WISCONSIN

CALL 811 or
Toll Free 1-800-242-8511
(282)432-7510
Emergency Only (877) 500-9592
FAX 1-800-338-3860
FAX (414) 259-0947
Hearing Impaired TDD 1-800-542-2289

WIS. STATUTE 182.015 (1974)
REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

<u>SITE PLAN LEGEND</u>	
EXISTING CONTOUR PROPOSED CONTOUR STORM SEWER MAIN STORM MANHOLE 2' x 3' PRECAST STORM INLET	X (000.00) X (000.00) + 981.73 (000.0) PROP F/L ELEVATION PERTINENT DITCH OR SWALE ELEVATION EXISTING ELEVATION PROPOSED FIRST FLOOR ELEVATION DIRECTION OF DRAINAGE
<u>TOPOGRAPHIC LEGEND</u>	
■ 1" x 12" IRON PIPE SET ▲ 1-1/4" x 30" REBAR SET × CHESEBOLD "A" SET □ 3/4" REBAR FOUND □ 1" IRON PIPE FOUND △ 1-1/4" REBAR FOUND △ 2" IRON PIPE FOUND ● CHISELED "X" FOUND ● GOVERNMENT CORNER ⊕ RECORDED AS ● CONIFEROUS TREE ● DECIDUOUS TREE ● EXIST. WOODS LINE ⊕ WETLANDS ● SOIL BORING	—O— OVERHEAD POWER LINES —E— UNDERGROUND ELECTRIC —T— UNDERGROUND TELEPHONE —FIBER— FIBER —G— UNDERGROUND GAS —CABLE— UNDERGROUND CABLE TV —X— EXIST. FENCE LINE —X— SLOPE ⊕ POWER POLE ⊕ GUY ⊕ LIGHT POLE ⊕ TELEPHONE PIEDestal ⊕ ELECTRIC PIEDestal ⊕ CABLE PIEDestal ⊕ EXIST. HYDRANT ⊕ WATER VALVE ⊕ WATER STOP BOX ⊕ GAS VALVE ⊕ EXIST STORM MANHOLE ⊕ STORM INLET ⊕ YARD DRAIN ⊕ EXIST. SANITARY MANHOLE ⊕ EXIST. SAIL SEWER ⊕ EXIST. STO. SEWER ⊕ EXIST. WATER MAIN ⊕ EXIST. SPOT ELEVATION ⊕ CONTOUR W/ ELEVATION ⊕ EXIST. TOP OF CURB ELEV. ⊕ EXIST. FLOW LINE ELEV. ⊕ FIRST FLOOR = 000.00 ⊕ TOPSOIL DEPTH ⊕ INFILTRATION SOIL BORING

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DRAINAGE PLAN

COMMERCIAL STREET

CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN

CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN

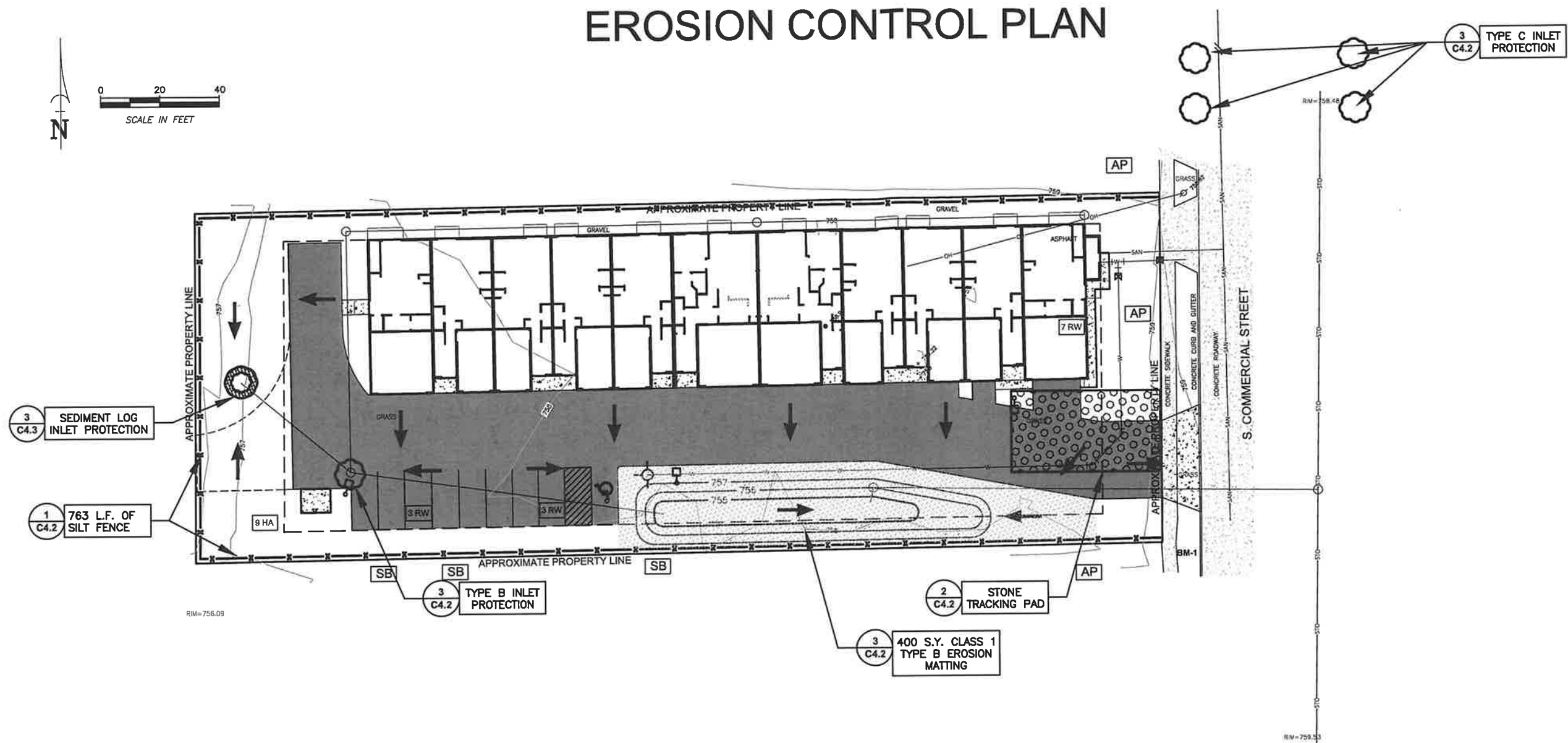
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EROSION CONTROL PLAN KEY LEGEND

	1	SILT FENCE	
	2	TRACKING PROTECTION	
	3	INLET PROTECTION TYPES A,B,C, & D	
	4	INLET PROTECTION TYPE D-M	
	5	INLET PROTECTION TYPE D-HR	
	6	SANDBAG CULVERT PIPE DITCH CHECK	
	7	DEWATERING DETAIL	
	8	EROSION CONTROL MAT DETAIL (CLASS 2, TYPE A)	
	9	EROSION CONTROL MAT DETAIL (CLASS 1, TYPE B)	
	10	SEDIMENT LOG INLET PROTECTION	
	11	SEDIMENT LOG CHANNEL DITCH CHECK	

CONTRACTOR RESPONSIBILITIES	
1.	NOTIFY THE ENGINEER WITHIN 48 HOURS OF COMMENCING ANY LAND DISTURBING OR LAND DEVELOPMENT ACTIVITY;
2.	NOTIFY THE ENGINEER OF COMPLETION OF ANY EROSION CONTROL MEASURES WITHIN 3 DAYS AFTER COMPLETION;
3.	OBTAIN PERMISSION IN WRITING FROM THE ENGINEER PRIOR TO MODIFYING THE EROSION CONTROL PLAN.
4.	INSTALL ALL EROSION CONTROL MEASURES AS IDENTIFIED IN THE APPROVED EROSION CONTROL PLAN;
5.	REPAIR ANY SILTATION OR EROSION DAMAGE TO ADJOINING SURFACES AND DRAINAGE WAYS RESULTING FROM LAND DEVELOPING OR DISTURBING ACTIVITIES;
6.	MAINTAIN ALL ON- AND OFF- SITE STORM WATER DRAINAGE SYSTEMS AS IDENTIFIED ON THE EROSION CONTROL PLAN.
7.	REPAIR ANY EROSION CONTROL SYSTEM INSTALLED IN ACCORDANCE TO THE EROSION CONTROL PLAN.
8.	INSPECT THE CONSTRUCTED EROSION CONTROL MEASURES AFTER EACH RAIN OF 0.5 INCHES OR MORE AND AT LEAST ONCE EACH WEEK AND MAKE NEEDED REPAIRS.
9.	ALLOW THE ENGINEER TO ENTER THE SITE FOR THE PURPOSE OF INSPECTING COMPLIANCE WITH THE EROSION CONTROL PLAN OR FOR PERFORMING ANY WORK NECESSARY TO BRING THE SITE INTO COMPLIANCE WITH THE EROSION CONTROL PLAN.
10.	KEEP A COPY OF THE APPROVED EROSION CONTROL PLAN ON THE SITE.
11.	ALL AREAS BEING SEEDED SHOULD HAVE A MINIMUM OF 4 INCHES OF SUITABLE TOPSOIL.
12.	GRADING CONTRACTOR SHALL MAINTAIN EROSION CONTROL UNTIL TERMINATION NOTICE IS ISSUED.
13.	ALL DISTURBED AREAS SHALL BE RESTORED WITHIN 7 DAYS OF HAULING WORK WITHIN THESE AREAS. THIS INCLUDES SOIL STOCKPILES, WHICH SHALL BE STABILIZED BY MULCHING, TEMPORARY SEEDING, SODDING OR COVERING W/ TARPS.
14.	CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEVICES AFTER SITE STABILIZATION

GENERAL NOTES	
1.	SITE DEWATERING (TECH. STD. 1061): WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROLS DESIGNED FOR THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE OR RECEIVING CHANNELS. (NOT ANTICIPATED)
2.	WASTE AND MATERIAL DISPOSAL: ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED BY RUNOFF INTO A RECEIVING CHANNEL OR STORM SEWER SYSTEM.
3.	TRACKING (TECH. STD. 1057): THIS SITE SHALL STABILIZE THE EXISTING DRIVE WITH 3" TO 6" (12" THICK) LAYER AGGREGATE SUFFICIENT TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS AS APPROVED BY THE DIRECTOR. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BEFORE THE END OF EACH WORK DAY. FLUSHING MAY NOT BE USED UNLESS THE SEDIMENT WILL BE CONTROLLED BY A FILTER FABRIC BARRIER, SEDIMENT TRAP, SEDIMENT BASIN OR EQUIVALENT. TRACKING PAD DIMENSIONS ARE SHOWN ON THE EROSION CONTROL PLAN (24'X50' MIN).
4.	DRAIN INLET PROTECTION (TECH. STD. 1060): ALL ON-SITE STORM DRAIN INLETS AND THE IMPACTED DOWNSTREAM INLETS SHALL BE PROTECTED PER THE EROSION CONTROL PLAN CONFIGURATION.
5.	EROSION MATTING (TECH. STD. 1052 & 1053): EROSION MATTING SHALL BE INSTALLED AFTER TOPSOIL IS PLACED AND SEEDING IS COMPLETE. MATERIAL LABELS AND MANUFACTURER INSTALLATION INSTRUCTIONS SHALL BE RETAINED UNTIL THE SITE HAS BEEN STABILIZED. IF THERE ARE SIGNS OF RILLING OR FAILURE, MORE STAPLES AND/OR ANCHORING TRENCHES SHALL BE INSTALLED. IF RILLING OR FAILURE PERSISTS, IMPACTED AREAS SHALL BE FILLED, RE-SEEDING AND MULCHED. CLASS I OR CLASS II - TYPE B PRODUCTS THAT INCORPORATE PHOTO- OR BIO-DEGRADABLE NETTING SHALL NOT BE INSTALLED AFTER SEPTEMBER 1ST OF ANY GIVEN YEAR.
6.	SEDIMENT CLEANUP: ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OTHER OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF LAND DISTURBING ACTIVITIES SHALL BE CLEANED UP BY THE END OF THE WORK DAY.
7.	DISTURBANCE TIMING: ALL ACTIVITIES ON THE SITE SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AREA OF BARE SOIL EXPOSED AT ANY ONE TIME. EXISTING VEGETATION SHALL BE MAINTAINED AS LONG AS POSSIBLE.
8.	DUST CONTROL (TECH. STD. 1068): DUST MANAGEMENT CONTROL PRACTICES SHALL BE INSTALLED AS NEEDED. RECOMMENDED DUST CONTROL MEASURES INCLUDE: MINIMIZING SOIL DISTURBANCE; APPLYING MULCH AND ESTABLISHING VEGETATION; WATER SPRAYING; SURFACE ROUGHENING; APPLYING ADHESIVES; SPRAYING TACKIFIERS; AND INSTALLING BARRIERS. A COMBINATION OF MEASURES FOR DUST CONTROL MAY BE REQUIRED. IMPLEMENTATION SHALL FOLLOW WQNR TECHNICAL STANDARD 1068. PETROLJULY BASED PRODUCTS SHALL NOT BE USED FOR DUST CONTROL.

EROSION CONTROL NOTES	
1.	THE CONTRACTOR SHALL INSTALL SILT FENCE AROUND THE PERIMETER OF THE PROJECT AS SHOWN ON THIS PLAN PRIOR TO ANY CONSTRUCTION INCLUDING STRIPPING TOPSOIL.
2.	ALL EROSION CONTROL DEVICES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL THE COMPLETION OF HIS CONTRACT.
3.	THE CONTRACTOR SHALL MAINTAIN SAID EROSION CONTROL DEVICES UNTIL THE COMPLETION OF HIS CONTRACT AND SHALL NOT REMOVE THE EROSION CONTROL DEVICES UNTIL VEGETATION IS ESTABLISHED.
4.	THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS THAT WILL NOT BE PAVED WITH MINIMUM 4" TOPSOIL, FERTILIZER, SEED AND EROSION CONTROL MATTING.
5.	THE CONTRACTORS SHALL PREVENT TRACKING ON EXISTING STREETS. ANY SEDIMENT TRACKED onto EXISTING STREETS SHALL BE CLEANED UP DAILY.
6.	INSTALLATION AND MAINTENANCE OF EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS.
7.	SILT FENCES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AS SOON AS WORK IS COMPLETE IN THAT AREA.

TOPOGRAPHIC LEGEND	
■ 1" x 10" IRON PIPE SET	—OH— OVERHEAD POWER LINES
1 1-1/4" x 30" STEEL SET	—E— UNDERGROUND ELECTRIC
× CHISELED "T" SET	—T— UNDERGROUND TELEPHONE
3/4" REBAR FOUND	—FIBER— UNDERGROUND FIBEROPTICS
□ 1" IRON PIPE FOUND	—O— UNDERGROUND GAS
□ 1-1/4" REBAR FOUND	—CATV— UNDERGROUND CABLE TV
2" IRON PIPE FOUND	—EXIST. FENCE LINE
CHISELED "T" FOUND	SOI
GOVERNMENT CORNER	⊙ POWER POLE
RECORDED AS	⊙ GUY
CONFERRING TREE	⊙ LIGHT POLE
DECIDUOUS TREE	⊙ TELEPHONE PEDESTAL
EXIST. WOODS LINE	⊙ ELECTRIC PEDESTAL
WETLANDS	⊙ CABLE PEDESTAL
⊙ SOIL BORING	⊙ EXIST. HYDRANT
	⊙ WATER VALVE
	⊙ WATER STOP BOX
	⊙ GAS VALVE
	⊙ EXIST STORM MANHOLE
	⊙ STORM INLET
	⊙ YARD DRAIN
	⊙ EXIST SANITARY MANHOLE
	—EXIST. SAN. ELEV.
	—EXIST. STD. SEWER
	—EXIST. WATER MAIN
	—EXIST. SPOT ELEVATION
	0000 CONTOUR W/ ELEVATION
	000.000 EXIST. TOP OF CURB ELEV.
	000.000 EXIST. FLOW LINE ELEV.
	FF = 000.000 FIRST FLOOR = 000.00
	⊙ TOPSOIL DEPTH
	⊙ INFILTRATION SOIL BORING

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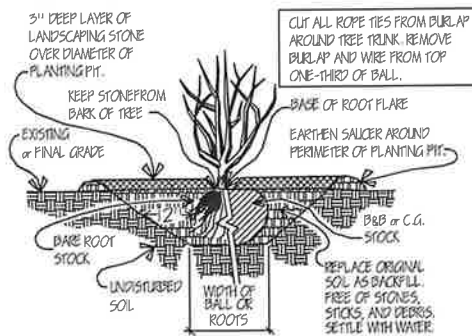
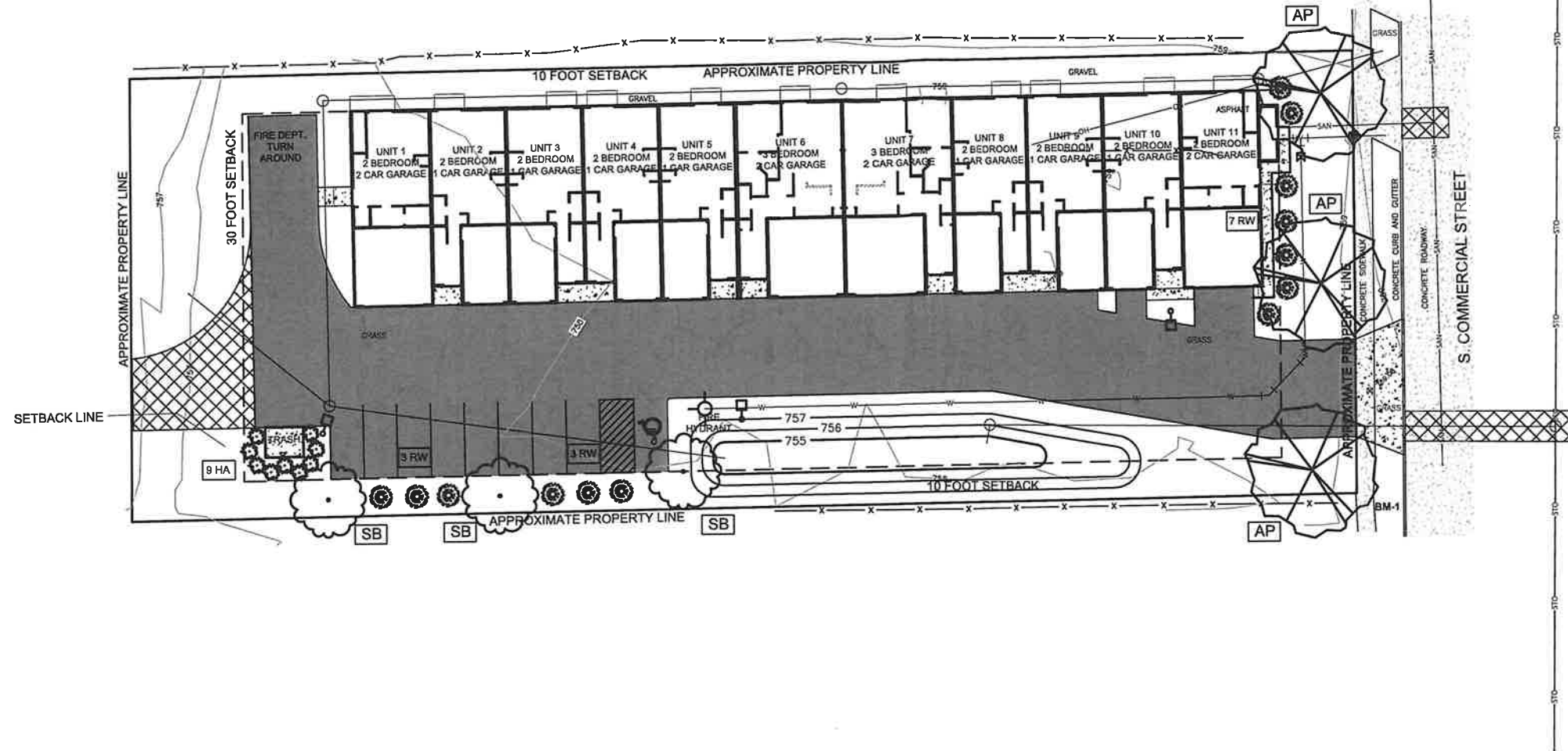
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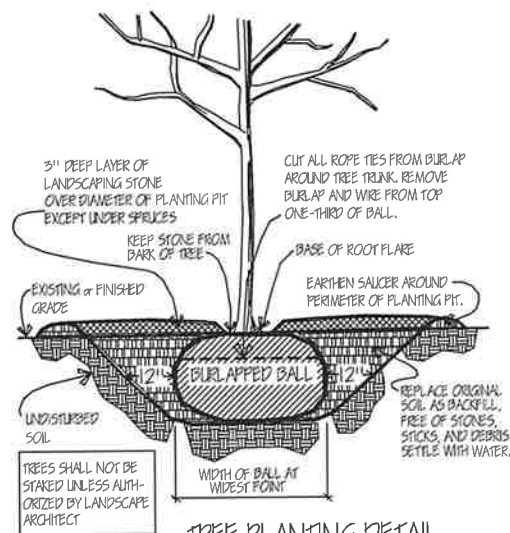
EROSION CONTROL PLAN
COMMERCIAL STREET
CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN

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SHRUB PLANTING DETAIL
NO SCALE



TREE PLANTING DETAIL
NO SCALE

LANDSCAPING CONTRACTOR SHALL BRACE DECIDUOUS SHADE AND ORNAMENTAL TREES AND WRAP TRUNK W/FABRIC UP MINIMUM 36" ABOVE FINISH GRADE.

		LANDSCAPE SCHEDULE				
		COMMON NAME botanical name	SIZE		QTY	
			INITIAL	MATURE		
DECIDUOUS		AP	EMERALD GREEN NORWAY MAPLE <i>acer platanoides 'emerald green'</i>	2"	50-60'	3
		SB	SERVICEBERRY <i>armelanchier canadensis</i>	2"	20'	3
EVERGR.		HA	Holmstrup Arborvitae <i>thuja occidentalis 'Holmstrup'</i>	5 gal	3.5'	9
SHRUBS		RW	RED PRINCE WEIGELA <i>weigela florida</i>	5 gal	5-6'	13

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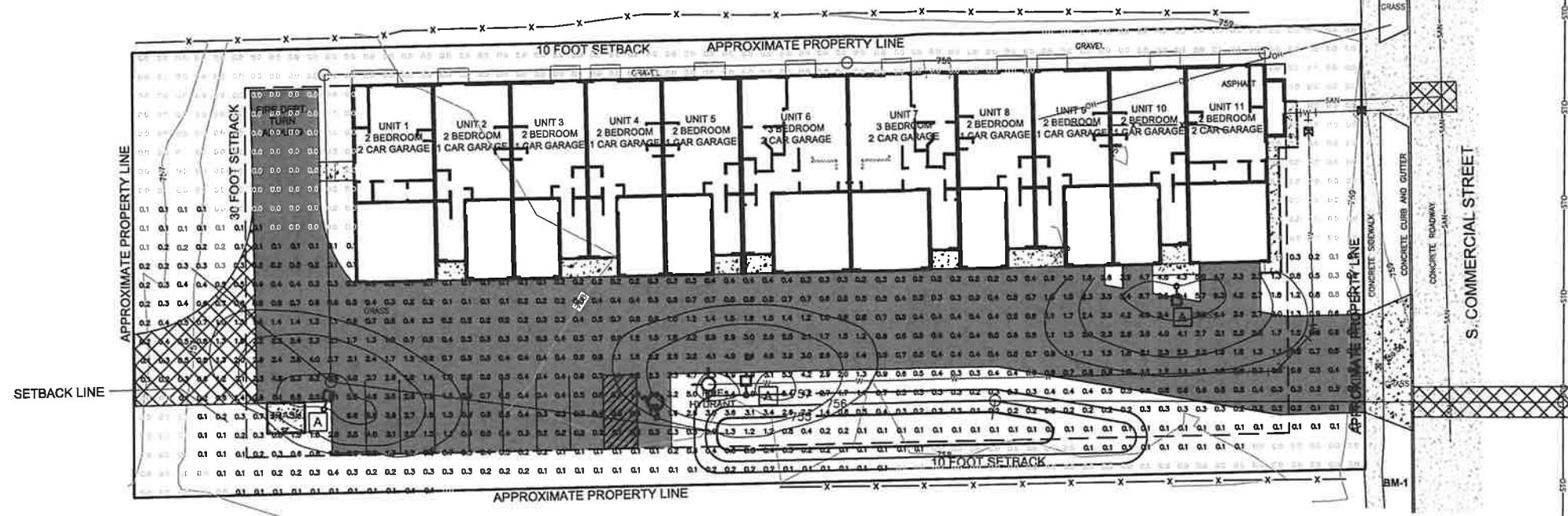
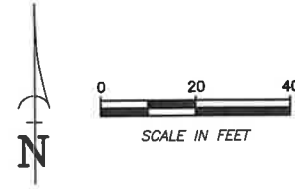
LANDSCAPING PLAN COMMERCIAL STREET

CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN

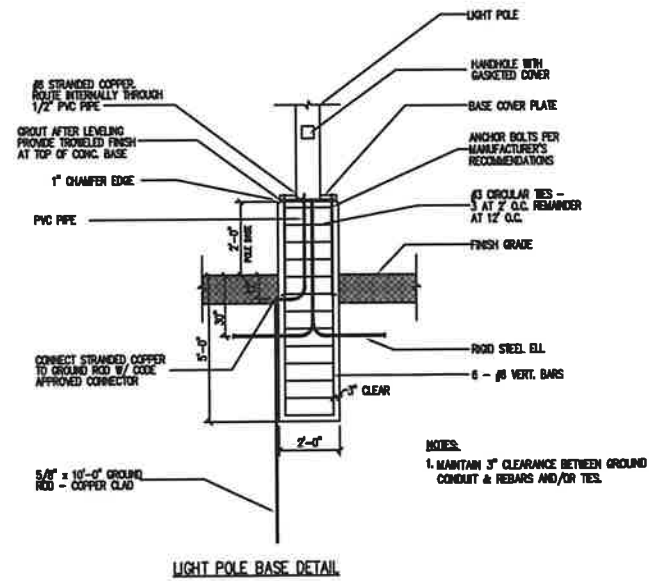
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LIGHTING PLAN



LUMINAIRE SCHEDULE			
CALLOUT	LAMP	DESCRIPTION	QUANTITY
A	(1)	LUMINAIRE, PIV-C10-D-UNV-T3-SZ 70 CRI, 4000K LED	3



- LIGHTING PLAN NOTES:**
- AS PART OF ELECTRICAL BASE BID PRICE, E.C. SHALL INSTALL ALL NEW RACEWAYS AND CONDUCTORS TO FEED NEW LIGHT FIXTURES "A" AS NOTED ON SITE PLAN. ALL FIXTURES SHALL BE WIRED INTO THE SAME ELECTRICAL LOOP WITH CONTROLS IN THE COMMUNITY CENTER. LIGHTS SHALL BE SET UP TO AUTOMATICALLY TURN ON AT DUSK AS WELL AS MANUAL CONTROL OPTIONS.
 - BUILDINGS SHALL HAVE ADDITIONAL LIGHTING AT ENTRANCES. BUILDING LIGHTS SHALL BE SHOWN ON THE ARCHITECTURAL PLANS.

LIGHTING PLAN
COMMERCIAL STREET

CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN

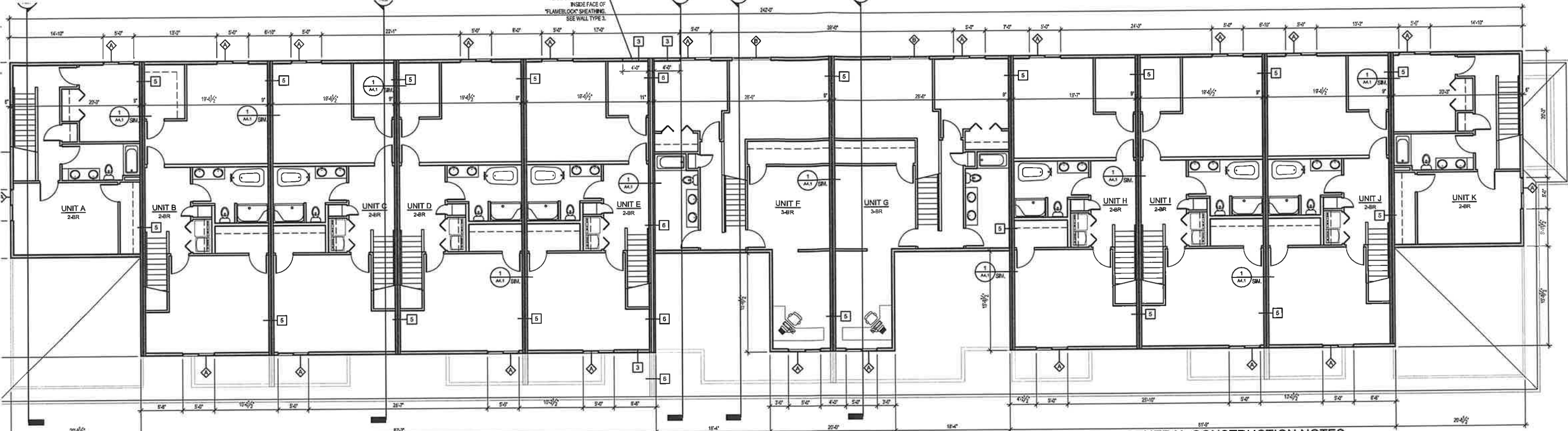
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info@martenson-eisele.com
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DRAWN BY	CRC	CHECKED	JWS	APPROVED	JUR	FIELDWORK	MLR
NO.		NO.		NO.		NO.	
DATE		DATE		DATE		DATE	



2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL CONSTRUCTION NOTES

EXTERIOR WALLS ARE DIMENSIONED TO FACE OF SHEATHING. INTERIOR WALLS ARE DIMENSIONED STUD TO STUD UNLESS NOTED OTHERWISE.

ALL INTERIOR PARTITIONS ARE TYPE 1 UNLESS NOTED OTHERWISE. SEE ENLARGED PLANS FOR ADDITIONAL WALL TYPES.

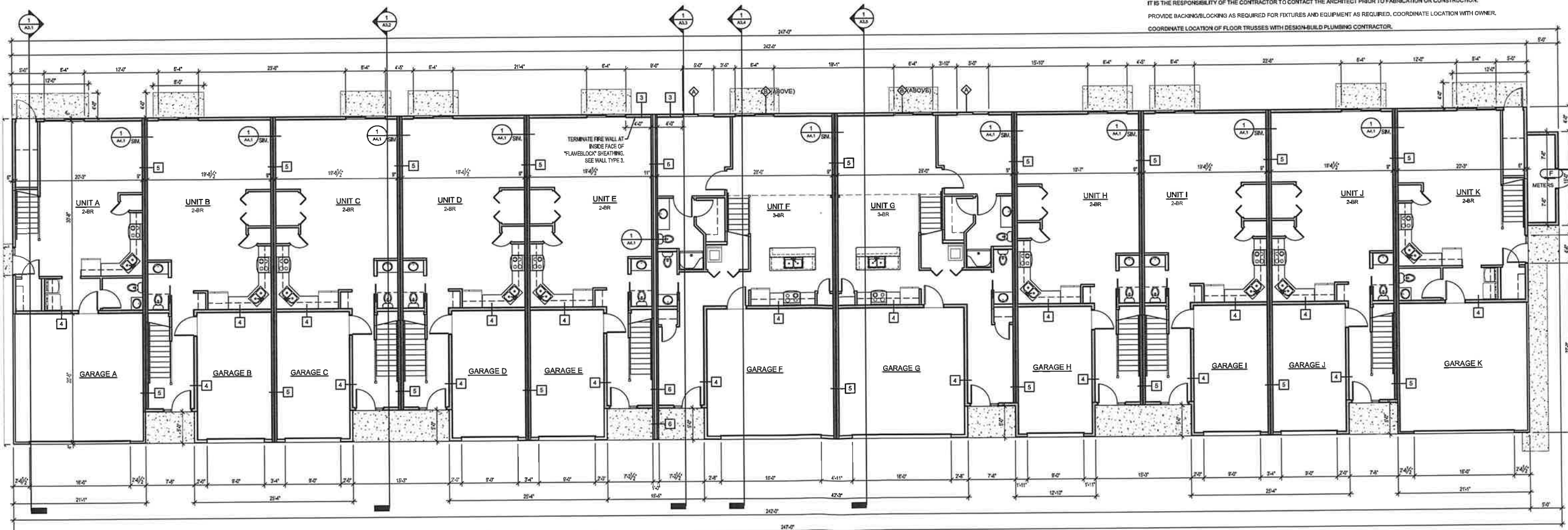
SEE BUILDING SECTIONS AND WALL SECTIONS FOR EXTERIOR WALL CONSTRUCTION.

SEE STRUCTURAL DRAWINGS FOR LOCATION AND REQUIRED CONSTRUCTION OF SHEAR WALLS.

DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS OR NOTES SHALL DETERMINE. IF THERE ARE MISSING DIMENSIONS OR DISCREPANCIES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE ARCHITECT PRIOR TO FABRICATION OR CONSTRUCTION.

PROVIDE BACKING/BLOCKING AS REQUIRED FOR FIXTURES AND EQUIPMENT AS REQUIRED. COORDINATE LOCATION WITH OWNER.

COORDINATE LOCATION OF FLOOR TRUSSES WITH DESIGN-BUILD PLUMBING CONTRACTOR.



1ST FLOOR PLAN

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1377 Midway Road

Menasha, WI 54952

www.martenson-eisele.com

info@martenson-eisele.com

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Architect

Engineer

Surveyor

Environment

Plant

TRANSPARENCY

TRUST

TEAMWORK

NO.

DATE

APPROVED

REVISION

DRAWN BY

CHECKED

APPROVED

MJI

BUILDING SERVICES

TRUST

TEAMWORK

KINGSTON PROPERTIES LLC

11-UNIT TOWNHOMES

SCALE

DATE

PROJECT NUMBER

1/8" = 1'-0"

12-12-21

1-1649-003

FLOOR PLANS



1 SOUTH ELEVATION
A2.1 SCALE: 1/8" = 1'-0"

NOTE: PROVIDE FIRE WALL IDENTIFICATION ON BUILDING EXTERIOR PER WISCONSIN SPS 382.0706.
The sign shall consist of 3 circles arranged vertically on the exterior wall, marking the location of the fire wall and centered on the fire wall. The circles shall either be affixed directly to the surface of the building or may be placed on a background material that is affixed to the building.

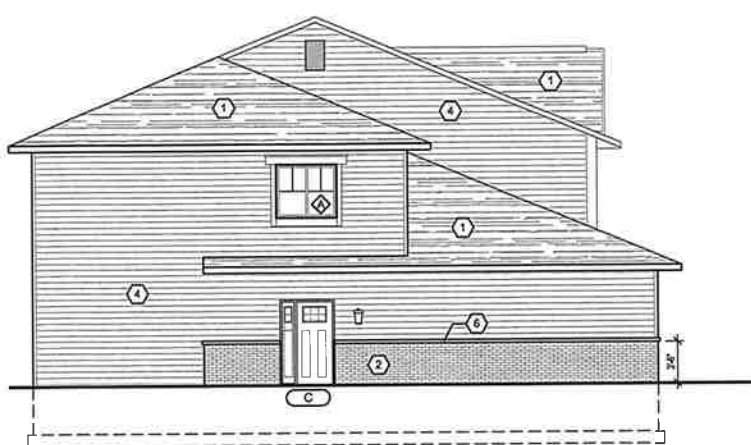
Each circle shall be the same size. The diameter of the circle shall be at least 1 1/2 inches, but no greater than 2 inches.

The circles shall be spaced an equal distance apart. The distance measured from the top of the uppermost circle to the bottom of the lowermost circle shall be no more than 12 inches.

The color of the circle shall be red, amber (orange-yellow) or white (pale) and shall be reflective. The color of the circle shall contrast with the color of the background.



2 NORTH ELEVATION
A2.1 SCALE: 1/8" = 1'-0"

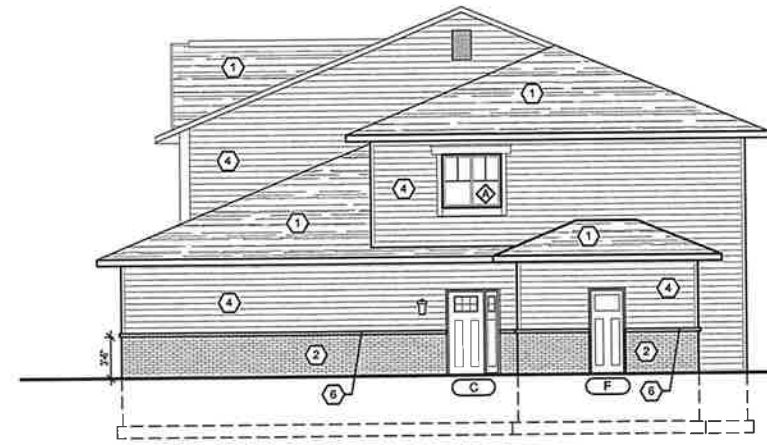


3 WEST ELEVATION

EXTERIOR FINISHES

1	DIMENSIONAL ASPHALT SHINGLES, OWENS CORNING SURE NAIL OR EQUAL, COLOR # AS SELECTED.
2	"FASTSTAK" BRICK VENEER BY BOULDER CREEK OR EQUAL, COLOR # AS SELECTED.
3	"FASTSTAK" STONE VENEER BY BOULDER CREEK OR EQUAL, COLOR # AS SELECTED.
4	CERTAINTED MAINSTREET HORIZONTAL DOUBLE 4 VINYL SIDING OR EQUAL, COLOR # AS SELECTED.
5	CERTAINTED VERTICAL BOARD AND BATTEN VINYL SIDING OR EQUAL, COLOR # AS SELECTED.
6	CAST STONE SILL, COLOR # AS SELECTED.

CONTRACTOR TO PROVIDE ALL FINISH SAMPLES TO OWNER FOR APPROVAL AND VERIFICATION PRIOR TO ORDERING AND INSTALLING.
PROVIDE ADDRESS NUMBERING AS SELECTED.



4 EAST ELEVATION

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Menasha, WI 54952
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Plant
Environment
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Architect

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BUILDING SERVICES
TRANSPARENCY TRUST TEAMWORK

KINGSTON PROPERTIES LLC

11-UNIT TOWNHOMES

SCALE
1/8" = 1'-0"

DATE
12-12-21

PROJECT NUMBER
1-1649-003

EXTERIOR
ELEVATIONS



CHAPTER 8: AGRICULTURAL, NATURAL AND CULTURAL RESOURCES

INTRODUCTION

This element includes a brief summary of existing conditions, a list of issues and opportunities that were identified during the planning process, a vision statement and a series of goals, objectives and recommendations to guide future decisions in the City of Neenah.

Issues and opportunities identified in this element were determined through the public participation process, collection of background data and through a review of the following documents:

- *Neenah Comprehensive Plan 2020*, adopted in 1999;
- *City of Neenah's Sustainability Plan*, adopted September 5, 2013; and
- *City of Neenah 5-Year Capital Improvement Program*, [2016-2020](#)~~2020~~[2023-2027](#).

SUMMARY OF EXISTING CONDITIONS

Agricultural, natural and cultural resources give definition to a community and strongly affect quality of life. Natural features have significant bearing on historic and contemporary land use and development patterns. While cultural resources define a community's unique character and heritage. Understanding the relationship between natural features and the physical suitability to accommodate specific activities, while protecting historic features is important to planning the City's future land use.

Below is a summary of the key agricultural, natural and cultural resources that impact and shape the City of Neenah. For a complete listing, please see *City of Neenah Comprehensive Plan Update 2040, Volume Two: Existing Conditions Report*.

Agricultural Resources

- Farmland in Winnebago County and the towns surrounding the City of Neenah is being lost as this land is converted to other uses.
- The City of Neenah has one community garden located on [Marathon Avenue](#)~~Byrd Avenue~~ next to the Neenah Police Department.
- Neenah allows residents to keep mason bees and [a limited amount of](#) poultry within the City.

Natural Resources

Land Resources

- There are no areas of steep slopes (greater than 12%) in the City.
- Approximately 3.2 percent (198 acres) of the City has areas of high bedrock; areas of high bedrock are located in the southern part of the City.
- There is about one acre of active quarry sites in the City of Neenah and two acres of reserve. Both are located between I-41 and Tullar Road.



- There are approximately 32 acres in the northwest corner of the City of Neenah that may be suitable for sand and gravel extraction.

Water Resources

- Neenah is bordered by Lake Winnebago and Little Lake Butte des Morts. Water clarity in the lake is low.
- The Neenah Slough ([Neenah Creek](#)) is the only named waterway within in close proximity to the City of Neenah. The slough is one of the major northern pike spawning areas adjacent to Little Lake Butte des Morts. The stream is impacted by storm sewer discharges, which carries high levels of [polluted](#) sediments.
- The City of Neenah is located within the Lower Fox, Upper Fox, and Wolf River Basins.
- Overall, 13 percent (809 acres) of the City is within a floodplain. Floodplains within the City are directly associated with the Neenah Slough corridor and areas along the Lake Winnebago shoreline.
- Only 3 percent (158 acres) of the City's total acreage is classified as wetlands. Generally wetlands are found near the Neenah Slough, Lake Winnebago and Little Lake Butte des Morts.
- Practically all areas within the City fall within the high (90.5%) water recharge potential.
- Within 68 percent (4,180 acres) of the City, the depth to groundwater is less than two feet.

Wildlife Resources

- Wildlife is threatened by the negative effects of development and stormwater runoff (both from urban and rural runoff sources).
- Neenah lies within the tension zone, which has characteristics of both northern and southern Wisconsin climates, and therefore species from both areas.
- There are no planted woodlands and approximately 198 acres of general woodlands in the City.
- A review of the Wisconsin DNR Natural Heritage Inventory Township Search Tool (for the towns of Neenah, Clayton, Vinland, and Oshkosh) database revealed a number of species (fish, community, bird, butterfly) for the City and towns surrounding the City of Neenah.

Parks, Open Space and Recreational Resources

- The WDNR does not own any land within the City of Neenah.
- Important environmental corridors within the City and surrounding area are associated with the Neenah Slough corridor and the unnamed streams with natural vegetation scattered throughout the area.

Waste and Pollution

- According to the Solid and Hazardous Waste Information Management System there are 19 operating sites listed for Neenah.
- A search of the database for solid waste landfills / disposal facilities indicates that there are 5 sites in the City of Neenah.



Air Quality

- The 8-hour design values (ppb) were not exceeded at the Outagamie County site between 1997 and 2012.
- Outagamie County did not exceed the primary and secondary National Ambient Air Quality Standard for particulate matter between 2001 and 2012.

Cultural Resources

- At the present, 27 properties / districts within the City of Neenah are listed on the National Register.
- A search of the DHP's online Architecture and History Inventory (AHI) reveals a total of 1,220 sites listed for Neenah.
- There is one historical marker, located in the City of Neenah: Wisconsin Avenue Commercial Historic District – Interior Walkway.
- There are five museums in the City of Neenah: Doty Cabin, Hiram Smith Octagon House, Velte History Exhibit, Bergstrom-Mahler Museum of Glass and R Harder Gallery of Gems & Minerals.
- According to the City of Neenah, five sites are considered either a local historic site or a local historic building.
- The City of Neenah is a Certified Local Government.
- The City of Neenah has established a Neenah Landmarks Commission.
- The Neenah Historical Society was formed in 1948; its mission is to collect, preserve and share the history and stories of the City of Neenah.
- The City of Neenah was incorporated in 1873.

ISSUES AND OPPORTUNITIES

A number of issues and opportunities were identified through the public participation process, collection of background data and through a review of other documents. A list of issues and opportunities are described below:

Agricultural Resources

Agricultural lands are being lost in Winnebago County and in the towns surrounding the City as these lands are converted to other uses. Even though farmland acres are declining, farming still remains an important source of income and employment in Winnebago County. Local farming operations provide a source for locally grown produce and fruit that people are seeking. Neenah's Saturday farm market at Shattuck Park during the summer and fall months is well attended. ~~During the colder seasons, the farm market moves indoors to the Marketplace in Downtown Neenah.~~ In addition, farmland provides open space and wildlife habitat and defines our heritage and sense of place.



Community Garden



Residents are looking for opportunities to grow and raise their own food. Currently Neenah has one community garden, which provides gardening space to 96 local gardeners. Annually this garden has been full and all garden plots have been rented. In addition, the City of Neenah allows residents to keep mason bees and [a limited amount of](#) chickens within the City. While mason bees aid in pollination, they do not provide honey.

Issues and Opportunities:

- Agricultural lands are being lost in Winnebago County and in the towns surrounding the City.
- The existing community garden is well utilized and all plots are rented on an annual basis.
- Neenah's Saturday farm market at Shattuck Park [and the indoor market at Marketplace](#) provide an opportunity for residents and visitors to purchase fresh local food and produce and other items.
- Mason bees aid in pollination, but they do not provide honey.

Natural Resources

Land Resources

Approximately 3.2 percent (198 acres) of the City has areas of high bedrock; these areas are found in the southern part of the City. Areas of high bedrock are defined as areas where the bedrock is within 70 inches of the surface. There may be other areas in the City where the depth to bedrock is slightly more than 70 inches. These areas [would can](#) impact construction costs for public and private infrastructure.

Issues and opportunities:

- The City has areas of high bedrock which increases construction costs for public and private infrastructure.

Water Resources

The City of Neenah borders Lake Winnebago and Little Lake Butte des Morts. The Neenah Slough flows through the City of Neenah into Little Lake Butte des Morts. Agricultural and urban runoff affects water quality of surface water resources. Nutrient loads raise water temperature, contributing to the growth of excessive aquatic vegetation including invasive species. This could impact opportunities for water based recreation (boating, swimming and fishing). Residential development threats to surface water resources include lawn applied chemicals, siltation and petroleum based substances and salts from local road runoff.



Marina



Neenah Slough

Lake Winnebago suffers from low water quality and blue-green algae blooms. Blue-green algae may cause a toxin that is dangerous to health. The Neenah Slough is one of the major northern pike spawning areas adjacent to Little Lake Butte des Morts. Both summer and winter fish kills have occurred in the slough. The stream is negatively impacted by stormwater discharges which carries high levels of ~~polluted~~ sediments.

Most of the City falls within a high water recharge area. Protecting infiltration areas from impermeable development will help

maintain the drinking water supply for the surrounding areas and will benefit the quality and quantity of Lake Winnebago surface water. New development within these areas should be designed to utilize best management practices that will encourage or enhance groundwater infiltration.

Wetlands provide important benefits in maintaining water quality, minimizing potential flooding, and providing habitat for a variety of native wildlife species. Generally wetlands are associated with the Neenah Slough, Lake Winnebago and Little Lake Butte des Morts. Wetlands buffers should be enacted that protect wetlands based on the function of the wetland.

High groundwater can impact building foundations, utility and street construction and other factors. High groundwater of less than two feet is found in about 68 percent of the City.

Issues and Opportunities:

- Water clarity in Lake Winnebago is low and the lake suffers from blue-green algae blooms in summer months.
- The Neenah Slough is impacted by storm sewer discharges, which carries high levels of ~~polluted~~ sediments.
- The depth to groundwater is less than two feet within 68 percent of the City.
- Encourage or enhance groundwater infiltration in high water recharge areas of the City.
- Adopt a wetland buffer to further protect wetlands.

Wildlife Resources

Woodlands are fragmented or limited in the City and surrounding areas. Care must be taken in the selection of trees for use in the City, including those used in landscaping, parks and open spaces and along the street. Street trees are subject to stress from soil compaction, heat, drought, lack of root space, salt and road pollutants and air quality. As a result, the life of a street tree is only a fraction of its potential life span. City trees should be diverse to guard against large scale devastation by both native and introduced pests.



Impacts of climate change are being felt within the City of Neenah. Average temperatures are already warmer; this is especially true for both winter and nighttime temperatures. Neenah lies within the tension zone and is at the juncture of two different plant communities. As temperatures continue to rise, the tension zone may shift north. This may cause plant ranges to also shift north, impacting the species of trees and plants native to the Neenah area.



Wilderness Park

Non-native aquatic and terrestrial plants and animals, or exotic species are a major threat to native habitats and the species that utilize those habitats. These species displace native species, disrupt ecosystems and affect peoples' livelihood and quality of life.

Issues and Opportunities:

- Wildlife is threatened by the negative effects of development and stormwater runoff (both from urban and rural runoff sources).
- City trees are negatively impacted by urban and environmental factors, and native and introduced pests.
- Climate change may impact the species of trees native to the Neenah area.
- Non-native species are a major threat to native habitats and the species that utilize these habitats.

Parks, Open Space and Recreational Resources

Environmental corridors are continuous systems of open space created by natural linkages of environmentally sensitive areas. They provide protective routes of travel for a variety of wildlife and bird species. Important environmental corridors within the City and surrounding area are associated with the Neenah Slough corridor and the unnamed streams with natural vegetation scattered throughout the area.

Issues and Opportunities:

- Protect important environmental corridors within the City.

Cultural Resources

Cultural resources such as historic buildings, sites, structures, objects, archeological sites and districts define the City unique character and heritage. There are 27 properties / districts within the City of Neenah that are listed on the National Register of Historic Places. However this directory is not static and therefore there may be other properties in Neenah that may be eligible or become eligible over time.

There are many different types of museums, some preserve valuable historic artifacts and local history, while others showcase collections of fine arts, glass, gems and minerals. Most museums provide learning opportunities and community enjoyment. Within the City of Neenah, there are five museums.



Issues and Opportunities:

- The National Register is not a static inventory and properties currently not listed in the City of Neenah may become eligible.

VISION, GOALS, OBJECTIVES AND RECOMMENDATIONS

Vision Statement: *Neenah values its natural, cultural and historical resources and promotes preservation of these resources in collaboration with development and redevelopment of the City.*

Agricultural Resources

Goal AG 1: Recognize the economic viability of the area's agricultural community.

Objective AG 1.1: Identify the most productive farmland for continued agricultural activities within the City's extraterritorial area.

- Recommendation AG 1.1.1: Promote infill and redevelopment within the City. (See recommendation LU 1.7.10)
- Recommendation AG 1.1.2: Work with local economic development groups to encourage the establishment of businesses in the City that would support the agricultural economy.

Goal AG 2: Encourage urban farming activities within the City limits.

Objective AG 2.1: Provide access to locally grown products.

- Recommendation AG 2.1.1: Support Future Neenah, Inc. efforts to provide an outdoor and indoor farm market.
- Recommendation AG 2.1.2: Support current ~~and future~~ community gardens in the City.
- Recommendation AG 2.1.3: Partner with churches, schools, businesses, non-profits and others to sponsor community and neighborhood garden plots.
- ~~Recommendation AG 2.1.4: Adopt an ordinance to allow residents and businesses within the City to keep honey bees.~~
- Recommendation AG 2.1.54: Encourage Neenah Joint School District to utilize local food in their school hot lunch program.
- Recommendation AG 2.1.65: Review the zoning ordinance to determine limitations that might affect the siting of community gardens and other urban gardening uses. Identify regulations that would support community gardens throughout the City. (See recommendation LU 1.9.1)

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- Recommendation AG 2.1.76: Identify City owned properties that may be viable sites for community and / or neighborhood gardens.
- Recommendation AG 2.1.87: Consider expanded urban farming practices.

Natural Resources

Goal NR 1: Protect and preserve the natural resources of the City and surrounding areas.

Objective NR 1.1: Protect environmentally sensitive areas.

- Recommendation NR 1.1.1: Continue on-going regulatory control over wetlands and floodplain areas, shoreland protection areas, and other environmentally sensitive areas. (See recommendation IO 1.3.2)
- Recommendation NR 1.1.2: Update the source (reference) in Chapter 22 Environmental Control, Sec. 22-216 – Shoreland-wetland zoning maps. The most recent version of the Wisconsin Wetland Inventory as depicted on the Department of Natural Resources Surface Water Data Viewer should be referenced. Review references to other maps, for example the effective date for most recent version FEMA map for the City of Neenah is 03/17/2003.
- Recommendation NR 1.1.3: Encourage the protection of existing woodland and wetland areas in the west and south side growth areas. (See recommendation LU 1.10.1)
- Recommendation NR 1.1.4: Create a wetland mitigation bank.

Objective NR 1.2: Maintain a diverse and quality urban forest.

- Recommendation NR 1.2.1: Remain actively involved with the Arbor Day Foundation, promoting activities that educate the public about the benefits of trees in an urban setting.
- Recommendation NR 1.2.2: Continue to encourage a tree planting policy along major road corridors, recognizing appropriate species and placement. Consider expanding this policy to include the planting of trees along all public streets and public areas, where appropriate. (See recommendation IO 1.2.5)
- Recommendation NR 1.2.3: Continue to actively participate in the Northeast Wisconsin Urban Forestry Work Group.
- Recommendation NR 1.2.4: Work with and support the WDNR to control the spread of diseases and insects that threaten the resource.
- Recommendation NR 1.2.5: Develop construction recommendations that can provide tree protection during construction projects.



- Recommendation NR 1.2.6: Develop the structure for the formation of a Tree Board to oversee the management direction and budget decisions of the Community Forestry Program.
- Recommendation NR 1.2.7: Add a requirement that developers work with the City to provide diversity in the selection of trees.

Objective NR 1.3: Control invasive species in area lakes, streams, wetlands, wooded areas, parks and other natural areas.

- Recommendation NR 1.3.1: Encourage local youth and civic groups to work with the City to identify and control invasive species in public parks and open areas.
- Recommendation NR 1.3.2: Increase public awareness of its role/responsibility in introducing/containing invasive species.
- Recommendation NR 1.3.3: Support a countywide coordinated approach to deal with specific problem species on the land and the water.

Objective NR 1.4: Protect air quality.

- Recommendation NR 1.4.1: Increase opportunities for biking and walking. (See recommendations LU 1.6.1, CF 4.2.1, T 2.5.3, T 1.5.3)
- Recommendation NR 1.4.2: Increase the City's tree canopy.

Objective NR 1.5: Create recreational opportunities in and around employment centers.

- Recommendation NR 1.5.1: Encourage developers to incorporate common open space and pedestrian trails in the design and development of business and light industrial properties / parks to increase amenities and attract a quality workforce and business partners. (See recommendation LU 1.8.6)

Goal NR 2: Improve surface water quality and protect area groundwater supplies.

Objective NR 2.1: Reduce non-point nutrient runoff into the Neenah Slough, Lake Winnebago and Little Lake Butte des Morts.

- Recommendation NR 2.1.1: Encourage the use of natural surface water storage and detention facilities to control storm water runoff.
- Recommendation NR 2.1.2: The City should implement the recommendations contained in its stormwater management plan.
- Recommendation NR 2.1.3: Develop and adopt policies that require "low impact design" (LID), particularly to assist with stormwater management. (See recommendation H 3.1.2)



- Recommendation NR 2.1.4: Continue to control stormwater runoff from construction site activities and impervious surfaces.
- Recommendation NR 2.1.5: Continue to work with the Northeastern Wisconsin Stormwater Consortium (NEWSC) and the Fox-Wolf Watershed Alliance to address stormwater runoff and water quality issues.
- Recommendation NR 2.1.6: Continue to work with the WDNR to comply with the requirements of the City's MS4 permit.
- Recommendation NR 2.1.7: The Upper Fox and Wolf River Total Maximum Daily Load (TMDL) is currently being developed for phosphorus and total suspended solids. The City should comply with the requirements of the plan. (See recommendation CF 1.4.2)
- Recommendation NR 2.1.8: Support efforts to improve water quality of Lake Winnebago through management of upstream agricultural runoff.
- Recommendation NR 2.1.9: Educate Neenah residents on non-point pollution issues.
- Recommendation NR 2.1.10: Review development standards in terms of reducing impervious areas. (See recommendation LU 1.10.4)

Cultural Resources

Goal CR 1: Preserve the City's cultural and historical resources.

Objective CR 1.1: Consider opportunities for historic preservation in all future planning, zoning and development decisions.

- Recommendation CR 1.1.1: The City should continue to regard preservation and promotion of historically and architecturally significant buildings and sites as an important component in maintaining the image and character of Neenah.
- Recommendation CR 1.1.2: Recognize and support efforts of the Neenah Landmarks Commission and other local preservation groups. (See recommendation IO 1.6.1)
- Recommendation CR 1.1.3: Develop a comprehensive preservation strategy to better define common goals, roles and responsibilities of all interested groups, individuals, and property owners. (See recommendation IO 1.6.2)
- Recommendation CR 1.1.4: Consider cultural resources and historic preservation in future land use planning and development decisions.
- Recommendation CR 1.1.5: Seek input from the Landmarks Commission, the Neenah Historical Society and others when making decisions that involve existing historical sites, structures and areas.



Objective CR 1.2: Promote and celebrate Neenah's history and the importance of historic preservation.

- Recommendation CR 1.2.1: Continue to work with the Neenah Historical Society, Future Neenah, the Neenah Public Library, the Neenah Joint School District and others on educational programs for adults and children that provide an appreciation of local history.
- Recommendation CR 1.2.2: Encourage the development of a program that will provide an opportunity for seniors to share stories of local history with school children and others.
- Recommendation CR 1.2.3: Update the 2004 list of eligible properties and districts for inclusion in the National Register of Historic Places. Encourage property owners of newly identified properties to prepare an application to be added to the National Register of Historic Places. (See recommendation IO 1.6.3)
- Recommendation CR 1.2.4: Develop ~~a~~ promotional pamphlets and other material documenting Neenah's rich history.

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Goal CR 2: Encourage cultural, artistic and entertainment opportunities.

Objective CR 2.1: Support and expand opportunities to bring entertainment, cultural events and art to the City.

- Recommendation CR 2.1.1: Work with the Neenah Historical Society to increase awareness of local history and the museum by providing a pedestrian connection between the Hiram Smith Octagon House and the downtown area. This could include the construction of a walking /biking trail between the museum, downtown and Loop the Little Lake Trail. (See recommendation LU 1.6.1)
- Recommendation CR 2.1.2: Investigate opportunities to expand art in the City.
- Recommendation CR 2.1.3: Continue to support and encourage Neenah organizations to provide concerts, social and historical events.
- Recommendation CR 2.1.4: Consider expanding cultural, artistic and entertainment opportunities in the downtown.
- Recommendation CR 2.1.5: Work with local non-profits to encourage heritage tourism and the promotion of the Fox River.
- Recommendation CR 2.1.6: Support the Riverside Players, the Neenah Community Band and others.



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CHAPTER 9: INTERGOVERNMENTAL COOPERATION

INTRODUCTION

This element includes a brief summary of existing conditions, a list of issues and opportunities that were identified during the planning process, a vision statement and a series of goals, objectives and recommendations to meet the current and future needs in the City of Neenah.

Issues and opportunities identified in this element were determined through the public participation process, collection of background data and through a review of the following documents:

- *Neenah Comprehensive Plan 2020*, adopted in 1999;
- *Intergovernmental Agreement Among the City of Neenah,, the Town of Neenah Sanitary District #1-1 and the Town of Neenah Sanitary District #2 to Provide Orderly Growth and Development Within Agreed Upon Municipal Boundaries.*

SUMMARY OF EXISTING CONDITIONS

The relationship a municipality has with school districts, neighboring communities, county, state, federal government and Regional Planning Commission can impact residents in terms of taxation, planning, service provision, and siting of public facilities. An examination of these relationships and the identification of existing and potential conflicts can help a municipality address these situations in a productive manner.

Below is a summary of the key intergovernmental cooperation conditions. For a complete listing, please see *City of Neenah Comprehensive Plan Update 2040, Volume Two: Existing Conditions Report*.

Adjacent Communities

- The City of Neenah shares its borders with the City of Menasha, Village of Fox Crossing and the towns of Neenah and Vinland in Winnebago County.

School Districts

- The City of Neenah is served by the Neenah Joint School District (NJSD), which maintains eleven school facilities within the City.
- While a formal written intergovernmental agreement does not exist between the NJSD and the City of Neenah, the City and school district do work together to provide programming and facilities for area youth and adults.

Public Safety

- The Neenah-Menasha Fire Rescue (NMFR) department was created on January 1, 2003 by the consolidation of the City of Neenah Fire Department and the City of

Menasha Fire Department. NMFR has an auto aid agreement with the Appleton Fire Department.

- The Neenah Police Department is located at 2111 Marathon Avenue in the City of Neenah. The Neenah Police Department has mutual aid agreements with most other Fox Cities communities.
- The cities of Neenah and Menasha have shared a municipal court since 2002.

Library

- Winnefox Library System (WLS) is one of 17 library systems in the state and is a federation of 30 public libraries in Winnebago, Fond du Lac, Green Lake, Marquette and Waushara counties.

Utilities

- The Neenah/Menasha Sewerage Commission was jointly created by the municipalities and sanitary districts within the sewer service area.

County

- The City works with county departments to coordinate road construction and maintenance; solid waste and recycling; police, fire and emergency services and dispatch; and election and planning assistance.

Regional

- ECWRPC provides planning and technical assistance to counties, communities, businesses, interest groups and individuals within its region.
- Winnebago, Outagamie and Brown counties entered into a 25 year intergovernmental agreement in 2001 to handle the disposal of solid waste and recycling within their respective counties.
- Fox Comm is a regional partnership for public safety communications within Winnebago County, Calumet and Outagamie County.

Intergovernmental Agreement

- Intergovernmental Agreement Among the City of Neenah, the Town of Neenah, the Town of Neenah Sanitary District #1-1 and the Town of Neenah Sanitary District #2 to Provide Orderly Growth and Development Within Agreed Upon Municipal Boundaries. The agreement delineates City Growth Areas, Town Growth Area, City Service Areas, Non-Annexed City Service Areas, Town Service Areas and Parks/Environmentally Sensitive Areas. [This agreement was created in 2003 and amended in 2022.](#)

ISSUES AND OPPORTUNITIES

A number of issues and opportunities were identified through the public participation process, collection of background data and through a review of other documents. A list of issues and opportunities are described below:

Economic Development

Many local, regional and statewide economic development organizations and groups are working to promote economic development. Since the City of Neenah's economy is dependent on the economy of the Fox Cities and the state, the City can benefit from the efforts of others.

Private investment in the community can create jobs, housing and amenities. Public investment is needed for infrastructure (roads, sewer and water, police and fire protection, etc.). Working together, the assets and benefits of both sectors (private and public) can be used to enhance the community and create jobs and housing.

The history of the City is tied to its location along the Fox River system (Little Lake Buttes des Morts and Lake Winnebago). The City's proximity to the water provides opportunities for water related recreation. The Fox-Wisconsin Heritage Parkway is working to improve and promote the Fox-Wisconsin Heritage Water Trail. The City will benefit and should be part of these efforts.

Issues and opportunities:

- Multiple economic development organizations and groups are working to promote economic development and these efforts can impact and benefit the City's economy.
- Private and public partnerships can enhance the local economy.
- The Fox-Wisconsin Heritage Parkway is working to improve and promote the Fox-Wisconsin Heritage Water Trail. This work can enhance City efforts to promote / provide historical and recreational tourism opportunities.
- There is a regional competition of communities in the Fox Cities for people, businesses, and new development.

Communication

Community partners are a valuable resource that can provide volunteer hours and funding for City projects. However, it is important to ensure that these resources are being directed to meet the City's needs.

Communication between utilities, schools, neighboring communities, public safety, county highway, WisDot and others is important so that everyone is informed about upcoming improvements and other issues that might arise. An established method of communication not only keeps everyone apprised of upcoming improvements, but it also provides a forum for issues to be discussed.

The City's website is a valuable resource that is used to provide information to current and prospective residents, business owners, developers, and visitors. Not only may it be used to provide information about municipal services, facilities, meetings and ordinances but it is also used to promote upcoming events and local amenities.

Issues and opportunities:

- Ensure that volunteer hours and funding from community partners (civic organizations, churches, youth groups, schools and other) are being used to meet City needs.
- The City should keep informed of upcoming construction projects, improvements and other issues that come up so that the City is able to coordinate and collaborate with others.
- Utilize the City's website to inform current and prospective residents, business owners, developers and visitors. Continue to explore new technologies and ways that the website and other resources can be utilized.

Cost Efficiencies

Mutual aid agreements enhance the level of service provided to City residents. Public safety utilizes mutual aid agreements to decrease the amount of time it takes to respond, enhance specialized skills such as water rescues, drug response teams, victim crises response, etc.

Since 2003, the cities of Neenah and Menasha have shared a fire and rescue department. The consolidation of the two fire departments has allowed the communities to share administrative staff, equipment and other staff. In the future, it may be possible to partner with other communities for fire protection.

The City currently uses Neenah School District facilities for recreational needs. This has made it possible for the City Park and Recreation Department to provide programming without the need to build additional gym, pool, classroom and other recreational facilities.

Issues and opportunities:

- Utilize mutual aid agreements to enhance the level of service.
- Explore opportunities to partner with others for fire protection.
- Increase opportunities to share facilities with others.

Intergovernmental agreements

The City of Neenah currently has an intergovernmental agreement with the Town of Neenah, the Town of Neenah Sanitary District #1-1 and the Town of Neenah Sanitary District #2 to provide orderly growth and development. This agreement was adopted in ~~2003~~[2003 and amended in 2022](#), ~~and is for a period of 30 years~~[The agreement is in-effect until 2040](#). It delineates city and town growth areas; city, town and non-annexed city service areas; and parks/environmentally sensitive areas. In 2016, the Town of Menasha incorporated into what is now the Village of Fox Crossing. At the end of 2016, the Village of Fox Crossing annexed the remaining areas remaining in the town following its incorporation.

As a result, the Village of Fox Crossing shares a common border with the City of Neenah. This may affect the City's ability to annex additional land.

Even though the City has an intergovernmental agreement with the towns of Neenah and Vinland, issues may arise as to service or use of a specific area. The City should keep apprised of annexations made by other communities. To keep informed about and have an avenue to openly discuss planning related issues, the City should establish an intergovernmental committee.

Issues and opportunities:

- Establish an intergovernmental agreement with the Village of Fox Crossing.
- Establish an intergovernmental committee to enhance communication and cooperation between the City and its neighbors.

VISION, GOALS, OBJECTIVES AND RECOMMENDATIONS

Vision Statement: Through an open and transparent process with clear lines of communication, Neenah and its surrounding municipalities, school district, and other governmental organizations create a strong partnership to reduce costs to residents, provide more efficient services, and ultimately improve the region.

Goal IC 1: Continue to improve relations with neighboring municipalities and others government agencies in the Fox Cities, Winnebago County, and state and federal agencies.

Objective IC 1.1: Strengthen existing partnerships and build new relationships to promote economic development in the City and region.

- Recommendation IC 1.1.1: Support and participate in cooperative regional marketing efforts for the recruitment of new business prospects from outside the region and / or state. (Recommendation ED 1.8.1)
- Recommendation IC 1.1.2: Participate in the Fox Cities Regional Partnership and encourage full municipal participation from others in the region. (Recommendation ED 1.8.3)
- Recommendation IC 1.1.3: Promote the goals and objectives of the Comprehensive Plan and inform private development partners of these goals and objectives to improve the local economy. (Recommendation ED 1.8.2)
- Recommendation IC 1.1.4: Identify creative methods to collaborate with Future Neenah and the Downtown BID to identify and market available commercial properties in Downtown Neenah. (Recommendation ED 1.7.4)

- Recommendation IC 1.1.5: Support the development of a regional transit route to increase accessibility and marketability to areas of Neenah.
(Recommendation ED 2.5.2, T 2.2.3)
- Recommendation IC 1.1.6: Coordinate with the Fox Cities Chamber of Commerce, the Fox Cities Convention and Visitor Bureau and Future Neenah to better promote amenities and to identify new events and enhance existing events which have a positive economic impact to the City of Neenah.
- Recommendation IC 1.1.7: Promote the heritage of the City and historical and recreational tourism related to the Fox River system with regional and local organizations.
- Recommendation IC 1.1.8: Create a system which identifies local workforce training needs and connects businesses to local and regional training centers.
(Recommendation ED 3.3.1)
- Recommendation IC 1.1.9: Leverage tourism and local economic development funds, grants, and resources from local, regional and state sources to improve Neenah's local economy.
- Recommendation IC 1.1.10: Conduct a study to determine the feasibility of constructing a sports facility or attracting sporting events such as a regional or national tournament in Neenah and work with the Fox Cities Convention and Visitors Bureau to identify funding sources.

Objective IC 1.2: Improve communication within the City and between the City departments and with local and regional municipal partners, governmental agencies, and other community organizations.

- Recommendation IC 1.2.1: Establish annual meetings with community partners (civic organizations, churches, youth groups, the Neenah Joint School District and others) to discuss community needs. (Recommendation CF 1.1.4, H 2.1.3)
- Recommendation IC 1.2.2: Develop a City communication strategy with the goal of improving communication between neighboring municipalities and other governmental agencies.
- Recommendation IC 1.2.3: Continue to utilize the City's website and other new technology to update residents on upcoming events, municipal services, quality of life, history, etc.

Objective IC 1.3: Explore cost efficiencies through shared services.

- Recommendation IC 1.3.1: Cooperate with neighboring municipalities and Winnebago County in the delivery of essential municipal services.

- Recommendation IC 1.3.2: Explore opportunities to expand fire protection to other communities.
- Recommendation IC 1.3.3: Develop a study which identifies potential cost-savings which result from partnering with the Winnebago County Sheriff's Department and other neighboring communities police departments.
- Recommendation IC 1.3.4: Partner with the Neenah Joint School District for the use of facilities, including recreational facilities and explore new collaborative efforts. (Recommendation CF 4.1.2, CF 1.1.2)
- Recommendation IC 1.3.5: Encourage Winnebago County to provide delivery of county services in the City which would have the greatest impact to City residents.
- Recommendation IC 1.3.6: Research and identify complementary and redundant municipal services and resources that could benefit from agreements for shared services.
- Recommendation IC 1.3.7: Ensure adequate emergency response for City residents through partnerships with local and regional hospitals and ambulatory services.

Objective IC 1.4: Establish and maintain effective intergovernmental land use policies and cooperative agreements with adjoining municipalities to address service and boundary issues.

- Recommendation IC 1.4.1: Develop an intergovernmental agreement with the Village of Fox Crossing and the City of Oshkosh.
- Recommendation IC 1.4.2: Participate in cooperative planning efforts with local governmental units and service providers. (See recommendation LU 1.11.1)
- Recommendation IC 1.4.3: Develop an intergovernmental cooperative to foster, maintain and enhance communication and cooperation with the towns of Neenah, Clayton, and Vinland, the City of Menasha, City of Oshkosh and the Village of Fox Crossing. (See recommendation LU 1.11.2)
- Recommendation IC 1.4.4: Review the City's existing boundary agreement with the Town of Neenah and study the positive and negative aspects of the agreement.
- Recommendation IC 1.4.5: Explore the potential efficiencies with combining services, sharing costs, and eliminating redundant services between the City of Neenah and City of Menasha libraries.

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