

MINUTES OF THE NEENAH PLAN COMMISSION
Tuesday, January 11, 2022
4:15 p.m.

Present:

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

Also present:

Brad Schmidt, Deputy Director of Community Development	Rachael Eiting, Administrative Assistant, Department of Community Development	ThedaCare Project Manager, Gary Karls
Graef, Christine Pichler	Cari Lendrum, Neenah Alderperson	John Skyrms, Neenah Alderperson

Minutes: MSC Andrews/Kaiser the Plan Commission to approve the December 7, 2021 meeting minutes. Motion passed.

Public Appearances:

Mayor Kaufert opened the public appearance section. No one from the public spoke.

Public Hearings:

- A. Community Health District – Master Plan Amendment #1-22
- B. Community Health District - Project Plan Approval #1-22

Mayor Kaufert opened the public hearings. No one attendance spoke.

Action Items:

- A. Community Health District – Master Plan Amendment #1-22
- B. Community Health District - Project Plan Approval #1-22

These two items were discussed simultaneously but voted on separately.

ThedaCare, Inc. has submitted a request to amend the Community Health District Master Plan and requests approval of a project plan for the construction of a building addition to accommodate a larger Emergency Department and to construct a new helipad on the north side of the campus adjacent to the expanded Emergency Department at its ThedaCare Regional Medical Center – Neenah facility located at 130 2nd Street.

The Community Health (CH) District was created in 1991 for the purpose of assuring growth related to the ThedaCare Regional Medical Center - Neenah 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 four times.

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Mayor Kaufert asked about the location of the generators and the chiller. Where will they be located and how are they being screened?

Deputy Director Schmidt indicated on a digital rendering where the generators and chiller will be located and also answered they will be screened from view by fence and landscaping.

Member Genett asked about the parking for the emergency department. She shared concerns that the new helipad will limit parking.

Gary, the project manager for this project from ThedaCare, shared with the commission that the majority of the parking in that location is dedicated to employees for the Children's Hospital of Wisconsin Clinic. They will be vacating the second floor of the hospital and will no longer require those parking spots.

Member Andrews brought up potential downdraft and wash issues from the helipad being so close to 2nd Street.

Gary answered that those issues have been thoroughly considered and are being mitigated with thoughtful shrubbery and a grass buffer area around the helipad.

Member Andrews asked if there was any consideration to putting the biofilter in the grass buffer area around the helipad.

Christine, a representative from Graef, the contracted engineer for the project, answered that they would need to look into that to provide an answer on its feasibility.

Member Genett inquired about what will be occupying the second floor once the Children's Hospital of Wisconsin Clinic vacates the space.

Gary answered that ThedaCare's long term plan includes facilitating a medical teaching component. That space is slotted to become the first phase of that plan.

Alderman Lang asked for clarification on which portions of the Children's Hospital of Wisconsin would be leaving ThedaCare.

Gary clarified it would only be the clinic, pediatrics and the NICU would be remaining at ThedaCare.

Alderman Lang inquired about the proposed location for the Emergency Room drop off.

Deputy Director Schmidt indicated on the digital renderings where drop off is proposed to be located.

Mayor Kaufert asked both Gary and Christine if they felt comfortable with the distance from 1st St and the sidewalk there. Will they be able to effectively shield the street and sidewalk?

Both Christine and Gary affirmed that careful consideration was put into the design and location to protect the public. Flight patterns for the new helipad were reviewed.

Alderman Lendrum asked about the Biofilter that is being proposed. How will it be maintained?

Christine clarified that biofilters require careful maintenance. Gary answered that ThedaCare will carefully maintain it as directed.

Member Andrews asked about Roosevelt Elementary School closing and what the hospital has planned for that space.

Gary answered that there is no solid plan for that land at this time, he agreed the Island does not need more concrete (i.e. another parking lot).

MSC Lang/Andrews, the Plan Commission recommends Council approve Ordinance #2022-01, approving CH District Master Plan Amendment #1-22 All aye. Motion passed.

MSC Andrews/Genett, the Plan Commission recommends Council approve Project Plan Approval #1-22 for the ThedaCare Medical Center Community Health District, allowing for the construction of a building addition for the Emergency Department and the construction of a helipad on the north side of the campus located at 130 2nd Street. All aye. Motion passed.

Discussion Items:

a. Snow Shoveling.

Member Genett asked that the city remind the public of their responsibility to shovel snow withing 24 hours of it falling.

Mayor Dean answered that he would make sure information is shared via social media and digital message board pertaining to snow shoveling.

Announcements and Future Agenda Items:

The Homes at Freedom Acres, the second phase of the new development will be discussed at the next meeting.

Next meeting: January 25, 2022.

Adjournment: The Commission adjourned its meeting at 5:06 PM MSC Kaiser/Genett. All Aye. Motion passed.

Respectfully Submitted,



Rachael Eiting
Administrative Assistant, Community Development