



NEENAH PLAN COMMISSION

**Tuesday, September 23, 2025**

**4:00 P.M.**

**Hauser Room, City Administration Building**

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

[Join the meeting now](#)

Meeting ID: 216 553 370 549 7

Passcode: hM94Fb94

- 
1. Approval of Minutes: **August 26, 2025**
  2. Public Appearances (Ten minutes divided among those wishing to speak on topics pertinent to the Plan Commission)
  3. Public Hearings:
    - a. **Rezoning #2-25** - 215 E. Forest Avenue - R2 District to CH District
    - b. **Official Street Map Amendment** - E. North Water Street
    - c. **CH District Master Plan Amendment #1-25 and Project Plan Approval #1-25** - CH District - Multi-Family Housing - 215 E. Forest Avenue
  4. Action Items:
    - a. **Rezoning #2-25** - 215 E. Forest Avenue - R2 District to CH District (**Ord. No. 2025-13**)
    - b. **Official Street Map Amendment** - E. North Water Street (**Ord. No. 2025-12**)
    - c. **CSM #7-25** - 215 E. Forest Avenue - Lot Consolidation (Right-of-Way Dedication)
    - d. **CH District Master Plan Amendment #1-25 and Project Plan Approval #1-25** - CH District - Multi-Family Housing - 215 E. Forest Avenue (**Ord No. 2025-14**)
  5. Discussion Items:
    - a. Neenah Housing Study and Needs Assessment
  6. Announcements and future agenda items:
    - a. Next Meeting: October 7, 2025

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

**MINUTES OF THE NEENAH PLAN COMMISSION**  
**Tuesday, August 26, 2025**  
**4:00 p.m.**

**Present:**

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

**Also Present:**

|   |   |   |
|---|---|---|
| Brad Schmidt, Deputy Director of<br>Community Development | Kayla Kubat, Administrative Assistant<br>of Community Development | Michael Burrows, Intern of<br>Community Development |
| Alderman Cari Lendrum                                     | Troy Beyer, Galloway Co   | Jemery Flint, Excel<br>Engineering                  |
| Jeremy Wagner, Excel Engineering                          | Corbin Terlip- virtual attendance-<br>7Brew                       |   |

**Minutes:** MSC Andrews/Genett, the Plan Commission, to approve the August 12, 2025 meeting minutes. All voting aye. Motion passed. Members Hancock-Cooke and Clark 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.

**Public Hearings:**

- a. **Special Use Permit #4-25** – 521 S Commercial Street – C-Store Beer Sales

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

- b. **Special Use Permit #5-25** – 904 S Green Bay Road – C- Store Beer Sales

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

- c. **Rezoning #1-25** – 122, 126, 134 & 138 Tyler Street – R2 to I2 District

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

- d. **Zoning Text Amendment** – Sec. 26-661 – Tourist Housing

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

**Action Items:**

- a. **Special Use Permit #4-25** – 521 S Commercial Street – C-Store Beer Sales

Deputy Director Schmidt went over the application for 521 S Commercial Street. There will be a lockable cooler for the malt beverages within the building which takes up 20 square feet of the

REPORT

728 square feet total sales area. This area meets the requirements for the permit. All other conditions must also be met as outlined in the ordinance.

Member Andrews asked why these permits are not handled administratively. Deputy Director Schmidt stated the special use permit is an extra layer of protection so the permit can be revoked if the guidelines of the ordinance are not being met by the business. This may change in the future.

**MSC, Hancock-Cooke/Steiner, the Plan Commission, finds the proposed floor plan meets the requirements listed under Section 4.95(f) of the Municipal Code for a Class “A” license and recommends Common Council approve a Special Use Permit for the issuance of a Class “A” license for property located at 521 S Commercial Street subject to the conditions of the Special Use Approval Letter. All voting aye. Motion passed.**

**b. Special Use Permit #5-25 – 904 S Green Bay Road – C- Store Beer Sales**

Deputy Director Schmidt went over the application for 904 S Green Bay Road. There will be a lockable walk-in cooler for the malt beverages within the building, which takes up 150 square feet of the 3,744 square feet total sales area. This area meets the requirements for the permit. All other conditions must also be met as outlined in the ordinance.

**MSC, Andrews/Genett, the Plan Commission, finds the proposed floor plans meets the requirements listed under Section 4.95(f) of the Municipal Code for a Class “A” license and recommends Common Council approve a Special Use Permit for the issuance of a Class “A” license for property located at 904 S Green Bay Road subject to the conditions of the Special Use Approval Letter. All voting aye. Motion passed.**

**c. Rezoning #1-25 – 122, 126, 134 & 138 Tyler Street – R2 to I2 District (Ord. No. 2025-09)**

Deputy Director Schmidt went over the request by Galloway Company to rezone four parcels they’ve acquired along Tyler Street. The rezoning would be from an R2 District to an I2 District. This is consistent with the future land use map, which identifies this area as Neenah industrial corridor.

Member Hancock-Cooke asked about homes on Henry Street that are also located in the R-2 District but are not being rezoned. Deputy Director Schmidt stated this area includes several homes and the area being rezoned is part of the comprehensive plan that as industrial corridor while the area to the north is identified as a transitional area. The Comprehensive Plan is a guide to future development and land uses and helps to inform anyone who moves into this neighborhood the long-term future land uses.

Discussion was had regarding informing the public about land uses and the comprehensive plan.

**MSC, Steiner/Hancock-Cooke, the Plan Commission, recommends Common Council approve Ordinance No. 2025-09 rezoning property located along Tyler Street to the I2, General Industrial District. All voting aye. Motion passed.**

REPORT

ORDINANCE  
NO. 2025-09

d. **Zoning Text Amendment – Sec. 26-661 – Tourist Housing (Ord. No. 2025-10)**

ORDINANCE  
NO. 2025-10

Deputy Director Schmidt went over a meeting with the Wisconsin Realtors Association regarding the City's tourist housing ordinance and recent lawsuit. It was discussed in the meeting the judge's opinion that the requirement within the ordinance which was ruled illegal is that if you have a tourist house, it needed to be your primary residence. This was reviewed and added in 2017 when trying to find a balance between protecting neighborhoods and allowing some use of a property that may not be typically associated with neighborhoods. The first step of the process is to amend the ordinance would be to remove the section that says it has to be your primary residence. The next step is to start a conversation with this commission to modify the ordinance and try to find those ways to continue to protect neighborhoods.

Member Andrews stated our ordinance was adopted prior to the state law. Deputy Director Schmidt stated yes and at the time.

Member Andrews stated one option could be to set a limit on how many short-term rentals there can be in an area and require a permit.

Member Clark asked for the definition of a short-term rental. Deputy Director Schmidt stated it is a rental that is for less than 30 days.

Member Hancock-Cooke asked if there is any legislation at the state level that says that we can limit whether individuals or corporations are buying properties. Deputy Director Schmidt stated there is not.

**MSC, Andrews/Hancock-Cooke, the Plan Commission, recommends Common Council approve Ordinance No. 2025-10, amending Section 26-661 of the Code of Ordinances relating to Tourist Housing All voting aye. Motion passed.**

e. **CSM #6-25 – 828 Fox Point Plaza – 2 Lot CSM**

Deputy Director Schmidt went over the CSM request by 7Brew Coffee. This CSM would be creating the lot for 7Brews. Zoning would remain the same and access easements would be provided to ensure accessibility for the current site and for the future.

**MSC, Hancock-Cooke/Genett, the Plan Commission, approves the 2 Lot CSM for the property located at 828 Fox Point Plaza. All voting aye. Motion passed.**

**Discussion Items:**

a. **Neenah Housing Study and Needs Assessment**

Deputy Director Schmidt went over the next steps of the housing study which is the ADU ordinance. He also discussed bringing the housing study back to the commission to go over what has been happening throughout the year and how to prioritize what to accomplish next year.

**Announcements and Future Agenda Items:** Next meeting is scheduled for September 9, 2025

Plan Commission Minutes

August 26, 2025

Page 4

**Adjournment:** The Commission adjourned its meeting at 4:33 p.m. MSC Steiner/Hancock-Cooke. All voting Aye. Motion passed.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Kayla Kubat".

Kayla Kubat

Administrative Assistant, Department of Community Development



---

# M E M O R A N D U M

---

**DATE:** September 23, 2025  
**TO:** Mayor Lang and Plan Commission  
**FROM:** Brad Schmidt, AICP, Deputy Director  
**RE:** Rezoning – 215 E. Forest Ave – R2 to CH District (**Ord. No 2025-13**)

---

## **Request**

ThedaCare is proposing to rezone 215 E. Forest Avenue from the R-2, Two-Family Residence District to the CH, Community Health District to support a multi-family housing development on the subject site.

## **Background**

The subject parcel is currently undeveloped but was most recently used as a public school (Roosevelt School). The property is about 2.2 acres in size and has frontage along E. Forest Avenue, First Street and E. North Water Street.

The applicant is proposing to develop the site as a multi-family residential development, which would include the subject property and the property to the east. The adjacent property is already zoned CH District. In addition to this rezoning request, the applicant is requesting an amendment to the CH District Master Plan and a project plan approval for the proposed development.

Land north of the subject property is zoned C1 District and R2 District and includes commercial, single and two-family residence uses. Land south and east of the subject property is zoned CH District and includes the ThedaCare hospital and parking lots associated with the hospital. Land west of the subject site is zoned C2 District and includes commercial and office uses.

The CH District was created in the late 1980's to create specific standards for the expansion of the hospital and its campus. The purpose of the district is to accommodate the uses associated with the care and treatment of human ailments, in a planned development setting. Unlike other zoning districts, all development within the CH District must be consistent with the CH District Master Plan and each development requires project plan approval. Multi-family uses are permitted within the CH District.

The proposed zoning is consistent with the City's Comprehensive Plan and with the surrounding neighborhood.

## **Recommendation**

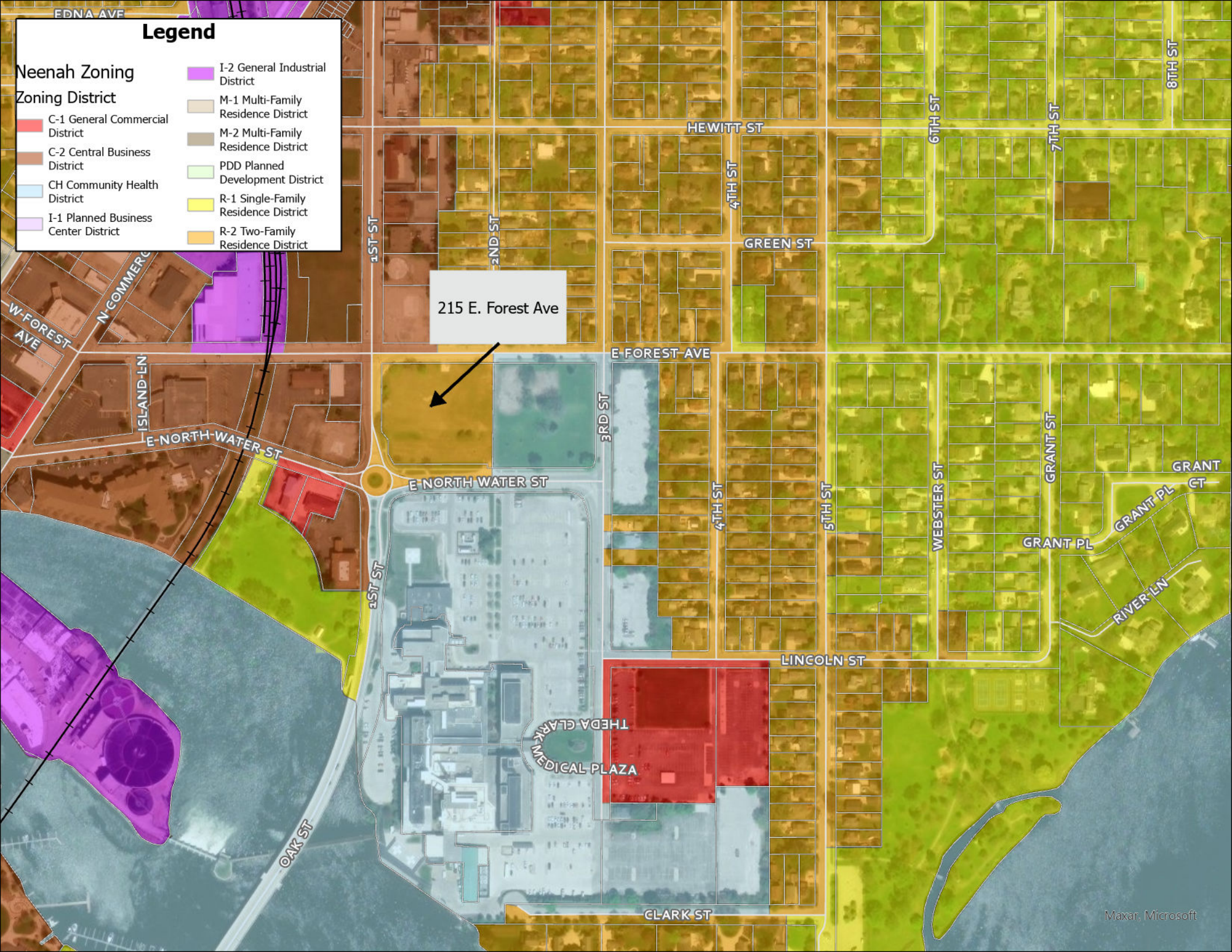
**An appropriate action at this time is for the Plan Commission to recommend Common Council approve Ordinance No. 2025-13 rezoning property located at 215 E. Forest Avenue to the CH, Community Health District.**

# Legend

## Neenah Zoning

### Zoning District

- C-1 General Commercial District
- C-2 Central Business District
- CH Community Health District
- I-1 Planned Business Center District
- I-2 General Industrial District
- M-1 Multi-Family Residence District
- M-2 Multi-Family Residence District
- PDD Planned Development District
- R-1 Single-Family Residence District
- R-2 Two-Family Residence District



215 E. Forest Ave





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

September 12, 2025

JOEL EHRFURTH  
MACH IV ENGINEERING  
2260 SALSCHIEDER COUT  
GREEN BAY, WI 54313

**RE: Rezoning #2-25 - 215 E. Forest Ave - R2 to C2 Rezoning Review () Status Approved**

Dear JOEL EHRFURTH:

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

Sincerely,

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

## Plan Review Comments

**Planning - Brad Schmidt -**  
**bschmidt@neenahwi.gov**

**Approved**

**Review Comments:**

1. Rezoning approval is contingent upon approval of the CH District Master Plan approval by City Council.
2. CH District standards and permitted uses can be found here:  
[https://library.municode.com/wi/neenah/codes/code\\_of\\_ordinances?nodeId=SPBLADERE\\_CH26ZO\\_ARTVIZODI\\_DIV12CHCOHEDI\\_S26-415IN](https://library.municode.com/wi/neenah/codes/code_of_ordinances?nodeId=SPBLADERE_CH26ZO_ARTVIZODI_DIV12CHCOHEDI_S26-415IN)
3. Future development or use of the subject property will require a project plan approval.

---

**Assessor - Kathy Engelbreth - 920-886-6117**  
**kengelbreth@neenahwi.gov**

**Approved**

**Review Comments:**

---



211 Walnut Street  
Neenah, WI 54956

AN ORDINANCE: By the Neenah Plan Commission  
Re: Rezoning land located at 215 E. Forest Avenue  
from the R-2, Two-Family Residence District to  
the CH, Community Health District.

ORDINANCE NO. 2025-13  
Introduced: \_\_\_\_\_  
Committee/Commission Action: \_\_\_\_\_

# AN ORDINANCE

The Common Council of the City of Neenah, Wisconsin, do ordain as follows:

**Section 1.** Section 26-123 of the Neenah Municipal Code pertaining to zoning districts, and the map therein described, is hereby amended by rezoning approximately 2.20 Acres of land located at 215 E. Forest Avenue from the R-2, Two-Family Residence District to the CH, Community Health District. The property is more particularly described as follows:

Plat of the Town of the Island Lots 20-27, 40-43 Including Block G and Vacated Second Street and Excluding land described in Document Number 1322178 containing 1,976 feet of land, and including to the centerlines of First Street, E. Forest Avenue, and E. North Water Street, all land located within the Southeast ¼ of Section 22, Township 20 North, Range 17 East, City of Neenah, Winnebago County, Wisconsin.

Parcel IDs: 80304180000

**Section 2. Severability.** In the event any section, subsection, clause, phrase or portion of this ordinance is for any reason held illegal, invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remainder of this ordinance. It is the legislative intent of the Common Council that this ordinance would have been adopted if such illegal provision had not been included or any illegal application had not been made.

**Section 3. Repeal and Effective Date.** All ordinances or parts of ordinances and resolutions in conflict herewith are hereby repealed. This ordinance shall take effect from and after its passage and publication.

Adopted: \_\_\_\_\_

Published: \_\_\_\_\_

Approved:

\_\_\_\_\_  
Jane Lang, Mayor

Attest:

\_\_\_\_\_  
Charlotte Nagel, City Clerk



---

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

---

**DATE:** September 23, 2025  
**TO:** Mayor Lang and Plan Commission Members  
**FROM:** Brad Schmidt, AICP, Deputy Director  
**RE:** Official Map Amendment – E. North Water Street

---

The City's Official Street Map identifies existing streets and street right-of-way and future planned street extensions in the City and surrounding unincorporated areas. From time to time the Official Street Map is amended to reflect changes in the future street layout and changes to existing streets right-of-way.

E. North Water Street, between First Street and Third Street, has a right-of-way width which varies between 70 feet (east side) and about 82 feet (east side). The purpose of this amendment is to reduce the right-of-way width on the north side of E. North Water Street to maintain a consistent 70-foot right-of-way. E. North Water Street right-of-way was established in the early 1990's to support ThedaCare's campus expansion. Additionally, Second Street, between E. North Water Street and E. Forest Avenue, was vacated in the late 1980's. There are no utilities within the proposed area being removed from the public right-of-way and the City has no future road reconstruction plans that would use the area being removed.

Once the right-of-way is reduced, the land between the existing right-of-way and the amended right-of-way will be transferred to ThedaCare to maintain a consistent property line along the north side of E. North Water Street and support a multi-family residential development on property located at 215 E. Forest Avenue.

In conjunction with the amended right-of-way, ThedaCare is proposing to dedicate land along First Street for public right-of-way to ensure the public sidewalk is located fully within the public right-of-way.

### Recommendation

**Appropriate Action at this time is to recommend Council approve Ordinance 2025-12, amending the Official Street Map to narrow the E. North Water Street right-of-way from 82 feet to 70 feet between First Street and the vacated portion of Second Street.**

E FOREST AVE

E ND ST

E RD ST

E NORTH WATER ST

E ST ST

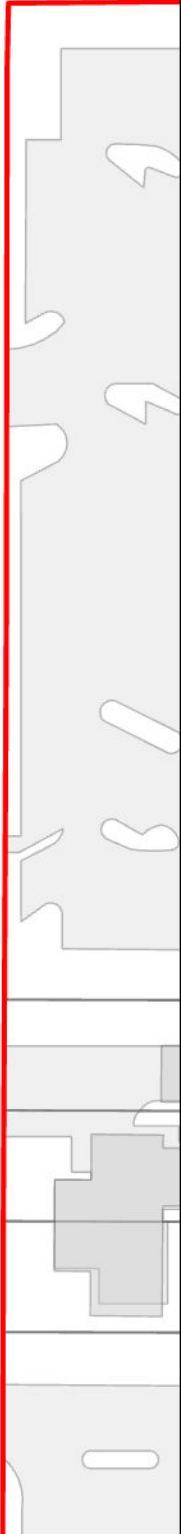
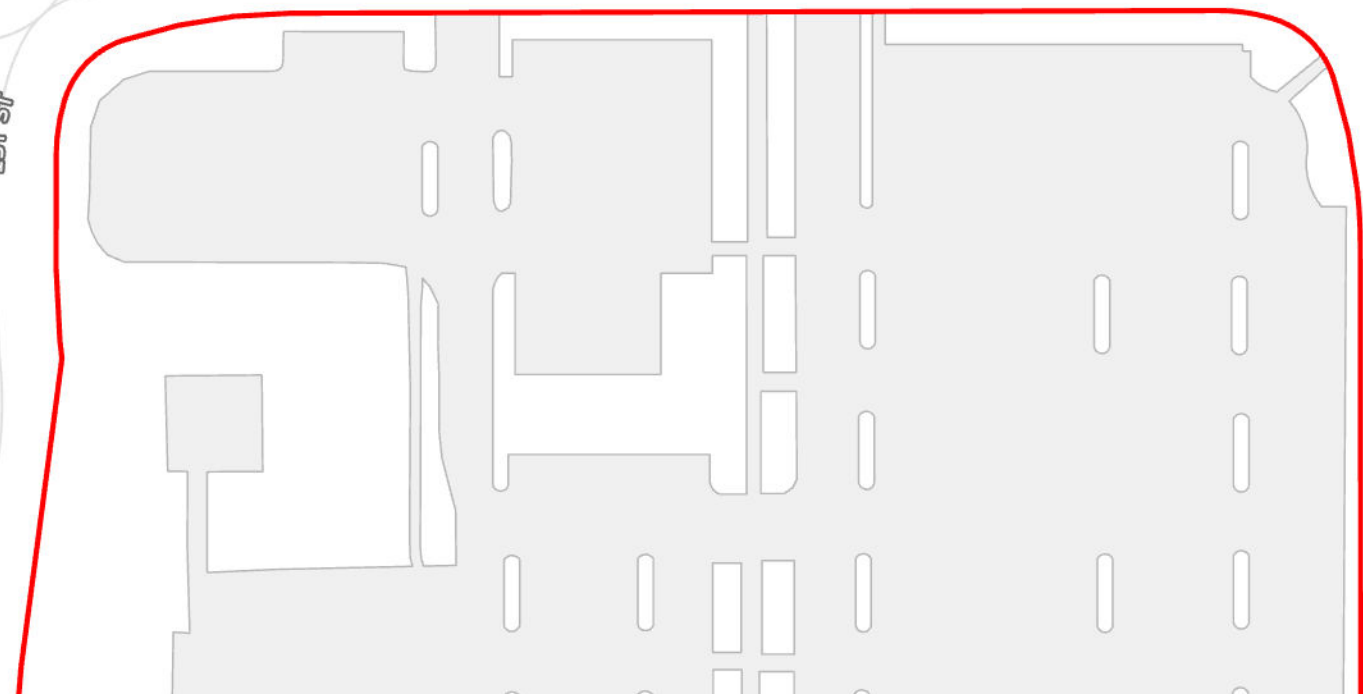
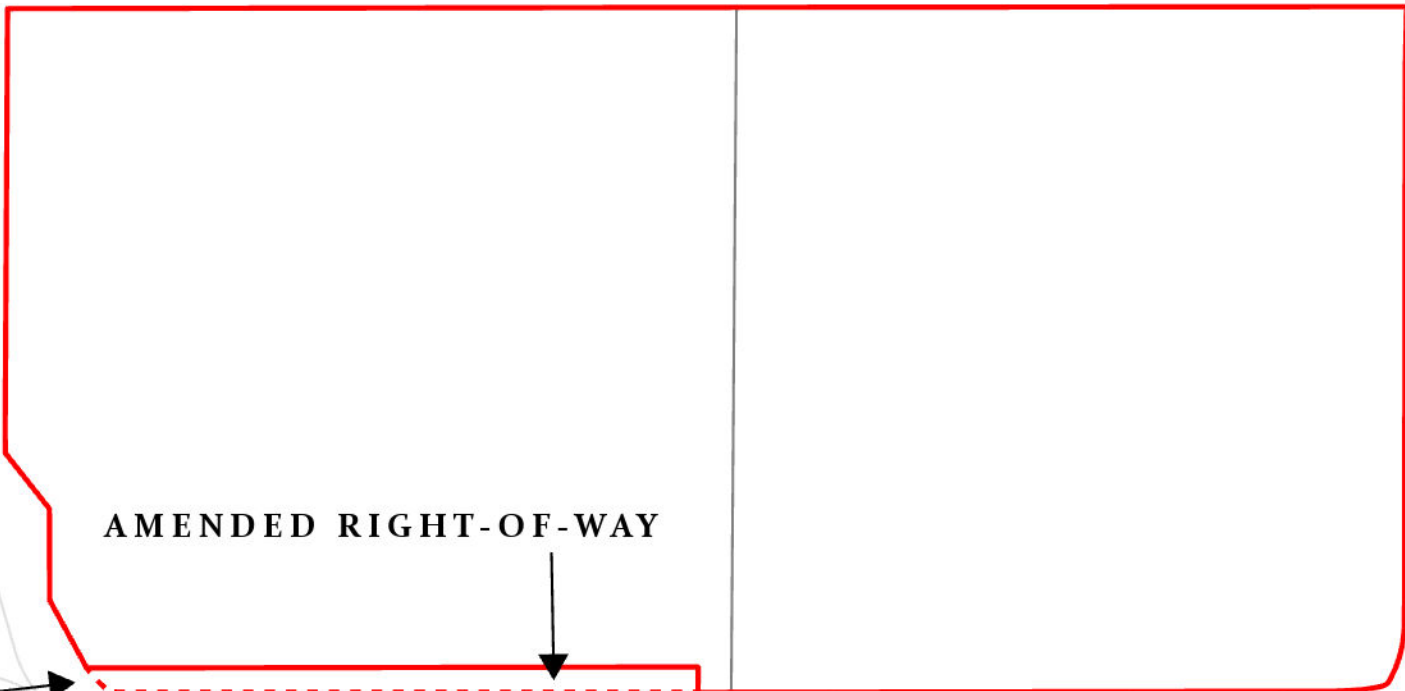
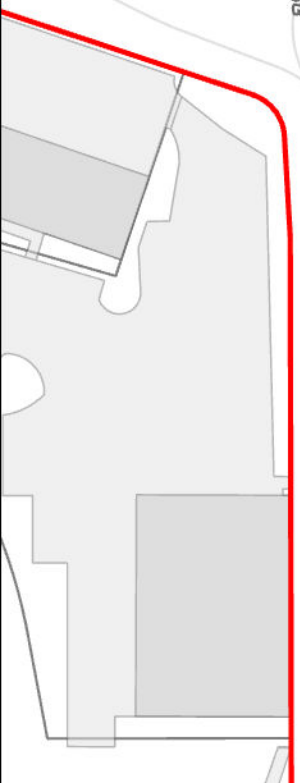
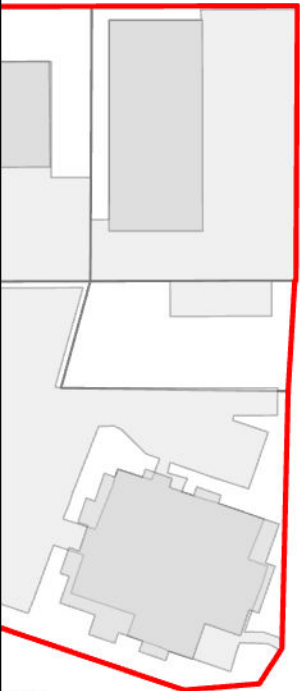
N 44° 47' 04" W, 16.78 FEET

AMENDED RIGHT-OF-WAY

N 89° 52' 42" W, 265.98 FEET

E NORTH WATER ST

E ST ST





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

September 12, 2025

JOEL EHRFURTH  
MACH IV ENGINEERING  
2260 SALSCHIEDER COUT  
GREEN BAY, WI 54313

**RE: OSMA #2-25 - E. North Water Street Official Street Map Ammendment Review () Status Approved**

Dear JOEL EHRFURTH:

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

Sincerely,

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

## Plan Review Comments

Planning - Brad Schmidt -  
bschmidt@neenahwi.gov

Approved

**Review Comments:**

1. Upon Council approval of the proposed amendment and prior to the recording of the proposed CSM, the land removed from the public right-of-way will require a quit claim deed to transfer ownership from the City to ThedaCare. The City Attorney's Office will provide a quit claim deed for ThedaCare to sign.

---



**211 Walnut Street  
Neenah, WI 54956**

AN ORDINANCE: By the Neenah Plan Commission  
Re: Official Street Map Amendment reducing the  
right-of-way width of E. North Water Street from  
82 feet to 70 feet.

ORDINANCE NO. 2025-12  
Introduced: \_\_\_\_\_  
Committee/Commission Action:  
\_\_\_\_\_

## AN ORDINANCE

The Common Council of the City of Neenah, Wisconsin, do ordain as follows:

**Section 1.** That the Official Street Map, as established by Section 26-30 of the Neenah Municipal Code, is hereby amended as follows:

The following section of the East North Water Street right-of-way, Located in on Part of Lots 42 and 43 of Block G in the Plat of the Town of the Island, all in Section 22, Township 20 North, Range 17 East, City of Neenah, Winnebago County, Wisconsin, described as follows:

COMMENCING AT THE MEANDER CORNER OF THE SOUTHEAST CORNER OF SECTION 22, T20N-R17E; THENCE N00°01'47"E, 309.89 FEET ALONG THE EAST LINE OF THE SOUTHEAST ¼ OF SAID SECTION; THENCE N89°52'42"W, 2326.97 FEET TO THE POINT OF BEGINNING; THENCE N89°52'42"W, 265.98 FEET; THENCE N44°47'04"W, 16.78 FEET; THIS DESCRIPTION ESTABLISHES THE NEW NORTH RIGHT-OF-WAY LINE OF EAST NORTH WATER STREET.

**Section 2. Repeal and Effective Date.** All ordinances or parts of ordinances and resolutions in conflict herewith are hereby repealed. This ordinance shall take effect from and after its passage and publication.

Adopted: \_\_\_\_\_

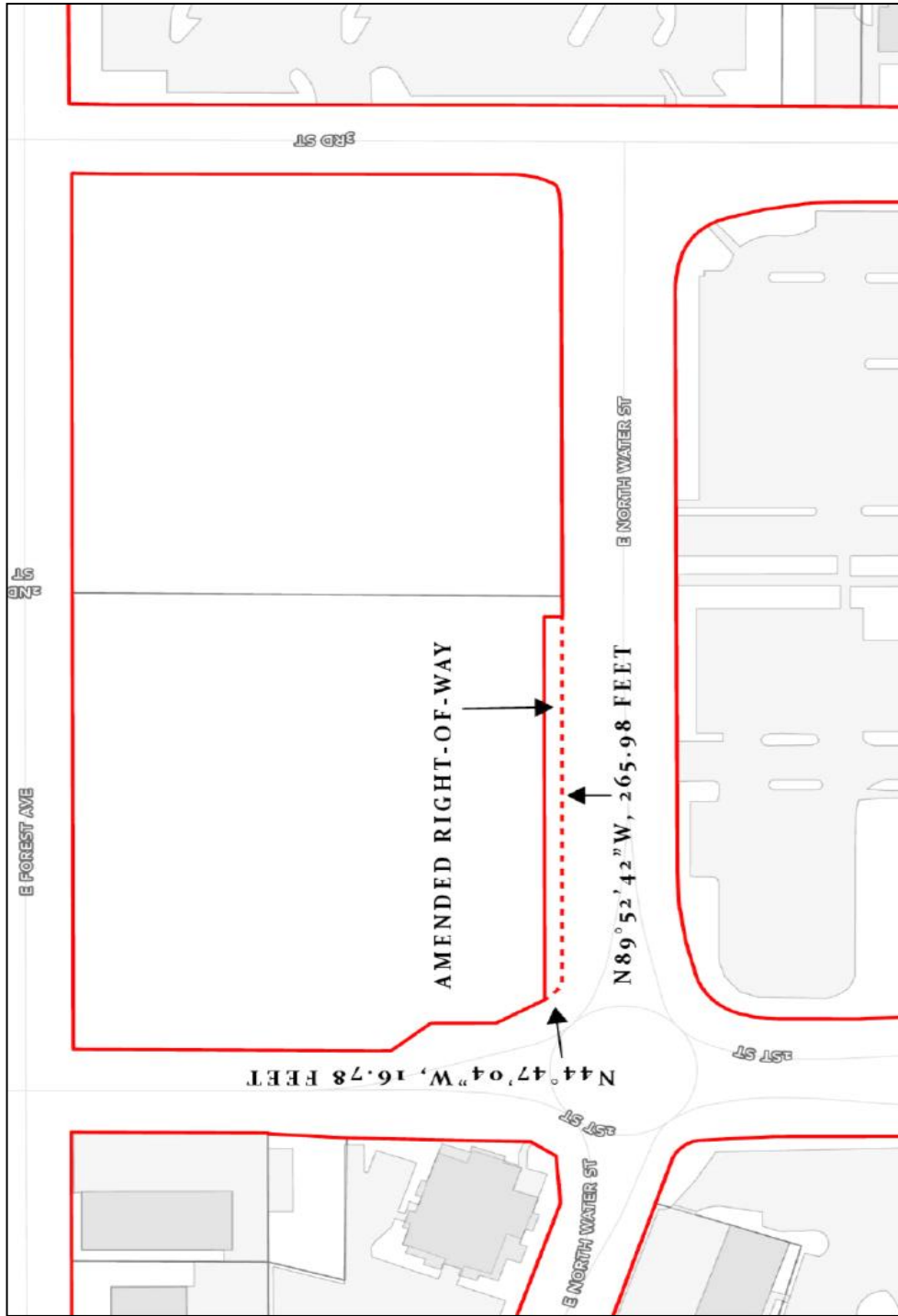
Approved: \_\_\_\_\_

Published: \_\_\_\_\_

Jane B. Lang, Mayor  
Attest:

Charlotte Nagel, City Clerk

EXHIBIT A





---

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

---

**DATE:** September 23, 2025  
**TO:** Mayor Lang and Plan Commission  
**FROM:** Brad Schmidt, AICP, Deputy Director  
**RE:** Lot Consolidation and Right-of-Way Dedication – 215 E. Forest Avenue

---

ThedaCare, owner of 215 E. Forest Avenue, submitted a certified survey map to consolidate two parcels located along E. Forest Avenue. One of the parcels (215 E. Forest Avenue) was recently purchased by ThedaCare and was most recently used as a school (Roosevelt School). The adjacent parcel to the east is owned by ThedaCare and was used as a playground associated with the school. Both properties are currently undeveloped.

The new parcel is approximately 4.40 acres in size and fronts E. North Water Street, E. Forest Avenue, Third Street, and First Street. The west portion of the proposed parcel is zoned R-2, Two-Family Residence District while the east half is zoned CH, Community Health District. ThedaCare is proposing to rezone the east half to the CH District and has also submitted a proposal to develop the site as multi-family residential.

Typically, CSM's which consolidate multiple parcels into one, require administrative approval. However, this CSM proposes dedicating areas along the west portion of the parcel to the public for right-of-way purposes. Specifically, the dedication is to ensure the existing sidewalk along First Street is located within public right-of-way. Additionally, the CSM identifies a portion of the E. North Water Street within the proposed parcel. A separate request has been submitted to adjust the north right-of-way line of E. North Water Street to maintain a consistent 70-foot right-of-way. The adjusted right-of-way will leave a portion of land that will be transferred to ThedaCare and incorporated into the proposed parcel.

### **Recommendation**

**An appropriate action at this time is to recommend Council approve the one lot CSM and accept the dedication of public right-of-way along First Street for the property located at 215 E. Forest Avenue.**



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

September 15, 2025

JOEL EHRFURTH  
MACH IV ENGINEERING  
2260 SALSCHIEDER COUT  
GREEN BAY, WI 54313

**RE: CSM #7-25 - 215 E. Forest Ave- Lot Consolidation Certified Survey Map Review () Status Approved**

Dear JOEL EHRFURTH:

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

Sincerely,

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

## Plan Review Comments

Planning - Brad Schmidt -  
bschmidt@neenahwi.gov

Approved

**Review Comments:**

1. Approval of CSM is dependent on rezoning of 215 E. Forest Ave to CH District, approval of E. North Water Street right-of-way amendment, and acceptance of public right-of-way dedication.
  2. E. North Water Street is not being vacated, but the right-of-way is being amended through the official street map amendment process. Please modify the language on the CSM to reflect the actual process. An ordinance will be approved and recorded as part of the official street map amendment process.
  3. Prior to final signatures, the City will draft a quit claim deed (includes the area of E. North Water Street) that will be transferred to ThedaCare. The quit claim deed shall be signed and recorded prior to recording the CSM.
-

# CERTIFIED SURVEY MAP

PART OF LOTS 54 AND 55 AND ALL OF LOTS 14 - 29 AND 38 - 45 OF BLOCK "G" IN THE PLAT OF THE TOWN OF THE ISLAND, LOCATED IN SECTION 22, TOWNSHIP 20 NORTH, RANGE 17 EAST, IN THE FIFTH WARD, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.



NORTH IS REFERENCED TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 22, T20N-R17E, WHICH BEARS N00°01'47"E

BEARINGS ARE REFERENCED TO THE COUNTY COORDINATE SYSTEM OF RECORD.

100 50 0 100

GRAPHIC SCALE

EAST 1/4 CORNER OF SECTION 22, T20N-R17E (CORNER OF RECORD)

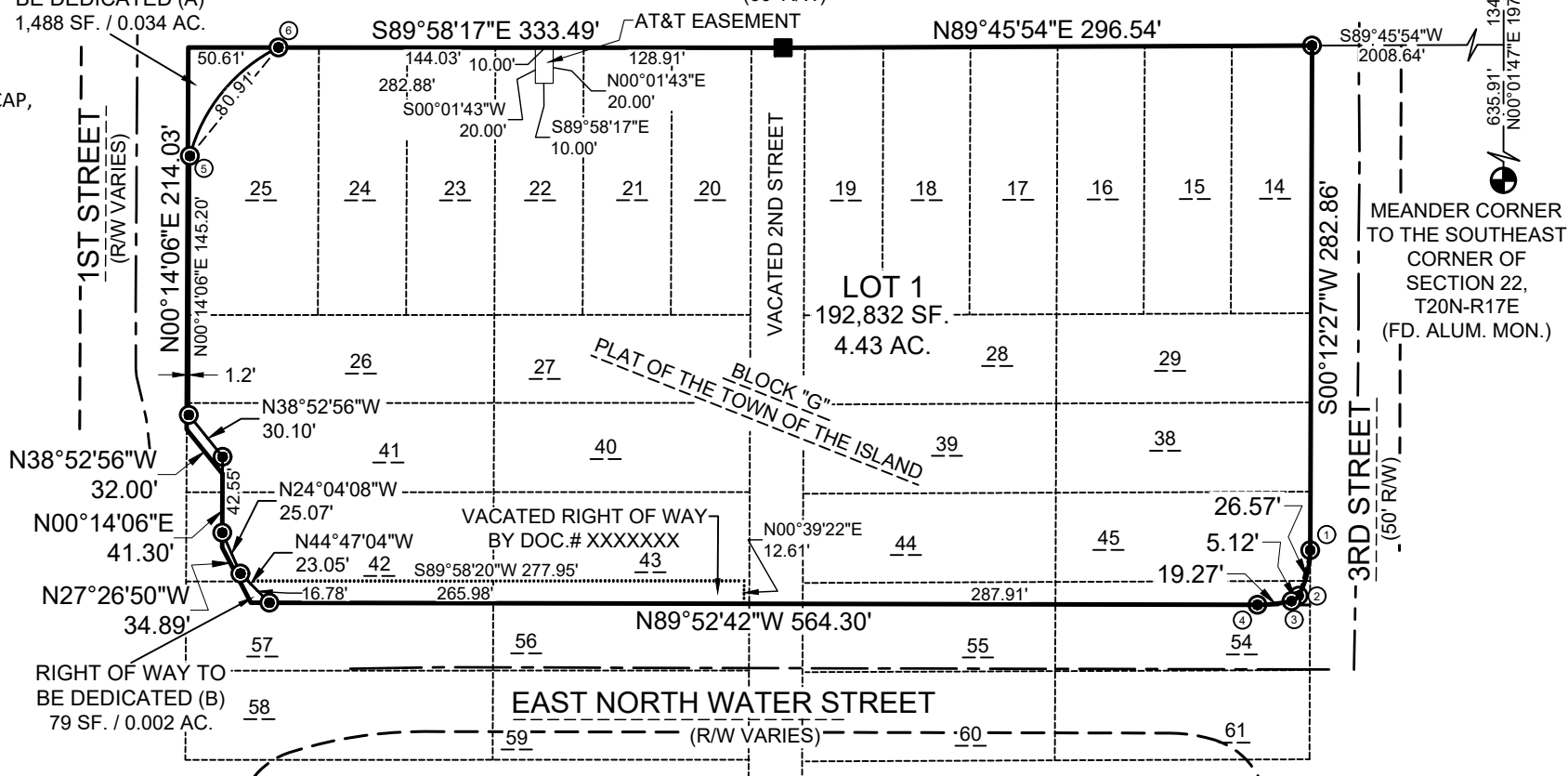
RIGHT OF WAY TO BE DEDICATED (A)  
1,488 SF. / 0.034 AC.

EAST FOREST AVENUE  
(60' R/W)

## LEGEND

- 1.32"X18" IRON PIPE WITH CAP, WEIGHING 1.68 # / L.F. SET
- MAG NAIL SET
- ⊕ MONUMENT FOUND, TYPE NOTED
- ⊗ SAW CROSS SET

NOTES:  
- SEE CURVE TABLE PAGE 2



SHEET: 1 OF 3

PROJECT NO. 2366-01-25

DRAWING NO. 1947

SCALE:

1" = 100'

CLIENT: GRIES ARCHITECTURAL GROUP, INC.

DRAFTED BY: JSH

TAX PARCEL NO.: 80304180000 & 80304750000



2260 Scheidter Court Green Bay, WI  
54313 PH: 920-569-5765, Fax: 920-569-5767  
www.machiv.com

# CERTIFIED SURVEY MAP

PART OF LOTS 54 AND 55 AND ALL OF LOTS 14 - 29 AND 38 - 45 OF BLOCK "G" IN THE PLAT OF THE TOWN OF THE ISLAND, LOCATED IN SECTION 22, TOWNSHIP 20 NORTH, RANGE 17 EAST, THE FIFTH WARD, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

## SURVEYOR'S CERTIFICATE

I, ANDREW S. CLEVELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED PART OF LOTS 54 AND 55 AND ALL OF LOTS 14 - 29 AND 38 - 45 OF BLOCK "G" IN THE PLAT OF THE TOWN OF THE ISLAND, LOCATED IN SECTION 22, TOWNSHIP 20 NORTH, RANGE 17 EAST, THE FIFTH WARD, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MEANDER CORNER OF THE SOUTHEAST CORNER OF SECTION 22, T20N-R17E; THENCE N00°01'47"E, 635.91 FEET ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION TO THE EASTERLY EXTENSION OF THE SOUTH RIGHT OF WAY OF EAST FOREST AVENUE; THENCE S89°45'54"W, 2008.64 FEET ON SAID EXTENSION OF THE SOUTH RIGHT OF WAY TO THE WEST RIGHT OF WAY OF 3RD STREET AND THE POINT OF BEGINNING; THENCE S00°12'27"W, 282.86 FEET ALONG SAID WEST RIGHT OF WAY TO THE START OF A CURVE AT THE NORTHWEST INTERSECTION OF 3RD STREET AND EAST NORTH WATER STREET; THENCE 26.57 FEET ALONG SAID RIGHT OF WAY BEING THE ARC OF A 54.00 FOOT RADIUS CURVE TO THE RIGHT WHOSE LONG CHORD BEARS S14°19'40"W, 26.30 FEET TO THE START OF A CURVE ALONG SAID NORTHWEST INTERSECTION; THENCE 5.12 FEET ALONG SAID RIGHT OF WAY BEING THE ARC OF A 6.00 FOOT RADIUS CURVE TO THE RIGHT WHOSE LONG CHORD BEARS S52°51'11"W, 4.96 FEET TO THE START OF A CURVE ALONG SAID NORTHWEST INTERSECTION; THENCE 19.27 FEET ALONG SAID RIGHT OF WAY BEING THE ARC OF A 86.00 FOOT RADIUS CURVE TO THE RIGHT WHOSE LONG CHORD BEARS S83°42'09"W, 19.23 FEET ALONG SAID NORTHWEST INTERSECTION TO THE NORTH RIGHT OF WAY OF EAST NORTH WATER STREET; THENCE N89°52'42"W, 564.30 FEET ALONG SAID NORTH RIGHT OF WAY TO THE EAST RIGHT OF WAY OF 1ST STREET; THENCE N27°26'50"W, 34.89 FEET ALONG SAID RIGHT OF WAY; THENCE N00°14'06"E, 41.30 FEET ALONG SAID RIGHT OF WAY; THENCE N38°52'56"W, 32.00 FEET ALONG SAID RIGHT OF WAY; THENCE N00°14'06"E, 214.03 FEET TO THE SOUTH RIGHT OF WAY OF EAST FOREST AVENUE; THENCE S89°58'17"E, 333.49 FEET ALONG SAID RIGHT OF WAY; THENCE N89°45'54"E, 296.54 FEET TO THE POINT OF BEGINNING.

TOTAL BOUNDARY CONTAINS 194,492 SQ. FT. \ 4.465 ACRES OF LAND, MORE OR LESS.  
RIGHT OF WAY DEDICATION CONTAINS 1,567 SQ. FT. \ 0.036 ACRES OF LAND, MORE OR LESS.  
SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY LINES OF THE LAND SURVEY AND THE MAPPING OF THAT LAND. THAT I HAVE MADE SUCH A SURVEY AND PLAT BY THE DIRECTION OF THE OWNERS LISTED HEREON. THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, THE CITY OF NEENAH IN SURVEYING AND MAPPING THE LAND.

ANDREW S. CLEVELAND  
SEPTEMBER 8, 2025

PLS-2787

## NOTES:

- 1) THIS CSM IS ALL OF TAX PARCEL NO(S): 80304180000 & 80304750000.
- 2) THE PROPERTY OWNER(S) OF RECORD ARE: THEDACARE REGIONAL MEDICAL CENTER - NEENAH, INC., A WISCONSIN NON-STOCK CORPORATION.
- 3) THE CSM IS WHOLLY CONTAINED WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENT(S): DOCUMENT #1907682 & DOCUMENT #1837016.

CURVE TABLE

| CURVE # | LENGTH | RADIUS | DELTA     | CHORD DIRECTION | CHORD LENGTH | TANGENT IN / OUT          |
|---------|--------|--------|-----------|-----------------|--------------|---------------------------|
| 1 - 2   | 26.57' | 54.00' | 28°11'24" | S14°19'40"W     | 26.30'       | S00°13'58"W / S28°25'22"W |
| 2 - 3   | 5.12'  | 6.00'  | 48°51'37" | S52°51'11"W     | 4.96'        | S28°25'22"W / S77°16'59"W |
| 3 - 4   | 19.27' | 86.00' | 12°50'19" | S83°42'09"W     | 19.23'       | S77°16'59"W / N89°52'42"W |
| 5 - 6   | 80.91' | 94.88' | 48°51'47" | S39°15'12"W     | 78.48'       | S63°41'05"W / S14°49'18"W |

# CERTIFIED SURVEY MAP

PART OF LOTS 54 AND 55 AND ALL OF LOTS 14 - 29 AND 38 - 45 OF BLOCK "G" IN THE PLAT OF THE TOWN OF THE ISLAND, LOCATED IN SECTION 22, TOWNSHIP 20 NORTH, RANGE 17 EAST, THE FIFTH WARD, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

## CORPORATE OWNER'S CERTIFICATE

THEDACARE REGIONAL MEDICAL CENTER - NEENAH, INC., A WISCONSIN NON-STOCK CORPORATION, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, DOES HEREBY CERTIFY THAT THEY CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, MAPPED, AND DEDICATED AS REPRESENTED HEREON. THEDACARE REGIONAL MEDICAL CENTER - NEENAH, INC., A WISCONSIN NON-STOCK CORPORATION, ALSO CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

PLAN COMMISSION - CITY OF NEENAH

IN WITNESS WHEREOF, THE SAID THEDACARE REGIONAL MEDICAL CENTER - NEENAH, INC., A WISCONSIN NON-STOCK CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY

\_\_\_\_\_, ITS MEMBER, ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
(PRINT NAME)

\_\_\_\_\_  
(SIGN NAME)  
OFFICER

PERSONALLY CAME BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THE ABOVE NAMED OFFICER OF SAID CORPORATION AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF WISCONSIN ]

] SS

COUNTY OF \_\_\_\_\_ ]

## CITY RESOLUTION:

RESOLVED THAT THIS CERTIFIED SURVEY MAP, ATTACHED HERETO, AND FILED WITH THE CITY OF NEENAH, IS HEREBY APPROVED.

APPROVED BY:  
PLANNING COMMISSION - CITY OF NEENAH

\_\_\_\_\_  
PLANNING COMMISSION REPRESENTATIVE

I HEREBY CERTIFY THAT THE FORGOING RESOLUTION WAS ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF NEENAH, WISCONSIN, ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CLERK



ENGINEERING • SURVEYING • ENVIRONMENTAL

2260 Salscheider Court Green Bay, WI  
54313 PH: 920-569-5765; Fax: 920-569-5767  
www.mach-iv.com

CLIENT: GRIES ARCHITECTURAL GROUP, INC.

DRAFTED BY: JSH

TAX PARCEL NO.: 80304180000 & 80304750000

SCALE:

SHEET: 3 OF 3

PROJECT NO. 2366-01-25

DRAWING NO. 1947



---

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

---

**DATE:** September 23, 2025  
**TO:** Mayor Lang and Members of Plan Commission  
**FROM:** Brad R. Schmidt, AICP, Deputy Director  
**RE:** ThedaCare Medical Center Community Health District, Master Plan Amendment #1-25 and Project Plan Approval #1-25

---

### **Request**

ThedaCare, Inc. has submitted a request to amend the Community Health (CH) District Master Plan and requests approval of a project plan for the construction of a 28-unit multi-family residential development located at 215 E. Forest Avenue. Phase I of the development includes two buildings, with a total of 28 dwelling units. Phase II of the development includes two buildings and an additional 28 multi-family dwelling units. Phase II will require staff approval prior to construction.

### **Background**

The Community Health (CH) District was created in 1991 for the purpose of assuring growth related to the ThedaCare Regional Medical Center was planned in an orderly fashion and to recognize the long-term goal of preserving the adjacent residential neighborhoods. The CH District includes roughly 27 acres of land between First Street, Forest Avenue, Fourth Street, and Clark Street. To ensure consistent quality development of the hospital, no new development, reconstruction or alteration can occur until a project approval has been granted by Common Council. The project approval requires consistency with the associated master plan for the CH District.

The Master Plan was originally adopted in 1991 in conjunction with the CH District with the goal of creating a planning framework which provides an orderly growth pattern, establishing a technical approach to infrastructure needs, addressing traffic impacts and parking needs, and ensuring that new building massing, location and landscape treatments are sensitive to the surrounding residential neighborhoods. Since its adoption, the master plan has been amended five times.

### **Consideration**

#### Master Plan Amendment

Prior to the approval of any project within the CH District, the project shall be consistent with the master plan. The proposed development project requires an amendment to include the former Roosevelt school property (215 E. Forest Avenue) into the master plan and identifies the use of the site as multi-family residential.

#### Project Plan Approval

The proposed project includes multi-family residential development of 28 units of multi-family housing. The housing is intended for ThedaCare's new physician residency program. Multi-family housing is permitted use in the CH District.

***Multi-Family Development***

Phase I of the proposed development includes two 14-unit multi-family townhouse buildings. The buildings are oriented on the north side of the site (along E. Forest Avenue) and the south side of the site (along E. North Water Street). Each townhouse building includes seven units on the first floor and seven units on the second floor. The townhouses are designed with building access along the front and garages in the rear. The design of the buildings is consistent with houses along E. Forest Avenue and the surrounding neighborhood.

The CH District requires a minimum front yard setback of 10 feet. The townhouse building along E. Forest Avenue is setback 30 feet from the front property line and about 50 feet from First Street. The building along E. North Water Street is setback 17 feet from the front property line and about 23 feet from First Street. The maximum height of the proposed buildings is about 28 feet (ground to pitch of roof), and the height of the exterior wall is about 20 feet.

The townhouse buildings include architectural elements and materials which are harmonious with the surrounding residential neighborhood. Additionally, horizontal articulation of the building breaks up the long, flat façade, mimicking the architectural styles of the neighboring houses. The exterior façade is constructed with several materials including stone veneer, panel and plank siding, and different color schemes to be consistent with the neighborhood.

Every unit includes a one or two-vehicle garage in the rear of the buildings. The garages are attached, and first floor units have direct access from the garage to the dwelling unit. Similar exterior cladding materials are proposed for the garages.

***Access and Off-Street Parking***

The development includes two access points, one along E. Forest Avenue and one along E. North Water Street. The two existing driveways on the site were previously used to access parking lots at Roosevelt School. Prior to that, the existing driveways and proposed access drive align with the location of Second Street prior to the street being vacated in the late 1980's.

The Zoning Code requires a minimum of 48 off-street parking stalls (1.5 stalls for each one-bedroom unit and 2 stalls for each two-bedroom unit). The site plan includes a total of 62 off-street parking stalls including 34 garage stalls and 28 parking stalls within the parking areas located within the interior of the site. A minimum of two handicap accessible stalls are required and two handicap accessible stalls are provided within the parking lot. Each parking stall is 9 feet wide by 20 feet deep, exceeding the minimum of 9 feet wide by 18 feet deep. In addition, the drive aisles within the parking lot are 30 feet wide, exceeding the minimum standard of 24 feet wide.

***Landscaping***

Landscaping requirements for new development shall apply to this project including frontage landscaping and screening requirements. Frontage landscaping requires a minimum of a 10-foot frontage landscape strip and a minimum of one shade tree, and six shrubs planted for every 40 linear feet of frontage, excluding driveway openings. The subject property includes three frontages. E. North Water Street has 270 feet of frontage, requiring a minimum of 7 shade trees and 42 shrubs. First Street has 217 feet of frontage, requiring 5 shade trees and 30 shrubs. Finally, E. Forest Avenue has 272 feet of frontage, requiring 7 shade trees and 42 shrubs. The Zoning Code allows for substitutions. As an example, one shade tree can be substituted for 10 shrubs or two evergreens can replace one shade tree. The landscape plan identifies landscaping plantings along E. Forest Avenue and First Street exceeding the minimum standards. E. North Water Street is shown to have less than the minimum shade trees (2 proposed), but using the planting substitution, the plan shows 14 evergreens, which is equivalent to 7 shade trees. The slope of the E. North Water Street frontage area makes it difficult to plant trees.

The screening requirements in the Zoning Code state that any refuse collection area shall be screened with a minimum 6-foot-tall sight-tight fence or wall. The applicant's landscape plan includes a refuse collection area on the west side of the main driveway, south of the building along E. Forest Avenue. The refuse collection area is screened with a 7-foot-tall concrete wall with stone veneer siding to match the buildings.

Additional landscape plantings are included within the off-street parking lot, around the storm water bio-filter and along the perimeter of the buildings.

### ***Storm Water Management***

Storm water will be managed primarily by the proposed bio-filter on the west side of the property. A storm water management plan was submitted showing the proposed bio-filter and two catch basin sumps meet the minimum required total suspended solids (TSS) removal as required per Municipal Code. In addition, the storm water management plan requires that the post-development discharge rate not exceeds the peak pre-development discharge rate for the 1-year, 2-year, 10-year and 100-year 24-hour storm events. The peak flow of the post-development was shown to be less than the pre-development flow rate as measured in cubic feet per second.

The bio-filter, located on the west side of the development and behind the two proposed buildings, will be landscaped with trees and shrubs. Bio-filters function differently than a typical storm water retention pond in that they are intended to collect storm water run-off and allow water to filter through engineered soil before the clean water is discharged into the storm drain. Whereas, storm water retention ponds are designed to hold storm water large amounts of storm water.

### **Schedule**

Construction of Phase I of the development is planned to begin in October 2025, and Phase II is expected to begin in Fall 2026.

### **Recommendation**

**Appropriate action at this time is to recommend Council approve Ordinance #2025-14, approving Master Plan Amendment #1-25 and Project Plan Approval #1-25 for the ThedaCare Medical Center Community Health District, amending the ThedaCare Master Plan and allowing for the construction of a multi-family development located at 215 E. Forest Avenue.**



September 8, 2025

City of Neenah  
Department of Community Development & Assessment  
211 Walnut Street  
Neenah, WI 54956

Attn: Community Development

**Narrative for Rezoning and Site Plan Approval  
Old Roosevelt School Site – City of Neenah**

The applicant is requesting rezoning and site plan approval for the redevelopment of the former Roosevelt School property in the City of Neenah. The site currently consists of two parcels—one zoned CH (Community Health District) and the other zoned R-2 (Two-Family Residence District). The proposal seeks to combine these parcels into a single lot and rezone the entirety to CH to allow for a cohesive redevelopment and long-term use consistent with the surrounding community health and residential initiatives.

**Project Description**

The proposed redevelopment will be completed in two phases:

- **Phase I:** Construction of two (2) two-story townhome buildings, each containing fourteen (14) units, for a total of twenty-eight (28) units. Each unit will include an enclosed garage space. Construction is anticipated to begin in fall 2025 with completion in summer 2026.
- **Phase II:** Construction of an additional two (2) two-story, fourteen (14) unit townhome buildings for a total of twenty-eight (28) units. Phase II is anticipated to begin in fall 2026.

When complete, the development will consist of four (4) townhome buildings and fifty-six (56) total residential units.

**Purpose and Alignment with Community Goals**

The redevelopment directly supports the ongoing program and employment initiatives of ThedaCare Regional Medical Center. In particular, ThedaCare is launching a new doctor residency training program scheduled to begin in July 2026, and these townhome units are being designed specifically to provide high-quality housing for medical residents. By offering attractive living space adjacent to the hospital, the project will create a strong incentive for new doctors to train, live, and establish their careers in Neenah. The combination of this new program and the residential development will be instrumental in bringing medical professionals to the area and retaining them longer-term, thereby enhancing healthcare access for the community.

### **Design and Compatibility**

The townhomes will be designed in a Craftsman architectural style to complement and blend with the surrounding residential neighborhoods. The buildings will feature high-quality materials, including a combination of stone and siding, and incorporate façade articulation to reduce massing and enhance visual interest. Landscaping will be provided in accordance with City requirements, with an emphasis on improving the aesthetics of the development and buffering the site from adjacent properties.

This is a low-traffic residential development, and no adverse impacts on existing neighborhood traffic patterns are anticipated. Site lighting photometrics have been prepared to ensure illumination is safe, functional, and low-impact on neighboring properties.

### **Site and Infrastructure Improvements**

The site design will include appropriate stormwater management facilities to comply with Wisconsin DNR and local regulations. New site utilities will be extended into the property to serve the new buildings. Vehicular circulation and parking will be planned to provide adequate access, safety, and convenience for residents and visitors.

Amenities will include ample green space, an open grilling area, and a screened trash enclosure, all designed to enhance livability and reinforce a sense of community.

### **Conclusion**

The proposed rezoning and redevelopment of the old Roosevelt School site will transform an underutilized property into a well-designed residential development that supports both neighborhood stability and community health initiatives. In partnership with ThedaCare Regional Medical Center's new residency training program starting in July 2026, this project will play a critical role in attracting and retaining new doctors in Neenah. The development is intended to harmoniously blend into the existing neighborhood, enhance the character of the area, and contribute to long-term community vitality.

Sincerely,

**GRIES ARCHITECTURAL GROUP, INC.**



Brannin Gries, AIA, NCARB,  
LEED AP  
Principal/Architect



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

September 19, 2025

JOEL EHRFURTH  
MACH IV ENGINEERING  
2260 SALSCHIEDER COUT  
GREEN BAY, WI 54313

**RE: PPA #1-25 - 215 E. Forest Ave - Multi-Family Development Project Plan Review () Status Approved**

Dear JOEL EHRFURTH:

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

Sincerely,

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

## Plan Review Comments

**Planning - Brad Schmidt -  
bschmidt@neenahwi.gov**

Approved

**Review Comments:**

1. The initial review is for Phase I of the development. Phase II will require staff approval.
2. The use is dependent upon the approval of the Official Street Map Amendment to adjust the right-of-way line of E. North Water Street, the rezoning of the subject property to the CH District, and the approval of the ThedaCare Master Plan amendment.
3. Prior to construction, a building permit is required. Please contact Kyle Pederson (920) 886-6133 to obtain all necessary building permits.
4. Construction work within the public right-of-way will require a right-of-way occupancy permit. Please contact the Department of Public Works prior to construction (920) 886-6240.

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

Approved

**Review Comments:**

1. The existing sanitary main entering the manhole at Forest Ave and Second Street from the south is bulkheaded in the manhole and is a VCP. The contractor shall verify the condition of the pipe by televising and pressure testing prior to connecting. If the existing pipe is not sound, one of the following methods may be used to connect to the manhole: relay pipe from the site into the manhole, pipeburst into manhole, slipline with smaller 8" pipe, or make connection to VCP and CIPP from new pipe to manhole.
2. Erosion Control: Add inlet protection to catch basin on the northeast corner of Forest Avenue and Second Street.

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

Approved

**Review Comments:**

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

Approved

**Review Comments:**

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

Approved

**Review Comments:**

**Advisory Comments:**

Install a hydrant at the termination of the private main inside the property at the south end for flushing / fire protection purposes.

Consider using 8" water main for the private main inside the property.

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

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

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

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

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

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

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

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

---



211 Walnut Street  
Neenah, WI 54956

AN ORDINANCE: By the Neenah Plan Commission  
Re: ThedaCare Medical Center Community Health  
District Master Plan Amendment #1-25 and  
Project Plan Approval #1-25.

ORDINANCE NO. 2025-14

Introduced: \_\_\_\_\_

Committee/Commission Action:

**RECOMMENDED FOR PASSAGE**

## AN ORDINANCE

The Common Council of the City of Neenah, Wisconsin, do ordain as follows:

**Section 1.** That pursuant to Section 26-417 of the Neenah Municipal Code, the Common Council of the City of Neenah approves the following ThedaCare Medical Center Community Health District Master Plan Amendment, as detailed in the attached Exhibit "A", which is incorporated herein by reference.

**Section 2.** That pursuant to Section 26-417 of the Neenah Municipal Code, the Common Council of the City of Neenah approves the following ThedaCare Medical Center Community Health District Project Plan to allow the construction of 56-unit multi-family development.

**Project Plan Approval #1-25, which is detailed in the attached Exhibits "B" and "C" and are incorporated herein by reference.**

**Section 3. Severability.** In the event any section, subsection, clause, phrase or portion of this ordinance is for any reason held illegal, invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remainder of this ordinance. It is the legislative intent of the Common Council that this ordinance would have been adopted if such illegal provision had not been included or any illegal application had not been made.

**Section 4. Repeal and Effective Date.** All ordinances or parts of ordinances and resolutions in conflict herewith are hereby repealed. This ordinance shall take effect from and after its passage and publication.

Adopted: \_\_\_\_\_

Published: \_\_\_\_\_

Approved:

\_\_\_\_\_  
Jane B. Lang, Mayor

Attest:

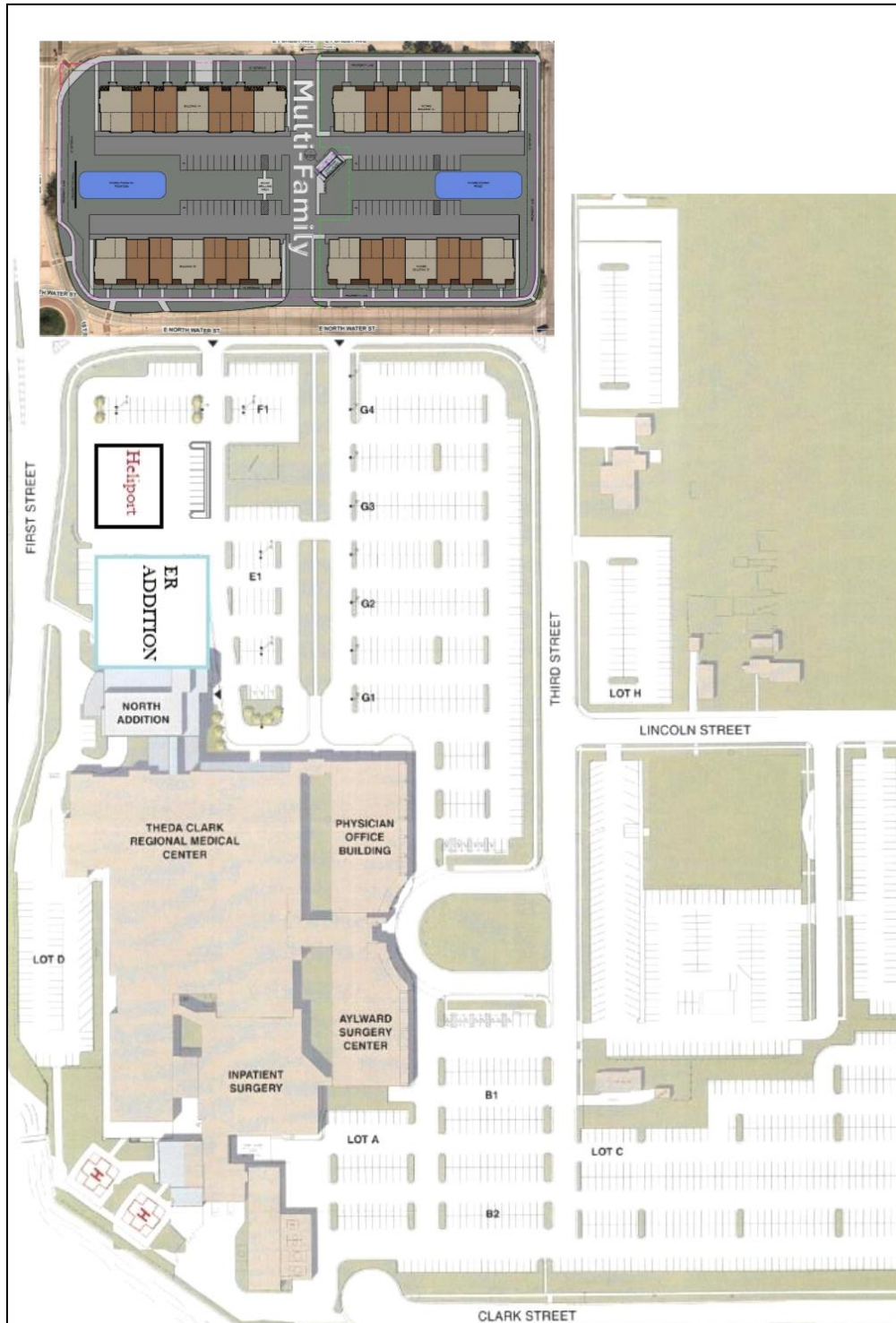
\_\_\_\_\_  
Charlotte Nagel, City Clerk

**Community Health District Master Plan Amendment #1-25  
THEDACARE MEDICAL CENTER**

The Master Plan, originally approved on August 14, 1991, and subsequently amended on January 19, 1994, December 5, 1996, April 4, 2001, May 1, 2002, and January 19, 2022, is hereby amended per the attached Exhibit A. This amendment adds to the campus development plan a property located at 215 E. Forest Avenue and amends the use of the property to include a multi-family development. The proposed amendment is incorporated in Project Plan Approval #1-25.

Exhibit A  
Ordinance No. 2025-14  
October 1, 2025

Master Plan Amendment #1-25  
THEDACARE MEDICAL CENTER



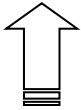
**Plan Commission – September 23, 2025  
Common Council – October 1, 2025**

**Exhibit B  
Ordinance No. 2025-14  
October 1, 2025**

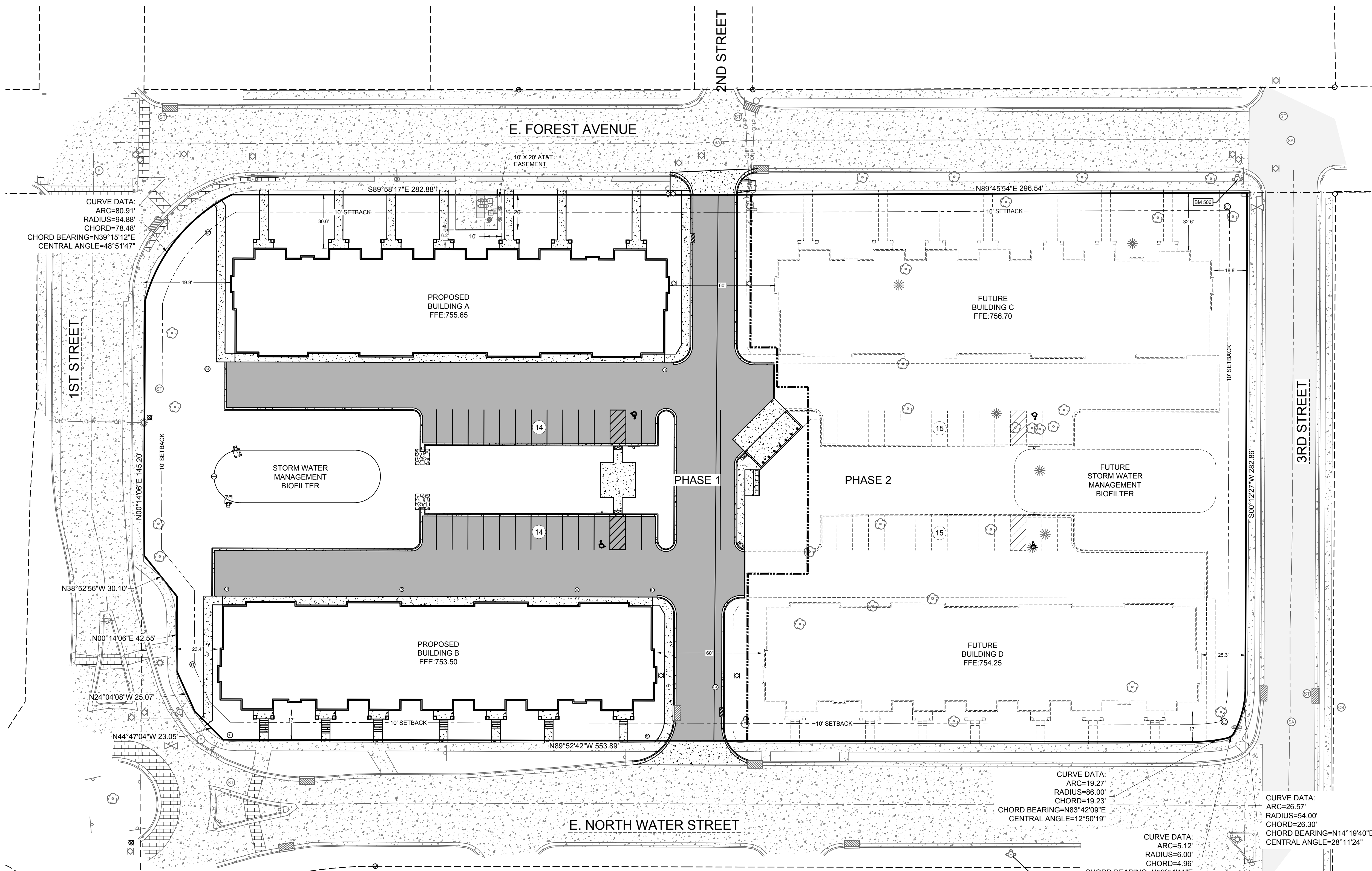
**Project Plan Approval #1-25  
THEDACARE MEDICAL CENTER**

Construction of a 56-unit (4 buildings) multi-family development to be completed in two phases.

Exhibit C  
Ordinance No. 2025-14  
October 1, 2025



North



**OWNER**  
 THEDACARE REGIONAL MEDICAL CENTER, INC.  
 3 NEENAH CENTER 4TH  
 NEENAH, WI 54956

**Gries** Architectural Group Inc.  
 HUDSON OFFICE:  
 207 South 2nd Street, Suite #135  
 Hudson, WI 54948  
 Phone: 920.729.4496  
 Fax: 920.729.4496  
 www.gries.design

NEENAH OFFICE:  
 300 North Commercial Street  
 Neenah, WI 54956  
 Phone: 920.729.4496  
 Fax: 920.729.4496  
 www.gries.design

©Copyright. This Print/Computer File  
 Is The Exclusive Property Of  
 Gries Architectural Group, Inc.  
 Use Only For Purpose Which Licensed. Copying Or  
 Reproducing Is Prohibited. Return Upon Request.

A NEW HOUSING DEVELOPMENT FOR:  
**THEDA HOUSING**  
 NEENAH, WISCONSIN

OVERALL  
 SITE PLAN

**SITE STATISTICS**

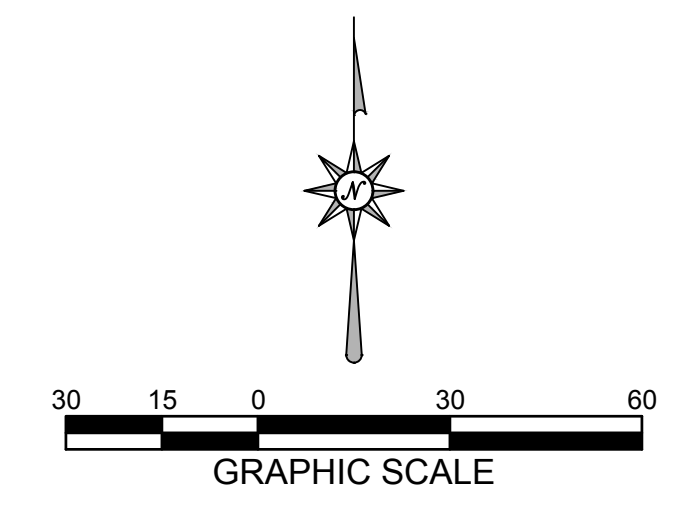
PARCEL ADDRESS: 215 E. FOREST AVENUE & 130 2ND STREET  
 PARCEL NUMBER: 80304180000 & 80304750000 (TO BE COMBINED VIA CSM)  
 PARCEL SIZE: 192,832 SF (4.465 AC)  
 ZONING: CH: COMMUNITY HEALTH DISTRICT

EXISTING SITE  
 GREEN SPACE: 192,013 SF (99.6%)  
 IMPERVIOUS AREA  
 BUILDING: 0.0 SF (0.0%)  
 PAVEMENT: 819 SF (0.4%)  
 TOTAL IMPERVIOUS: 819 SF (0.4%)

PROPOSED SITE  
 TOTAL DISTURBED AREA: 105,229 SF (2.42 AC)  
 GREEN SPACE REQUIRED: 10% (19,449 SF)

| PROPOSED IMPERVIOUS: | PHASE 1    | PHASE 2   | TOTAL              |
|----------------------|------------|-----------|--------------------|
| BUILDING:            | 28,877 SF  | 28,877 SF | 57,754 SF (30.0%)  |
| PAVEMENT:            | 40,108 SF  | 26,257 SF | 64,797 SF (33.6%)  |
| TOTAL IMPERVIOUS:    | 68,985 SF  | 55,134 SF | 122,551 SF (63.6%) |
| GREEN SPACE:         | 125,470 SF | 70,373 SF | 70,281 SF (36.4%)  |

**PARKING PROVIDED**  
 NUMBER STALLS REQUIRED (PHASE 1)  
 1.5 STALLS / 1 BEDROOM (BR) + 2 / 2 BR  
 = 16 1-BR + 12 2-BR = 48 STALLS REQUIRED  
 NUMBER STALLS PROVIDED  
 34 GARAGE STALLS  
 28 OUTSIDE STALLS  
 62 STALLS PROVIDED



**MACH IV**  
 ENGINEERING • SURVEYING • ENVIRONMENTAL

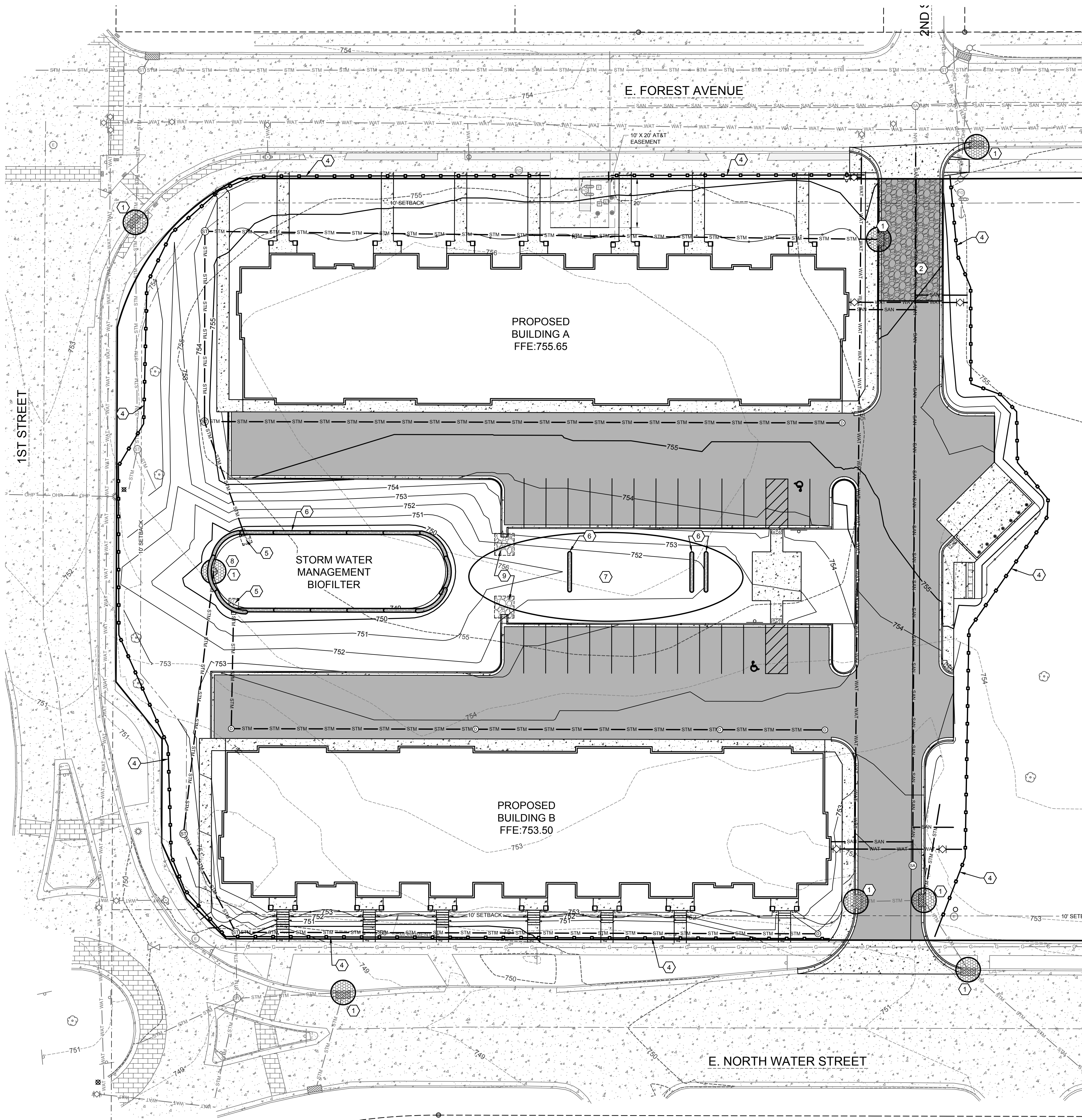
2260 Salscheider Court Green Bay, WI 54313  
 PH: 920-569-5765; Fax: 920-569-5767  
 www.mach-iv.com  
 Project Number: 2366-01-25

**REVISION HISTORY**

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |

date: 09-09-2025  
 job: 25-080  
 d. by: RPH

**C2.0**



**SHEET KEY NOTES:**

- ① INLET PROTECTION; SEE DETAIL A SHEET C5.1
- ② STONE TRACKING PAD; SEE DETAIL B SHEET C5.1
- ③ CLASS I URBAN, TYPE B WOOD EROSION CONTROL MAT WITH E-STAPLES; SEE DETAIL C SHEET C5.1
- ④ SILT FENCE; SEE DETAIL D SHEET C5.1
- ⑤ ENERGY DISSIPATOR; REFER TO DETAIL E SHEET C5.1
- ⑥ SEDIMENT LOG; SEE DETAIL F SHEET C5.1
- ⑦ TEMPORARY STOCKPILES
- ⑧ TEMPORARY SEDIMENT BASIN; SEE DETAIL G SHEET C5.1
- ⑨ MEDIUM RIP RAP OVER TYPE 'R' FABRIC, 8 SY EACH; REFER TO DETAIL E SHEET C5.1

**PLANNED EROSION CONTROL PRACTICES:**

1. **SILT FENCE** (TECH. STANDARD 1056)  
SILT FENCING WILL BE REQUIRED DOWNSLOPE OF ALL DISTURBED AREAS, INCLUDING ANY DISTURBED AREAS OF THE INDIVIDUAL LOTS, AND WHERE NOTED ON THE SITE PLAN. IF THE SILT FENCE IS LOCATED IN A CHANNELIZED AREA, TWO CONSECUTIVE SILT FENCES WILL BE INSTALLED, OR ONE STRAW BALE FENCE WILL BE INSTALLED.
2. **INLET PROTECTION** (TECH STANDARD 1060)  
INLET PROTECTION SHALL BE INSTALLED AT ALL EXISTING AND PROPOSED STORM DRAIN INLETS ON THE PROJECT SITE AND IMMEDIATELY DOWN STREAM FROM ANY DISTURBED AREAS.
3. **DUST CONTROL** (TECH STANDARD 1068)  
DUST CONTROL SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE ABOVE MENTIONED TECHNICAL STANDARD. WHERE POSSIBLE DUST CONTROL SHALL BE WISDOT TYPE B SOIL STABILIZER OR TEMPORARY SEED.
4. **STOCKPILED TOPSOIL/TEMPORARY FILL PILES**  
SILT FENCING OR STRAW BALE FENCING WILL BE REQUIRED AROUND ALL STOCKPILED TOPSOIL OR TEMPORARY FILL PILES. SOIL PILES OF MORE THAN 10 CUBIC YARDS THAT WILL BE IN EXISTENCE FOR MORE THAN 7 DAYS SHALL BE SEEDED AND/OR MULCHED TO PROVIDE VEGETATIVE COVER AND SHALL USE SILT FENCING OR STRAW BALES FENCING UNTIL THE VEGETATION IS ESTABLISHED.
5. **TEMPORARY CONSTRUCTION ENTRANCE/EXIT** (TECH. STANDARD 1057)  
A NEW GRAVEL CONSTRUCTION ENTRANCE WILL BE INSTALLED AT ALL CONSTRUCTION ACCESS POINTS TO PREVENT SEDIMENT FROM TRACKING ONTO THE ROADWAYS.
6. **EROSION CONTROL MATS** (TECH. STANDARD 1053)  
EROSION CONTROL MATS WILL BE INSTALLED IN AREAS AS SHOWN ON THE SITE PLAN, AND IN ALL OTHER AREAS WHERE EXCESSIVE EROSION IS TAKING PLACE. INSTALLATION WILL FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR PLACEMENT AND STAPLING.
7. **DEWATERING** (TECH STANDARD 1061)  
SHOULD DEWATERING BE REQUIRED FOR INSTALLATION OF PLANNED IMPROVEMENTS, SEDIMENT SHALL BE REMOVED FROM WATER GENERATED DURING DEWATERING ACTIVITIES PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE.

**MAINTENANCE PLAN:**

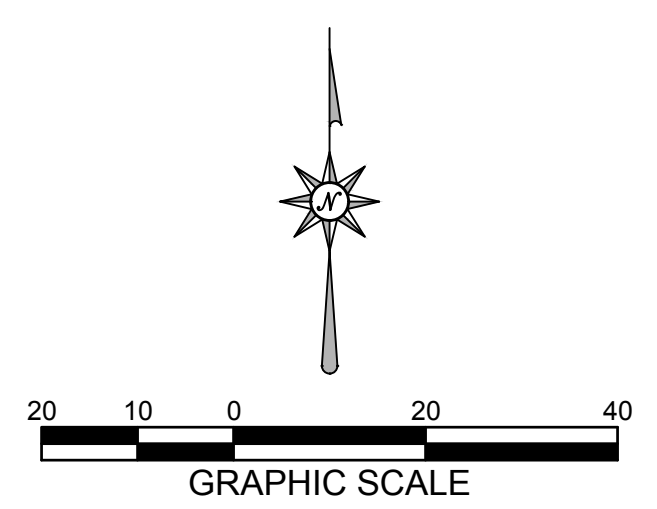
1. ALL EROSION CONTROL AND STORM WATER MANAGEMENT PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION EVERY 7 DAYS AND WITHIN 24 HOURS OF A STORM PRODUCING AT LEAST 0.5 INCHES OF RAINFALL. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED. ALSO, ANY SEDIMENT THAT HAS BEEN DEPOSITED OFF-SITE FROM THIS CONSTRUCTION PROJECT SHALL BE CLEANED UP IMMEDIATELY.
2. REMOVE SEDIMENT FROM BEHIND ANY SILT FENCE WHEN IT HAS ACCUMULATED TO A DEPTH OF 1/4 FENCE HEIGHT OR MORE. WHEN THE FENCE CAN NO LONGER FILTER WATER OR TRAP SEDIMENT, REPAIR THE SILT FENCE TO PROVIDE AN EFFECTIVE BARRIER.
3. ALL SEEDED AREAS, INCLUDING THE GRASS LINED CHANNELS, WILL BE RESEEDED AND MULCHED AS NECESSARY TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
4. ANY UNPROTECTED DRAINAGE DITCHES EXPERIENCING EXCESSIVE EROSION AND CHANNEL DEGRADATION DUE TO HIGH RUNOFF VOLUMES WILL BE REGRADED AND COVERED WITH A BIODEGRADABLE EROSION CONTROL MAT. INSTALLATION WILL FOLLOW MANUFACTURER'S RECOMMENDATIONS.
5. REMOVE SILT FENCE AND TEMPORARY STRUCTURES AFTER FINAL STABILIZATION AND VEGETATIVE COVER IS ESTABLISHED.
6. SEDIMENT THAT HAS MIGRATED OFF SITE ONTO ADJACENT PROPERTIES SHALL BE SWEEPED OFF PAVEMENTS AND REMOVED FROM VEGETATED AREAS DAILY.
7. COPIES OF THE EROSION & SEDIMENT CONTROL PLAN SHALL BE KEPT ON SITE.
8. MAINTAIN EROSION AND SEDIMENT CONTROL PER THE PLAN AND AS NECESSARY TO MEET THE REQUIREMENTS OF THE ORDINANCE, UNTIL THE SITE HAS UNDERGONE FINAL STABILIZATION AND RECEIVED FINAL ACCEPTANCE FROM THE MUNICIPALITY.
9. AN EROSION AND SEDIMENT CONTROL PRACTICE INSPECTION LOG SHALL BE MAINTAINED. LOG SHALL NOTE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF CONSTRUCTION AT THE SITE, PERSON DOING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND DESCRIPTION OF EROSION AND SEDIMENT CONTROL MEASURES OR MAINTENANCE DONE IN RESPONSE TO INSPECTION.

**CONSTRUCTION NOTES:**

1. TOPSOIL TO BE REMOVED FROM THE PROJECT SITE PRIOR TO PLACEMENT OF FILL OR SUBGRADE MATERIAL. EXCESS TOPSOIL TO BE STOCKPILED ON THE SITE AS INDICATED.
2. ALL EXCAVATED AREAS NOT RECEIVING PAVEMENT TO BE COVERED WITH A MINIMUM OF 6" OF TOPSOIL, SEEDED AND MULCHED AS SOON AS FINAL GRADE HAS BEEN ACHIEVED. SEEDING SHALL BE IN ACCORDANCE WITH WDNR TECH. STANDARD (1059).
3. EROSION CONTROL METHODS SHALL BE IMPLEMENTED, AS DIRECTED BY THE ENGINEER, PRIOR TO AND DURING CONSTRUCTION, TO CONTROL WATER POLLUTION, EROSION AND SILTATION, INCLUDING, BUT NOT LIMITED TO HAY BALE DIKES AND SILT FENCES. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS.
4. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
5. CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE FOR THE LOCATION OF THE UTILITIES.
6. SITE DEWATERING IS NOT ANTICIPATED, HOWEVER SHOULD DEWATERING BE NECESSARY, IT SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD (1061).
7. THE CONTRACTOR SHALL DISPOSE OF ALL WASTE AND EXCESS MATERIAL AT AN APPROVED LOCATION.

**CONSTRUCTION SEQUENCE:**

- OCTOBER 2025 TO SUMMER 2026
- INSTALL EROSION CONTROL DEVICES IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS AND STORMWATER MANAGEMENT PLAN.
  - STRIP TOPSOIL WITHIN GRADING LIMITS
  - ROUGH GRADE SITE
  - INSTALL TEMPORARY SEDIMENT BASIN
  - CONSTRUCT BUILDING
  - INSTALL SITE UTILITIES
  - INSTALL BASE COURSE
  - TOPSOIL, SEED, FERTILIZE AND MULCH/EROSION MAT
  - INSTALL PAVEMENT
  - INSTALL BIOFILTER
  - RE-SEED ANY UNVEGETATED AREAS
  - REMOVE EROSION CONTROL BMPs UPON SITE STABILIZATION



2260 Salscheider Court Green Bay, WI 54313  
 PH:920-569-5765; Fax: 920-569-5767  
 www.mach-iv.com  
 Project Number: 2366-01-25

**Gries** Architectural Group Inc.  
 HUDSON OFFICE: 207 South 2nd Street, Suite #135  
 Hudson, Wisconsin 54956  
 Phone: 920.729.2446  
 www.gries-design.com

©Copyright. This Print/Computer File Is The Exclusive Property Of Gries Architectural Group, Inc. Use Only For Purpose Which Listed. Copying Or Reproducing Is Prohibited. Return Upon Request.

A NEW HOUSING DEVELOPMENT FOR:  
**THEDA HOUSING**  
 NEENAH, WISCONSIN

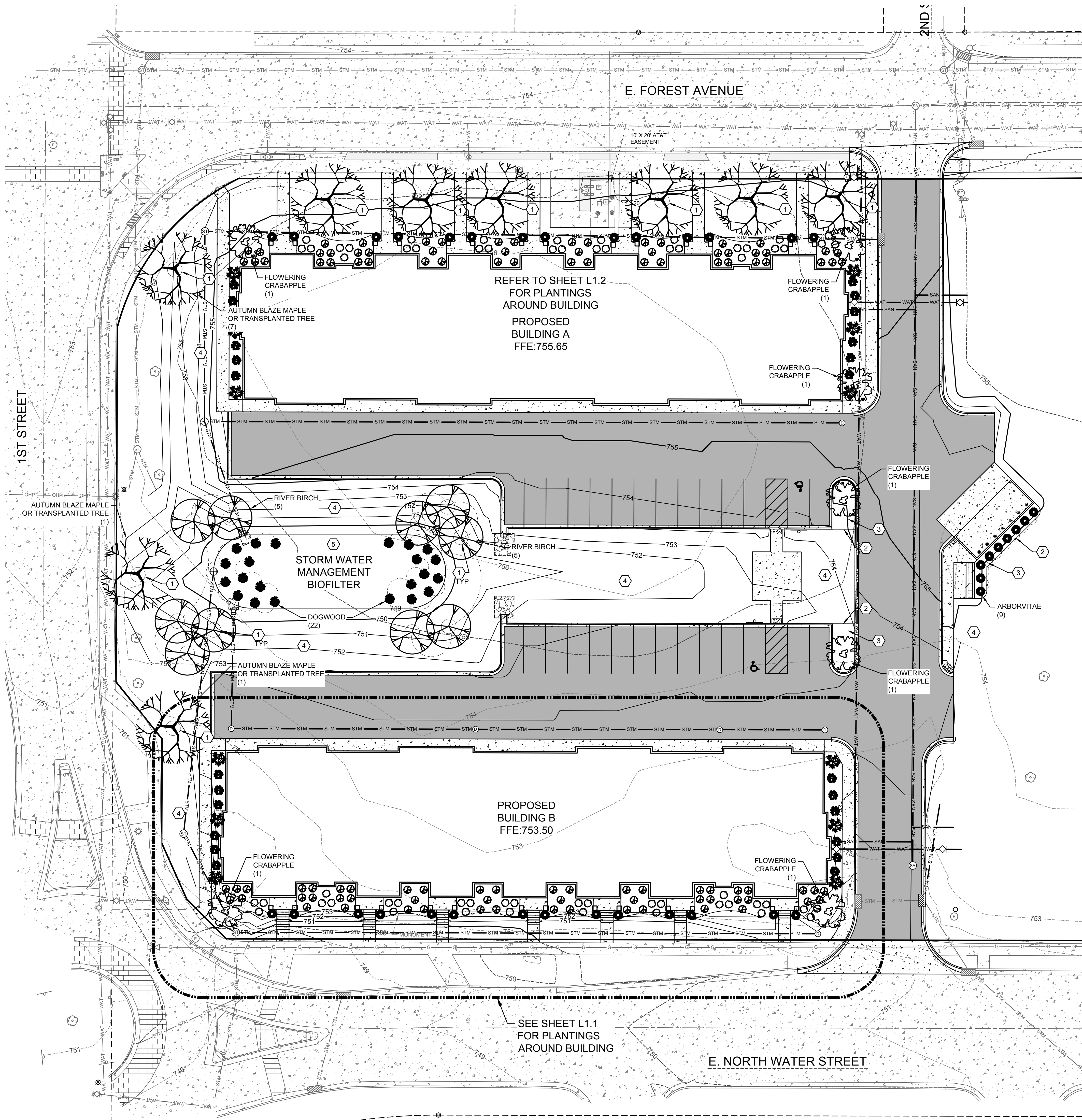
EROSION CONTROL PLAN

**REVISION HISTORY**

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |

date: 09-09-2025  
 job: 25-080  
 d. by: RPH

**C5.0**



**SHEET KEY NOTES:**

- ① 6" DIAMETER SPADE EDGE & 3" HARDWOOD MULCH; SEE DETAIL A THIS SHEET
- ② PROFESSIONAL GRADE EDGING
- ③ 1½" RIVER ROCK WITH WEED BARRIER FABRIC
- ④ LAWN
- ⑤ BIOFILTER AREA TO BE VEGETATED WITH PLANS SELECTED FROM BIOFILTER PLANT TABLE; SEE TABLE A THIS SHEET

| Quantity | Common Name            |
|----------|------------------------|
| TBD      | WHITE TURTLEHEAD       |
| TBD      | SWEET BLACK EYED SUSAN |
| TBD      | IRONWEED               |
| TBD      | GOLDEN ALEXANDERS      |
| TBD      | BIG BLUESTEM           |
| TBD      | NEW ENGLAND ASTER      |
| TBD      | BOTTLE GENTIAN         |
| TBD      | BLUE FLAG IRIS         |
| TBD      | MARSH BLAZINGSTAR      |
| TBD      | GREAT BLUE LOBELIA     |

NOTE: BIOFILTER PLANTS TO INCLUDE VARIETY OF 158 PLANTS FROM TABLE ABOVE AND THE DOGWOOD PLANTS THAT ARE SHOWN.

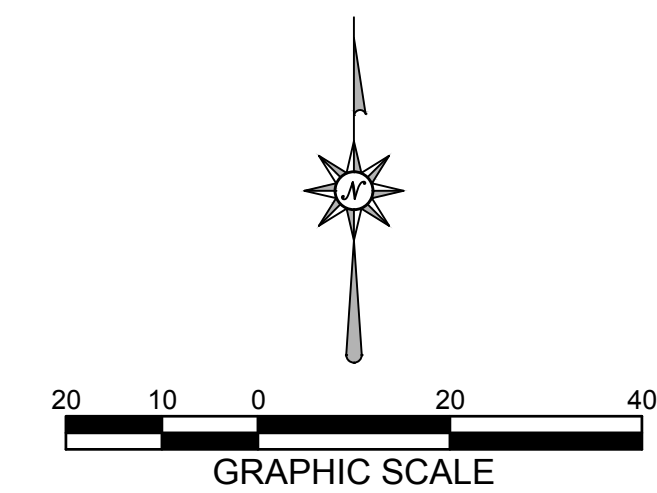
**A**  
**BIOFILTER PLANT SCHEDULE**

**PLANT TABLE**

| SYMBOL | COMMON NAME         | SCIENTIFIC NAME                   | QUANTITY | SIZE   |
|--------|---------------------|-----------------------------------|----------|--------|
| 🌳      | AUTUMN BLAZE MAPLE  | ACER X FREEMANI 'JEFFERSRED'      | 9        | 2 1/2" |
| 🌳      | RIVER BIRCH         | BETULA NIGRA                      | 10       | 2 1/2" |
| 🌳      | FLOWERING CRABAPPLE | MALUS 'ROSACEAE'                  | 7        | 1 1/2" |
| 🌳      | ARBORVITAE          | THUJA OCCIDENTALIS 'SMARAGD'      | 37       | 5'     |
| 🌳      | BOXWOOD             | BUXUS                             | 60       | 18"    |
| 🌳      | ANNABELLE HYDRANGEA | HYDRANGEA ARBORESCENS 'ANNABELLE' | 12       | 18"    |
| 🌳      | BOBO HYDRANGEA      | HYDRANGEA PANICULATA 'ILVOBO'     | 100      | 18"    |
| 🌳      | GOLDFLAME SPIRAEA   | SPIRAEA X BUMALDA 'GOLDFLAME'     | 24       | 18"    |
| 🌳      | DOGWOOD             | CORNUS                            | 22       | 18"    |

**GENERAL NOTE(S)**

- 1. SEE SHEET L1.1 FOR LANDSCAPE NOTES.



2260 Salscheider Court Green Bay, WI 54313  
 PH:920-569-5765; Fax: 920-569-5767  
 www.mach-iv.com  
 Project Number: 2366-01-25



©Copyright. This Print/Computer File Is The Exclusive Property Of Gries Architectural Group, Inc. Use Only For Purpose Which Listed. Copying Or Reproducing Is Prohibited. Return Upon Request.

A NEW HOUSING DEVELOPMENT FOR:  
**THEDA HOUSING**  
 NEENAH, WISCONSIN

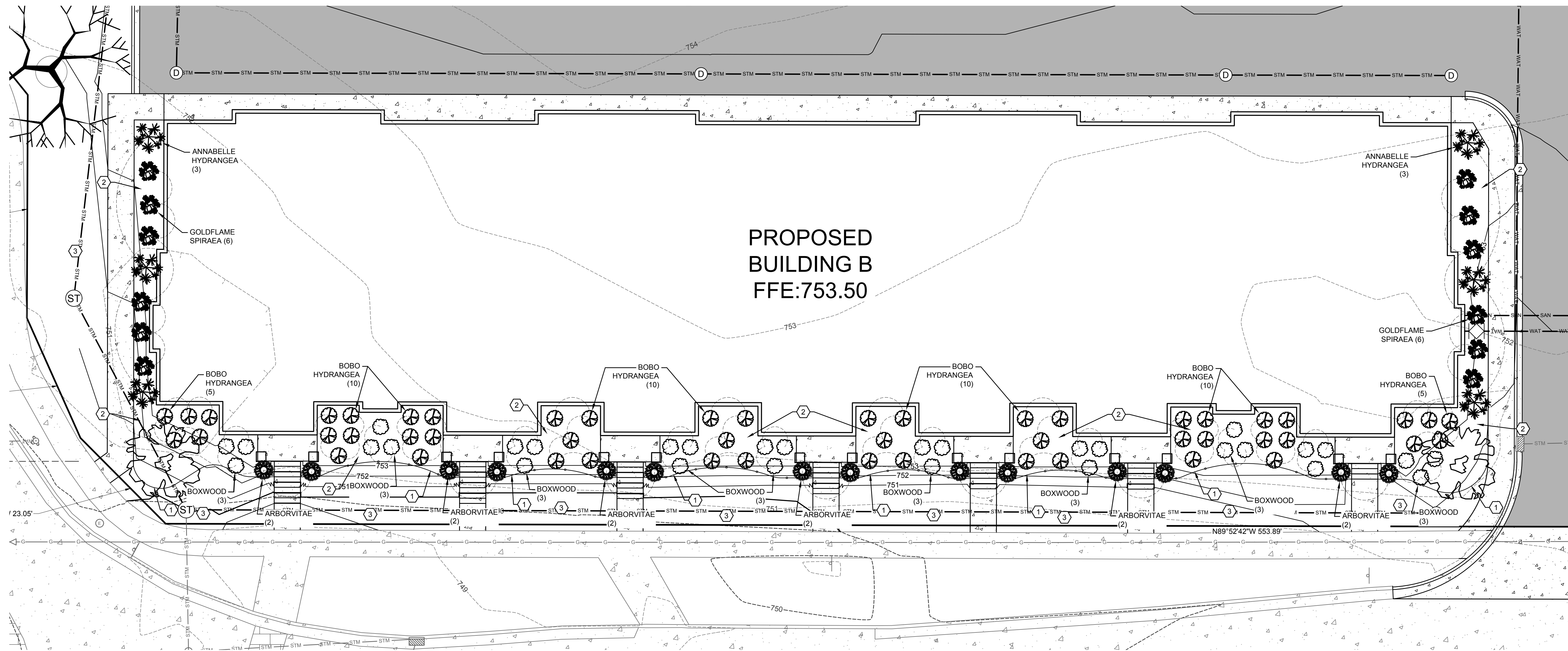
**LANDSCAPE PLAN OVERALL**

**REVISION HISTORY**

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |

date: 09-09-2025  
 job: 25-080  
 d. by: RPH

**L1.0**



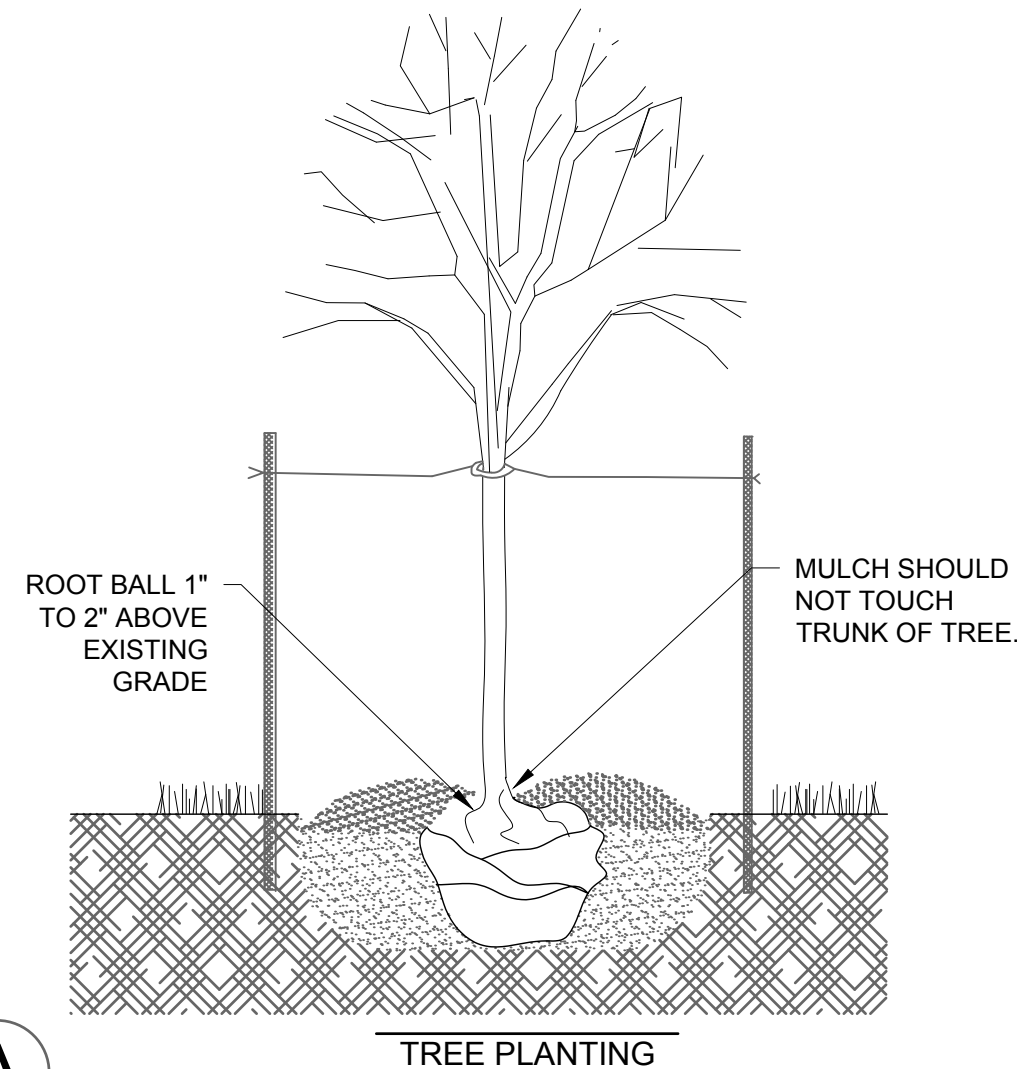
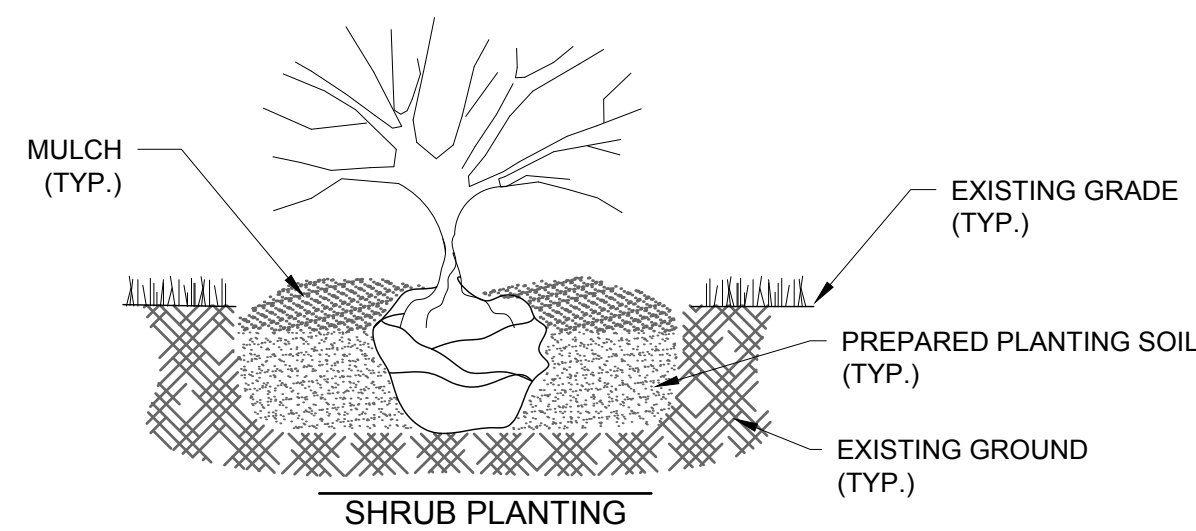
**PROPOSED  
BUILDING B  
FFE:753.50**

**SHEET KEY NOTES:**

- ① PROFESSIONAL GRADE EDGING
- ② 1½" RIVER ROCK WITH WEED BARRIER FABRIC
- ③ LAWN

**GENERAL NOTE(S)**

- 1. SEE SHEET L1.1 FOR PLANT TABLE.
- 2. ADJUST PLANT LOCATIONS AS NECESSARY FOR NORTH BUILDING, REFER TO SHEET L1.0 FOR APPROXIMATE LOCATIONS.



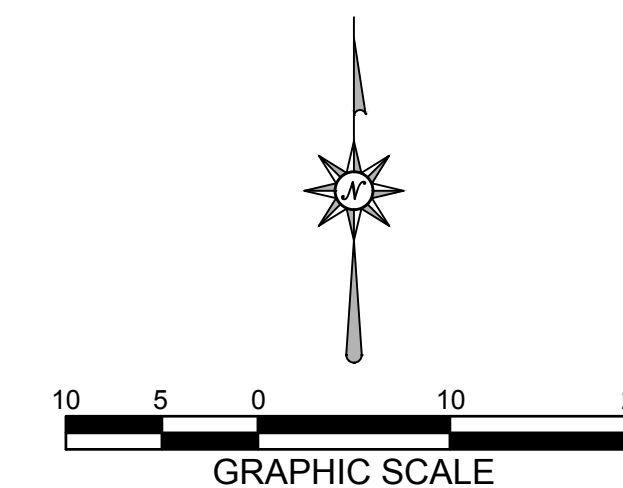
**PLANTING NOTES:**

1. PLANTING HOLE SHALL BE A MINIMUM OF TWO TIMES THE DIAMETER OF THE ROOT BALL, AND EQUAL TO THE DEPTH OF THE ROOT BALL.
2. EXCAVATED SOIL FROM PLANTING HOLE SHALL BE MIXED WITH 1 PART POTTING SOIL TO 2 PARTS EXCAVATED SOIL.
3. PLANT SO THAT THE ROOT COLLAR WILL BE 1" TO 2" ABOVE EXISTING GRADE.
4. IF BALLED AND BURLAPED, PLACE PLANT IN HOLE, CUT THE BURLAP TWINE, AND PEEL BACK THE TOP TWO THIRDS OF BURLAP. IF POTTED REMOVE POT, AND PLACE PLANT INTO HOLE.
5. BACKFILL HOLE WITH PREPARED SOIL, AND MOUND SOIL 2" TO 3" HIGH IN A RING AT THE PERIMETER OF THE EXCAVATED HOLE. WATER AND SMOOTH RING PRIOR TO MULCHING.
6. MULCH WITH 3" OF SHREDDED HARDWOOD MULCH OR LANDSCAPE STONE (RIVER ROCK, NOT CRUSHED STONE).
7. IF STAKING IS REQUIRED FOR TREES TWO STAKES SHALL BE USED ONE ON THE PREVAILING WIND SIDE OF THE TREE, AND THE OTHER STAKE ON THE OPPOSITE SIDE. STAKES SHALL BE FASTENED TO THE TREE USING RUBBER TUBING, OR NYLON STRAPPING.

**LANDSCAPE NOTES**

1. DIAMETERS OF PLANT MATERIALS AS DRAWN ARE REPRESENTATIVE OF PLANTS AT OR NEAR MATURITY RATHER THAN AT INITIAL PLANTING SIZES.
2. THE PLANT LIST IS INTENDED AS A GUIDE FOR THE CONTRACTOR. IN THE EVENT OF DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE PLANT LIST AND ON THE DRAWING, THE GREATER NUMBER SHALL APPLY.
3. ADJUSTMENTS IN LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO NEW OR EXISTING UTILITIES OR SITE OBSTRUCTIONS. REVIEW WITH ARCHITECT BEFORE ADJUSTMENTS ARE MADE.
4. ALL SHRUBS OCCURRING IN CONTINUOUS ROW OR FORMAL ARRANGEMENT SHALL HAVE UNIFORM HEIGHT, SPREAD AND HABIT OF GROWTH. FOR GROUND COVER LOCATIONS, FILL AREA WITH QUANTITY OF PLANTS DESIGNATED; EVENLY SPACED.
5. A MINIMUM OF 12" DEPTH OF 50% TOPSOIL AND 50% COMPOST SHALL BE PLACED IN ALL BED AREAS BY THE CONTRACTOR PRIOR TO PLANT INSTALLATION.
6. MULCH TREES WITH MIN. 3" DEPTH OF GRAVEL OR HARDWOOD MULCH AS NOTED ON PLAN AND PER DETAILS. MULCH SHALL EXTEND IN A CONTINUOUS LAYER WITHIN PLANTING BEDS FROM FACE TO FACE OF SITE STRUCTURES - WALKS, BUILDING, OR OTHER PLANT BED LIMITS.
7. PROTECT EXISTING LAWN AREAS; REPAIR ANY CONTRACT RELATED DAMAGE TO LAWN AREAS.
8. THE CONTRACTOR SHALL MAINTAIN ALL PLANTS AND BEDS FOR A 60 DAY PERIOD AFTER ACCEPTANCE OF THE WORK BY THE ARCHITECT OR ENGINEER. THIS INCLUDES REGULAR WATERING, WEEDING AND MOWING.
9. THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE-YEAR FROM DATE OF ACCEPTANCE. BEFORE END OF WARRANTY PERIOD CONTRACTOR SHALL REPLACE ALL TREES, SHRUBS OR PLANTINGS NOT ALIVE OR IN A HEALTHY GROWING CONDITION.
10. SEED ALL DISTURBED AREAS WITH WISdot No. 40 GRASS MIX.

**A**  
**PLANTING DETAIL**



**MACH IV**  
ENGINEERING • SURVEYING • ENVIRONMENTAL

2260 Salscheider Court Green Bay, WI 54313  
PH:920-569-5765; Fax: 920-569-5767  
www.mach-iv.com  
Project Number: 2366-01-25

A NEW HOUSING DEVELOPMENT FOR:  
**THEDA HOUSING**  
NEENAH, WISCONSIN

LANDSCAPE PLAN  
BUILDING TYPICAL

**REVISION HISTORY**

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |

date: 09-09-2025  
job: 25-080  
d. by: RPH

**L1.1**

**GENERAL SITE PLAN NOTES:**

- GENERAL CONTRACTOR TO PROVIDE CONCRETE MECHANICAL EQUIPMENT PADS. COORDINATE SIZE & REINF. REQUIREMENTS WITH MECHANICAL & ELECTRICAL CONTRACTOR.
- GENERAL CONTRACTOR TO PROVIDE SILT FENCE / EROSION CONTROL MEASURES PER CIVIL DRAWINGS AND LOCAL MUNICIPALITY REQUIREMENTS. EROSION CONTROL MEASURES MUST BE IMPLEMENTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- ALL SITE UTILITIES MUST BE VERIFIED PRIOR TO CONSTRUCTION.
- PATCH ANY AREA OF ASPHALT PAVING OR CONCRETE PAVING AND CONC. CURB, DISTURBED BY CONSTRUCTION.
- GENERAL CONTRACTOR TO ROUGH GRADE AND FINISH GRADE ANY AREAS DISTURBED BY CONSTRUCTION. SEEDING OF AREAS BY GENERAL CONTRACTOR. ALL DRIVEWAY CUTS AND CURBING SHALL COMPLY WITH THE LOCAL MUNICIPALITY STANDARDS.
- SEE LANDSCAPE PLAN FOR PLANTING INFORMATION.
- HANDICAP ACCESSIBILITY MUST BE MAINTAINED AT ALL FRONT AND REAR DOORS. COORDINATE PARKING LOT GRADING AND RAMPS WITH DOOR LOCATIONS.
- EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION UNTIL THE SITE IS STABILIZED BY VEGETATION OR OTHER APPROVED MEANS.
- ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE AS TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
- ALL SEDIMENT LADEN WATER PUMPED FROM THE SITE SHALL BE TREATED BY A TEMPORARY SEDIMENT BASIN OR BE FILTERED BY OTHER APPROVED MEANS. WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE OR RECEIVING CHANNELS.
- DISTURBED GROUND OUTSIDE OF THE EVERYDAY CONSTRUCTION AREA, INCLUDING SOIL STOCKPILES LEFT INACTIVE FOR MORE THEN 10 DAYS, SHALL AT A MINIMUM BE TEMPORARILY STABILIZED BY SEEDING / MULCHING, OR OTHER METHODS APPROVED BY THE LOCAL MUNICIPALITY EROSION CONTROL INSPECTOR.
- WASTE MATERIAL GENERATED ON THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO RUN INTO A RECEIVING WATER OR STORM SEWER SYSTEM.
- IN THE CASE OF LATE SEASON AND WINTER CONSTRUCTION, RESTORATION / LANDSCAPING OF THE SITE SHALL OCCUR NO LATER THAN JUNE 1ST OF THE NEXT CONSTRUCTION SEASON. EROSION CONTROL MEASURES SHALL REMAIN INTACT UNTIL FINAL RESTORATION OF THE SITE IS COMPLETE. FABRIC INSIDE THE INLET AND CATCH BASIN GRATING SHALL BE REMOVED AS SOON AS FREEZING WEATHER OCCURS SO DRAINAGE IS NOT IMPAIRED THROUGHOUT THE WINTER MONTHS. ALL EROSION CONTROL PRACTICES REMOVED OR DAMAGED DUE TO WINTER WEATHER SHALL BE REPLACED IN THE SPRING IMMEDIATELY AFTER THE THAW.
- EROSION CONTROL DEVICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF THE WORK DAY.
- TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AT THE CONCLUSION OF CONSTRUCTION AFTER STABILIZATION OF DISTURBED SOIL HAS OCCURRED.
- THE EXISTING GRASS STREET TERRACE WITHIN THE LOCAL MUNICIPALITY RIGHT OF WAY SHALL BE MAINTAINED AS BUFFER THROUGHOUT CONSTRUCTION. AT A MINIMUM, THE GRASS TERRACE SHALL BE RESTORED WITH TEMPORARY SEED (OATS / RYE) AND MULCHED WITHIN 10 DAYS OF THE COMPLETION OF ALL LATERAL INSTALLATIONS AND OTHER CONSTRUCTION ACTIVITY. IF THE TERRACE IS NOT TO BE RESTORED DURING FINAL LANDSCAPING, A PERMANENT SEED MIX SHALL BE UTILIZED.

BUILDING A: (6) 1-BR, (6) 2-BR - 14 TOTAL  
 BUILDING B: (6) 1-BR, (6) 2-BR - 14 TOTAL  
 BUILDING C: (6) 1-BR, (6) 2-BR - 14 TOTAL  
 BUILDING D: (6) 1-BR, (6) 2-BR - 14 TOTAL  
 TOTAL: (24) 1-BR, (24) 2-BR - 56 TOTAL



1 ARCHITECTURAL SITE PLAN  
 A-0.1 1" = 30'-0"



©Copyright. This Print/Computer File is the Exclusive Property of Gries Architectural Group, Inc. Use Only For Purpose Which Licensed. Copying Or Reproducing Is Prohibited. Return Upon Request.

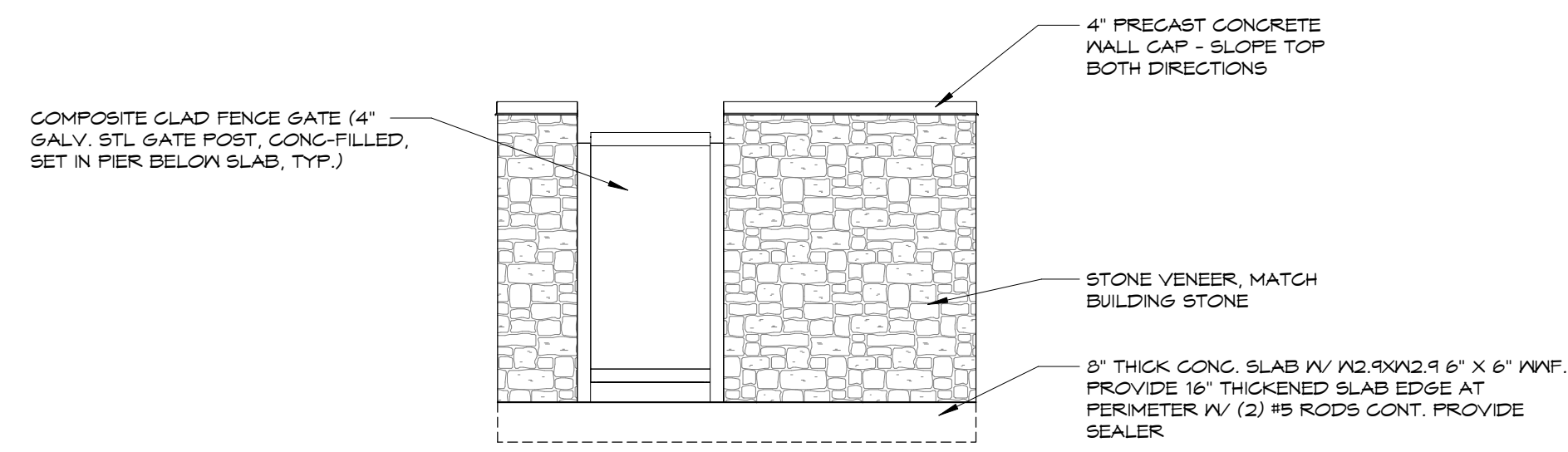
A NEW HOUSING DEVELOPMENT FOR:  
**THEDA HOUSING**  
 NEENAH, WI

NOT FOR CONSTRUCTION - CITY SUBMITTAL

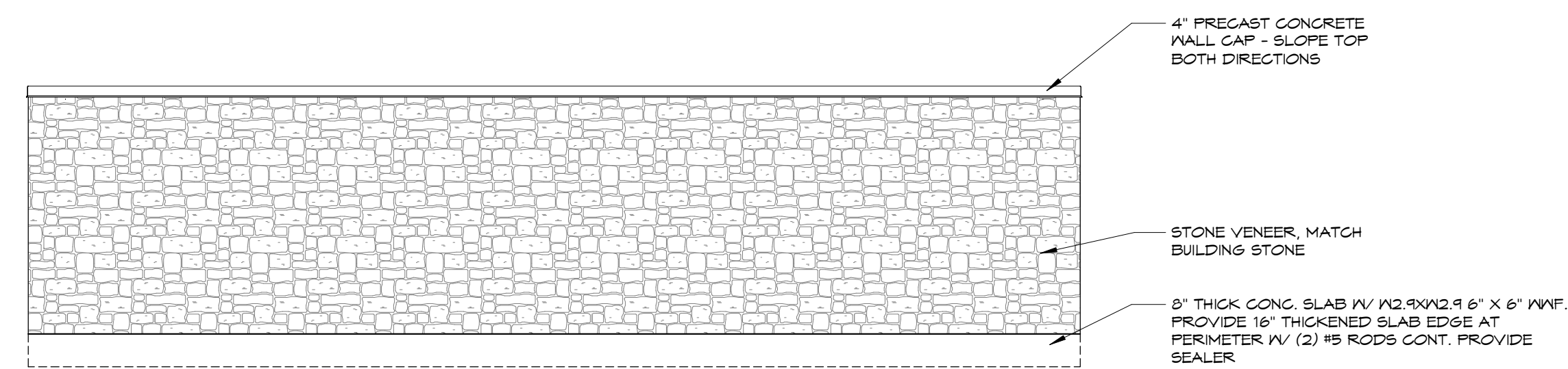
| REVISION HISTORY |             |      |
|------------------|-------------|------|
| NO.              | DESCRIPTION | DATE |
|                  |             |      |
|                  |             |      |
|                  |             |      |
|                  |             |      |
|                  |             |      |
|                  |             |      |
|                  |             |      |
|                  |             |      |
|                  |             |      |

date: 04-04-2025  
 job: 25-080  
 d. by: NML

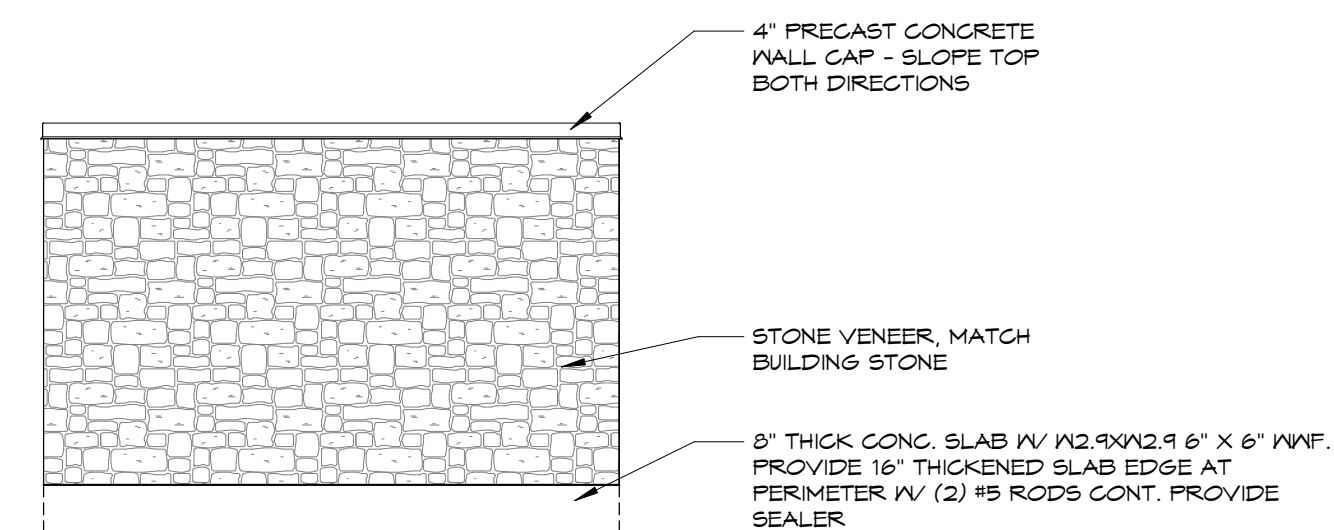
A-0.1



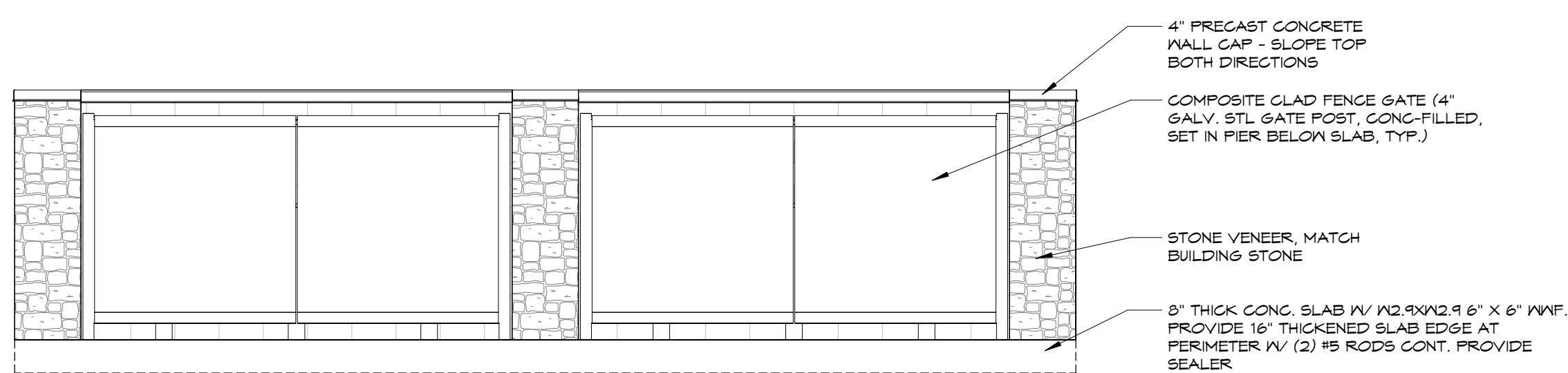
**6 WEST ELEV. - DUMPSTER**  
A-0.2 1/4" = 1'-0"



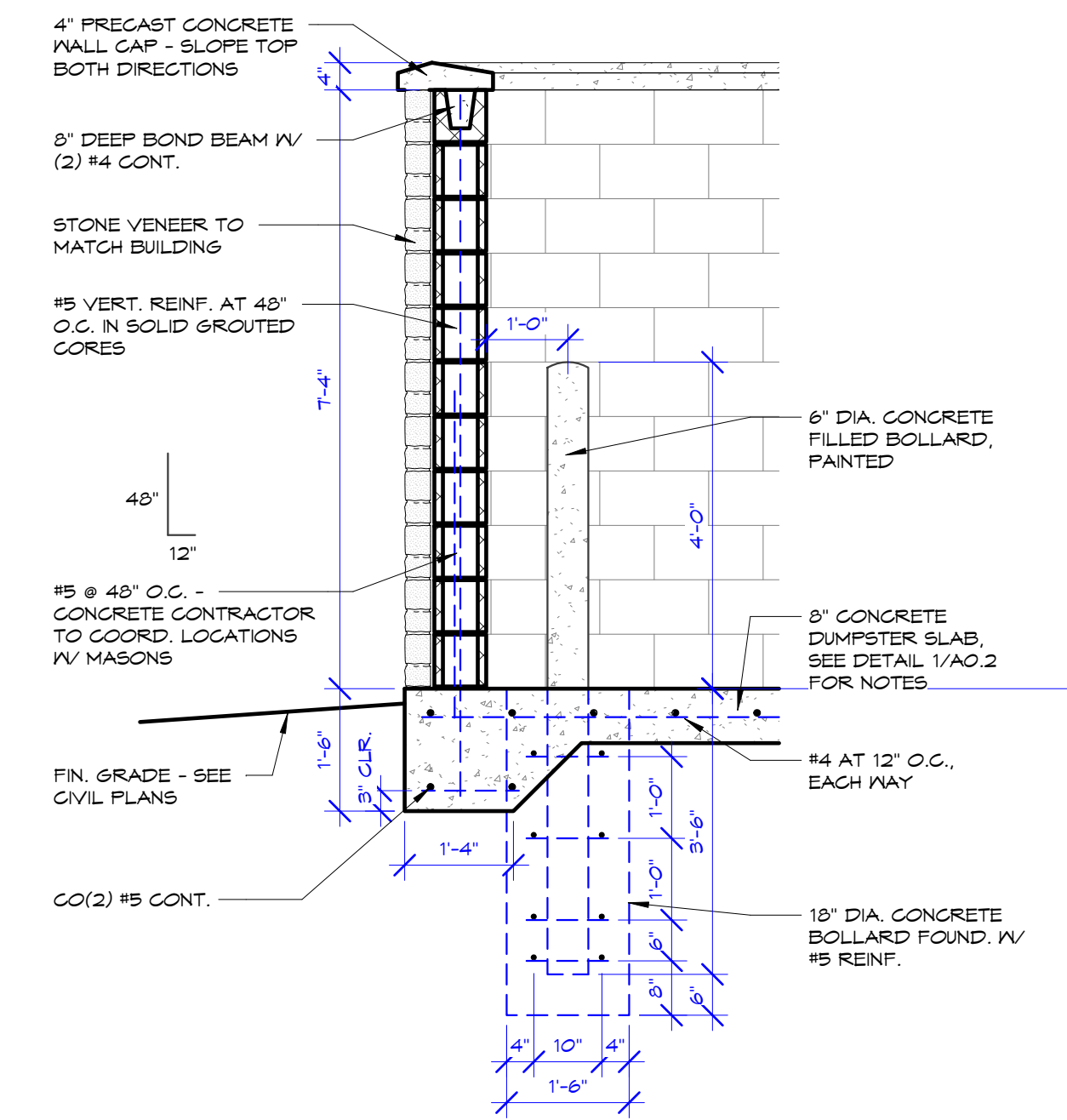
**5 SOUTH ELEV. - DUMPSTER**  
A-0.2 1/4" = 1'-0"



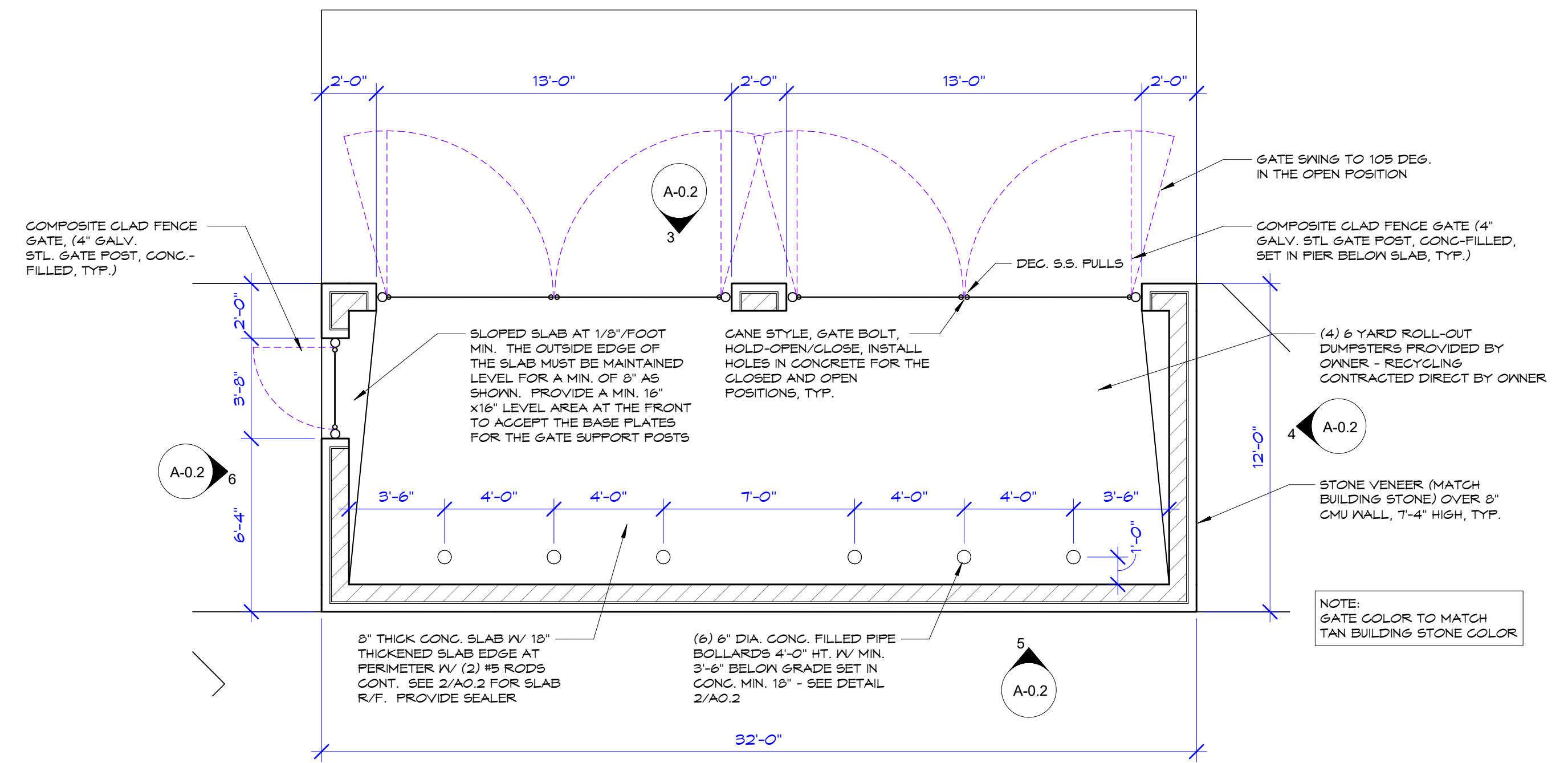
**4 EAST ELEV. - DUMPSTER**  
A-0.2 1/4" = 1'-0"



**3 NORTH ELEV. - DUMPSTER**  
A-0.2 1/4" = 1'-0"



**2 DUMPSTER SECTION**  
A-0.2 1/2" = 1'-0"



**1 ENLARGED DUMPSTER ENCLOSURE**  
A-0.2 1/4" = 1'-0"

NOT FOR CONSTRUCTION - CITY SUBMITTAL

**Gries** Architectural Group Inc.

HUDSON OFFICE: State #15  
400 South 2nd Street  
Neenah, WI 54956  
Phone: 920-722-2445  
www.gries.design

NEENAH OFFICE: State #15  
300 North Commercial Street  
Neenah, WI 54956  
Phone: 920-722-2445  
www.gries.design

©Copyright. This Print/Computer File is the Exclusive Property of Gries Architectural Group, Inc. Use Only For Purpose Which Licensed. Copying Or Reproducing Is Prohibited. Return Upon Request.

A NEW HOUSING DEVELOPMENT FOR:  
**THEDA HOUSING**  
NEENAH, WI

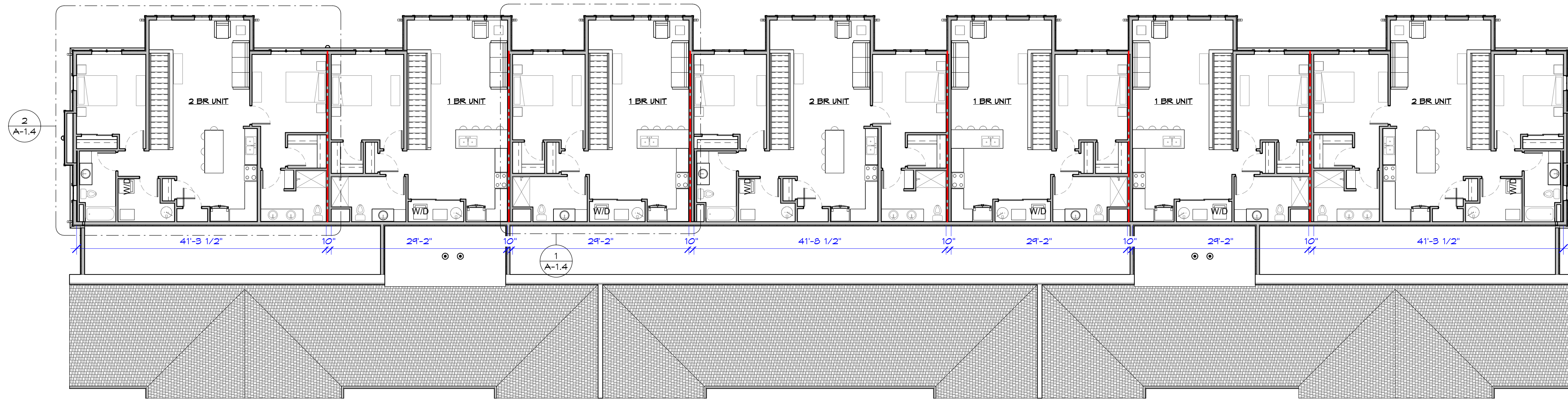
| REVISION HISTORY |             |      |
|------------------|-------------|------|
| NO.              | DESCRIPTION | DATE |
|                  |             |      |
|                  |             |      |
|                  |             |      |
|                  |             |      |
|                  |             |      |
|                  |             |      |
|                  |             |      |
|                  |             |      |
|                  |             |      |

date: 09-09-2025  
job: 25-080  
d. by: NML

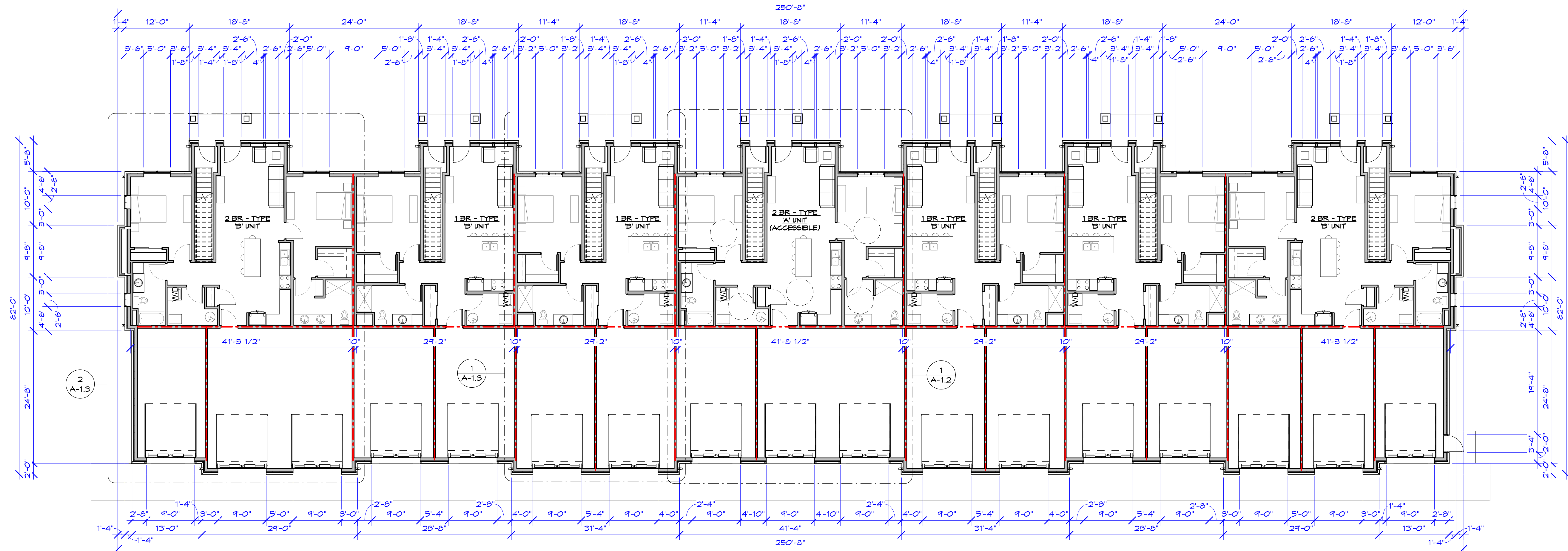
**A-0.2**

REFER TO SHEET A-1.2 FOR GENERAL AND KEYED FLOOR PLAN NOTES

REFER TO SHEET A-1.4 FOR WALL TYPES



2 SECOND FLOOR PLAN - OVERALL  
 A-1.1 3/32" = 1'-0"



1 FIRST FLOOR PLAN - OVERALL  
 A-1.1 3/32" = 1'-0"

©Copyright. This Print/Computer File is the Exclusive Property of Gries Architectural Group, Inc. Use Only For Purpose Which Licensed. Copying Or Reproducing Is Prohibited. Return Upon Request.

A NEW HOUSING DEVELOPMENT FOR:  
**THEDA HOUSING**  
 NEENAH, WI

NOT FOR CONSTRUCTION - CITY SUBMITTAL

REVISION HISTORY

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |

date: 09-09-2025  
 job: 25-080  
 d. by: NML

A-1.1

**GENERAL FLOOR PLAN NOTES:**

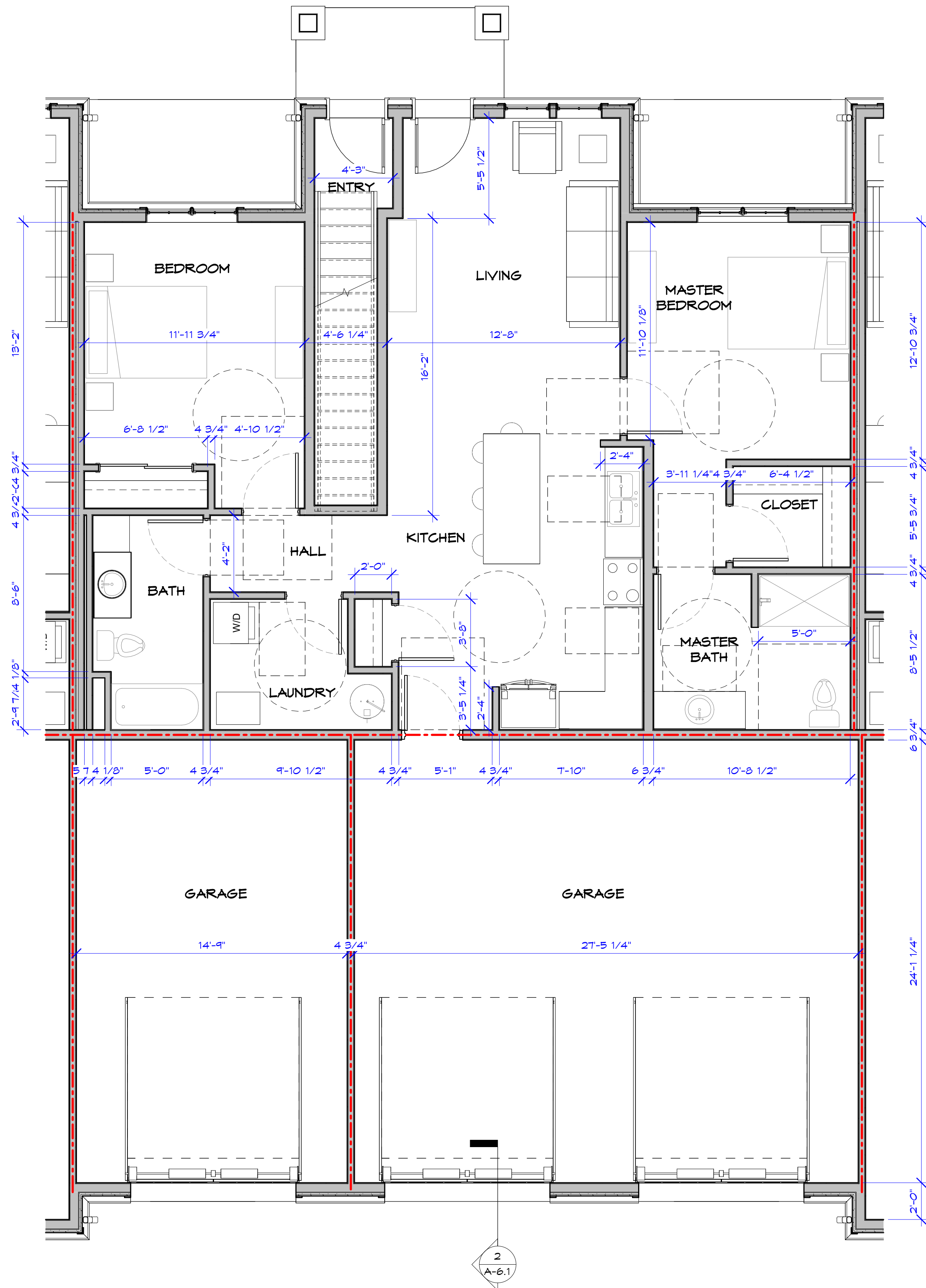
- CONTRACTOR TO PROVIDE ALL NECESSARY PERMITS & FEES REQUIRED TO COMPLETE THE PROJECT.
- CONSTRUCTION & INSTALLATION SHALL CONFORM TO ALL APPLICABLE LOCAL, STATE & NATIONAL BUILDING CODES & THE AMERICANS WITH DISABILITY ACT.
- ALL NEW WALLS SHALL BE CONSTRUCTED AS PER THE WALL TYPE & SHALL BE CARRIED TO THE STRUCTURE ABOVE, UNLESS OTHERWISE NOTED. PREPARE ALL SURFACES FOR FINISHES INDICATED.
- CONTRACTOR TO PROVIDE BLOCKING FOR ALL WALL-SUPPORTED CASEWORK, TOILET ACCESSORIES, HANDRAILS, EQUIPMENT, DOOR STOPS, SHELVING, ETC. AS REQUIRED.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH EQUIPMENT MANUFACTURERS TO ENSURE APPROPRIATE ROUGH-IN CLEARANCE FOR EQUIPMENT INSTALLATION & USE.
- WHERE MOUNTING HEIGHTS ARE NOT INDICATED, MOUNT INDIVIDUAL UNITS OF WORK AT A.D.A. STANDARD MOUNTING HEIGHTS FOR THE PARTICULAR APPLICATION INDICATED. REFER QUESTIONABLE MOUNTING HEIGHT CHOICES TO THE ARCHITECT FOR A FINAL DECISION.
- DO NOT SCALE THE DRAWINGS.
- ALL DIMENSIONS AND INTERIOR WALL THICKNESSES ARE FROM THE FINISHED FACE OF WALL TO FINISHED FACE OF WALL, UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL LAYOUT & MARK ALL WALLS & OPENINGS PRIOR TO CONSTRUCTION. ANY DISCREPANCY SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY FOR RESOLUTION.
- ALL FURNITURE AND EQUIPMENT NOT SPECIFICALLY NOTED ON PLANS SHALL BE SUPPLIED AND INSTALLED BY OWNER. CONTRACTOR SHALL COORDINATE ALL ELECTRICAL & DATA OUTLETS, ETC. W/ FINAL FURNITURE LAYOUT DRAWINGS.
- ALL DOOR OFFSETS (HINGE SIDE) TO BE A MINIMUM OF 4", UNLESS NOTED OTHERWISE.
- ALL GYP. BOARD SHALL RETURN TO ALL WINDOW/DOOR FRAMES AT JAMBS & HEAD, TYPICAL, UNLESS NOTED OTHERWISE.
- ENTIRE BUILDING TO BE EQUIPPED WITH AN APPROVED, SUPERVISED, AUTOMATIC FIRE SPRINKLER SYSTEM. THIS SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 13 BY THE FIRE SPRINKLER CONTRACTOR.
- REFER TO SITE PLAN SHEET FOR CONCRETE WALK LAYOUT.
- ANY PENETRATIONS IN DESIGNATED FIRE WALLS SHALL MAINTAIN THE REQUIRED FIRE SEPARATION BETWEEN AREAS. CONTRACTOR TO PROVIDE SLEEVES, FIRE RETARDANT INSULATION & FIRE CAULKING AS REQUIRED.

**STANDARD FLOOR PLAN NOTATION:**

- INDICATES EXIT LIGHTS (SEE LIFE-SAFETY PLAN SHEET, REFL. CLG. PLANS AND ELECTRICAL PLANS FOR LOCATIONS)
- INDICATES SEMI-RECESSED FIRE EXTINGUISHER CABINET
- INDICATES FIRE EXTINGUISHER - MIN. 10# "A-B-C" (UNLESS NOTED OTHERWISE) OR OTHER AS REQ'D. BY STATE AND/OR LOCAL CODE. SEE SPECIFICATIONS. (MOUNT AT 4'-0" A.F.F. MAX. TO TOP/EXTINGUISHER).
- FLOOR DRAIN
- INDICATES WALL TYPES, REFER TO INT. WALL TYPES FOR INFORMATION.
- 1-HOUR FIRE BARRIER WALL - REFER TO PLANS & WALL TYPES.

REFER TO SHEET A-1.2 FOR GENERAL AND KEYED FLOOR PLAN NOTES

REFER TO SHEET A-1.4 FOR WALL TYPES



**FIRST FLOOR 2-BR TYPE 'A' UNIT PLAN**  
 1/4" = 1'-0"

**Gries Architectural Group Inc.**  
 HUDSON OFFICE: 400 South 2nd Street, Suite #150, Neenah, WI 54956  
 PHON: 920-722-2445  
 WWW.GRIES.DESIGN

©Copyright. This Print/Computer File is the Exclusive Property of Gries Architectural Group, Inc. Use Only For Purpose Which Licensed. Copying Or Reproducing Is Prohibited. Return Upon Request.

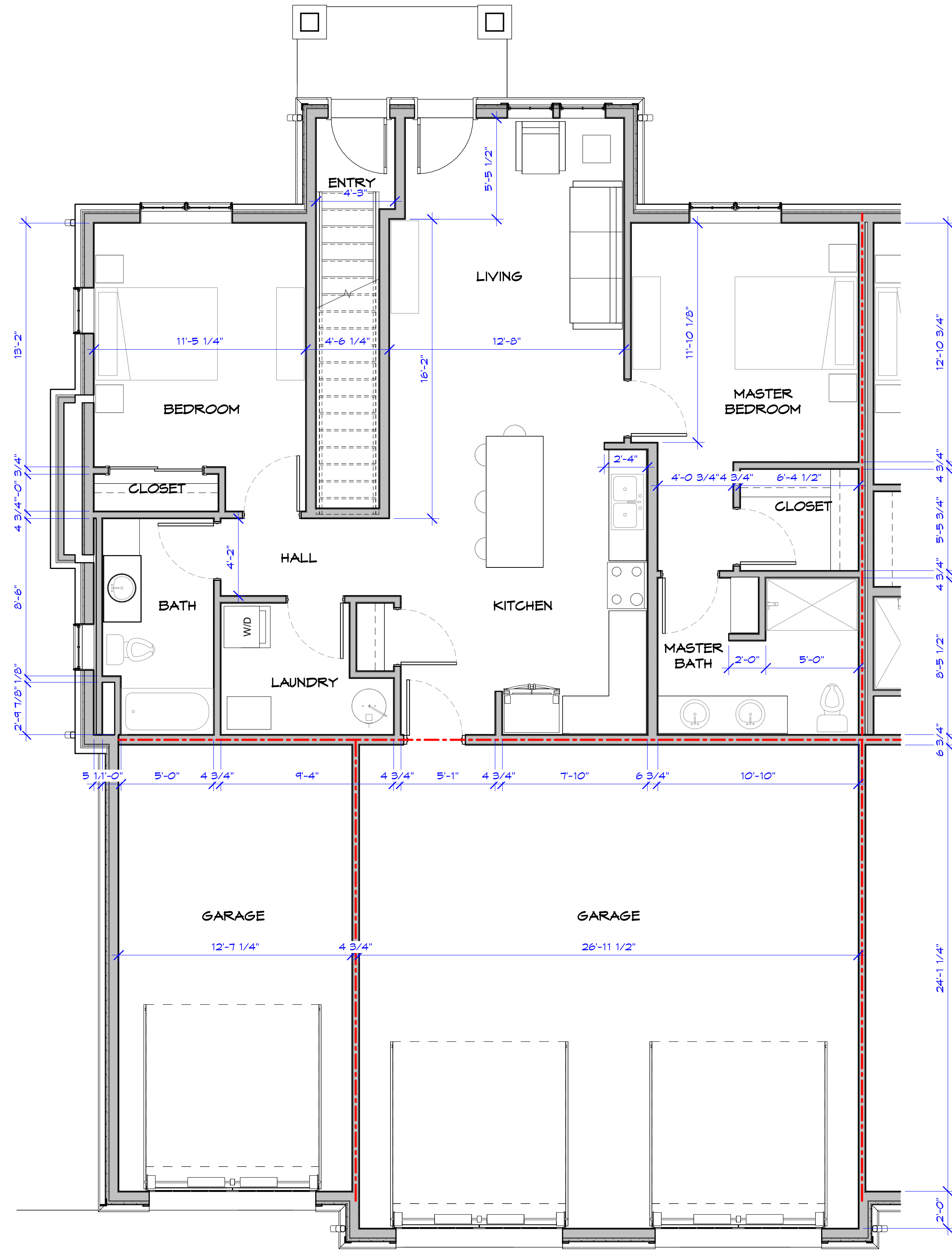
A NEW HOUSING DEVELOPMENT FOR:  
**THEDA HOUSING**  
 NEENAH, WI

NOT FOR CONSTRUCTION - CITY SUBMITTAL

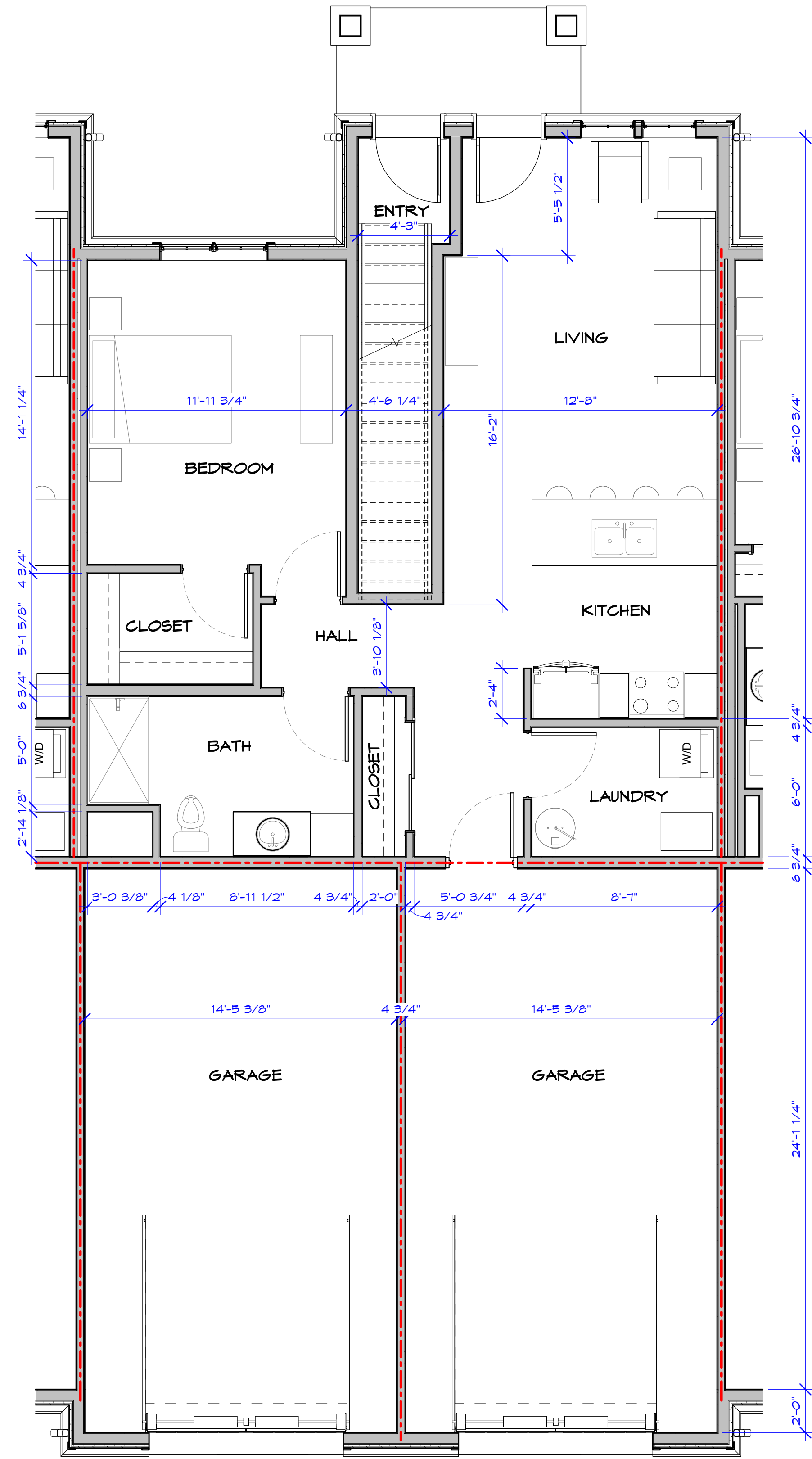
| REVISION HISTORY |             |      |
|------------------|-------------|------|
| NO.              | DESCRIPTION | DATE |
|                  |             |      |
|                  |             |      |
|                  |             |      |
|                  |             |      |
|                  |             |      |
|                  |             |      |
|                  |             |      |
|                  |             |      |
|                  |             |      |

date: 09-09-2025  
 job: 25-080  
 d. by: NML

**A-1.2**



2 FIRST FLOOR 2-BR TYPE 'B' UNIT PLAN  
 A-1.3 1/4" = 1'-0" 



1 FIRST FLOOR 1-BR TYPE 'B' UNIT PLAN  
 A-1.3 1/4" = 1'-0" 

REFER TO SHEET A-1.2 FOR GENERAL AND KEYED FLOOR PLAN NOTES

REFER TO SHEET A-1.4 FOR WALL TYPES

NOT FOR CONSTRUCTION - CITY SUBMITTAL

A NEW HOUSING DEVELOPMENT FOR:  
**THEDA HOUSING**  
 NEENAH, WI

REVISION HISTORY

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |

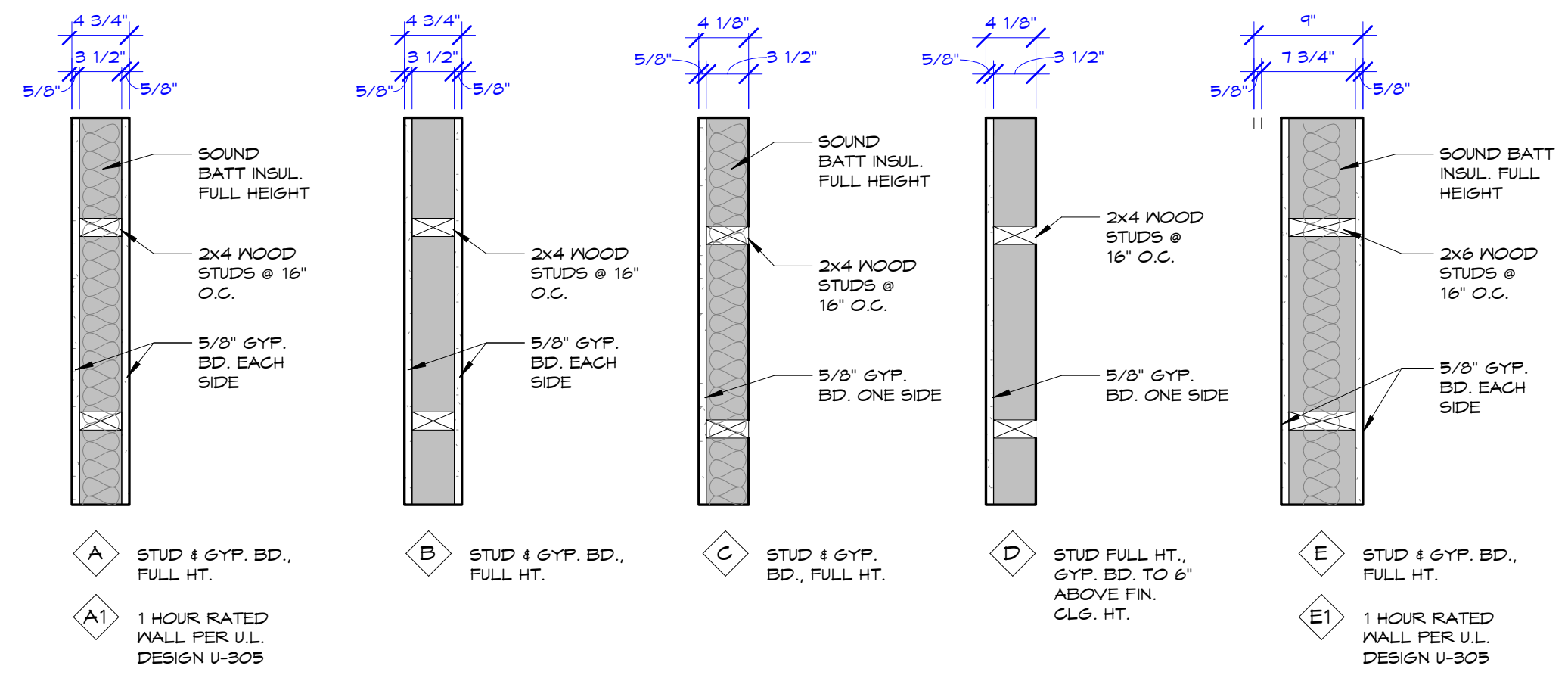
date: 09-09-2025  
 job: 25-080  
 d. by: NML

**A-1.3**

**Gries** Architectural Group Inc.  
 HUDSON OFFICE: 400 South 2nd Street, Ste #155, Neenah, WI 54956, Phone: 920-722-2445, www.gries.design  
 NEENAH OFFICE: 900 North Commercial Street, Neenah, WI 54956, Phone: 920-722-2445, www.gries.design

©Copyright. This Print/Computer File is the Exclusive Property of Gries Architectural Group, Inc. Use Only For Purpose Which Licensed. Copying Or Reproducing Is Prohibited. Return Upon Request.

REFER TO SHEET A-1.2 FOR GENERAL AND KEYED FLOOR PLAN NOTES

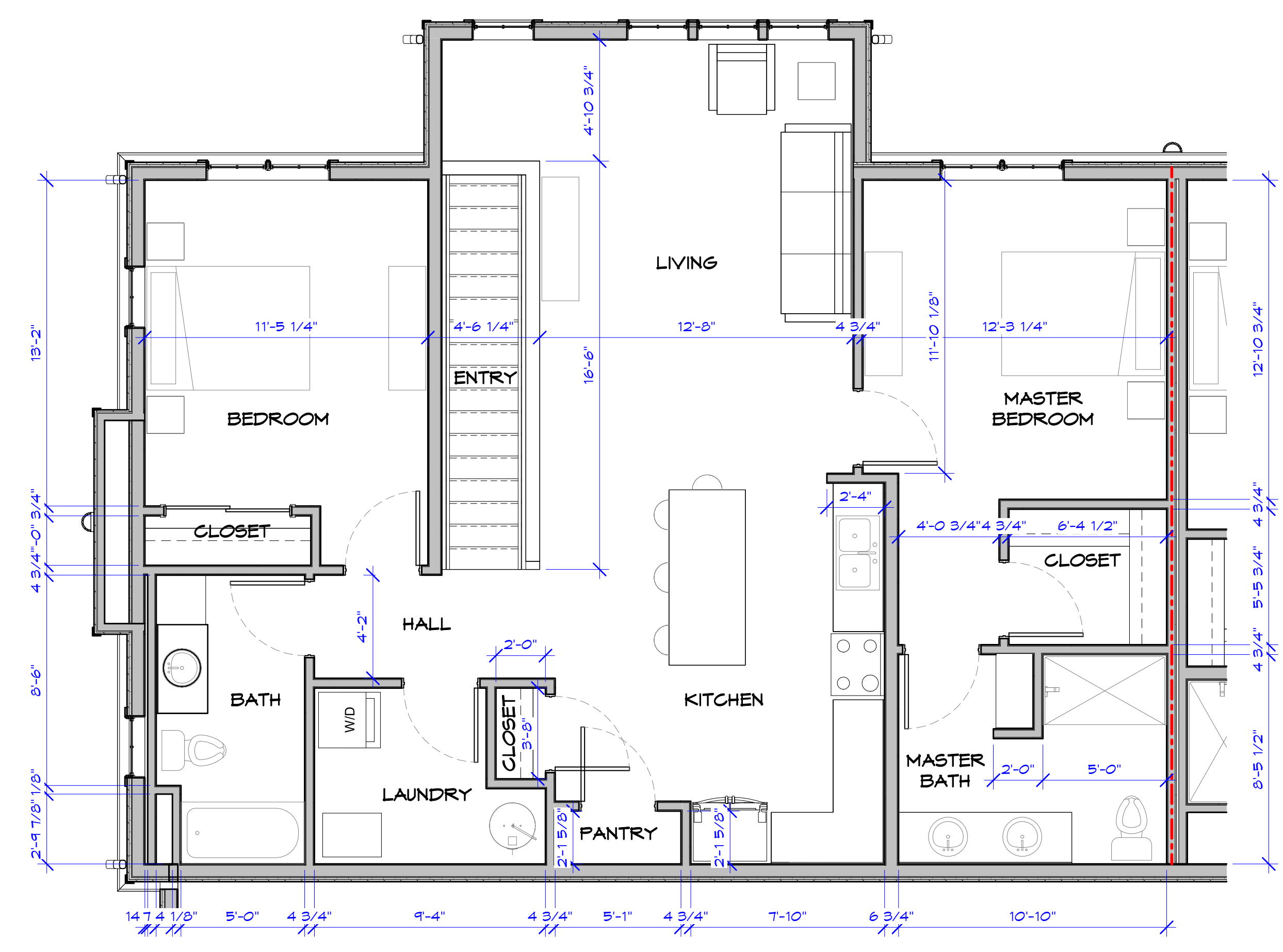


**NOTE:**  
 ALL GYP. BD. @ TOILET ROOMS AND NET AREAS TO BE WATER RESISTANT.

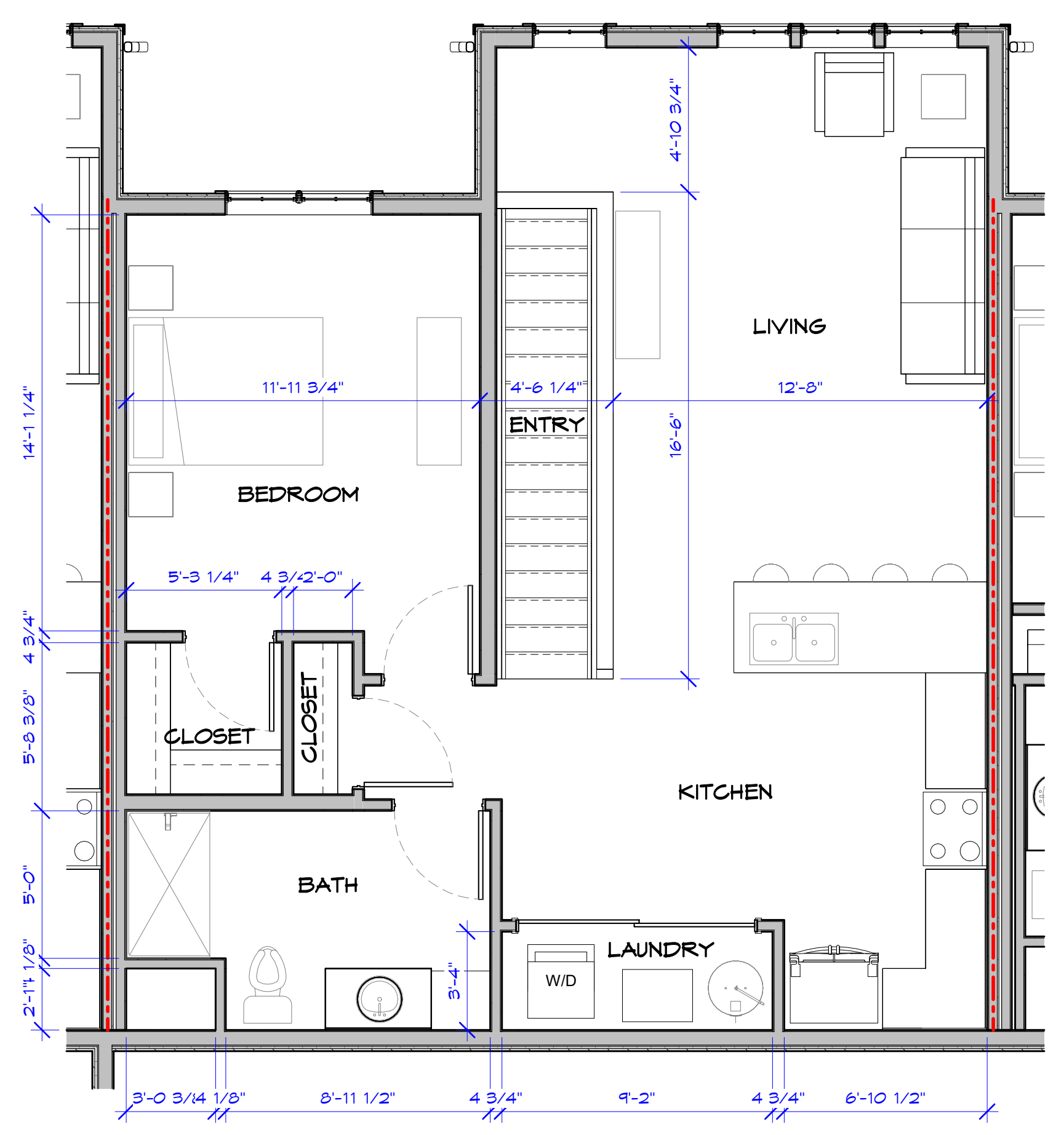
**NOTE:**  
 ALL GYP. BOARD SHALL EXTEND TO FULL HEIGHT OF STUD WALL, OR TO BOT. OF GYP. BD. CLG. (REFER TO REFL. CLG. PLANS). ALL GYP. BD. SHALL EXTEND 6" ABOVE HIGHEST ADJACENT CEILING, UNLESS NOTED OTHERWISE. ALL STUDS SHALL BE ADEQUATELY SUPPORTED AS TO MAINTAIN A RIGID WALL ASSEMBLY.

**NOTE:**  
 HOLD GYP. BD. OFF OF FLOOR 1/2" AND PROVIDE CONTINUOUS ACOUSTICAL SEALANT EACH SIDE OR FIRE STOPPING SEALANT AT FIRE RATED PARTITIONS.

**INTERIOR WALL TYPES**  
 1" = 1'-0"



**2 SECOND FLOOR 2-BR UNIT PLAN**  
 A-1.4 1/4" = 1'-0"



**1 SECOND FLOOR 1-BR UNIT PLAN**  
 A-1.4 1/4" = 1'-0"

**Gries Architectural Group Inc.**  
 HUDSON OFFICE: State #155  
 400 South 2nd Street, Ste 400  
 Neenah, WI 54956  
 Phone: 920-722-2445  
 www.gries.design

NEENAH OFFICE: Street  
 800 North Commercial Street  
 Neenah, WI 54956  
 Phone: 920-722-2445  
 www.gries.design

©Copyright. This Print/Computer File is The Exclusive Property Of Gries Architectural Group, Inc. Use Only For Purpose Which Licensed. Copying Or Reproducing Is Prohibited. Return Upon Request.

A NEW HOUSING DEVELOPMENT FOR:  
**THEDA HOUSING**  
 NEENAH, WI

**REVISION HISTORY**

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |

date: 09-09-2025  
 job: 25-080  
 d. by: NML

**A-1.4**

NOT FOR CONSTRUCTION - CITY SUBMITTAL

| EXTERIOR FINISH LEGEND |  |          |   |
|------------------------|--|----------|---|
| KEY NOTE               | MATERIAL SUMMARY   | KEY NOTE | MATERIAL SUMMARY  |
| SV-1                   | <b>STONE VENEER:</b><br>MFR: TBD<br>COLOR: TBD<br>LOCATION: EXTERIOR WALLS, REFER TO PLANS & ELEVATIONS  | W-1      | <b>VINYL WINDOW:</b><br>MANUFACTURER: TBD<br>STYLE: DOUBLE HUNG<br>GLAZING: TBD<br>COLOR: TBD<br>LOCATION: EXTERIOR, REFER TO PLANS & ELEVATIONS                                      |
| PS-1                   | <b>PANEL SIDING (BOARD AND BATTEN):</b><br>MFR: JAMES HARDIE<br>COLOR: TBD (BROWN)<br>SYSTEM/TYPE: HARDIE PANEL<br>LOCATION: EXTERIOR WALLS, REFER TO PLANS & ELEVATIONS | D-1      | <b>FIBERGLASS DOOR INSUL. (W/ GLAZING AS NOTED/SHOWN):</b><br>STYLE: FIBERGLASS, PRE-FINISHED, REFER TO DOOR SCHEDULE & ELEVATIONS<br>LOCATION: EXTERIOR, REFER TO PLANS & ELEVATIONS |
| PS-2                   | <b>PLANK SIDING:</b><br>MFR: JAMES HARDIE<br>COLOR: TBD (LIGHT BROWN)<br>SYSTEM/TYPE: HARDIE PLANK<br>LOCATION: EXTERIOR WALLS, REFER TO PLANS & ELEVATIONS              | D-2      | <b>OVERHEAD DOOR INSUL- STEEL (W/ GLAZING):</b><br>MANUFACTURER: TBD<br>STYLE: TBD<br>GLAZING: TBD<br>FINISH/COLOR: TBD<br>LOCATION: EXTERIOR, REFER TO PLANS & ELEVATIONS            |
| PS-3                   | <b>PLANK SIDING:</b><br>MFR: JAMES HARDIE<br>COLOR: TBD (TAN)<br>SYSTEM/TYPE: HARDIE PLANK<br>LOCATION: EXTERIOR WALLS, REFER TO PLANS & ELEVATIONS                      | ST-1     | <b>STONE SILL:</b><br>MFR: T.B.D.<br>STYLE/COLOR: T.B.D.<br>LOCATION: EXTERIOR, REFER TO PLANS AND ELEVATIONS   |
| PS-4                   | <b>PLANK SIDING:</b><br>MFR: JAMES HARDIE<br>COLOR: TBD (GREEN)<br>SYSTEM/TYPE: HARDIE PLANK<br>LOCATION: EXTERIOR WALLS, REFER TO PLANS & ELEVATIONS                    | ST-2     | <b>STONE HEADER:</b><br>MFR: T.B.D.<br>STYLE/COLOR: T.B.D.<br>LOCATION: EXTERIOR, REFER TO PLANS AND ELEVATIONS   |
| TR-1                   | <b>TRIM:</b><br>MFR: JAMES HARDIE<br>COLOR: TBD<br>LOCATION: PERIMETER OF WINDOWS, DOORS, AND CORNERS  |          |   |
| TR-2                   | <b>TRIM:</b><br>MFR: JAMES HARDIE<br>COLOR: TBD<br>LOCATION: PERIMETER OF WINDOWS, DOORS, AND CORNERS  |          |   |
| AS-1                   | <b>ASPHALT SHINGLES:</b><br>MFR: TBD<br>STYLE: TBD<br>FINISH/COLOR: TBD<br>LOCATION: REFER TO EXTERIOR ELEVATIONS  | AL-1     | <b>ALUMINUM FASCIA (PRE-FINISHED):</b><br>MFR: TBD<br>STYLE: PRE-FINISHED MTL FASCIA SYSTEM<br>FINISH/COLOR: TBD<br>LOCATION: REFER TO EXTERIOR ELEVATIONS                            |
| OD-1                   | <b>OVERFLOW DRAIN:</b><br>STYLE: BRASS LAMBS TONGUE (W/ BIRD SCREEN)   | WP-1     | <b>WALL PACK LIGHT FIXTURE</b><br>REFER TO ELECTRICAL PLANS.  |
| DS-1                   | <b>MTL. DOWNSPOUT (PRE-FINISHED):</b><br>MFR: TBD<br>STYLE: PRE-FINISHED MTL DOWNSPOUT<br>FINISH/COLOR: TBD<br>LOCATION: REFER TO EXTERIOR ELEVATIONS                    |          |   |

**CURTAINWALL/ STOREFRONT NOTE:**  
PROVIDE PREFINISHED ALUMINUM SLIP HEAD TO MATCH ALUMINUM STOREFRONT/ CURTAIN WALL SYSTEM.

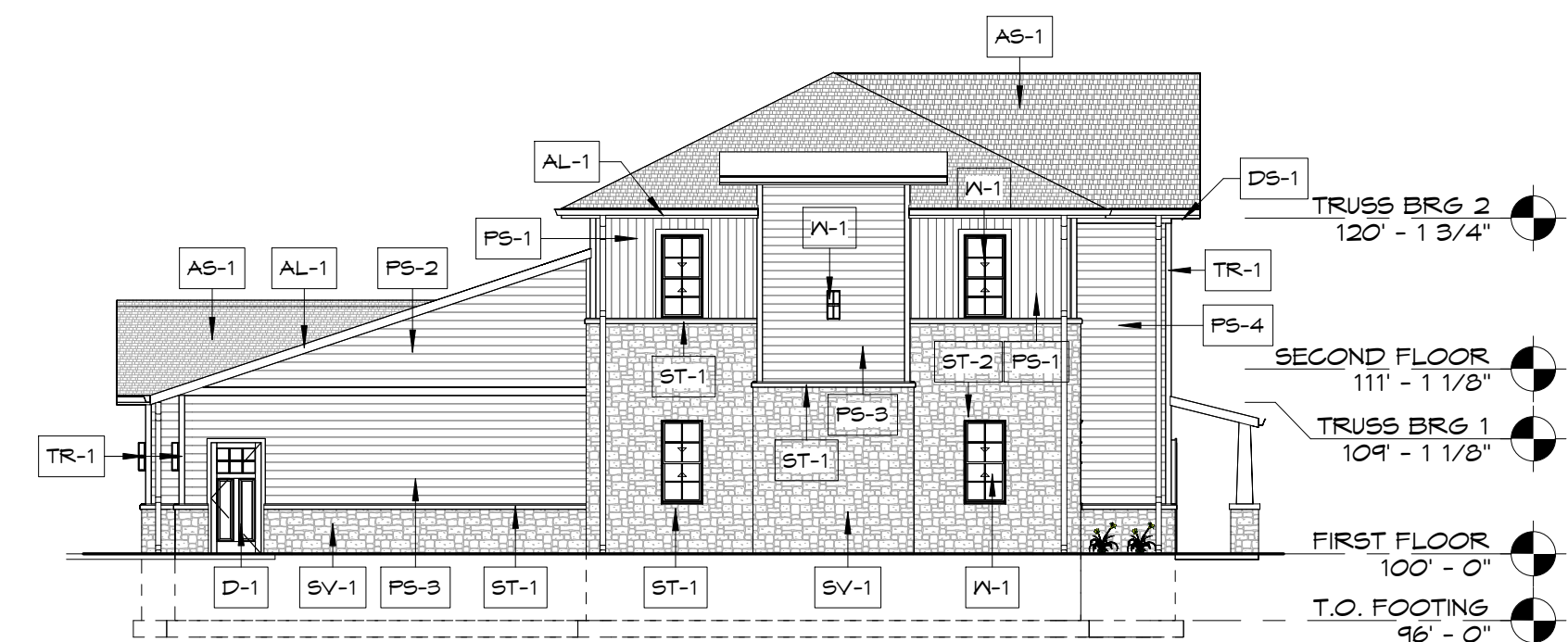
PROVIDE PREFINISHED EXTRUDED ALUMINUM-THERMALLY BROKEN SILL FLASHING WITH END DAMS. INSTALL WITH A POSITIVE SLOPE AWAY FROM INTERIOR AND SET IN SEALANT PER MANUFACTURER'S WRITTEN SPECIFICATIONS.

PROVIDE ALL SHIMS, SEALANT & BACKER ROD PER MANUFACTURER'S SPECIFICATIONS.

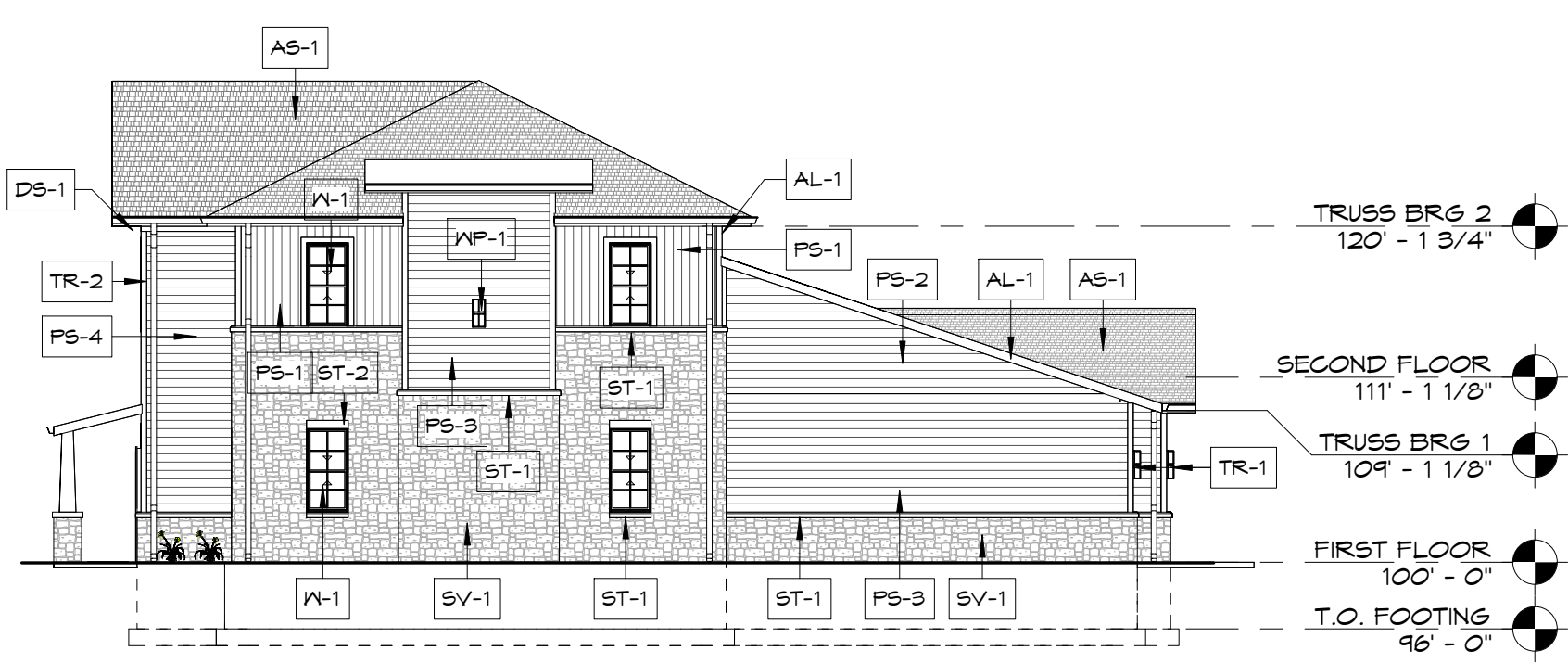
**CONTROL JOINT NOTE:**  
PROVIDE MASONRY CONTROL JOINTS AS RECOMMENDED BY MASONRY CONTRACTOR AND BLOCK SUPPLIER. CONTROL JOINTS NOT TO EXCEED 30'-0" MAX AND 20'-0" MIN.

ALL CONTROL JOINT LAYOUTS TO BE REVIEWED BY ARCHITECT/ ENGINEER AT TIME OF CONSTRUCTION/ SHOP DRAWING SUBMITTAL.

**NOTE:**  
MASONRY PRICING TO INCLUDE DRY-BLOCK (W/ INTEGRAL WATER REPELLENT - RHEOPEL XP.



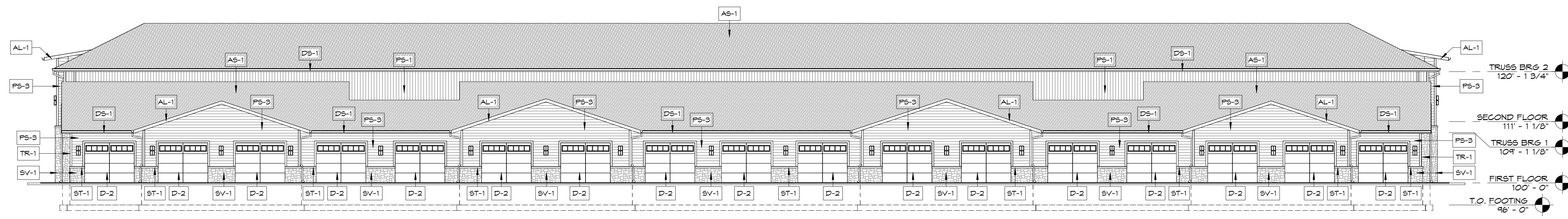
**4 EAST ELEVATION**  
A-4.1 3/32" = 1'-0"



**3 WEST ELEVATION**  
A-4.1 3/32" = 1'-0"



**2 NORTH ELEVATION**  
A-4.1 3/32" = 1'-0"



**1 SOUTH ELEVATION**  
A-4.1 3/32" = 1'-0"

NOT FOR CONSTRUCTION - CITY SUBMITTAL

**Gries Architectural Group Inc.**  
HUDSON OFFICE: 400 South 2nd Street, Suite #155, NEENAH, WI 54956  
NEENAH OFFICE: 900 North Commercial Street, Suite 206, NEENAH, WI 54956  
Phone: 920-722-2445  
www.gries.design

©Copyright. This PrintComputer File is the Exclusive Property of Gries Architectural Group, Inc. Use Only For Purpose Which Licensed. Copying Or Reproducing Is Prohibited. Return Upon Request.

A NEW HOUSING DEVELOPMENT FOR:  
**THEDA HOUSING**  
NEENAH, WI

| REVISION HISTORY |             |      |
|------------------|-------------|------|
| NO.              | DESCRIPTION | DATE |
|                  |             |      |
|                  |             |      |
|                  |             |      |
|                  |             |      |

date: 04-04-2025  
job: 25-080  
d. by: NML

**A-4.1**



4 WEST 3D VIEW  
A-4.2



3 EAST 3D VIEW  
A-4.2



2 NORTHWEST 3D VIEW  
A-4.2



1 SOUTHWEST 3D VIEW  
A-4.2

A NEW HOUSING DEVELOPMENT FOR:  
**THEDA HOUSING**  
NEENAH, WI

NOT FOR CONSTRUCTION - CITY SUBMITTAL

REVISION HISTORY

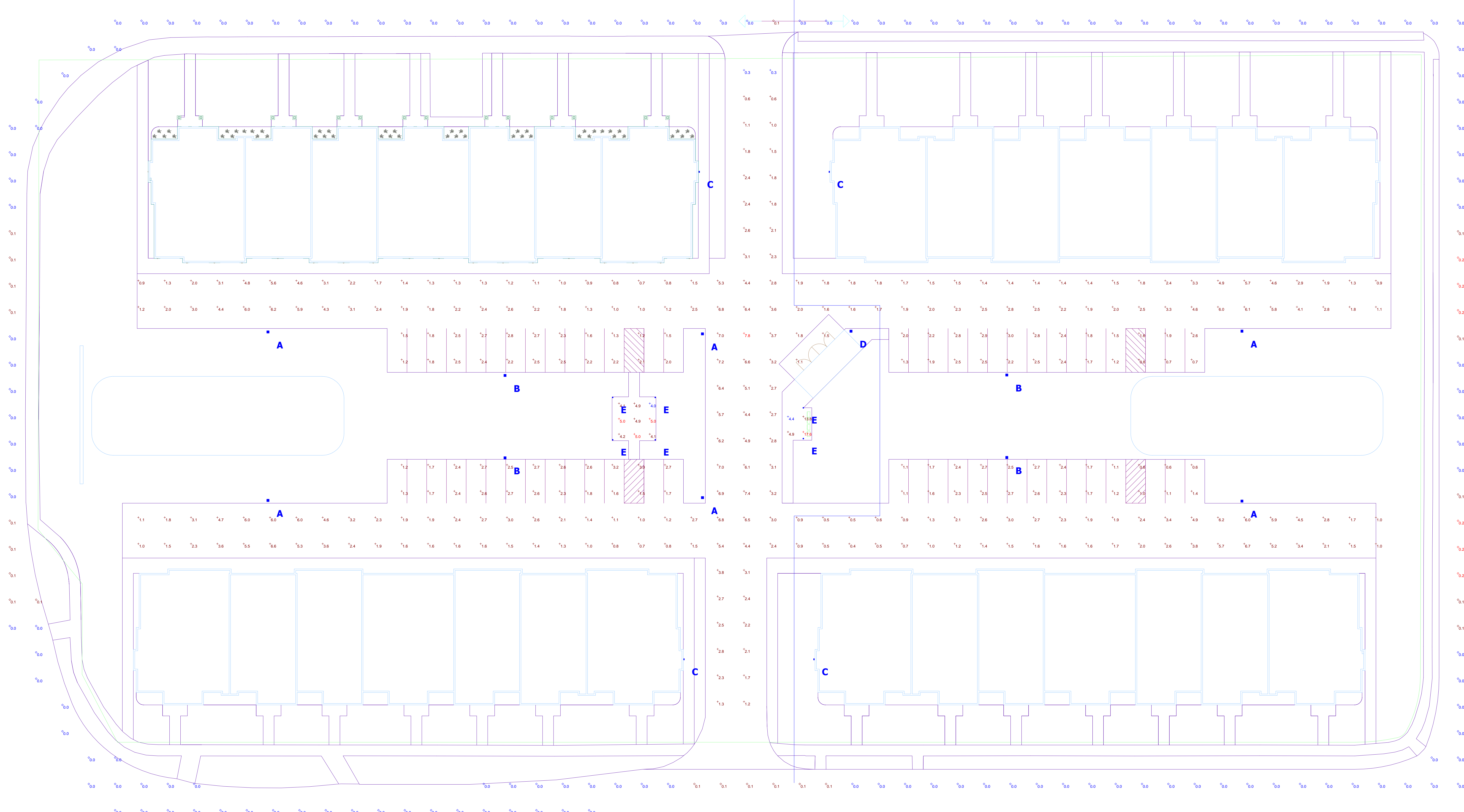
| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |

date: 09-09-2025

job: 25-080

d. by: NML

A-4.2



Plan View  
Scale - 1" = 20'

| Schedule |       |          |  |         |
|----------|-------|----------|--|---------|
| Symbol   | Label | Quantity | Catalog Number   | Wattage |
|          | A     | 6        | PRV-PA2B-740-U-T2R SA STD FINISH / 22' POLE, BASE 2' ABOVE GRADE | 151     |
|          | B     | 4        | PRV-PA2A-740-U-T3 SA STD FINISH / 22' POLE, BASE 2' ABOVE GRADE  | 112     |
|          | C     | 4        | GKO-PB2A-740-U-T4W STD FINISH                                    | 26.5    |
|          | D     | 1        | PRV-PA1A-740-U-T3 SA STD FINISH / 22' POLE, BASE 2' ABOVE GRADE  | 54      |
|          | E     | 6        | BRT6-A2-740-U-T5-42-STD FINISH                                   | 18.4    |

| Statistics                  |        |         |         |        |         |         |
|-----------------------------|--------|---------|---------|--------|---------|---------|
| Description                 | Symbol | Avg     | Max     | Min    | Max/Min | Avg/Min |
| AREA OUTSIDE OF PARKING LOT |        | 0.0 fc  | 0.2 fc  | 0.0 fc | N/A     | N/A     |
| PARKING LOT                 |        | 2.5 fc  | 7.8 fc  | 0.3 fc | 26.0:1  | 8.3:1   |
| GRILL AREA                  |        | 4.6 fc  | 5.0 fc  | 4.0 fc | 1.3:1   | 1.2:1   |
| MAIL BOXES                  |        | 10.2 fc | 17.6 fc | 4.4 fc | 4.0:1   | 2.3:1   |