

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

Present:

Mayor Dean Kaufert, Chairman	ABSENT	Gerry Kaiser, Director of Public Works	PRESENT	Brian Epley	ABSENT
Kate Hancock-Cooke	PRESENT	Karen Genett	PRESENT	Betsy Ellenberger	PRESENT
Gerry Andrews	ABSENT	Ald. Jane Lang, Vice Chairperson	PRESENT		

Also present:

Brad Schmidt, Deputy Director of Community Development	Rachael Eiting, Administrative Assistant, Department of Community Development	Tom Blohm, Neenah resident, 531 Elm St, Neenah

Minutes: MSC Kaiser/Ellenberger the Plan Commission to approve the February 8, 2022 meeting minutes. All aye. Motion passed.

Public Appearances:

Vice Chairperson Lang opened the public appearance section. None.

Public Hearings:

a. **Official Street Map Amendment #1-22 – Paintbrush Road**

Vice Chairperson Lang opened the public hearing. Seeing no one, Vice Chairperson Lang closed the public hearing.

b. **Rezoning #1-22 – 560 County Road G – Temp I1 to I1 District**

Vice Chairperson Lang opened the public hearing. Seeing no one, Vice Chairperson Lang closed the public hearing.

Action Items:

a. **Official Street Map Amendment #1-22 – Paintbrush Road (Ord. No 2022-07)**

Paintbrush Road within the Eagle Crest Estates Subdivision (between the west boundary line of the subdivision and Kingswood Drive) was platted with a 66-foot right-of-way. Typically, local streets in the City are platted with a 60-foot right-of-way. It's unclear why this section of street was platted with a 66-foot right-of-way and may have been an oversight during the review process. Paintbrush Road extended west to Lone Oak Drive (part of the Cardinal Plat Subdivision) was recently platted with a 60-foot right-of-way. The street was recently constructed with curb and gutter, a 30-foot roadway, and a 5-foot sidewalk along the south side of the street.

Reducing the right-of-way to 60 feet will have no impact on the recently constructed street and sidewalk, nor would any utility (water, sanitary sewer, storm sewer) be located outside of the right-of-way. If approved, each property owner abutting Paintbrush Road would receive an additional 3 feet of real estate which would now go back on the tax rolls.

Member Genett asked if the added land would lead to reassessment and additional taxes for residents.

Deputy Director Schmidt answered yes, the land value would be added to their property value and taxes amended to reflect the change.

Member Ellenberger added, presumably, the residents are already maintaining the strip of land so it should not cause any added hardship.

Deputy Director Schmidt agreed.

Member Genett inquired about resident notification and if staff heard any objections.

Plan Commission Minutes

March 8, 2022

Page 2

ORD #2022-07

Deputy Director Schmidt shared the width of Paintbrush Road was brought to the attention of staff when a resident asked about applying for a setback variance. All property owners have been notified and we have heard no objections to the amendment.

Vice Chairperson Lang asked if any of the properties along Paintbrush Road are actually addressed to Paintbrush road.

Deputy Director Schmidt answered no.

MSC Kaiser/Ellenberger the plan commission recommends Council approve Ordinance No. 2022-07, amending the Official Street Map to narrow Paintbrush Road Right-of-Way from 66 feet to 60 ft between the west line of the SW 1/4 of the NE 1/4 of Section 6, Township 19, Range 17 East, City of Neenah, Winnebago County, Wisconsin and Kingswood Drive in the City of Neenah. All Aye. Motion Passed.

b. **Rezoning #1-22 – 560 County Road G – Temp I1 to I1 District (Ord. No 2022-06)**

The subject property located along the south side of County Road G just east of Towerview Drive was recently annexed into the City from the Town of Neenah. The property is approximately 13.5 acres in size. The property is currently undeveloped and used for agricultural purposes. The applicant has plans to develop the property with commercial green houses and possibly other light industrial uses, wish would be permissible in the I-1, Planned Business Center District.

When property is annexed into the City from a surrounding town, the property is given an R-1, Single-Family Residence classification. If the property is to be used for purposes other than residential, a temporary zoning district is placed on the property. A zoning amendment or rezoning is then reviewed after the property is annexed into the City, following all public notice requirements.

Land east, west, south and partially north of the property is located in the Town of Neenah. The land directly south, east and west of the property contains undeveloped agricultural land. Land north includes two single-family residences and a City-owned parcel which is part of the Southpark Industrial Center.

As with all rezoning request, the proposed zoning classification must be consistent with the City's Comprehensive Plan 2040 Future land use designation. In this case, the future land use map identifies this area as the Neenah Industrial Corridor. This designation is intended to promote the expanse of business and industry in the city. The I-1, Planned Business Center District is consistent with the City's Comprehensive Plan's Future Land Use designation.

Neenah Resident, Tom Blohm, 531 Elm St, Neenah, asked why the property needs to be rezoned.

Deputy Director Schmidt explained the owner cannot undertake any plans with a temporary zoning. The property was annexed with a temporary I-1 per state law and in accordance with the city's ordinances the property owner is now applying for a permanent zoning of I-1.

Member Hancock-Cook asked if this business intends to support a garden center.

Deputy Director Schmidt answered not that he is aware of at this time.

MSC Genett/Ellenberger the plan commission recommends Common Council approve Ordinance No. 2022-06 placing a permanent zoning designation of I-1, Planned Business Center District for the property located at 560 County Road G. All Aye. Motion Passed.

Discussion Items:

A question was raised regarding the progress of 201 W Wisconsin and the apartment building being constructed there.

Deputy Director Schmidt responded the building is progressing as can be expected. An announcement was made recently regarding a tenant in the first floor retail space.

An update was requested regarding the formation of a planning committee for Arrowhead Park.

Deputy Directory Schmidt responded he has no updates at this time.

ORD #2022-06

Plan Commission Minutes

March 8, 2022

Page 3

Announcements and Future Agenda Items:

Next meeting: March 29, 2022.

Adjournment: The Commission adjourned its meeting at 04:30 PM MSC Ellenberger/Kaiser. All Aye. Motion passed.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Rachael Eiting". The signature is written in a cursive, flowing style.

Rachael Eiting
Administrative Assistant, Community Development