

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

Present:

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

Also Present:

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

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

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

Public Hearings:

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

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

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

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

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

Chairperson Mayor Lang opens public hearing portion of the agenda.

Katherine Noll-Arias- 732 Reed St, Neenah

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

Patti Heying- 708 Chestnut St, Neenah

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

Nevis Martin- 678 Reed St, Neenah

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

Sara Kranpitz- 615 Hansen St, Neenah

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

Joe James- 516 Hansen St, Neenah

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

Jessica Williams- 628 Reed St, Neenah

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

Judd Stevenson- 632 Reed St, Neenah

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

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

Tim Florek- 645 Congress St, Neenah

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

Mark Noffke- 637 Elm St, Neenah

Mark is questioning if this development ends at 100 units

Katie Cunningham- 848 Higgins Ave, Neenah

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

Aaron Hughes- 848 Higgins Ave, Neenah

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

Erin McCann- 727 Chestnut St, Neenah

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

Kathy Dwyer- 671 Congress St, Neenah

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

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

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

Kathryn Kees- 741 Yorkshire Rd, Neenah

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

Ryan Kaufman- 618 Lauden Blvd, Neenah

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

Nancy Kranpitz- 957 Grove St, Neenah

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

Megan Florek- 645 Congress St, Neenah

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

Lori Lavallo- 636 Reed St, Neenah

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

Cindy Otto-Koehn- 536 Elm St, Neenah

Cindy is concerned renters will not upkeep their rental homes.

Jane Clough- 750 Elm St, Neenah

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

Kathy Tonn- 700 Chestnut St, Neenah

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

Phil Florek- 1140 Lynrose Ln, Neenah

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

David Tonn- 700 Chestnut St, Neenah

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

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

Scott Becher- 1061 Green Acres Ln, Neenah

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

Mary Helbick- 703 Elm St, Neenah

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

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

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

Action Items

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

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

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

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

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

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

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

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

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

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

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

Tabled until Future Meeting

Report

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

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

Discussion Items:

None

Announcements and future agenda items:

- a. Next meeting: November 29, 2022

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

Respectfully Submitted,



Kayla Kubat
Administrative Assistant, Community Development