

**MINUTES OF THE NEENAH PLAN COMMISSION**

**Tuesday, April 26, 2022**

**4:15 p.m.**

**Present:**

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

**Also present:**

Brad Schmidt, Deputy Director of Community Development	Samantha Jefferson, Office Manager, Department of Community Development	Chris Haese, Director of Community Development
Brian and Mary Radichel, 1236 Cameron Circle	Jenny Cruver and Steve Sullivan, 1242 Cameron Circle	Germaine Dolata, 1238 Cameron Circle
Sharon Sieberth, 1243 Cameron Circle	Pat Walton, 1260 Cameron Circle	Susan Haen, 1262 Cameron Circle
Sandi and Pat Ryan, 1241 Cameron Circle	Kathy Vendola, 1268 Cameron Circle	Mary Beth Duginski and Jack Andersen, 1288 Cameron Circle
Troy Hartel, Applicant 104 Clybourn	Tom Vandeyacht, Developer	Marcus Vandeyacht, Developer

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

**Public Appearances:**

Chairperson Lang opened the public appearance section. None.

**Election of Plan Commission Officer: Vice Chair:**

Members asked to postpone this discussion until more members were in attendance. It was postponed.

**Public Hearings:**

a. **Bridgewood Planned Development District – Master Plan Amendment**

Chairperson Lang opened the public hearing.

Steve Sullivan (1242 Cameron Circle) asked where the entrance to the development will be. Deputy Director Schmidt suggested to Chairperson Lang that he give his presentation and it may answer many of the questions that the attendees may have.

Deputy Director Schmidt explained that the Bridgewood Planned Development District (PDD) was created and approved in 2002. The original master plan identified the proposed uses of the PDD site including single-family condominiums, hotel/restaurant, office, multi-family residential, and a nine hole golf course. Since then, several amendments to the master plan have been approved.

Bridgewood Golf Course, LLC (Owners) and Thomas Vandeyacht (Developer) have submitted a proposal to amend the Bridgewood Planned Development District (PDD) Master Plan. This proposal seeks to amend the master plan to change the use of the nine hole golf course to a multi-family residential development. If this amendment is approved, the review of the proposed development will occur at a later date.

The applicants are proposing to change the use of the approximately 46 acre former nine hole golf course to a multi-family use. The proposed multi-family use would include approximately 268 units including one 60-unit apartment complex located along Harrison Street and 206 units located in 26, 8-unit buildings. Access to the development would come from Jewelers Park Drive and Harrison Street. Existing public utilities are sufficient in size and capacity to service this development. The proposed development will not impact existing roadways including Cameron Way or Cameron Circle as this development will have their own separate entrance/exit and an internal private roadway. The current pond would be extended and another added to accommodate for the new development.

The proposed use is consistent with the surrounding uses which include attached single-family condominiums to the west of the development and multi-family residential to the east. This development is also proposing a trail connection between the trail along Jewelers Park Drive and Harrison Street which is intended to be a public trail. The style of the building will be very similar to the Pendleton Park Apartments which were also developed by this developer.

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Brian Radichel (1236 Cameron Circle) asked when the construction work for the new development will take place. Developer Tom Vandeyacht responded that site work would happen in 2022 while framing and construction would begin in 2023.

Germaine Dolata (1238 Cameron Circle) questioned how close the pond extension will be to back property lines. Mr. Vandeyacht responded that it would be very close to property lines and that the pond would be maintained by his team.

Susan Haen (1262 Cameron Circle) voiced concern about increased noise and dirt from the highway as trees are taken down. Mr. Vandeyacht said that he will not be removing trees beyond those needed for the access to the development and the current condo residents may find a decreased level of highway noise as the future buildings planned for between the highway and condo area are built.

Germaine Dolata (1238 Cameron Circle) asked if vegetation will be cleared to help with vision clearance at the entrance off of Jeweler's Park Drive. Director Chris Haese explained that it is expected that vegetation will be cleared but only as much as needed will be removed. The new bridge to be built will be constructed as quickly as possible but would still not be expected to be done until fall of 2023.

Mary Radichel (1236 Cameron Circle) questioned how construction vehicles would be entering the site. Mr. Vandeyacht said that all trucks would come from Harrison Street.

Steve Cruver (1242 Cameron Circle) asked if the fill that is currently sitting on the area of the golf course will be used by Mr. Vandeyacht. Mr. Vandeyacht explained that the fill was going to be used by a previous developer but he is happy to accept and use it as he will probably need much more than even what is currently sitting on the property.

Germaine Dolata (1238 Cameron Circle) thanked the city and Mr. Vandeyacht for bringing forward this new, alternate plan after concerns were raised at the neighborhood meetings about the original plan.

Kathy Vendola (1268 Cameron Circle) asked why the developer decided upon the placement of the new bridge where it will be located. Her concern was that drivers would use this as a through street. Mr. Vandeyacht said that due to the turn radius, fire department turn arounds and trying to eliminate car lights in the condo windows, the planned bridge placement is the best option. Because it will be a private street and the developer can do things to it (such as add speed humps), they will train motorists to not view it as a through street.

Mary Beth Duginski (1288 Cameron Circle) asked how the development will affect the current pond off of Cameron Way. Mr. Vandeyacht said that the southwest corner may be slightly affected but the large majority of the pond will remain the same.

Kathy Vendola (1268 Cameron Circle) asked if fishing could be restricted. Director Haese said that this could be considered if it becomes a problem.

Seeing no more questions or comments, Chairperson Lang closed the public hearing.

## **Action Items:**

### **a. Bridgewood Planned Development District – Master Plan Amendment**

**MSC Andrews/Ellenberger, the Plan Commission recommends Council approve Ordinance No. 2022-11, amending the Bridgewood PDD Master Plan to change the use of former nine hole golf course to multi-family residential use. All Aye. Motion Passed.**

### **b. Site Plan #2-22 – 104 Clybourn Street – Change of Use**

Deputy Director Schmidt began by explaining that a site plan has been submitted for a change of use of a property located at 104 Clybourn Street to establish a cabinet manufacturing business. The subject property is located on the southwest corner of Clybourn Street and N. Commercial Street. The building is currently vacant, but was most recently used for private storage. Due to the fact that the proposal is to change the use of the building, a site plan review is required.

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The property is approximately 0.23 acres in size includes a building which is about 7,500 square feet and is connected to a building to the north on a separate property. The remaining portion of the property includes green space. Land to the west includes a single-family residence and a parking lot for a church. Land to the east includes a multi-tenant professional office.

The subject property is zoned I-2, General Industrial District and proposed use is permitted in this district. With the exception of minor exterior building façade improvements, there is no proposed site work. The applicant is proposing to create a showroom area on the south side of the building, a shipping/receiving area north of that, and a shop area in the middle of the building. The applicant is also proposing the inclusion of employee parking inside the building since the property includes no off-street parking.

The proposed building interior modifications will require state plan review. The applicant cannot occupy or conduct work inside the building until state plan review has been approved and City building permits have been issued.

**MSC Andrews/Kaiser, the Plan Commission approves the site plan for a change of use to establish a cabinet manufacturing business located at 104 Clybourn Street subject to the conditions of the site plan review letter. All Aye. Motion Passed.**

**Announcements and Future Agenda Items:**

Next meeting: May 10, 2022.

**Adjournment: The Commission adjourned its meeting at 04:50 p.m. MSC Ellenberger/Kaiser. All Aye. Motion passed.**

Respectfully Submitted,



Samantha Jefferson  
Office Manager, Community Development