



**City of Neenah**  
**COMMON COUNCIL AGENDA**  
**Wednesday, August 17, 2022 - 7:00 p.m.**  
**Neenah City Hall – 211 Walnut Street**  
**Council Chambers**

- I. Roll Call and Pledge of Allegiance
- II. Introduction and Confirmation of Mayor's Appointment(s)
  - A. Council appointment of David Rashid to the position of City Attorney commencing August 22, 2022. **(UC)**
  - B. Swearing in of newly appointed City Attorney.**
- IV. Approval of Council Proceedings
  - A. Approval of the Council Proceedings of August 3, 2022 regular session. **(UC)**
- V. Public Hearings
  - A. Consider Ordinance 2022-15 Rezoning land located at 684 Congress Street from the C-1, General Commercial District to the R-1, Single-Family Residence District.
- VI. Plan Commission report pertaining to the Public Hearings
  - A. Plan Commission meeting of August 9, 2022: (Ald. Steiner) (Minutes can be found on the City web site)
    1. Commission recommends Council approve Ordinance No. 2022-15 Rezoning land located at 684 Congress Street from the C-1, General Commercial District to the R-1, Single-Family Residence District. **(RollCall-Pro)**
- VII. Public Forum
  - A. Speakers should give their name and residential address (not mailing address) and are allowed five minutes to speak on any topic.
- VIII. Mayor/Council consideration of public forum issues
- IX. Consent Agenda
  - A. None.
- X. Reports of standing committees
  - A. Special Public Services and Safety Committee meeting of August 17, 2022:
    1. Consideration of Committee recommendation regarding Final Resolution 2022-14: Sanitary Sewer Lateral Installation and Lead Water Service

Replacement on Hunt Avenue, Madison Street, Nicolet Boulevard, Reddin Avenue and Zemlock Avenue. **(RollCall-Pro)**

- B. Regular Public Services and Safety Committee meeting of August 9, 2022: (Chairperson Lendrum/Vice Chairperson Hillstrom) (Minutes can be found on the City web site)
    - 1. Meeting was cancelled, no report.
  - C. Regular Finance and Personnel Committee meeting of August 8, 2022: (Chairperson Erickson/Vice Chairperson Skyrms) (Minutes can be found on the City web site)
    - 1. Meeting was cancelled, no report.
- XI. Reports of special committees and liaisons and various special projects committees
- A. Regular Plan Commission meeting of August 9, 2022: (Council Rep Steiner) (Minutes can be found on the City web site)
    - 1. Commission recommends Council approve Ordinance 2022-16 Project Plan Approval #1-22 for Bridgewood Planned Development District to allow the construction of the Bridgewood Luxury Apartments subject to the Project Plan Approval Letter. **(RollCall-Pro)**
  - B. Board of Public Works meeting of August 11, 2022: (Vice Chairperson Hillstrom) (Minutes can be found on the City web site)
    - 1. Information Only Items:
      - a) The Board approved Change Order 2, Shattuck Park Fountain Reconstruction Project, decrease in the amount of (\$3,060.48) to Janke General Contractors, Athens, WI.
    - 2. Council Action Items:
      - a) The Board recommends Council approve Pay Request 3 and Final Payment, Shattuck Park Fountain Reconstruction Project, in the amount of \$17,019.12 to Janke General Contractors, Athens, WI. **(RollCall-Pro)**
      - b) The Board recommends Council reject all bids for Contract 9-22, Concrete Pavement and Sidewalk Repairs. **(RollCall-Pro)**
  - C. Community Development Authority
    - 1. Report from the CDA – Director Haese
  - D. Library Board
    - 1. Report from the Library Board – Alderperson Erickson
  - E. Neenah Arts Council
    - 1. Report from the Neenah Arts Council – Alderperson Erickson
- XII. Presentation of petitions
- A. Any other petition received by the City Clerk's Office after distribution of the agenda.
- XIII. Council Directives

XIV. Unfinished Business

XV. New Business

- A. Arrowhead Park Development Status Report. (Ald. Hillstrom)
- B. Security Assessment Status Report. (Director Wenninger)
- C. Any announcements/questions that may legally come before the Council.

**XVI. Closed Session**

- A. The Council may convene into closed session pursuant to Wis. Stats §19.85 (1) (e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session relating to downtown parking.**
- B. May reconvene into open session pursuant to Wis. Stats. § 19.85(2) to consider or act on closed session recommendation(s).**

XVII. Adjournment

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 Clerk's Office (920) 886-6100 or the **City's ADA Coordinator at (920) 886-6106 or e-mail [attorney@ci.Neenah.wi.us](mailto:attorney@ci.Neenah.wi.us)** at least 48 hours prior to the scheduled meeting or event to request an accommodation.



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

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**DATE:** August 9, 2022  
**TO:** Council President Stevenson and Council Members  
**FROM:** Mayor Jane Lang  
**RE:** Council appointment of David Rashid to the position of City Attorney

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As you are aware, an extensive search was recently undertaken to fill the open position of City Attorney. Lindsay Kehl, our former HR Director, conducted this process. I am pleased to recommend to Council for confirmation the appointment of Attorney David Rashid for this role.

After conducting a national search, three qualified candidates were interviewed for the position with David Rashid clearly being the preferred choice of the interview panel. Mr. Rashid then underwent a second interview with a second panel. The two panels consisted of Department heads, superintendents, the Council President, and additional council members. Additionally, a legal expert, Attorney Anthony Wachewicz, was part of both interviews to provide professional insight on all of the candidates. Based on the input of the panel and Attorney Wachewicz, and following an extensive and thorough background check on the preferred candidate, I can confidently recommend Attorney David Rashid to fill the role of City Attorney.

It is the opinion of the entire interview team that Attorney David Rashid will successfully and professionally serve as our new City Attorney. He has currently been serving as the Assistant District Attorney for Winnebago County. He also has experience in private practice and additionally served as an assistant city attorney for a municipality in Illinois. The interview panel was impressed by his breadth of experience and professional capabilities.

Thank you for your consideration as I ask for confirmation of David Rashid to the position of City Attorney for the City of Neenah.

**Common Council Proceedings**  
**Wednesday, August 3, 2022—7:00 PM**

The Common Council of the City of Neenah, Winnebago County, Wisconsin, met in regular session at 7:00 PM, August 3, 2022, in the Council Chambers of Neenah City Hall.

Mayor Lang is the chair.

Present: Alderpersons Boyette, Borchardt, Hillstrom, Lendrum, Erickson, Weber, S kyrms, Steiner, and Stevenson. Staff present Director of Finance Easker, Deputy Director of Community Development & Assessment Schmidt, Director of Public Works Kaiser, and City Clerk Nagel.

Also present: Director of Parks & Recreation Kading, Library Director Raab, Police Chief Olson, Assistant Police Chief Bernice, Captain Van Sameek, Director of Information Systems Wenninger, Engineer Kummerow, Public Works Superintendent Radtke, Assistant Public Works Superintendent Griesbach, and Water Utility Director Mach.

Mayor Lang called the meeting to order at 7:00 PM.

- I. The Clerk called a voice roll call as the Mayor/Alderpersons recorded their attendance on the RollCall-Pro System. Alderperson Steiner led the Pledge of Allegiance.

Introduction of new Assistant Public Works Superintendent Trevor Griesbach.

Public Works Superintendent Radtke introduced Assistant Griesbach to the Council. Assistant Griesbach has seven years city experience, has a lot of knowledge but also a lot to learn. Assistant Griesbach looks forward to learning all aspects of the Public Works Superintendent's position.

- II. Introduction and Confirmation of Mayor's Appointment(s)
  - A. Marge Bates as Poll Worker for the 2022-2023 Election Cycle.  
**There being no objections the Mayor's appointments were approved by unanimous consent.**
- III. Approval of Council Proceedings
  - A. Approval of the Council Proceedings of July 20, 2022 regular session.
  - B. Approval of the Committee of Whole Minutes of July 25, 2022 Capital Improvements Program.  
**There being no objections the proceedings were approved as written by unanimous consent.**
- IV. Plan Commission report pertaining to the Public Hearings
  - A. Plan Commission meeting of June 28, 2022: (Ald. Steiner) (Minutes can be found on the City web site)
    1. Commission recommends Council approve Resolution 2022-13 Creating City of Neenah Tax Increment District No. 12, and Approving the District Project Plan.  
**MSRCP Steiner/Skyrms to approve as presented, all voting aye.**

- V. Committee of the Whole Report pertaining to the public input session.
- A. Committee of the Whole meeting of July 25, 2022: (Council President Stevenson) (Minutes can be found on the City web site)
1. The Committee made no recommendations to Council regarding the 2022-2026 Capital Improvements Program with potential amendments as discussed. The Committee of the Whole met July 25, 2022 to review the 2022-2026 CIP Program presented by Mayor Lang. There were a number of potential amendments identified but no action was taken during the Committee of the Whole Meeting.
  2. Possible motion to approve the 2022-2026 Capital Improvements Program with potential amendments as discussed.  
**Original Motion: MSRCP Stevenson/Borchardt to approve the 2022-2026 Capital Improvements Plan as presented to the Council by Mayor Lang, all voting aye.**

The following amended motions were made and action was taken on:

- a. **MS Stevenson/Borchardt to amend the five year CIP Plan based on a series of recommendations from Director Haese as it relates to the newly formed TIF District #12 which includes the following:**
  - (1) **TIF 12: Increase Jewelers Park Drive Kayak Launch from \$35,000 to \$45,000 in 2024;**
  - (2) **TIF 12: Move \$400,000 Jewelers Park Drive curb, gutter, and storm from 2023 to 2024;**
  - (3) **TIF 12: Decrease Jewelers Park Drive Overlay from \$400,000 to \$250,000 and move from 2023 to 2024.**
  - (4) **Public Infrastructure: Decrease Jewelers Park Drive from \$568,000 to \$150,000 and move from 2025 to 2024 (the decrease in requested funds is due to some of the work already being completed and because the TID will take on more of this cost).**

**Motion carried in a voice vote, all voting aye.**
- b. **MS Stevenson/Skryms amend TIF 12 to add funding of \$15,000 per year for 2022-2026 for Planning/Marketing/Project Support. Motion carried in a voice vote, all voting aye.**
- c. **MS Erickson/Boyette to remove the funding for item 2.a.1 TIF 12: Increase Jewelers Park Drive Kayak Launch from \$35,000 to \$45,000 in 2024.**

**Motion carried in a voice vote 7-2 with Stevenson and Skryms voting no. After the motion was restarted of removing the funding from TID 12 of \$45,000, the motion was confirmed carried by a show of hands, 8-1 with Skryms voting aye and Stevenson voting nay.**

- d. **MS Lendrum/Boyette to remove funding of \$40,000 for the proposed Library Bumpout project on Wisconsin Avenue in 2023. Motion fails 2 aye – 7 nays, with Borchardt, Hillstrom, Erickson, Weber, Skyrms, Steiner, and Stevenson voting nay.**
- e. **MS Borchardt/Hillstrom to use the proposed \$300,000 of funding for the upgrade of locker rooms in 2023 to instead be used to assist in the funding of the 2022 building addition, with funding the locker room upgrade then proposed 2025 or 2026.**

**Friendly amendment by Borchardt/Hillstrom to include the locker room upgrades in the 2025 budget.**

**After the discussion, Alderperson Borchardt rescinded the motion knowing there will be an opportunity to discuss and make adjustments in the 2023 budget process. Alderperson Hillstrom agrees with rescinding the motion.**

- f. **MS Erickson/Boyette to add the cost of improvements to the Oak Street Bridge that includes \$500,000 for bridge painting and \$200,000 for bridge lighting in 2024. Motion carried in a roll call vote, 7-2 with Skyrms and Stevenson voting no.**
- g. **Motion by Steiner/Skyrms to add \$20,000 for the cost of ADA improvements to two traffic signals on Bell Street intersections in year 2023. Motion carried in a voice vote, 9-0.**
- h. **MS Erickson/Skyrms removal of parking from TIF 12 next to the Kayak Launch near Jewelers Park Drive and Cecil Street in the amount of \$50,000 for year 2024.**

**Motion failed in a roll call vote 1-8, with Hillstrom, Lendrum, Weber, Skyrms, Steiner, Stevenson, Boyette, and Borchardt voting nay.**

VI. Consent Agenda

- A. Approve the Street Use Permit for the Glass Art Festival, sponsored by Bergstrom-Mahler Museum of Glass Inc., 165 N Park Drive, to be held on August 12, 2022 from 5:00 PM to 9:00 PM and August 13, 2022 from 10:00AM to 5:00 PM **(PSSC)**

**There being no objections the Consent Agenda were approved as written by unanimous consent.**

VII. Reports of standing committees

- A. Regular Public Services and Safety Committee meeting of July 26, 2022: (Chairperson Lendrum/Vice Chairperson Hillstrom) (Minutes can be found on the City web site)

1. Committee recommends Council approve the WE Energies Utility Easement as proposed on Cook Park property with the clarification that the electrical lines will be buried.  
**MSCRP Lendrum/Stevenson to approve as presented, all voting aye.**
2. Committee recommends Council approve the purchase of the Diesel Exhaust Fluid System SI1320hps dispensing unit from E.H. Wolf and Sons, Inc., for \$15,695.00 and to include \$1,500 for electrical work to install the unit.  
**MSCRP Lendrum/Stevenson to approve as presented, all voting aye.**
3. Committee recommends Council approve the new design for the Police Department Addition as currently proposed for \$5,781,987.00.

**MSCRP Lendrum/Hillstrom, to approve as presented, all voting aye.**

- B. Regular Finance and Personnel Committee meeting of July 25, 2022: (Chairperson Erickson/Vice Chairperson Skeyrms) (Minutes can be found on the City web site)
  1. This meeting was cancelled, no report.

VIII. Reports of special committees and liaisons and various special projects committees

- A. Regular Plan Commission meeting of July 26, 2022: (Council Rep Steiner) (Minutes can be found on the City web site)
  1. This meeting was cancelled, no report.
- B. Board of Public Works meeting of July 27, 2022: (Vice Chairperson Hillstrom) (Minutes can be found on the City web site)
  1. Council Action Items:
    - a. The Board recommends Council approve Final Payment, Contract 1-22, Water Main and Sewer Construction on Apple Blossom Drive, Fredrick Drive, Green Acres Lane, Honeysuckle Lane, Meadow Lane, Primrose Lane and Wild Rose Lane to Kruczek Construction, Inc., Green Bay, in an amount of \$99,154.29, contingent upon Water Commission approval.  
**MSCRP Hillstrom/Stevenson to approve as presented, all voting aye.**
    - b. The Board recommends Council approve Final Payment, Contract 3-20, HMA Street Construction on Van Street, Monroe Street, Gillingham Road, Shootingstar Drive, Cavalry Lane, Cardinal Plat, and Armstrong Street, to Sommers Construction, Shiocton, in an amount of \$22,369.08.  
**MSCRP Hillstrom/Steiner to approve as presented, all voting aye.**



- c. The Board recommends Council approve Final Payment for Contract 6-21, Concrete Pavement and Sidewalk Repairs, Jim Fischer, Inc., Appleton, in an amount of \$77,414.74.  
**MSCRP Hillstrom/Skryms to approve as presented, all voting aye.**
  
- d. The Board recommends Council approve Final Payment for Contract 4-21, Epoxy Pavement Markings, Brickline, Inc., Madison, in the amount of \$18,536.20.  
**MSCRP Hillstrom/Borchardt to approve as presented, all voting aye.**

IX. Adjournment

**MSC Stevenson/Stiner to adjourn, all voting aye. Meeting adjourned at 8:40 PM.**

Respectfully submitted,



Charlotte Nagel, City Clerk

**Common Council Minutes**  
**Wednesday, August 3, 2022—7:00 PM**

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Mayor Lang is the chair.

Present: Alderpersons Boyette, Borchardt, Hillstrom, Lendrum, Erickson, Weber, Skyrms, Steiner, and Stevenson. Staff present Director of Finance Easker, Deputy Director of Community Development & Assessment Schmidt, Director of Public Works Kaiser, and City Clerk Nagel.

Also present: Director of Parks & Recreation Kading, Library Director Raab, Police Chief Olson, Assistant Police Chief Bernice, Captain Van Sameek, Director of Information Systems Wenninger, Engineer Kummerow, Public Works Superintendent Radtke, Assistant Public Works Superintendent Griesbach, and Water Utility Director Mach.

Mayor Lang called the meeting to order at 7:00 PM.

- I. The Clerk called a voice roll call as the Mayor/Alderpersons recorded their attendance on the RollCall-Pro System. Alderperson Steiner led the Pledge of Allegiance.

Introduction of new Assistant Public Works Superintendent Trevor Griesbach.

Public Works Superintendent Radtke introduced Assistant Griesbach to the Council. Assistant Griesbach has seven years city experience, has a lot of knowledge but also a lot to learn. Assistant Griesbach looks forward to learning all aspects of the Public Works Superintendent's position.

- II. Introduction and Confirmation of Mayor's Appointment(s)
  - A. Marge Bates as Poll Worker for the 2022-2023 Election Cycle.  
**There being no objections the Mayor's appointments were approved by unanimous consent.**
- III. Approval of Council Proceedings
  - A. Approval of the Council Proceedings of July 20, 2022 regular session.
  - B. Approval of the Committee of Whole Minutes of July 25, 2022 Capital Improvements Program.  
**There being no objections the proceedings were approved as written by unanimous consent.**
- IV. Public Hearings
  - A. Consider installation of Sanitary Sewer Laterals and Lead Water Service Replacement for properties served on Hunt Avenue (Madison to Cecil), Madison Street (Reddin to Zemlock), Nicolet Boulevard (1<sup>st</sup> to Beaulieu), Reddin Avenue (Winneconne to Cecil), and Zemlock Avenue (Winneconne to Cecil).  
Mayor Lang opened the public hearing at 7:04 PM.

Mark Westphal, 945 Hunt Ave – Mr. Westphal misunderstood the letter he received from the City as he thought tonight's meeting was an informational meeting only

meeting. Mr. Westphal expected to gather information on the project timeline, costs, and expectations. Director Kaiser advised that there City Engineer Kummerow is at a table in the lobby with all the project information. Director Kaiser advised Mr. Westphal that tonight's public hearing provides property owners the opportunity to let the Council know their thoughts on the project. Mr. Westphal did not understand that because the letter said that additional information about the project would be given at this meeting.

Mr. Westphal continued by asking questions about bidding and financing of the project. Staff advised that the bids were going to be opened the following week and that funding was through Safe Drinking Water Loan Program. The Safe Drinking Water Loan Program is a forgivable loan program administered through the Department of Natural Resources.

Director Kaiser advised streets listed on this project had previously had sewer and water mains replaced. As part of that work, the services or laterals were stubbed out of those mains to get them out of the roadway and into the right-of-way. Putting the laterals in the right-of-way would allow future work to be done in the right-of-way leaving the relatively new street concrete untouched.

With Director Mach securing the funding on the water side, staff looked at what streets would benefit from the installation of Sanitary Sewer Laterals and Lead Water Service Replacement without significantly impacting street work or any additional utility replacement work. These streets were identified as an appropriate area where laterals could be completed since they were partially there and there would be minimal impact to the property was well.

Mr. Westphal remembers when the partial laterals were installed and the property owner had the option of completing the lateral installation or not. Director Kaiser confirmed proceeding with this project the property owner will not have the option as to whether or not have the laterals installation completed and that the project would be completed this fall or early winter.

Director Kaiser explained the method commonly used method for sewer lateral replacement installation is called pipe bursting. Essentially by creating a whole in the floor and tying into the existing laterals, new pipes are able to be pulled through the existing lateral to minimize soil disturbance.

Terry Michaels, 783 Madison Street – Mr. Michaels was also under the impression that this meeting was an informational meeting only. Mr. Michaels questioned the pipe bursting methodology as the lead pipe will still be underground for the fresh water. Director Kaiser advised that the pipe bursting method pulls the new water service line with the sewer lateral replacement; so both service pipes are replaced in one maneuver.

Director Mach advised that yes, the lead pipe is still underground but is abandoned and no longer in use. Ultimately the goal is to get the lead pipes out of the entire city for everyone's safety, but also because the lead pipes are leaking. This is true for the sanitary lead pipe as well.

After additional calls for comments, there were no appearances. Mayor Lang closed the public hearing at 7:12 PM.

- B. Consider Resolution 2022-13 Creating City of Neenah Tax Increment District No. 12, and Approving the District Project Plan.  
Mayor Lang opened the public hearing at 7:13 PM.

After three calls for comments there were no appearances.

Mayor Lang closed the public hearing at 7:13 PM.

- V. Plan Commission report pertaining to the Public Hearings
  - A. Plan Commission meeting of June 28, 2022: (Ald. Steiner) (Minutes can be found on the City web site)

- 1. Commission recommends Council approve Resolution 2022-13 Creating City of Neenah Tax Increment District No. 12, and Approving the District Project Plan.

**MSRCP Steiner/Skyrms to approve as presented, all voting aye.**

Discussion: Alderperson Stevenson wanted to confirm that the changes Director Haese requested in the CIP Five-Year Plan, Appendix B under TIF 12 projected costs were updated. Deputy Director Schmidt confirmed the changes were made.

Alderperson Erickson confirmed that the project plan is separate from the CIP Plan. Deputy Director Schmidt advised the project plan identifies projects much more generally than the CIP does. So amendments to the CIP Plan for TIF 12 would be made in the future.

- VI. Public Input Session
  - A. Discussion and consideration of public input and other matters relating to the 2022-2026 Capital Improvement Program including potential amendments to the 2022-2026 Capital Improvement Program.

Mayor Lang opened the public input session at 7:15 PM.

After three calls for comments there were no appearances. Mayor Lang closed the public input session at 7:15 PM.

At 7:16 PM, Mayor Lang turned the meeting over to Council President Stevenson for the Committee of the Whole Report pertaining the public input session and the 2022-2026 CIP Program.

- VII. Committee of the Whole Report pertaining to the public input session.
- A. Committee of the Whole meeting of July 25, 2022: (Council President Stevenson) (Minutes can be found on the City web site)
1. The Committee made no recommendations to Council regarding the 2022-2026 Capital Improvements Program with potential amendments as discussed. The Committee of the Whole met July 25, 2022 to review the 2022-2026 CIP Program presented by Mayor Lang. There were a number of potential amendments identified but no action was taken during the Committee of the Whole Meeting.
  2. Possible motion to approve the 2022-2026 Capital Improvements Program with potential amendments as discussed.  
**Original Motion: MSRCP Stevenson/Borchardt to approve the 2022-2026 Capital Improvements Plan as presented to the Council by Mayor Lang, all voting aye.**

The following amended motions were made and action was taken on:

- a. **MS Stevenson/Borchardt to amend the five year CIP Plan based on a series of recommendations from Director Haese as it relates to the newly formed TIF District #12 which includes the following:**
  - (1) **TIF 12: Increase Jewelers Park Drive Kayak Launch from \$35,000 to \$45,000 in 2024;**
  - (2) **TIF 12: Move \$400,000 Jewelers Park Drive curb, gutter, and storm from 2023 to 2024;**
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  - (4) **Public Infrastructure: Decrease Jewelers Park Drive from \$568,000 to \$150,000 and move from 2025 to 2024 (the decrease in requested funds is due to some of the work already being completed and because the TID will take on more of this cost).**

**Motion carried in a voice vote, all voting aye.**
- b. **MS Stevenson/Skyrms amend TIF 12 to add funding of \$15,000 per year for 2022-2026 for Planning/Marketing/Project Support. Motion carried in a voice vote, all voting aye.**
- c. **MS Erickson/Boyette to remove the funding for item 2.a.1 TIF 12: Increase Jewelers Park Drive Kayak Launch from \$35,000 to \$45,000 in 2024.**

Discussion: Hillstrom confirmed that this the Kayak Launch only, not the parking.

Erickson is removing the Kayak Launch only at this time. She is not certain she is in favor with the proposed parking. After researching

the parking this week, there tends to be quite a bit of traffic especially during peak hours. Currently the motion is to remove the Kayak Launch for \$45,000.

**Motion carried in a voice vote 7-2 with Stevenson and Skyrms voting no. After the motion was restarted of removing the funding from TID 12 of \$45,000, the motion was confirmed carried by a show of hands, 8-1 with Skyrms voting aye and Stevenson voting nay.**

- d. **MS Lendrum/Boyette to remove funding of \$40,000 for the proposed Library Bumpout project on Wisconsin Avenue in 2023.**

Discussion: Alderperson Lendrum spoke about safety issues with having pedestrians cross Wisconsin Avenue mid-block even with bumpouts. Also losing six parking spaces for bumpouts would inconvenience library patrons more than the benefits of having the bumpouts.

Alderperson Hillstrom has mixed opinions on the bumpouts. He sees the safety concern with patrons J-walking across the street to get to the library. The Neenah Next Study just began and Alderperson Hillstrom wants to be fiscally responsible by not allocate the money until the study is complete.

Alderperson Steiner questioned the reason for the removal. Alderperson Lendrum explained that bumpout is not needed because the bumpout would be the length of a standard car, hence the parked cars is the bumpout. It also is not safe to cross mid-block; patrons can go down to Wisconsin and Oak to cross with the pedestrian lights as well as up to the crosswalk by the Neenah Towers.

Alderperson Boyette supports the motion for all the reasons stated previously and because Director Raab is also in favor of removing the bumpouts.

Alderperson Stevenson understanding was Director Raab and Library Staff were in favor of, and requesting the bumpout, and asked Director Raab to address the question.

Director Raab advised that she is in favor of the bumpout. This has been discussed and requested several times over the past several years. The patrons and staff cross the street every day and they are crossing the street between parked cars, using the driveway, and mid-block to get to the library which creates a safety issue. Director Raab does understand the reasons to postpone it because of the study.

A draft of the Neenah Next Study is anticipated being presented to the Council at the end of 2022. With the study completed by year end

coupled with Director Raab requesting the bumpout for multiple years Alderperson Stevenson feels keeping the bumpout in the CIP as a placeholder is appropriate. There's a bumpout in the 100 block of Wisconsin Avenue and it does work once it is known it is there. The CIP is a five year plan which does not cost anything to keep the bumpout in the plan, therefore Alderperson Stevenson will be voting against the amendment to keep the bumpout in and make adjustment in 2023 for the applicable plan.

Alderperson Boyette asked if there is going to be crosswalk associated with the bumpout like in the 100 block of West Wisconsin Avenue. Director Kaiser advised that yes there would be crosswalk associated with the bumpout. The distance between Oak and Commercial is greater than that of Church to Commercial, so there is a greater distance to work with. Spacing wise, the functionality would be about the same.

Alderperson Boyette feels there will be more car accidents or car vs. pedestrian accidents with the bumpout/crosswalk installation. Director Kaiser responded the advantage of the crosswalks is that it gives an opportunity to have signage out into traffic more so that the larger parked angled parked vehicles are not obstructing the warning signs for pedestrians crossing. The bumpout also gives pedestrians a landing stop to better see traffic in both directions. Ideally, traffic is stopping for pedestrians in the crosswalks. There is the potential for vehicle accidents at a mid-block crossing. Alderperson Boyette does not want to be so safe that a hazard is being created.

Alderperson Erickson asked Director Kaiser if there is anything else that could be done to highlight the pedestrians crossing other than a bumpout, particularly a flashing light. Director Kaiser advised there have a number of changes done to the area to make it safer. The issue with a flashing beacon is that it is not specific enough. Ideally, to place a warning sign or a beacon is location specific rather than warning sign for something in the 500 feet. The advantage of a flashing beacon is it focuses attention to one point which is where the beacon is specifically located.

Alderperson Steiner is wondering how many other locations throughout the city would meet the same criteria as the bumpout at the library and would there have to be bumpouts installed at these locations. Mayor Lang advised there is very little angled parking other than the downtown and Riverside Park. Director Kaiser advised there is not a specific policy for bumpouts. Currently the only other similar area with the same criteria has a bumpout, which is the 100 block of Wisconsin Avenue.

Alderperson Skyrms is going to vote against the motion. After speaking to the Director he has received unsolicited feedback in favor of the bumpout. One of the downtown goals is to have a safe and

walkable downtown which means slowing traffic down. There have not been many accidents in the 100 block of Wisconsin Avenue because of the bumpout. One of the reasons not to have the bumpout is because of toddlers, elderly, handicap patrons, which is exactly the reason why the bumpout should be installed. Alderperson Skyrms feels the bumpout would not benefit the library but also events held at Shattuck Park.

**Mayor restated the motion: MS Lendrum/Boyette to remove funding of \$40,000 for the proposed Library Bumpout project on Wisconsin Avenue in 2023, motion fails 2 aye – 7 nays, with Borchardt, Hillstrom, Erickson, Weber, Skyrms, Steiner, and Stevenson voting nay.**

- e. **MS Borchardt/Hillstrom to use the proposed \$300,000 of funding for the upgrade of locker rooms in 2023 to instead be used to assist in the funding of the 2022 building addition, with funding the locker room upgrade then proposed 2025 or 2026.**

Discussion: Alderperson Stevenson was reminded by Director Easker that a year is really needed to put the future expansion into the budget. Currently the \$300,000 budgeted is for locker room upgrades in 2023. The motion is to switch the funding to the building upgrades and to include the locker room funding in a future year. That future year needs to be identified.

Alderperson Borchardt deferred to Chief Olson to recommend a year to include the locker room upgrades into the budget. Chief Olson recommends the locker room upgrades be included in the 2025 budget.

**Friendly amendment by Borchardt/Hillstrom to include the locker room upgrades in the 2025 budget.**

Alderperson Stevenson is in full support of project but at the last Public Services and Safety Committee meeting action was taken to approve the scope change but did not identify funding for it. Alderperson Stevenson is in full support of the scope change of the project but would like to see what the bids come in at before moving funding around. Not moving funding sends a message to the market that we want to spend only that amount allocated to the project. Funding adjustments can be made during the 2023 budget and final borrowing processes rather than through the CIP process.

Alderperson Weber concurred with Alderperson Stevenson and noted that same discussion at the Public Services and Safety Committee meeting.

Alderperson Lendrum made a point of order to amend the amendment.



Aldersperson Steven advise that the CIP document currently being discussed is a planning document. There is no financial ramification, no borrowing element. If additional dollars are necessary for the project there are several funding sources to choose from. The City does not have to come out now and publicly state that the project funding is going to increase before the bids are received and evaluated. The funding debate can had at a later date.

Mayor Lang restated the motion.

Director Easker explained that the \$5.5 million was budgeted for last year and has been borrowed. The \$300,000 has not been borrowed and would not be borrowed until next year whether it is for the locker room upgrades or the building. Depending on the actual costs, there may be another necessary budget amendment in the future. Amending the CIP document does not create the money, the money would be borrowed next year. Director Easker applauds the Chief as he is willing to give up something to get something but it may be a moot point at this juncture because it is unknown where the bids will come it at.

Clarification of motion was given: An aye vote is removing the \$300,000 locker room upgrades from 2023; a nay vote is keeping the \$300,000 locker room upgrades in 2023.

**After the discussion, Aldersperson Borchardt rescinded the motion knowing there will be an opportunity to discuss and make adjustments in the 2023 budget process. Aldersperson Hillstrom agrees with rescinding the motion.**

- f. **MS Erickson/Boyette to add the cost of improvements to the Oak Street Bridge that includes \$500,000 for bridge painting and \$200,000 for bridge lighting in 2024.**

Discussion: Aldersperson Borchardt questioned if this is a package deal of it they are separate projects. Director Kaiser advised that these are two separate items with one not having any effect on the other. The life span on each these projects is approximately fifteen years.

Aldersperson Hillstrom asked about fundraising for the previous lighting project. Director Kaiser advised that about \$400,000 was fundraised for the lighting. The cost is less than previous funding because some of the parts can be reused. Director Kaiser is meeting with vendors to look at available products such as being able to change the color of the lights.

Aldersperson Erickson explained the reason for moving up the timing of the project to 2024 is that new addition to Theda Clark will be

completed at the end of fall next year. With the new look of the area, it would be good to have the corridor fit the new aesthetics.

Aldersperson Stevenson supports the project but not the year because 2024 is a heavy financial year. Again, this is a planning tool, and when the Mayor presents the 2023 budget she is obligated to present a reasonable budget and Council is obligated to make any adjustments.

Mayor Lang restated the motion.

**Motion carried in a roll call vote, 7-2 with Skyrms and Stevenson voting no.**

- g. Motion by Steiner/Skyrms to add \$20,000 for the cost of ADA improvements to two traffic signals on Bell Street intersections in year 2023.**

No discussion.

**Motion carried in a voice vote, 9-0.**

- h. MS Erickson/Skyrms removal of parking from TIF 12 next to the Kayak Launch near Jewelers Park Drive and Cecil Street in the amount of \$50,000 for year 2024.**

Discussion: Aldersperson Erickson after researching the parking this week, there tends to be quite a bit of traffic especially during peak hours. There is street parking available on Cecil Street and side streets off Cecil. Aldersperson Erickson is not sure this area is a best place for parking.

Aldersperson Skyrms clarified the location is north of the bridge, south of Cecil, and near the new bridge. Director Kaiser confirmed this is correct location.

Aldersperson Hillstrom asked why this area was selected. Director Kaiser advised the area was selected because the gravel shoulder is currently used to park on now.

Aldersperson Hillstrom thinks although not ideal location, this is the best parking option given the area. Parking is needed in this area. Staff is directing residents to park on the dead ends of Hickory, Baldwin, Bridgewood, and Fairwood for the nearest parking access for the trail. Not sure Jewelers Mutual is happy with parking in the parking lot but a designated parking area is needed.

Aldersperson Borchardt was wondering if there was a conversation with Jewelers Mutual for trail access parking in their lot. Director Kaiser advised there was a conversation Jewelers Mutual. Jewelers Mutual did not intend to mark their parking lot for designated trail parking but they did not have any strong objections if parking does occur. Jewelers is very accommodating, they just want to make sure

that parking is done in a way that does not impede them for using or maintaining their parking lot.

Aldersperson Lendrum felt uncomfortable using both Jewelers Mutual parking lot and one of the dead end streets. Unless one of the businesses along Jewelers Park Drive is willing to mark off some stalls for trail uses, additional parking is needed.

Aldersperson Stevenson concurs with Aldersperson Lendrum. Keeping the money in the CIP for 2024 is a responsible strategy. The City does own land along #9 fairway along the trail, off of Cameron Way which maybe an option for trail parking. We have identified the need, not the location, and the money needs to be kept in the budget.

Mayor Lang restated the motion.

**Motion failed in a roll call vote 1-8, with Hillstrom, Lendrum, Weber, Skyrms, Steiner, Stevenson, Boyette, and Borchardt voting nay.**

Seeing no further discussion, Mayor Lang restated the original motion.

Mayor Lang and Council President Stevenson thanked Department Heads and staff for their ideas, patience, and work during the CIP process.

Council President Stevenson turned the meeting back over to Mayor Lang at 8:17 PM.

VIII. Public Forum

- A. Speakers should give their name and residential address (not mailing address) and are allowed five minutes to speak on any topic.  
Mayor Lang opened the public forum at 8:17 PM.

William Rubik, 2322 Meadow Green Drive, Fox Crossing. Also owns property at 417 Nicolet Blvd., Neenah. Mr. Rubik about turning left off Commercial Street onto Wisconsin Avenue, stating that it is nearly impossible because the traffic is backed up. Mr. Rubik also does not like it when vehicles make a U-turn into an angled parking stall on Wisconsin Avenue, thinks is it a safety hazard.

After two additional calls for comments, there were no appearances. Mayor Lang closed the public forum at 8:13 PM.

- IX. Mayor/Council consideration of public forum issues  
No comments were heard.

X. Consent Agenda

- A. Approve the Street Use Permit for the Glass Art Festival, sponsored by Bergstrom-Mahler Museum of Glass Inc., 165 N Park Drive, to be held on August 12, 2022 from 5:00 PM to 9:00 PM and August 13, 2022 from 10:00AM to 5:00 PM (**PSSC**)

**There being no objections the Consent Agenda were approved as written by unanimous consent.**

XI. Reports of standing committees

A. Regular Public Services and Safety Committee meeting of July 26, 2022: (Chairperson Lendrum/Vice Chairperson Hillstrom) (Minutes can be found on the City web site)

1. Committee recommends Council approve the WE Energies Utility Easement as proposed on Cook Park property with the clarification that the electrical lines will be buried.

**MSCRP Lendrum/Stevenson to approve as presented, all voting aye.**

No discussion.

2. Committee recommends Council approve the purchase of the Diesel Exhaust Fluid System SI1320hps dispensing unit from E.H. Wolf and Sons, Inc., for \$15,695.00 and to include \$1,500 for electrical work to install the unit.

**MSCRP Lendrum/Stevenson to approve as presented, all voting aye.**

Discussion: Alderperson Boyette asked if this for the waste oil or recycling. Public Works Superintendent Radtke responded that in 2010 this program was implemented for all medium and large sized diesel vehicles. It is an additive that is injected into the fuel system, helps with the emissions controls. Diesel exhaust fluid will be required of all med to large size diesel vehicles in the future. The proposed system is a fuel pump system verses the currently hand pump method being used.

The system is also a safety system for staff inside the building. The fluid cannot freeze and cannot be exposed to the sunlight. The proposed system is an outside system that is protected from the elements. The current system is located inside the building in the wash rack. Therefore, purchasing this system will free up room in the wash rack.

Alderman Stevenson asked about savings on the cost of the fluid. Superintendent Radtke advised the fluid is able to be purchased in bulk quantities which provides some cost savings.

3. Committee recommends Council approve the new design for the Police Department Addition as currently proposed for \$5,781,987.00.

**MSCRP Lendrum/Hillstrom, to approve as presented, all voting aye.**

Discussion: Alderperson Lendrum advised that the proposed cost is the total cost of construction for the new design without the garage.

Aldersperson Stevenson confirmed that the Public Services and Safety Committee recommends the project scope change based on current construction costs to be \$5,781,987.00. The budgeted amount is \$5.5 million but the recommendation from the CIP Meeting was to bid the project at the current design and depending on the bids received there may be adjustments that need to be made. What is being decided with the item is the new design without the garage.

- B. Regular Finance and Personnel Committee meeting of July 25, 2022: (Chairperson Erickson/Vice Chairperson Skyrms) (Minutes can be found on the City web site)
    - 1. This meeting was cancelled, no report.
- XII. Reports of special committees and liaisons and various special projects committees
- A. Regular Plan Commission meeting of July 26, 2022: (Council Rep Steiner) (Minutes can be found on the City web site)
    - 1. This meeting was cancelled, no report.
  - B. Board of Public Works meeting of July 27, 2022: (Vice Chairperson Hillstrom) (Minutes can be found on the City web site)
    - 1. Information Only Items:
      - a. The Board approved Pay Request No. 3, Contract 2-22, Sanitary, Water Services and Street Construction on Dieckhoff Street and Grove Street, to Donald Hietpas & Sons, Inc., Little Chute, in an amount of \$47,323.78.
      - b. The Board approved Pay Request No.1, Contract 3-22, Street Construction, Apple Blossom Drive, Fredrick Drive, Green Acres Lane, Honeysuckle Lane, Meadow Lane, Primrose Lane, Wild Rose Lane, Blueberry Lane, Cherry Lane and Farm Ridge Drive, to Northeast Asphalt, Inc., Greenville, in amount of \$219,107.43.
      - c. The Board approved Change Order No.1, Contract 3-22, Street Construction, Apple Blossom Drive, Fredrick Drive, Green Acres Lane, Honeysuckle Lane, Meadow Lane, Primrose Lane, Wild Rose Lane, Blueberry Lane, Cherry Lane and Farm Ridge Drive, for Northeast Asphalt, Inc., Greenville for adding the paving of Shootingstar Drive and Armstrong Street, fine grade existing gravel on Armstrong Street and traffic control, in an amount of \$47,675.70.
      - d. The Board approved Change Order No. 2, Contract 3-22, Street Construction, Apple Blossom Drive, Fredrick Drive, Green Acres Lane, Honeysuckle Lane, Meadow Lane, Primrose Lane, Wild Rose Lane, Blueberry Lane, Cherry Lane and Farm Ridge Drive, to Northeast Asphalt, Inc., Greenville for mix design to include polymer to extend life and reflective cracking in an amount of \$6,792.50.
      - e. The Board approved Change Order No.1, Contract 1-22, Water Main and Sewer Construction on Apple Blossom Drive, Fredrick Drive, Green Acres Lane, Honeysuckle Lane, Meadow Lane, Primrose Lane and Wild Rose Lane for storm sewer repair on Primrose Lane, Sanitary Sewer Lateral Repair at 1021 Fredrick

- Drive and Final Quantity Adjustments, to Kruczek Construction, Inc., Green Bay, in an amount of \$71,893.00.
- f. The Board approved Change Order No. 1, Contract 3-20, HMA Street Construction on Van Street, Monroe Street, Gillingham Road, Shootingstar Drive, Cavalry Lane, Cardinal Plat, and Armstrong Street, for removal of the HMA Paving for Armstrong Street and Shootingstar Drive, to Sommers Construction, Shiocton, in credit amount of (\$38,808.55).
  - g. The Board approved Change Order No.1, Contract 6-21, Concrete Pavement and Sidewalk Repairs, Jim Fischer, Inc., Appleton, for additional concrete patch repairs on Bell Street and Cecil Street, in an amount of \$40,692.82.
2. Council Action Items:
- a. The Board recommends Council approve Final Payment, Contract 1-22, Water Main and Sewer Construction on Apple Blossom Drive, Fredrick Drive, Green Acres Lane, Honeysuckle Lane, Meadow Lane, Primrose Lane and Wild Rose Lane to Kruczek Construction, Inc., Green Bay, in an amount of \$99,154.29, contingent upon Water Commission approval.  
**MSCR P Hillstrom/Stevenson to approve as presented, all voting aye.**  
  
No discussion.
  - b. The Board recommends Council approve Final Payment, Contract 3-20, HMA Street Construction on Van Street, Monroe Street, Gillingham Road, Shootingstar Drive, Cavalry Lane, Cardinal Plat, and Armstrong Street, to Sommers Construction, Shiocton, in an amount of \$22,369.08.  
**MSCR P Hillstrom/Steiner to approve as presented, all voting aye.**  
  
No discussion.
  - c. The Board recommends Council approve Final Payment for Contract 6-21, Concrete Pavement and Sidewalk Repairs, Jim Fischer, Inc., Appleton, in an amount of \$77,414.74.  
**MSCR P Hillstrom/Skryms to approve as presented, all voting aye.**  
  
No discussion.
  - d. The Board recommends Council approve Final Payment for Contract 4-21, Epoxy Pavement Markings, Brickline, Inc., Madison, in the amount of \$18,536.20.  
**MSCR P Hillstrom/Borchardt to approve as presented, all voting aye.**

No discussion.

- C. Sustainable Neenah Committee
    - 1. Report from the Sustainable Neenah Committee – Alderperson Borchardt  
No report.
  - D. Parks & Recreation Commission
    - 1. Report from the Park Commission – Alderperson Borchardt
      - a. Gave an update on Fresh Air Park Reconstruction Project.
  - E. Reports on neighborhood groups.
    - 1. Business Improvement District Board (BID Board) – Alderperson Skyrms
      - a. Regular meeting of July 21, 2022
      - b. The audit has been completed and there were no findings of any concern.
      - c. Sign grant was awarded to the Olde Post Office Building in the amount of \$500.
      - d. The 2023 floral contract was awarded to Memorial Florist
      - e. The Governor stopped at some downtown businesses on his recent tour.
      - f. Future Neenah Executive Director Sarah Wylie has resigned.
  - F. Bergstrom Mahler Museum
    - 1. Report from the Bergstrom Mahler Museum – Alderperson Steiner
      - a. Board of Directors Meeting was held of July 27, 2022.
      - b. Catching Fire Live Auction was held July 27<sup>th</sup>.
      - c. Catching Fire Online Silent Auction was held July 20-30<sup>th</sup>.
      - d. August 13, 2022 will be the GLASS Arts Festival from 10:00 AM to 8:00 PM. Artist from all over with many different types of art.
- XIII. Presentation of petitions
- A. Any other petition received by the City Clerk’s Office after distribution of the agenda.
    - 1. None.
- XIV. Council Directives
- A. Alderperson Borchardt – Had a conversation with Director Wenninger regarding establishing a possible city app to better utilize city services. Would like to keep the app on the Council’s radar for the next couple years.
- XV. Unfinished Business
- A. Alderperson Erickson – Requested a status update on the Harrison Street Pond from Director Kaiser. The retaining wall is currently being constructed. There was an on-site meeting today to discuss the fabrication of the railings. Block will start being placed for the waterfall. The retaining wall work required additional block and gravel. Will be looking at a couple of the accessory feature that were built into the project to see if we need to remove any in order to stay within budget. Project completion is end of November.
  - B. Alderperson Skyrms - Requested a hiring update. Mayor Lang advised the hiring progress is being made.
  - C. Alderperson Borchardt – Follow-up question to Director Kaiser regarding the Harrison Street Pond. What recourse does the city have regarding completion date of the

project. Director Kaiser advised there are liquidated damages clause in the contract for compensation for overages.

- D. Mayor Lang – The Carlson Dettmen initial study results have been received. Conversations will be had with the former Human Resources to discuss initial implementation of the plan. The study will be forthcoming to the Personnel and Finance Committee August 29, 2022 for presentation.
- E. Mayor Lang – Neenah Foundry layoffs. The City is concerned for any layoffs. Conversations have been had with Neenah Foundry Staff and the new owner. Both Neenah Foundry Staff and the City remain optimistic for the future of the business. The City also extends sincere support to all employees during this time of transition.

XVI. New Business

- A. Alderperson Erickson complimented the Fire Department, the Police Department, and the Park and Rec Department for the National Night Out. The event was a huge success. Mayor Lang also expressed appreciation for Alderperson Erickson work organizing and coordinating the art project through the Neenah Arts Council.
- B. Any announcements/questions that may legally come before the Council.

XVII. Adjournment

**MSC Stevenson/Stiner to adjourn, all voting aye. Meeting adjourned at 8:40 PM.**

Respectfully submitted,



Charlotte Nagel, City Clerk



City of Neenah  
Notice of Public Hearing

NOTICE IS HEREBY GIVEN that a public hearing will be held by the City of Neenah to consider rezoning land located at 684 Congress Street from the C1, General Commercial District to the R1, Sing-Family Residence District.

The property for which the rezoning is being requested is legally described as follows:

684 Congress Street – The West One-Hundred Thirty (130) feet of the South One-Hundred Twenty-Two and Seventy-Six Hundredths (122.76) feet of that part of the Lot Fourteen (14) in FIRST ADDITION TO LAKE VIEW, in the First Ward, City of Neenah, Winnebago County, Wisconsin, lying East of the East line of Congress Street.

Parcel IDs: 801-0289-00-00

The hearing will be held at the City Administration Building, 211 Walnut Street, Neenah, Wisconsin.

**Plan Commission Informal Hearing**                      **Tuesday, August 9**  
**4:15 P.M.**

**Council Formal Hearing**                                      **Wednesday, August 17**  
**7:00 P.M. Council Chambers**

NOTICE IS FURTHER GIVEN that applicant and interested persons may appear at said hearings and be heard for or against the proposed rezoning.

Charlotte Nagel  
City Clerk  
Neenah, Wisconsin

Publish: August 5<sup>th</sup> and August 8<sup>th</sup>

**MINUTES OF THE NEENAH PLAN COMMISSION**  
**Tuesday, August 9, 2022**  
**4:15 p.m.**

**Present:**

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

**Also present:**

Brad Schmidt, Deputy Director of Community Development	Samantha Jefferson, Office Manager	Michael Burrows, Intern
Chris Haese, Director of Community Development	Members of the Public	Tom Vandeyacht, Developer
Marcus Vandeyacht, Developer	Prem Mansukhani, 560 County Highway G	

**Minutes:** MSC Ellenberger/Andrews the Plan Commission to approve the July 12, 2022 meeting minutes. Motion passed.

**Public Appearances:** Chairperson Lang opened the public appearance section. Mary Wisnet, Cameron Circle HOA representative, thanked developer Tom Vandeyacht and the Community Development Department for listening to the concerns of the Cameron Circle neighborhood and acting on them regarding the entrance to the new development.

She also asked: is the pond on the west side of the property going to remain in place? And, if so, if it ever is disturbed or removed, would the plan need to come before Plan Commission?

**Public Hearings:**

- a. **Rezoning** – 684 Congress Street – C1, General Commercial District to R1, Single-Family Residence District

Mayor Lang opened the public hearing.

Seeing no comments, Mayor Lang closed the public hearing.

**Action Items:**

- a. **Rezoning** – 684 Congress Street – C1, General Commercial District to R1, Single-Family Residence District

Sharon Zuberbier has submitted a request to rezone land located at 684 Congress Street from the C-1, General Commercial District to the R-1, Single-Family Residence District. The subject property is located at the northeast corner of Congress Street and Laudan Boulevard. The property is 0.37 acres in size and includes a single-family residence and a detached garage. All land surrounding the subject property is zoned R-1, Single-Family Residence District. The property was zoned C-1, General Commercial District because of its past use as a grocery store until the 1990's. The R-1 zoning district is consistent with the Comprehensive Plan's future land use map.

**MSC Kaiser/Ellenberger, the Plan Commission recommends Common Council approve Ordinance No. 2022-15 rezoning property located at 684 Congress Street to the R-1, Single Family Residence District. All voting aye. Motion passed.**

Ord. No. 2022-15

**b. Site Plan Review – 1001 Main Street – Car Wash**

This site plan was submitted to reestablish a car wash located at 1001 Main Street. The property has been vacated for a period of more than 12-months therefore a site plan review is required. The property was recently purchased and the owner intends to reestablish an automatic car wash in the east bay, while the west bay will be unoccupied at this time.

The property is about 0.45 acres in size and includes a 2,024 square-foot building. There are two access points, one along Main Street and one along Denhardt Avenue. The property also includes 6 off-street parking stalls.

When the original development was approved, landscaping was required along Main Street/Denhardt Avenue and along the north property line. The landscaping along the north property line was either never planted or was removed. The City's bufferyard landscape standards require a minimum of 2 shade trees and 5 evergreen trees within this bufferyard area.

Traffic circulation into and out of the car wash will remain the same as cars will enter and pay on the north side of the building and exit on the south side of the building. In addition, there is a cross-access drive aisle between the adjacent gas station/convenience store and the subject site. The applicant owns both properties.

Future use of the west bay of the building will require additional site plan review.

**MSC Moore-Nokes/Andrews, the Plan Commission to approve the site plan to reestablish a car wash located at 1001 Main Street subject to the conditions of the site plan review letter. All voting aye. Motion passed.**

**c. Site Plan Review – 560 County Highway G – Succulent Farm**

This site plan was submitted for the installation of a greenhouse to grow succulent plants located at 560 County Highway G. The subject property is about 13.5 acres in size. The property is currently farmed and used as crop land. The applicant is proposing to utilize the north end of the property to grow and sell succulent plants, while the south 8 acres will continue to be used for crop production.

The first phase of development will include a small gravel parking lot, an access driveway, and a 1,260 square-foot greenhouse. Future phases of development include additional greenhouses, a retail/commercial building, several outbuildings intended for storage, an irrigation pond, and a sales display area. Only the first phase of the development is part of this review.

The property is located in the I-1, Planned Business Center District. The proposed use is permitted within the I-1 District.

The proposed greenhouse is 60 feet long by 21 feet wide and is proposed to be located along the east side of the property adjacent to the foundation of a former barn. The greenhouse is setback more than the 10-foot required setback from the east property line and exceeds the minimum 30-foot setback from the front (north) property line. The greenhouse is only intended to be used for growing plants and customer access is strictly prohibited.

Since the existing use is agriculture and the proposed use is a form of agriculture, the landscape standards are not required to be met at this point. However, future development phases will ultimately require the development standards and landscape standards to be met.

Member Andrews asked if business signage would be on the property. Deputy Director Schmidt said that that was not included in this phase but if the owner does want to place a sign on the property, they would need to obtain a permit and follow all applicable regulations.

Member Kaiser asked if the parking lot was required for this phase. Deputy Director Schmidt said that it was not required and that the parking that is indicated in this first phase will mainly be off-street parking to be used by the owner of the business/property.

**MSC Genett/Ellenberger, the Plan Commission to approve the site plan to construct a greenhouse located at 560 County Highway G subject to the conditions of the site plan review letter. All voting aye. Motion passed.**

**d. Project Plan Approval – Bridgewood Planned Development District Multi-Family Development (Ord. No 2022-16)**

Deputy Director Schmidt began by answering the questions that were asked during the Public Appearances. The pond on the west side of the development will remain and if it is to be changed in the future, the request would need to go through the Plan Commission.

The Community Development Department has received a request from Thomas Vandeyacht to develop the former Bridgewood Golf Course as a multi-family residential development. The Bridgewood Planned Development District (PDD) Master Plan was amended in May 2022, to reclassify the use of the former golf course as multi-family residential. The proposed project plan is consistent with the master plan.

The proposed site plan includes 26 multi-family structures each with eight (8) dwelling units per building for a total of 208 dwelling units. The plan also includes one (1) rental building/office and a future 66-unit apartment building along Harrison Street. The apartment building was not part of this review and will require a separate project plan approval in the future. The total development area is approximately 47 acres which equates to a density of about four and a half (4.5) dwelling units per acre.

Portions of the existing property are included in the 100-year flood plain and several wetlands have been identified on the property. The developer is in the process of removing portions of the property out of the floodplain and have determined most of the wetlands on the property are classified as non-federal wetlands or artificial wetlands.

All of the buildings are located outside of the required building setback of ten (10) feet or fifty feet along the Neenah Creek. Building 2 located along the west portion of the site is about 25 feet setback from the property line shared with the Bridgewood Condominiums. Building 3 along the Neenah Creek on the south portion of the property is setback about 70 feet or twenty feet more than the minimum requirement. The proposed buildings along the west property line of the Bridgewood Condominiums are setback a minimum of 50 feet and up to 120 feet from the property line. The minimum setback between buildings within the development is 20 feet while most are separated by more than 75 feet.

The water and sanitary sewer infrastructure within the proposed development will be privately owned and maintained. The public water and sanitary sewer mains connecting to the development are adequately sized to accommodate the proposed development. The development includes two storm water treatment ponds, one located along Harrison Street and one located directly east of the Bridgewood Condominiums and south of an existing storm water pond. The storm water pond adjacent to the Bridgewood Condominiums will be enlarged to accommodate the storm water management needs of the development. The proposed storm water pond along Harrison Street will serve additional storm water treatment and flood protection for the development, and may also be enlarged to accommodate a larger regional watershed in partnership with the City. A storm water management plan has been submitted and reviewed to ensure consistency with City and State post-construction storm water management standards.

The proposed development includes 26 separate buildings, each with eight (8) dwelling units per building. In addition, each dwelling unit contains its own entrance and private attached garage. There are three (3) types of buildings proposed. The first building type, referred to as H1 on the site plan, is a two-floor layout with four (4) dwelling units on the first floor and four (4) on the second floor. The wall height is about 19 feet while the height to the peak of the roof is about 36 feet. This building exterior includes vinyl siding, brick veneer along the base of the building, and asphalt shingles. The second building style, L1, includes four (4) dwelling on the first floor and four (4) dwelling units on the second floor. Each unit includes a rear patio for first floor units and a balcony for second floor units. The exterior materials match those on the H1 building. The wall height of this style is about 19 feet while the height at the peak of the building is about 30 feet. Finally, the last building style, T1, includes eight (8) dwelling units each of which are two floors. Attached garages, entrances, and second floor balconies are located in the front of the building, while the each unit includes a first floor patio in the rear. The exterior

## Plan Commission Minutes

August 9, 2022

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building materials match those of both the Hi and C1 building styles. The building wall height is about ten (10) feet while the height at the peak is about 25 feet.

The proposed recreation / office building elevation and exterior building list has not been submitted at this time. Prior to issuance of building permits, the details of this building shall be submitted to the Community Development Department for review.

The development includes two access points, one along Jewelers Park Drive and one along Harrison Street. The Jewelers Park Drive access is along the southern portion of the development and will function as the main entrance. The bridge will be constructed and owned by the City similar to the bridge on Cameron Way north of the development. The City is currently in the process of designing the bridge and the actual location may differ slightly than what is shown on the site plan. In addition to the bridge construction, the City is also identifying Jewelers Park Drive road improvements such as adding curb and gutter, replacing guard rails, and resurfacing. In addition to the Jewelers Park Drive access, there will be a secondary access point along Harrison Street near the southern portion of the site. All roads within the development will be privately owned and maintained. The private road, Bridgewood Boulevard, will be constructed with curb and gutter and is 28 feet wide from back of curb to back of curb. This roadway width is suitable for two-way traffic and the projected traffic volumes within the development. Each of the 26 buildings include driveways to garages attached to the building. Finally, the recreation building / office will contain a separate off-street parking lot containing 13 parking stalls.

A landscape plan was not completed prior to the submittal of the development proposal. Prior to the issuance of building permits a full landscape shall be submitted and approved by the Community Development Department. The landscape plan shall focus landscape plantings in areas that provide visual, noise and lighting buffering between the Bridgewood Condominium development and the buildings, road ways, and driveways within the proposed development.

The PDD standards require a minimum of 40% open space. The proposed site plan includes over 50% of the development as open space and about 12% as storm water retention ponds. At a minimum the landscape plan shall include 42 shade trees (0.20 per dwelling unit), 84 ornamental tree (0.40 per dwelling unit), and 312 shrubs (1.50 per dwelling unit). At time of planting, each shade tree shall be a minimum of 2.5" caliper, each ornamental tree shall be a minimum of 1.5" caliper, and each shrub shall be a minimum of 18" in height (evergreen) or 24" in height (deciduous).

The proposed development will include several decorative light poles which include low-voltage light fixtures along the proposed private road. These light poles will be shorter and the light fixtures less intense than a typical residential street light. All other lighting on the site will consist of typical residential building light fixtures.

A public trail was installed along the west portion of the development site, parallel with Neenah Creek. In addition, the developer has agreed to reserve land along the southern portion of the site to allow for the construction of an additional trail connecting the Jewelers Park Trail between Jewelers Park Drive and Harrison Street. The City is responsible for the design and construction of the trail. The developer shall work with the City to provide a public trail easement in the area the trail is proposed to be constructed. In addition, the developer shall include a trail connection or connections between Bridgewood Boulevard and the future trail preferably between Buildings 3 and 4 and Buildings 4 and 26.

In early conversations with the developer, the City suggested adding an emergency access road/path along the north side of the development between Bridgewood Boulevard and the Bridgewood Hotel property. The road/path should be designed to prohibit vehicular access, but allow pedestrian and emergency vehicle access.

The developer will construct the project in phases starting along the west side of the property and progressing east towards Harrison Street. The full site work (utility installation, storm water pond construction, site grading) will begin immediately. As the east side of the property is developed, construction traffic will utilize the Harrison Street driveway while the Jewelers Park Drive Bridge will function as the main entrance to the development. The speed of the development will be influenced by several factors, but mostly driven by market demand.

Member Ellenberger asked about the emergency access road/path along the north side of the development and wanted to ensure that this would be aesthetically pleasing. Deputy Director Schmidt said that there are a few ways that this could be constructed and function and that the city would work closely with the developer on that.

Member Genett questioned the road name “Bridgewood Boulevard” considering there was already a Bridgewood Drive in the city. Deputy Director Schmidt said that the traffic engineer would work towards making sure the name made sense along with other city streets.

Member Andrews asked if the trees near the new entrance will remain in place. Developer Tom Vandeyacht said that he has agreed to remove dead trees and place berms where placement would make sense.

Ord. No. 2022-16

Members of the public asked the following questions:

- 1) Will the fill that is currently on the site be utilized in the development? Yes.
- 2) Will the trail piece anticipated to be created be as wide as the recently development trail? Member Kaiser said the trail would be very similar but has not been engineered as of yet.
- 3) With the ponds that are being removed, will there be enough ponds on the site for drainage? Developer Vandeyacht explained that some ponds will be increasing in size while others will be removed using fill. They are aware of the drainage issues and will construct appropriately. The current plans for the development have ample stormwater ponds for drainage.
- 4) When will construction begin? Within the next few weeks.

**MSC Ellenberger/Andrews, the Plan Commission recommends Council approve Ordinance #2022-16, for Project Plan Approval #1-22 for the Bridgewood Planned Development District, allowing the construction of a multi-family residential development on the former Bridgewood Golf Course subject to the Project Plan Approval Letter. All voting aye. Motion passed.**

**Discussion Items:**

- a. Downtown Plan Update – <https://bit.ly/neenahnext>

Deputy Director Schmidt encouraged members to continue to utilize the Downtown Plan website to leave feedback. He said that the design charrette went very well – about 40 people attended and brought many great ideas to the table.

Member Moore-Nokes asked if demographic data was taken on those who attended or on who was given feedback. Deputy Director Schmidt said the survey data may show that.

- b. City of Neenah Comprehensive Plan 2040

Deputy Director Schmidt asked members to familiarize themselves with the Comp Plan 2040 (can be found on the city’s website). This plan is required by state statutes. Every 5 years, a review must be completed of this plan and Plan Commission will play a role in this. In the coming months, Deputy Director Schmidt will be bringing more about this to Plan Commission.

**Announcements and Future Agenda Items:** Next meeting is August 30, 2022

Adjournment: The Commission adjourned its meeting at 5:05 p.m. MSC Genett/Ellenberger. All Aye. Motion passed.

Respectfully Submitted,



Samantha Jefferson  
Office Manager, Community Development

## MEMORANDUM

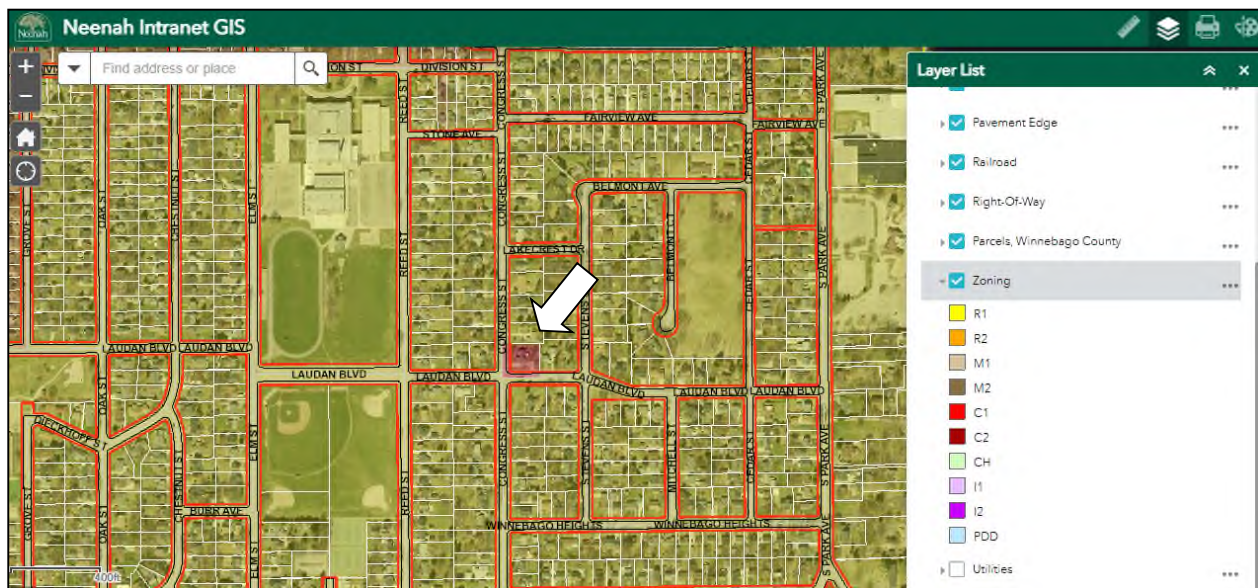
**DATE:** August 9, 2022  
**TO:** Mayor Lang and Plan Commission  
**FROM:** Brad Schmidt, AICP, Deputy Director  
**RE:** Rezoning C-1 District to R-1 District – 684 Congress Street (**Ord. No 2022-15**)

### Request

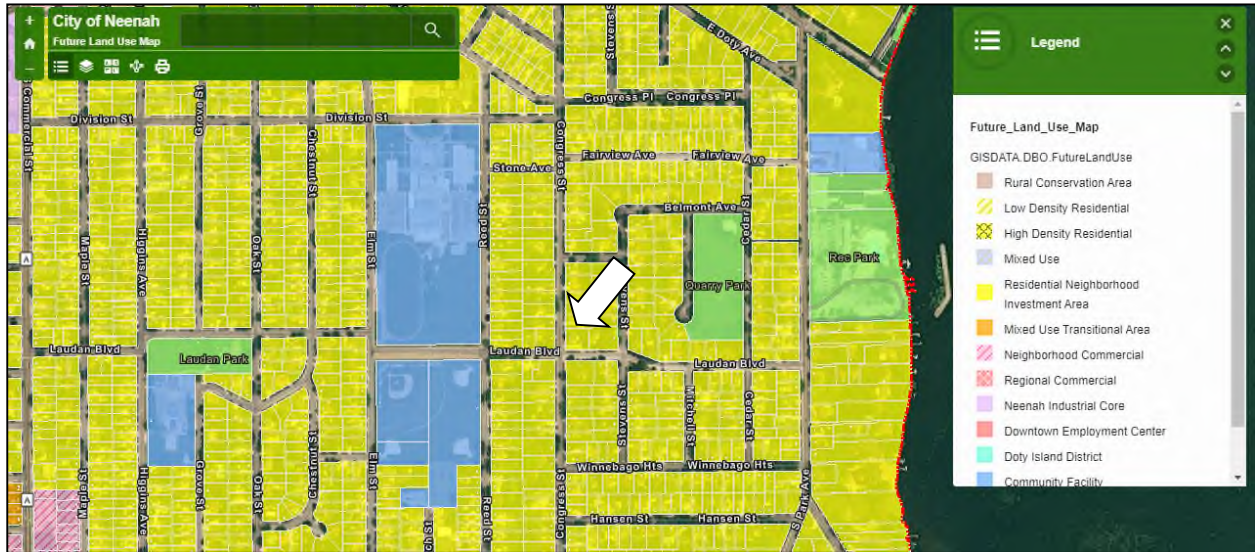
Sharon Zuberbier has submitted a request to rezone land located at 684 Congress Street from the C-1, General Commercial District to the R-1, Single-Family Residence District.

### Background

The subject property is located at the northeast corner of Congress Street and Laudan Boulevard. The property is 0.37 acres in size and includes a single-family residence and a detached garage. All land surrounding the subject property is zoned R-1, Single-Family Residence District. The property was zoned C-1, General Commercial District because of its past use as a grocery store until the 1990's.



As with all rezoning requests, 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 Residential Neighborhood Investment Area. This category is intended to protect and strengthen existing neighborhoods. The R-1 zoning district is consistent with the Comprehensive Plan's future land use map.



### Recommendation

An appropriate action at this time is for the Plan Commission to recommend Common Council approve Ordinance No. 2022-15 rezoning property located at 684 Congress Street to the R-1, Single-Family Residence District.





AN ORDINANCE: By the Neenah Plan Commission  
Re: Rezoning land located at 684 Congress Street  
from the C-1, General Commercial District to  
the R-1, Single-Family Residence District.

ORDINANCE NO. 2022-15  
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 0.37 Acres of land located at 684 Congress Street from the C-1, General Commercial District to the R-1, Single-Family Residence District. The property is more particularly described as follows:

The West One-Hundred Thirty (130) feet of the South One-Hundred Twenty-Two and Seventy-Six Hundredths (122.76) feet of that part of the Lot Fourteen (14) in FIRST ADDITION TO LAKE VIEW, in the First Ward, City of Neenah, Winnebago County, Wisconsin, lying East of the East line of Congress Street.

Parcel ID: 801-0289-00-00

**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



**FINAL RESOLUTION NO. 2022-14**

**RESOLUTION OF INTENT TO EXERCISE SPECIAL ASSESSMENT POWERS BY POLICE POWER UNDER SECTION 66.0703 OF THE WISCONSIN STATUTES AND SECTION 13-1 OF THE NEENAH MUNICIPAL CODE.**

RESOLVED, by the Common Council of the City of Neenah, Wisconsin.

1. The Common Council hereby declares its intention to exercise its power under Section 66.0703 Wisconsin Statutes, and Section 13-1 of the Neenah Municipal Code to levy special assessments under the police power upon all properties abutting the following improvements in the City of Neenah, Wisconsin:

**Installation of Sanitary Sewer Laterals and Lead Water Service Replacement for properties served on the following streets:**

- |   |   |
|---|---|
| <ol style="list-style-type: none"> <li>1. <b>Hunt Avenue (Madison to Cecil)</b></li> <li>3. <b>Nicolet Boulevard (1st to Beaulieu)</b></li> <li>5. <b>Zemlock Avenue (Winneconne to Cecil)</b></li> </ol> | <ol style="list-style-type: none"> <li>2. <b>Madison Street (Reddin to Zemlock)</b></li> <li>4. <b>Reddin Avenue (Winneconne to Cecil)</b></li> </ol> |
|---|---|

2. The Common Council determines that the above improvements constitute an exercise of the police power and the amount assessed each parcel abutting on the above named street shall be on a reasonable basis as approved by the Common Council which is in effect at the time of installation in accordance with special assessment procedures set forth in provisions of Section 13-1, Neenah Municipal Code.
3. The assessments against any parcels of land shall be paid as provided in the City of Neenah Municipal Code, Section 13-2 and 13-3.
4. The Public Services and Safety Committee shall with respect to the items mentioned at paragraph 1 above prepare a report consisting of:
  - a. Preliminary or final plans and specifications of the improvements.
  - b. An estimate of the entire cost of the proposed work or improvements.
  - c. A schedule of the proposed assessments as to each parcel of property affected.
  - d. A statement that the properties against which the assessments are proposed are benefited and that the improvements constitute an exercise of the police power.

Upon completion of such report, the Public Services and Safety Committee is directed to file such reports in the City Clerk's office for public inspection.

5. Upon receiving a report of the Public Services and Safety Committee, the Clerk is directed to give notice of a public hearing on such report as specified in Section 66.0703(7)(a), Wisconsin Statutes.

Recommended by:  
Public Services and Safety Committee

CITY OF NEENAH, WISCONSIN

Moved: \_\_\_\_\_

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

Passed: \_\_\_\_\_

\_\_\_\_\_  
Charlotte K. Nagel, City Clerk



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

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**DATE:** August 9, 2022  
**TO:** Mayor Lang and Members of Plan Commission  
**FROM:** Brad R. Schmidt, AICP, Deputy Director of Community Development  
**RE:** Bridgewood Planned Development District - Project Plan Approval #1-22 –  
Bridgewood Luxury Apartments (Ordinance No. 2022-16)

---

### **Request**

The Community Development Department has received a request from Thomas Vandeyacht to develop the former Bridgewood Golf Course as a multi-family residential development.

### **Consideration**

#### Master Plan Conformance

The Bridgewood Planned Development District (PDD) Master Plan was amended in May 2022, to reclassify the use of the former golf course as multi-family residential. The proposed project plan is consistent with the master plan.

A Planned Development District is a zoning district which encourages the efficient and optimal utilization of land. Traditional zoning tends to be inflexible and uniform. When a PDD is approved, the accompanying Master Plan highlights the PDD's standards and land uses. The implementation of the PDD's Master Plan typically occurs over a predetermined time frame and occurs in phases. Each phase of the Master Plan is reviewed as a Project Plan Approval. The Project Plan Approval is essentially a site plan review which includes a review by the City's Plan Commission and Common Council. The City's Zoning Code further lists the purpose of PDD's:

- Assure that growth is planned and accomplished within the City's goals both for the surrounding neighborhood and the community as a whole.
- Promote flexibility in design and the efficient use of land to facilitate a more economic arrangement of buildings, uses, circulation systems and utilities.
- Provide for the accomplishment of external architectural unity so as to promote design harmony.
- Preserve to the greatest extent possible, existing landscape features and natural amenities, and utilize such features in an effective manner.
- Enhance the natural setting through the placement of manmade facilities and plant materials.
- Provide more useable and suitably located common and open space areas than would otherwise be provided under conventional land development procedures.

### Site Layout

The proposed site plan includes 26 multi-family structures each with eight (8) dwelling units per building for a total of 208 dwelling units. The plan also includes one (1) rental building/office and a future 66-unit apartment building along Harrison Street. The apartment building is not part of this review and will require a separate project plan approval in the future. The total development area is approximately 47 acres which equates to a density of about four and a half (4.5) dwelling units per acre. As a comparison the Bridgewood condominium development has a density of about five (5) units per acre while the apartments along Harrison Street have a density of about 12 units per acre.

Portions of the existing property are included in the 100-year flood plain and several wetlands have been identified on the property. The developer is in the process of removing portions of the property out of the floodplain and have determined most of the wetlands on the property are classified as non-federal wetlands or artificial wetlands. The Neenah Creek is located along the east portion of the property along Jewelers Park Drive and along parts of the southern boundary.

All of the buildings are located outside of the required building setback of ten (10) feet or fifty feet along the Neenah Creek. Building 2 located along the west portion of the site is about 25 feet setback from the property line shared with the Bridgewood Condominiums. Building 3 along the Neenah Creek on the south portion of the property is setback about 70 feet or twenty feet more than the minimum requirement. The proposed buildings along the west property line of the Bridgewood Condominiums are setback a minimum of 50 feet and up to 120 feet from the property line. The minimum setback between buildings within the development is 20 feet while most are separated by more than 75 feet.

### Public Utilities

The water and sanitary sewer infrastructure within the proposed development will be privately owned and maintained. The public water and sanitary sewer mains connecting to the development are adequately sized to accommodate the proposed development.

The development includes two storm water treatment ponds, one located along Harrison Street and one located directly east of the Bridgewood Condominiums and south of an existing storm water pond. The storm water pond adjacent to the Bridgewood Condominiums will be enlarged to accommodate the storm water management needs of the development. The proposed storm water pond along Harrison Street will serve additional storm water treatment and flood protection for the development, and may also be enlarged to accommodate a larger regional watershed in partnership with the City. A storm water management plan has been submitted and reviewed to ensure consistency with City and State post-construction storm water management standards.

### Architecture

The proposed development includes 26 separate buildings, each with eight (8) dwelling units per building. In addition, each dwelling unit contains its own entrance and private attached garage. There are three (3) types of buildings proposed. The first building type, referred to as H1 on the site plan, is a two-floor layout with four (4) dwelling units on the first floor and four (4) on the second floor. The wall height is about 19 feet while the height to the peak of the roof is about 36 feet. This building exterior includes vinyl siding, brick veneer along the base of the building, and asphalt shingles.

The second building style, L1, includes four (4) dwelling on the first floor and four (4) dwelling units on the second floor. Each unit includes a rear patio for first floor units and a balcony for second floor units. The exterior materials match those on the H1 building. The wall height of this style is about 19 feet while the height at the peak of the building is about 30 feet.

Finally, the last building style, T1, includes eight (8) dwelling units each of which are two floors. Attached garages, entrances, and second floor balconies are located in the front of the building, while

the each unit includes a first floor patio in the rear. The exterior building materials match those of both the Hi and C1 building styles. The building wall height is about ten (10) feet while the height at the peak is about 25 feet.

The proposed recreation / office building elevation and exterior building list has not been submitted at this time. Prior to issuance of building permits, the details of this building shall be submitted to the Community Development Department for review.

#### Access and Parking

The development includes two access points, one along Jewelers Park Drive and one along Harrison Street. The Jewelers Park Drive access is along the southern portion of the development and will function as the main entrance. The bridge will be constructed and owned by the City similar to the bridge on Cameron Way north of the development. The City is currently in the process of designing the bridge and the actual location may differ slightly than what is shown on the site plan. In addition to the bridge construction, the City is also identifying Jewelers Park Drive road improvements such as adding curb and gutter, replacing guard rails, and resurfacing.

In addition to the Jewelers Park Drive access, there will be a secondary access point along Harrison Street near the southern portion of the site. All roads within the development will be privately owned and maintained. The private road, Bridgewood Boulevard, will be constructed with curb and gutter and is 28 feet wide from back of curb to back of curb. This roadway width is suitable for two-way traffic and the projected traffic volumes within the development. Each of the 26 buildings include driveways to garages attached to the building. Finally, the recreation building / office will contain a separate off-street parking lot containing 13 parking stalls.

#### Landscaping

A landscape plan was not completed prior to the submittal of the development proposal. Prior to the issuance of building permits a full landscape shall be submitted and approved by the Community Development Department. The landscape standards identified in Article X of the City's Zoning Code are required to be met. In addition, the landscape plan shall focus landscape plantings in areas that provide visual, noise and lighting buffering between the Bridgewood Condominium development and the buildings, road ways, and driveways within the proposed development.

The PDD standards require a minimum of 40% open space. The proposed site plan includes over 50% of the development as open space and about 12% as storm water retention ponds. At a minimum the landscape plan shall include 42 shade trees (0.20 per dwelling unit), 84 ornamental tree (0.40 per dwelling unit), and 312 shrubs (1.50 per dwelling unit). At time of planting, each shade tree shall be a minimum of 2.5" caliper, each ornamental tree shall be a minimum of 1.5" caliper, and each shrub shall be a minimum of 18" in height (evergreen) or 24" in height (deciduous).

#### Exterior Lighting

The proposed development will include several decorative light poles which include low-voltage light fixtures along the proposed private road. These light poles will be shorter and the light fixtures less intense than a typical residential street light. All other lighting on the site will consist of typical residential building light fixtures.

#### Miscellaneous

A public trail was installed along the west portion of the development site, parallel with Neenah Creek. In addition, the developer has agreed to reserve land along the southern portion of the site to allow for the construction of an additional trail connecting the Jewelers Park Trail between Jewelers Park Drive and Harrison Street. The City is responsible for the design and construction of the trail. The developer shall work with the City to provide a public trail easement in the area the trail is proposed to

be constructed. In addition, the developer shall include a trail connection or connections between Bridgewood Boulevard and the future trail preferably between Buildings 3 and 4 and Buildings 4 and 26.

In early conversations with the developer, the City suggested adding an emergency access road/path along the north side of the development between Bridgewood Boulevard and the Bridgewood Hotel property. The road/path should be designed to prohibit vehicular access, but allow pedestrian and emergency vehicle access.

### Schedule

The developer will construct the project in phases starting along the west side of the property and progressing east towards Harrison Street. The full site work (utility installation, storm water pond construction, site grading) will begin immediately. As the east side of the property is developed, construction traffic will utilize the Harrison Street driveway while the Jewelers Park Drive Bridge will function as the main entrance to the development. The speed of the development will be influenced by several factors, but mostly driven by market demand.

### **Recommendation**

**Appropriate action at this time is to recommend Council approve Ordinance #2022-16, for Project Plan Approval #1-22 for the Bridgewood Planned Development District, allowing the construction of a multi-family residential development on the former Bridgewood Golf Course subject to the Project Plan Approval Letter.**



211 Walnut Street  
Neenah, WI 54956

AN ORDINANCE: By the Neenah Plan Commission  
Re: Project Plan Approval #1-22 for Bridgewood  
Planned Development District to allow the  
construction of the Bridgewood Luxury  
Apartments.

ORDINANCE NO. 2022-16  
Introduced: \_\_\_\_\_  
Committee/Commission Action:

## AN ORDINANCE

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

**Section 1.** That pursuant to Section 26-353 (3) of the Neenah Municipal Code, the Common Council of the City of Neenah approves the following Bridgewood Planned Development Project Plan.

Project Plan Approval #1-22, which is detailed in the attached Exhibits "A & B", which is incorporated herein by reference.

**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.

Approved:

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

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

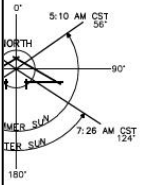
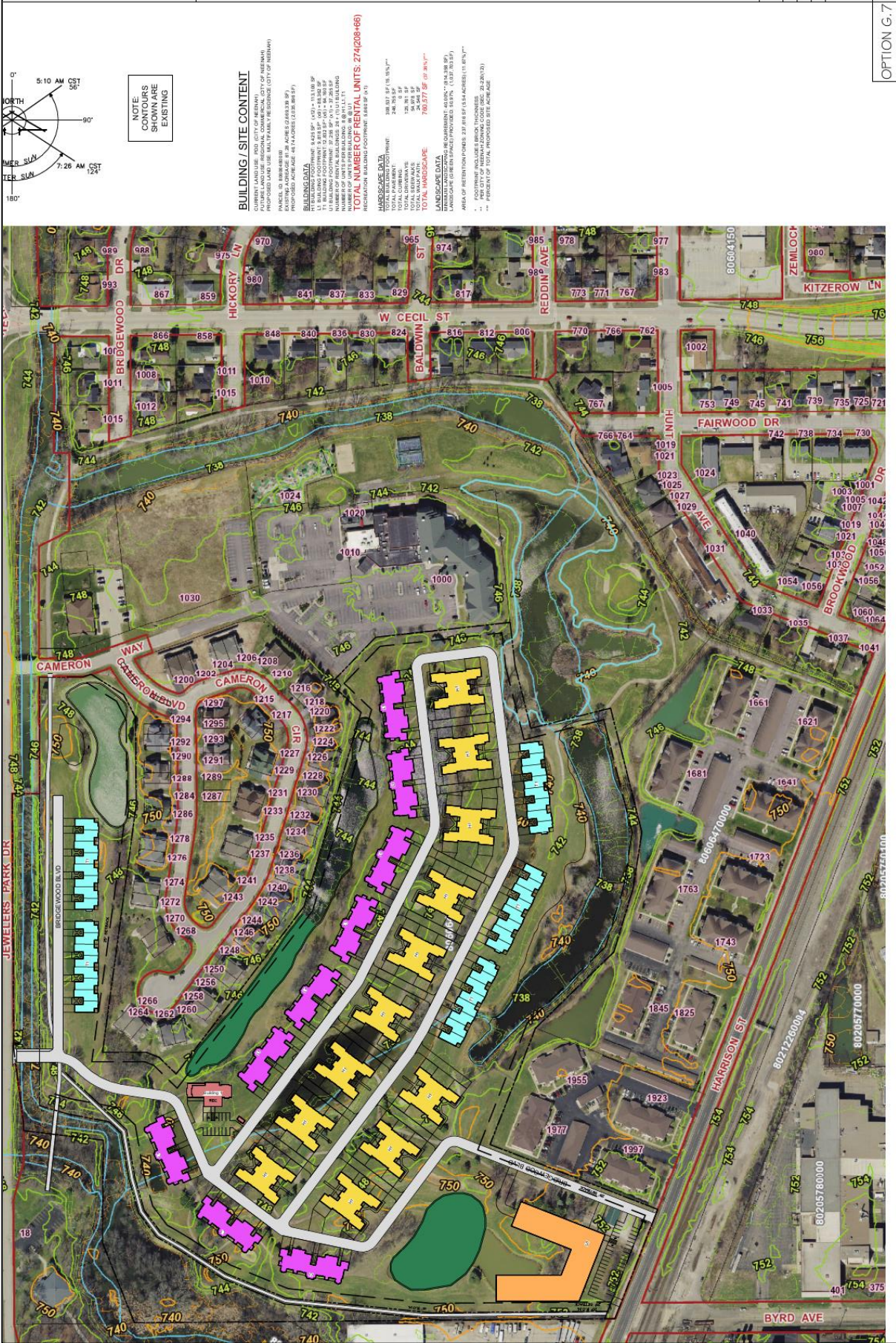
\_\_\_\_\_  
Jane Lang, Mayor  
Attest:

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



# EXHIBIT "A"

OPTION G.7



NOTE:  
CONTOURS  
EXISTING

**BUILDING / SITE CONTENT**  
 CURRENT LANDUSE: RES. (CITY OF MEMPHIS)  
 PROPOSED LAND USE: MULTIFAMILY RESIDENTIAL (CITY OF MEMPHIS)  
 PARCEL ID: 8888-8888  
 PROJECT ADDRESS: 4874 ARCADE (2828, 888 SF)  
 PROJECT ADDRESS: 4874 ARCADE (2828, 888 SF)  
**BUILDING DATA**  
 BUILDING FOOTPRINT: 8425 SF (327' x 25.75' USE SP)  
 15 BUILDING FOOTPRINT: 1228 SF (101' x 12.16' USE SP)  
 15 BUILDING FOOTPRINT: 1228 SF (101' x 12.16' USE SP)  
 NUMBER OF FURNITURE BUILDINGS: 26 (111 FURNITURE)  
 NUMBER OF UNITS PER BUILDING: 8 (8 UNITS PER BUILDING)  
 TOTAL UNITS: 208 (8 UNITS PER BUILDING x 26 BUILDINGS)  
 RECOMMENDED BUILDING FOOTPRINT: 8425 SF  
**LANDSCAPE DATA**  
 TOTAL LANDSCAPE: 44,500 SF (44,500 SF x 100%)  
 LANDSCAPE TO BE MAINTAINED: 44,500 SF (100% OF TOTAL)  
 AREA OF PAVED AREAS: 237,885 SF (534,485 SF x 44.5%)  
 PERCENT OF TOTAL PROPOSED SITE AREA: 53.4%





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

August 05, 2022

THOMAS VANDEYACHT  
VERSATILE HOUSING LLC  
2220 N LYNNDALE DR  
APPLETON, WI 54914

**RE: PPA #1-22 - Bridgewood PDD - Bridgewood Luxury Apartments Project Plan Review () Status Approved**

Dear THOMAS VANDEYACHT:

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@ci.neenah.wi.us  
920-886-6126

## Plan Review Comments

**Planning - Brad Schmidt -  
bschmidt@ci.neenah.wi.us**

Approved

**Review Comments:**

1. Add trail connections between Bridgewood Blvd and the proposed trail along Neenah Creek on the southern boundary of the development.
2. The u-shaped apartment building is not being reviewed as part of this project plan. Prior to development of this building or any building on this location, a new project plan approval must be submitted and reviewed by Plan Commission.
3. Provide an emergency access connection between Bridgewood Blvd and the Bridgewood Hotel property along the north property line of the development. This connection should not function as a access to the development from the north, but could function as a pedestrian access path.
4. Submit a building elevation drawing of the proposed recreation building / office.
5. A full landscape plan shall be submitted prior to the issuance of building permits. At a minimum the landscape plan shall meet the standards identified in Article X of the City's Zoning Code. Extra landscaping shall be placed in areas between the Bridgewood Blvd and the Bridgewood Condominium development and in areas where traffic lights or excess noise from traffic may impact that development.
6. Provide a public trail easement for the proposed trail along the south portion of the development.

**Community Development - Chris Haese -  
chaese@ci.neenah.wi.us**

Approved

**Review Comments:**

**Engineering - Heath Kummerow - 920-886-6245  
hkummerow@ci.neenah.wi.us**

Approved

**Review Comments:**

1. - Increase safety self on all ponds from 4 foot to 8 foot min.
2. - Connect proposed 8" sanitary to existing Manhole 8 on City interceptor or install manhole at connection to pipe.
3. - maintenance agreement required for pond maintenance

**Fire Department - Adam Dorn - 886-6204  
adorn@ci.neenah.wi.us**

Approved

**Review Comments:**

**Public Works - Gerry Kaiser -  
gkaiser@ci.neenah.wi.us**

Approved

**Review Comments:**

Consider:

1. sliding the connection to Jewelers Park Drive to the south to provide a smoother east-west movement along the primary route into the site.
2. realigning road along Blgs 1 and 2 to intersect the east-west road in a perpendicular T.
3. providing an emergency connection from the road near Bldg 19 to the Bridgewood parking lot.

**Inspections - Building Commercial - Kyle Pederson - 920-886-6131  
kpederson@ci.neenah.wi.us**

Approved

**Review Comments:**

---

**Water Utility - Anthony Mach - 920-886-6180**  
**amach@ci.neenah.wi.us**

**Approved**

**Review Comments:**

All mains, valves, services, and hydrants are to be considered privately owned.

Page 3.1 STN 1+00 main located within the stormwater pond.

Provide 2" rigid foam insulation for water mains at utility crossings and near catch basins, if needed.

Curb stops need to be within 8' of main (Ex: Page 3.3 STN 18+00). Check SPS 382.40 for reference.

Water service conflict with storm (Page 3.3 STN 18+13).

Per NR 811.68(3), a valve is required Each check valve shall be located in a manhole or vault and shall be immediately preceded and followed by a buried or exposed shut-off valve on the main. If each tapping tee includes a valve, this would most likely satisfy the requirement.

Wherever possible, a minimum cover from the top of pipe to the finished grade of 6 feet shall be maintained. Water main and water services with less than 6 feet of cover shall be insulated.

**Advisory Comments:**

Contractor is responsible for obtaining safe bacteriological samples of water mains and large services (6" or larger) at a certified lab per Neenah Water Utility specifications.

Please provide the results of any bacteriological testing to Tim Jens and Anthony L. Mach at: tjens@ci.neenah.wi.us and amach@ci.neenah.wi.us

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 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 each building.

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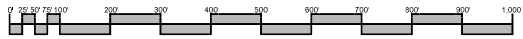
**Traffic - James Merten - 920-886-6243**  
**jmerten@ci.neenah.wi.us**

**Approved**

**Review Comments:**

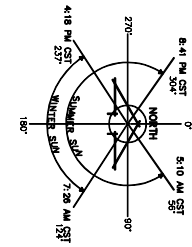
Intersection of public trail and entry road off of Jewelers Park Drive needs to be refined/adjusted. Developer shall work with city on adjustments pertaining to the slough bridge location.

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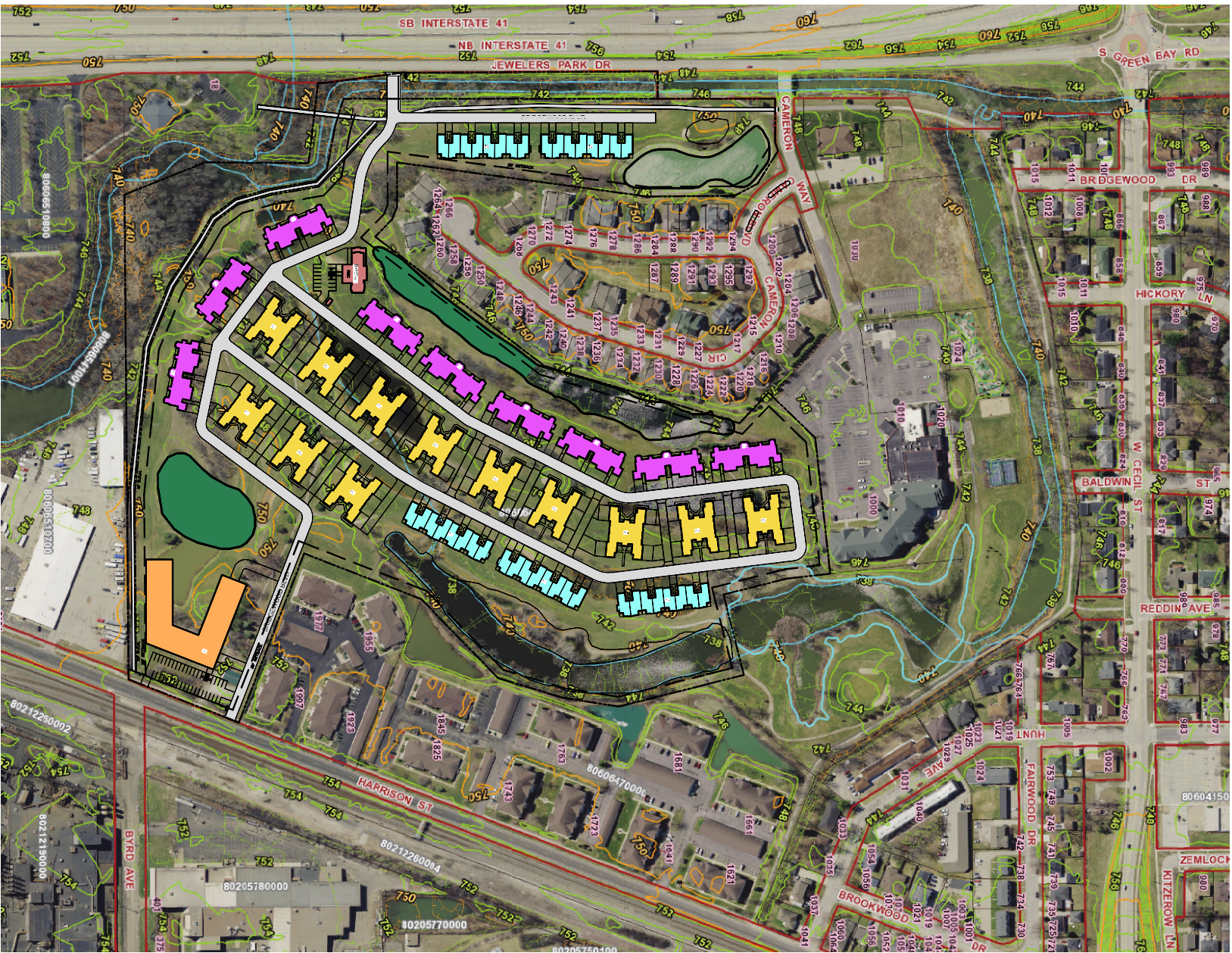


### CONCEPTUAL SITE PLAN

SCALE: 1" = 100'-0"  
THE LOT BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES.



NOTE:  
CONTOURS  
SHOWN ARE  
EXISTING



#### BUILDING / SITE CONTENT

CURRENT LAND USE: PSD - CITY OF NEENAH  
FUTURE LAND USE: RESIDENTIAL COMMERCIAL (U1) OF NEENAH  
PROPOSED LAND USE: MULTIFAMILY RESIDENCE (CITY OF NEENAH)  
PARCEL ID: 8006060000  
EXISTING ACRES: 21.28 ACRES (2,289,330 SF)  
PROPOSED ACRES: 46.74 ACRES (5,058,896 SF)  
BUILDING DATA  
TOTAL BUILDING FOOTPRINT: 9,425 SF (112) \* 113,100 SF  
1) BUILDING FOOTPRINT: 9,425 SF (102) \* 84,946 SF  
2) BUILDING FOOTPRINT: 1,235 SF (10) \* 64,946 SF  
3) BUILDING FOOTPRINT: 255 SF (10) \* 37,258 SF  
NUMBER OF RENTAL BUILDINGS: 36 (1) 101 BUILDING  
NUMBER OF UNITS PER BUILDING: 2 (1) 101  
TOTAL NUMBER OF RENTAL UNITS: 2/4(208+66);  
RECREATION BUILDING FOOTPRINT: 5,650 SF (1)

LANDSCAPE DATA  
TOTAL BUILDING FOOTPRINT: 308,537 SF (15,191)\*\*\*  
TOTAL PAVEMENT: 240,702 SF  
TOTAL CURBING: 9 SF  
TOTAL DRIVEWAYS: 125,761 SF  
TOTAL SIDEWALKS: 54,978 SF  
TOTAL WALK PATH: 34,546 SF  
TOTAL LANDSCAPE: 160,577 SF (07.361%)\*\*

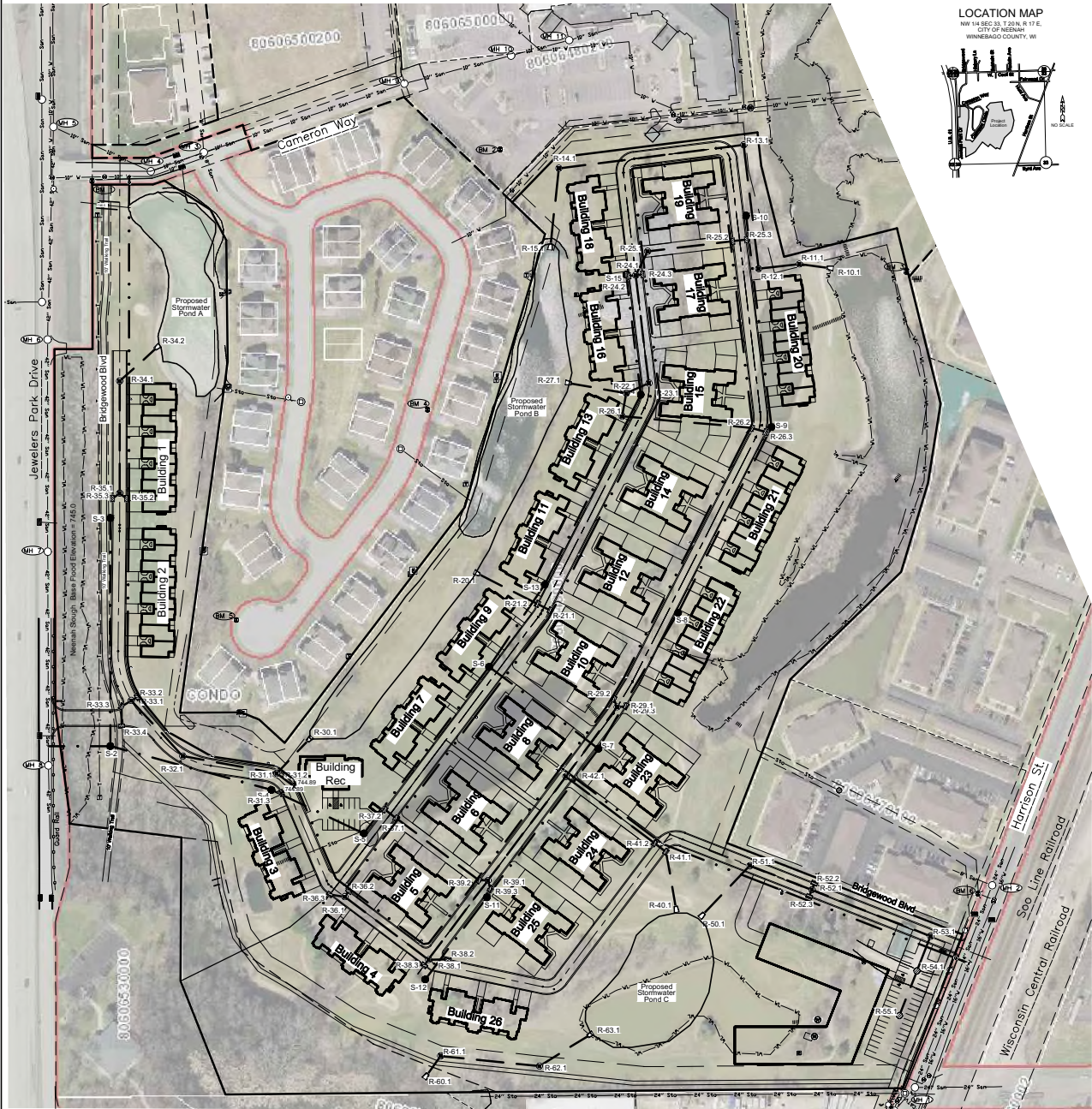
ANNEXACE DATA  
MINIMUM LANDSCAPING REQUIREMENT: 40.00% (114,358 SF)  
LANDSCAPE (GREEN SPACE) PROVIDED: 60.07% (1,037,702 SF)  
AREA OF RETENTION PONDS: 237,616 SF (5.54 ACRES) (11.67%)\*\*  
\* FOOTPRINT INCLUDES BRICK THROTTLES  
\*\* PERCENT OF MEAN DRAINING CODE (SIC: 22-22X12)  
\*\*\* PERCENT OF TOTAL PROPOSED SITE ACRES

**BIRSCHBACH ASSOCIATES, LLC**  
 1000 W. WISCONSIN ST., SUITE 200, NEENAH, WI 54956  
 TEL: 920.735.1100 FAX: 920.735.1101  
 WWW.BIRSCHBACHASSOCIATES.COM

**BRIDGEWOOD LUXURY APARTMENTS**  
 PROJECT NO. 2024-0010  
 SHEET NO. CS-1  
 DATE: 08/20/2024

OPTION G.7 CS-1

\*PRELIMINARY - NOT FOR CONSTRUCTION\*



Sewer and Water shall be constructed in accordance with the State of Wisconsin Standard Specifications for Sewer and Water Construction, and all Special Provisions of the City of Neenah.

Streets shall be constructed in accordance with the State of Wisconsin Standard Specifications for Highway and Structures Construction, and all Special Provisions of the City of Neenah.

Contractor shall locate all buried facilities prior to excavating. This plan may not correctly or completely show all buried utilities.

The Contractor shall verify all staking and field layout against the plan and field conditions prior to constructing the work and immediately notify the Engineer of any discrepancies.

The Contractor shall comply with all conditions of the Erosion Control Plan and the Storm Water discharge Permit. All Erosion Control shall be done in accordance with the Plan and Wisconsin DNR Technical Standards.

The outside services for Building 1 shown to stop at a point 5 feet outside the foundation wall. All other outside services are shown to stop at a point 10 feet behind the back of curb. The Contractor shall be responsible for coordination of continuation of the services into the building to properly coincide with the interior plumbing plans, and compliance with all plumbing permits.

Any contractors performing work in the public right-of-way of Cameron Way and Harrison Street must obtain Permits from City of Neenah.

The Contractor is responsible for compliance with Department of Safety & Professional Services, Chapter SPS 382, for lateral construction and cleanout locations.

The contractor shall coordinate with provider for electric, gas, and telecommunication service connection and relocations.

Pipe lengths are measured to center of structure. Endwalls are included in pipe length.

All proposed onsite utilities (watermain, sanitary and storm sewer) are private.

Water Pipe shall be PVC C900 D(18), with minimum of 18 gauge, insulated (blue), single-conductor copper tracer wire, or equivalent, per SPS 382.40 (8)(x).

Sanitary Sewer Pipe shall be PVC SDR 35 (Sanitary Mains) or Schedule 40 (Sanitary Laterals), with minimum of 18 gauge, insulated (green), single-conductor copper tracer wire, or equivalent, per SPS 382.30 (11)(h).

Storm Sewer Pipe shall be PVC SDR 35, Reinforced Concrete, or HDPE, AASHTO M 294, Type S with water tight joints, with minimum of 18 gauge, insulated (brown), single-conductor copper tracer wire, or equivalent, per SPS 382.36 (7)(d)(a).

**LEGEND**

<ul style="list-style-type: none"> <li>CATV - CATV</li> <li>FD - FD</li> <li>Overhead Utility Lines</li> <li>Utility Guy Wire</li> <li>Sanitary Sewer (Pipe Size)</li> <li>Storm Sewer (Pipe Size)</li> <li>Water MH (Well)</li> <li>Underground Electric</li> <li>Underground Gas Line</li> <li>Underground Telephone</li> <li>Water Main (Pipe Size)</li> <li>Fence - Steel</li> <li>Fence - Wood</li> <li>Fence - Barbed Wire</li> <li>Traverse</li> <li>Railroad Tracks</li> <li>Culvert</li> <li>Index Contour - Existing</li> <li>Intermediate Contour - Existing</li> <li>+799.9</li> <li>Ex Spot Elevation</li> <li>Delineated Wetlands</li> <li>Proposed Storm Sewer</li> <li>Proposed Sanitary Sewer</li> <li>Proposed Water Main</li> <li>Proposed Catch Basin</li> <li>Proposed Manhole</li> <li>Proposed Hydrant</li> <li>Proposed Valve</li> <li>Proposed Cleanout</li> <li>Proposed Asphalt</li> <li>Proposed Concrete</li> <li>Proposed Gravel</li> </ul>	<ul style="list-style-type: none"> <li>Sanitary MH / Tank / Base</li> <li>Clean Out / Curb Stop / Pull Box</li> <li>Storm Manhole</li> <li>Manhole</li> <li>Catch Basin / Yard Drain</li> <li>Water MH (Well)</li> <li>Hydrant</li> <li>Utility Valve</li> <li>Utility Meter</li> <li>Utility Pole</li> <li>Light Pole / Signal</li> <li>Guy Wire</li> <li>Electric Pedestal</li> <li>Electric Transformer</li> <li>Air Conditioner</li> <li>Telephone Pedestal</li> <li>Telephone Manhole</li> <li>Ex Spot Elevation</li> <li>Proposed Sanitary Manhole</li> <li>Proposed Storm Manhole</li> <li>Proposed Catch Basin</li> <li>Proposed Endwall</li> <li>Proposed Hydrant</li> <li>Proposed Valve</li> <li>Proposed Cleanout</li> <li>Proposed Reducer</li> <li>Proposed Plug</li> <li>Proposed Water MH</li> <li>Proposed Tee</li> <li>Proposed Cross</li> <li>Proposed 90° Bend</li> <li>Proposed 45° Bend</li> <li>Proposed 22.5° Bend</li> </ul>	<ul style="list-style-type: none"> <li>CATV Pedestal</li> <li>Gas Regulator</li> <li>Railroad Signal</li> <li>Sign</li> <li>Post / Guard Post</li> <li>Satellite Dish</li> <li>Large Rock</li> <li>Flag Pole</li> <li>Deciduous Tree</li> <li>Coniferous Tree</li> <li>Bush / Hedge</li> <li>Slump</li> <li>Soil Boring</li> <li>Asphalt Pavement</li> <li>Concrete Pavement</li> <li>Gravel</li> </ul>
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**SHEET INDEX:**

Sheet	Page
Sewer & Water Cover Sheet	C1.0
Topographic Survey	C1.1
Drainage and Grading Plan	C1.2
Drainage and Grading Plan	C1.3
Drainage and Grading Plan	C1.4
Erosion & Sediment Control Plan	C1.5
Construction Details	C2.1
Sewer & Water Details	C2.2
Erosion & Sediment Control Details	C2.3
Stormwater Pond Details	C2.4
Stormwater Pond Details	C2.5
Plan & Profile: Bridgwood Boulevard - Sta 0+00 to 10+00	C3.1
Plan & Profile: Bridgwood Boulevard - Sta 10+00 to 14+00	C3.2
Plan & Profile: Bridgwood Boulevard - Sta 14+00 to 20+00	C3.3
Plan & Profile: Bridgwood Boulevard - Sta 20+00 to 24+00	C3.4
Plan & Profile: Bridgwood Boulevard - Sta 24+00 to 30+60.51	C3.5
Plan & Profile: Loop - Sta 0+00 to 10+00	C3.6
Plan & Profile: Loop - Sta 10+00 to 18+00	C3.7
Plan & Profile: Loop - Sta 18+00 to 18+00	C3.8
Plan & Profile: Loop - Sta 18+00 to 23+00	C3.9
Plan & Profile: Loop - Sta 23+00 to 32+00	C3.10
Plan & Profile: Loop - Sta 32+00 to 35+10.89	C3.11
Plan & Profile: Entrance - Sta 0+00 to 2+13.54	C3.12



**SEWER & WATER COVER SHEET**



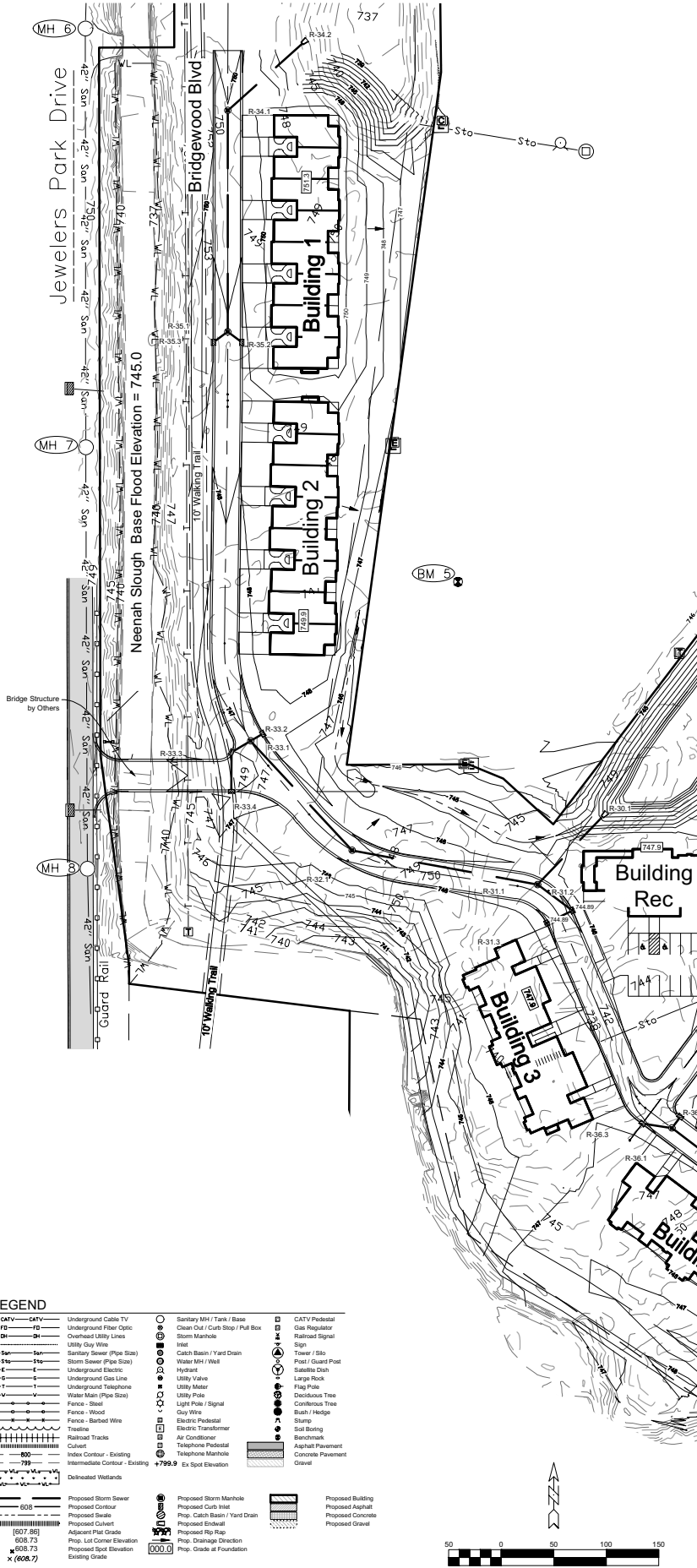
**DAVEL ENGINEERING & ENVIRONMENTAL, INC.**  
Civil Engineers and Land Surveyors  
1164 Province Terrace, Menasha, WI 54952  
Ph: 920-991-1866 Fax: 920-441-0804  
www.davel.pro

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Interstate "41"



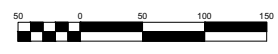
Match Line See Sheet C1.4

- BENCHMARKS (NAVD 88)**
- BM 1 Cut Square on Top of SE wing wall of Bridge Intersection of Cameron Way and Jewelers Park Dr  
Elev 748.53
  - BM 2 "X" on Light Pole Base #770' E of BM 1 & #258' S of Ground Round Entrance  
Elev 748.64
  - BM 3 Top of Galvanized Pipe Elbow NE Corner of Development, East of Pond  
Elev 749.09
  - BM 4 Fire Hydrant, Tag Bolt (Bury) East side of Cameron Circle, At #1234  
Elev 751.33
  - BM 5 Fire Hydrant, Tag Bolt End of Cameron Circle CDE, N. of #1206  
Elev 751.90
  - BM 6 Fire Hydrant, Tag Bolt (Bury) West Side of Hanson St., ~50' S of Foxwood Crossing Apt South Dr.  
Elev 753.86
  - BM 7 Fire Hydrant, SV Bolt #432' SW of BM 6 & West side to Hanson St.  
Elev 754.16

- NOTES:**
1. Existing utilities shown are indicated in accordance with available records and field measurements. The contractor shall be responsible for obtaining exact locations & elevations of all utilities, including sewer and water from the owners of the respective utilities. All utility owners shall be notified by the contractor 72 hours prior to excavation. Contact Digger's Hotline (1-800-242-8511) for exact utility locations.
  2. The Contractor shall verify all staking and field layout against the plan and field conditions prior to constructing the work and immediately notify the Engineer of any discrepancies.
  3. The contractor shall minimize the area disturbed by construction as the project is constructed. Disturbed areas shall be seeded as soon as final grade is established. Contractor shall replace topsoil and then seed, fertilize and mulch all lawn areas within 1 week of topsoil placement.
  4. Contractor shall remove all excess materials from the site. Earthwork contractors shall verify topsoil depth.

**LEGEND**

<ul style="list-style-type: none"> <li>— GVT — GVT — Underground Cable TV</li> <li>— FB — FB — Underground Fiber Optic</li> <li>— OH — OH — Overhead Utility Lines</li> <li>— UG — UG — Utility Day Wire</li> <li>— SS — SS — Sanitary Sewer (Pipe Size)</li> <li>— SS — SS — Storm Sewer (Pipe Size)</li> <li>— UG — UG — Underground Gas Line</li> <li>— UG — UG — Underground Telephone</li> <li>— WM — WM — Water Main (Pipe Size)</li> <li>— F — F — Fence - Wood</li> <li>— F — F — Fence - Barbed Wire</li> <li>— T — T — Ties/line</li> <li>— R — R — Railroad Tracks</li> <li>— C — C — Culvert</li> <li>— I — I — Index Contour - Existing</li> <li>— I — I — Intersected Contour - Existing</li> <li>— W — W — Delineated Wetlands</li> <li>— S — S — Proposed Storm Sewer</li> <li>— S — S — Proposed Swale</li> <li>— C — C — Proposed Culvert</li> <li>— G — G — Adjacent Final Grade</li> <li>— E — E — Prop. Lot Corner Elevation</li> <li>— E — E — Proposed Spot Elevation</li> <li>— E — E — Existing Spot Elevation</li> </ul>	<ul style="list-style-type: none"> <li>○ Sanitary MH / Tank / Base</li> <li>○ Clean Out / Curb Stop / Full Box</li> <li>○ Storm Manhole</li> <li>○ Water</li> <li>○ Catch Basin / Yard Drain</li> <li>○ Water MH / Well</li> <li>○ Hydrant</li> <li>○ Utility Valve</li> <li>○ Utility Pole</li> <li>○ Light Pole / Signal</li> <li>○ Clay Wire</li> <li>○ Electric Pedestal</li> <li>○ Electric Transformer</li> <li>○ Air Conditioner</li> <li>○ Telephone Pedestal</li> <li>○ Telephone Manhole</li> <li>○ 779.9 Ex Spot Elevation</li> <li>○ Proposed Storm Manhole</li> <li>○ Proposed Catch Inter</li> <li>○ Prop. Catch Basin / Yard Drain</li> <li>○ Proposed Endwall</li> <li>○ Proposed Rip-Rap</li> <li>○ Prop. Drainage Direction</li> <li>○ Prop. Grade at Foundation</li> <li>○ Proposed Building</li> <li>○ Proposed Asphalt</li> <li>○ Proposed Concrete</li> <li>○ Proposed Gravel</li> </ul>
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 Time: 07:48:22 AM  
 Project: 8889enr.dwg  
 Author: JND  
 Title: Dring

**Bridgewood Apartments**  
 City of Neenah, Winnebago County, WI  
 For: Bridgewood Luxury Apartments, LLC

**DRAINAGE & GRADING**  
**PLAN**

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**DAVEL ENGINEERING & ENVIRONMENTAL, INC.**  
 Civil Engineers and Land Surveyors  
 1164 Province Terrace, Menasha, WI 54952  
 Ph: 920-991-1868 Fax: 920-441-0804  
 www.davel.pro



**BENCHMARKS (NAVD 88)**

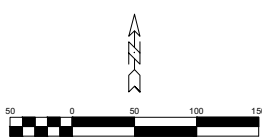
- BM 1 Cur Square on Top of 5/8" wing wall of bridge Intersection of Cameron Way and Jewellers Park Dr. Elev: 748.53
- BM 2 "X" on Light Pole Base 4770 E of BM 1 & 250' S of Ground Round Entrance. Elev: 748.84
- BM 3 Top of Galvanized Pipe Elbow NE Corner of Development, East of Pond. Elev: 745.05
- BM 4 Fire Hydrant, Tag Bolt (Bury) East side of Cameron Circle, A1 #1234. Elev: 751.33
- BM 5 Fire Hydrant, Tag Bolt East of Cameron Circle 025, N. of #1228. Elev: 751.90
- BM 6 Fire Hydrant, Tag Bolt (Bury) West Side of Harrison St., 59' S of Financed Crossing Aft South Cr. Elev: 752.85
- BM 7 Fire Hydrant, SW Out 4425 SW of BM 6 & West side to Harrison St. Elev: 754.15

**LEGEND**

<ul style="list-style-type: none"> <li>--- GUY --- GUY --- Underground Cable TV</li> <li>--- FIB --- FIB --- Underground Fiber Optic</li> <li>--- UT --- UT --- Overhead Utility Lines</li> <li>--- UG --- UG --- Utility GUY Wire</li> <li>--- SS --- SS --- Sanitary Sewer (Pipe Size)</li> <li>--- ST --- ST --- Storm Sewer (Pipe Size)</li> <li>--- UE --- UE --- Underground Electric</li> <li>--- GL --- GL --- Underground Gas Line</li> <li>--- WM --- WM --- Underground Water Main (Pipe Size)</li> <li>--- F --- F --- Fence - Steel</li> <li>--- FW --- FW --- Fence - Wood</li> <li>--- FBW --- FBW --- Fence - Barbed Wire</li> <li>--- TR --- TR --- Trailline</li> <li>--- RT --- RT --- Railroad Tracks</li> <li>--- C --- C --- Culvert</li> <li>--- IC --- IC --- Index Contour - Existing</li> <li>--- 799 --- 799 --- Intersected Contour - Existing</li> <li>--- W --- W --- Delineated Wetlands</li> </ul>	<ul style="list-style-type: none"> <li>○ Sanitary MH / Tank / Base</li> <li>○ Clean Out / Curb Stop / P&amp;B Box</li> <li>○ Storm Manhole</li> <li>○ Meter</li> <li>○ Catch Basin / Yard Drain</li> <li>○ Water MH / Well</li> <li>○ Hydrant</li> <li>○ Utility Valve</li> <li>○ Utility Meter</li> <li>○ Utility Pole</li> <li>○ Light Pole / Signal</li> <li>○ GUY Wire</li> <li>○ Electric Pedestal</li> <li>○ Air Conditioner</li> <li>○ Telephone Pedestal</li> <li>○ Telephone Manhole</li> <li>○ +799.9 Ex Spot Elevation</li> </ul>	<ul style="list-style-type: none"> <li>□ CATV Pedestal</li> <li>□ Gas Regulator</li> <li>□ Railroad Signal</li> <li>□ Sign</li> <li>□ Tower / Silo</li> <li>□ Post / Guard Post</li> <li>□ Satellite Dish</li> <li>□ Large Rock</li> <li>□ Flag Pole</li> <li>□ Deciduous Tree</li> <li>□ Coniferous Tree</li> <li>□ Bush / Hedge</li> <li>□ Stump</li> <li>□ Soil Boring</li> <li>□ Benchmark</li> <li>□ Asphalt Pavement</li> <li>□ Concrete Pavement</li> <li>□ Gravel</li> </ul>
<ul style="list-style-type: none"> <li>--- S --- S --- Proposed Storm Sewer</li> <li>--- SW --- SW --- Proposed Storm</li> <li>--- SW --- SW --- Proposed Swale</li> <li>--- C --- C --- Proposed Culvert</li> <li>--- PG --- PG --- Adjacent Final Grade</li> <li>--- 608.73 --- 608.73 --- Prop. Lot Corner Elevation</li> <li>--- 608.73 --- 608.73 --- Proposed Spot Elevation</li> <li>--- 606.7 --- 606.7 --- Existing Grade</li> </ul>	<ul style="list-style-type: none"> <li>○ Proposed Storm Manhole</li> <li>○ Proposed Catch Basin</li> <li>○ Prop. Catch Basin / Yard Drain</li> <li>○ Proposed Endwall</li> <li>○ Proposed Rip-Rap</li> <li>○ Prop. Drainage Direction</li> <li>○ Prop. Grade at Foundation</li> </ul>	<ul style="list-style-type: none"> <li>--- B --- B --- Proposed Building</li> <li>--- A --- A --- Proposed Asphalt</li> <li>--- C --- C --- Proposed Concrete</li> <li>--- G --- G --- Proposed Gravel</li> </ul>

**NOTES:**

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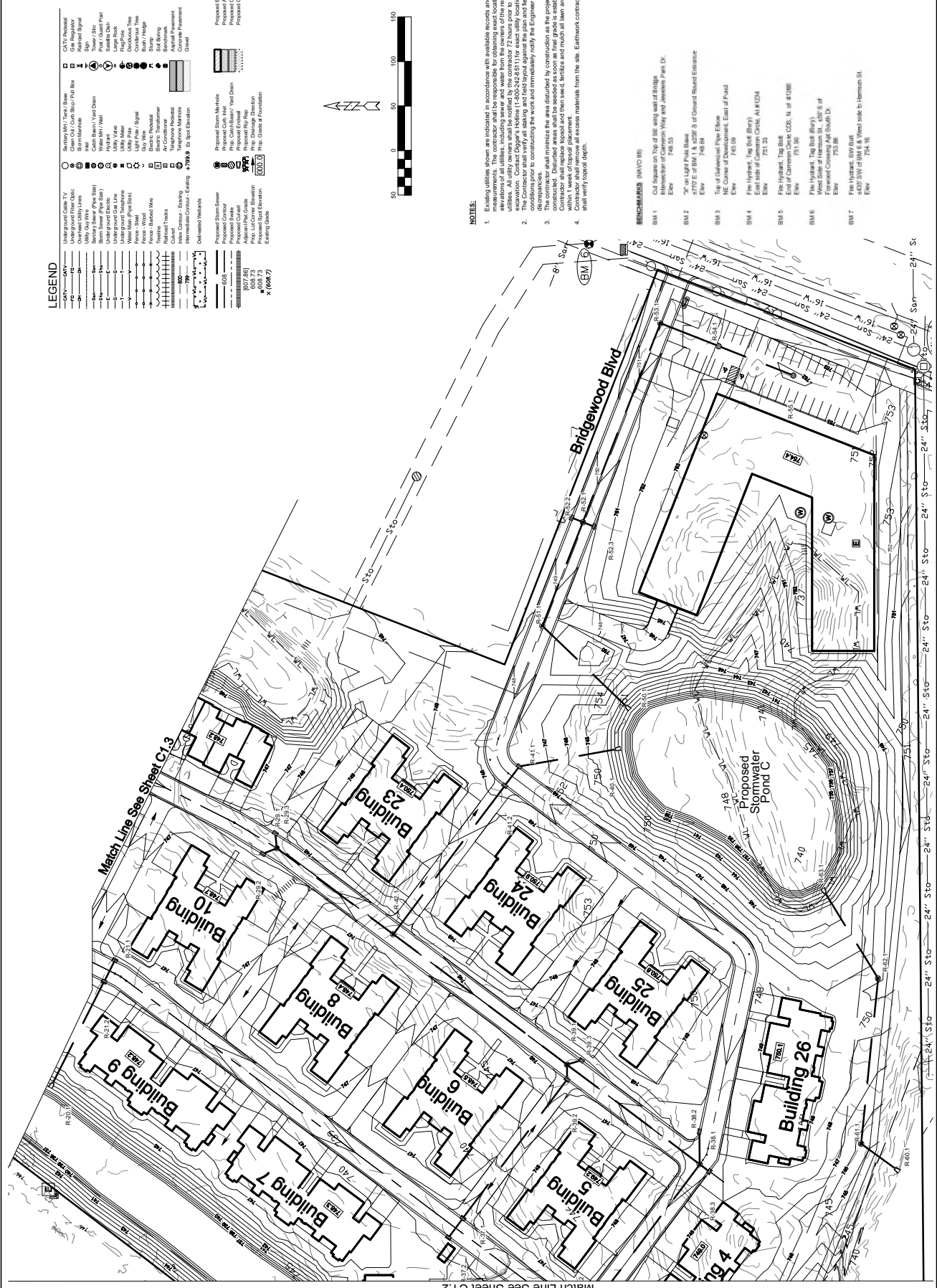
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Drawn by	JND
Checked by	eric
Date	07/8/2022
Filename	6895enr.dwg

**Bridgewood Apartments**  
 City of Neenah, Winnebago County, WI  
 For: Bridgewood Luxury Apartments, LLC

**DRAINAGE & GRADING PLAN**



**DAVEL ENGINEERING & ENVIRONMENTAL, INC.**  
 Civil Engineers and Land Surveyors  
 1164 Province Terrace, Menasha, WI 54952  
 Ph: 920-991-1868 Fax: 920-441-0804  
 www.davel.pro



**LEGEND**

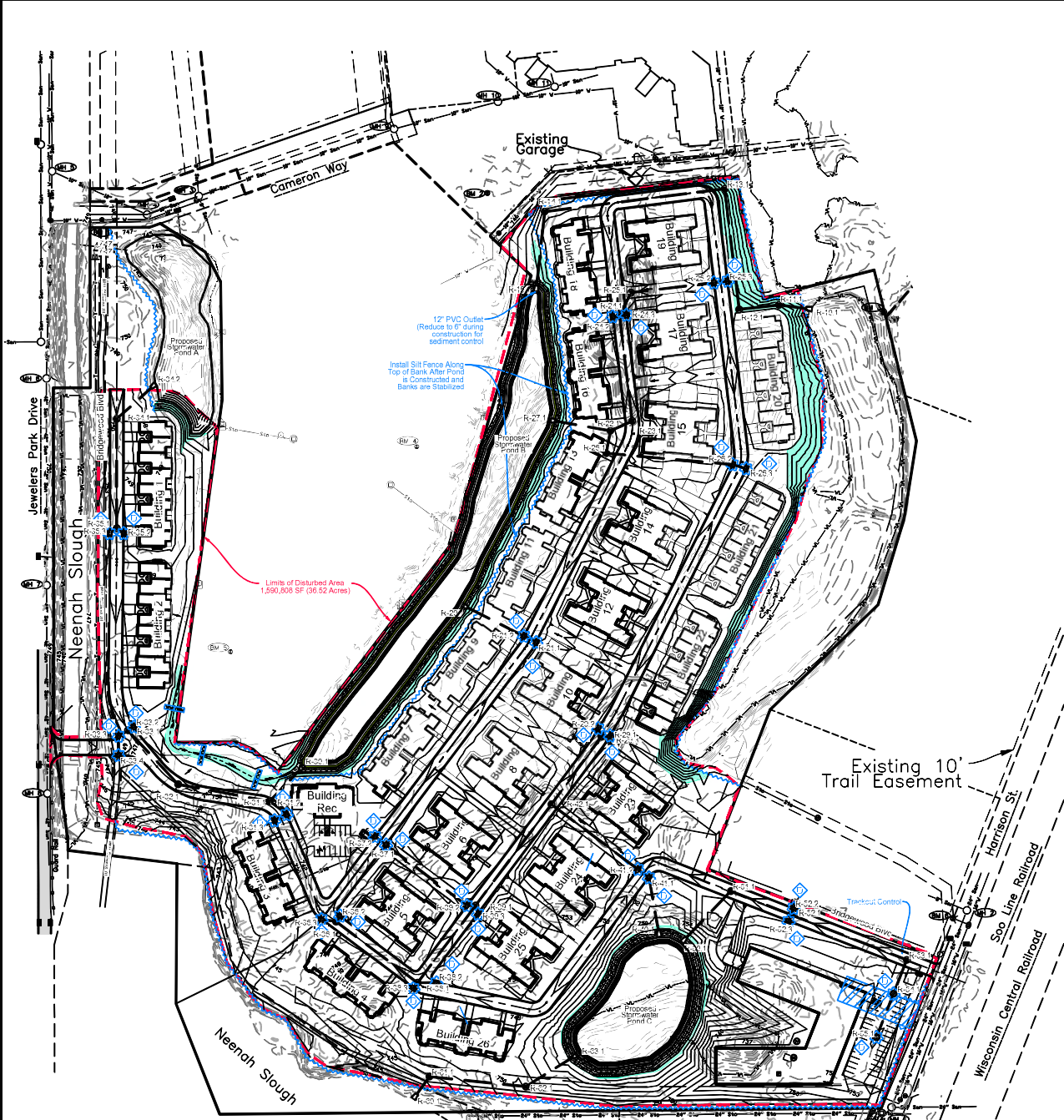
Underground Cable TV	Sanitary Sewer (18" Dia)	Proposed Storm Main	Proposed Storm Sewer
Underground Electric	Sanitary Sewer (15" Dia)	Proposed Storm Main	Proposed Storm Sewer
Water Main (18" Dia)	Sanitary Sewer (12" Dia)	Proposed Storm Main	Proposed Storm Sewer
Water Main (15" Dia)	Sanitary Sewer (9" Dia)	Proposed Storm Main	Proposed Storm Sewer
Water Main (12" Dia)	Sanitary Sewer (6" Dia)	Proposed Storm Main	Proposed Storm Sewer
Water Main (9" Dia)	Sanitary Sewer (4" Dia)	Proposed Storm Main	Proposed Storm Sewer
Water Main (6" Dia)	Sanitary Sewer (3" Dia)	Proposed Storm Main	Proposed Storm Sewer
Water Main (4" Dia)	Sanitary Sewer (2" Dia)	Proposed Storm Main	Proposed Storm Sewer
Water Main (3" Dia)	Sanitary Sewer (1.5" Dia)	Proposed Storm Main	Proposed Storm Sewer
Water Main (2" Dia)	Sanitary Sewer (1" Dia)	Proposed Storm Main	Proposed Storm Sewer
Water Main (1.5" Dia)	Sanitary Sewer (0.75" Dia)	Proposed Storm Main	Proposed Storm Sewer
Water Main (1" Dia)	Sanitary Sewer (0.5" Dia)	Proposed Storm Main	Proposed Storm Sewer
Water Main (0.75" Dia)	Sanitary Sewer (0.375" Dia)	Proposed Storm Main	Proposed Storm Sewer
Water Main (0.5" Dia)	Sanitary Sewer (0.25" Dia)	Proposed Storm Main	Proposed Storm Sewer
Water Main (0.375" Dia)	Sanitary Sewer (0.1875" Dia)	Proposed Storm Main	Proposed Storm Sewer
Water Main (0.25" Dia)	Sanitary Sewer (0.1406" Dia)	Proposed Storm Main	Proposed Storm Sewer
Water Main (0.1875" Dia)	Sanitary Sewer (0.1055" Dia)	Proposed Storm Main	Proposed Storm Sewer
Water Main (0.1406" Dia)	Sanitary Sewer (0.0791" Dia)	Proposed Storm Main	Proposed Storm Sewer
Water Main (0.1055" Dia)	Sanitary Sewer (0.0593" Dia)	Proposed Storm Main	Proposed Storm Sewer
Water Main (0.0791" Dia)	Sanitary Sewer (0.0445" Dia)	Proposed Storm Main	Proposed Storm Sewer
Water Main (0.0593" Dia)	Sanitary Sewer (0.0334" Dia)	Proposed Storm Main	Proposed Storm Sewer
Water Main (0.0334" Dia)	Sanitary Sewer (0.0250" Dia)	Proposed Storm Main	Proposed Storm Sewer
Water Main (0.0250" Dia)	Sanitary Sewer (0.0188" Dia)	Proposed Storm Main	Proposed Storm Sewer
Water Main (0.0188" Dia)	Sanitary Sewer (0.0141" Dia)	Proposed Storm Main	Proposed Storm Sewer
Water Main (0.0141" Dia)	Sanitary Sewer (0.0106" Dia)	Proposed Storm Main	Proposed Storm Sewer
Water Main (0.0106" Dia)	Sanitary Sewer (0.0079" Dia)	Proposed Storm Main	Proposed Storm Sewer
Water Main (0.0079" Dia)	Sanitary Sewer (0.0059" Dia)	Proposed Storm Main	Proposed Storm Sewer
Water Main (0.0059" Dia)	Sanitary Sewer (0.0044" Dia)	Proposed Storm Main	Proposed Storm Sewer
Water Main (0.0044" Dia)	Sanitary Sewer (0.0033" Dia)	Proposed Storm Main	Proposed Storm Sewer
Water Main (0.0033" Dia)	Sanitary Sewer (0.0025" Dia)	Proposed Storm Main	Proposed Storm Sewer
Water Main (0.0025" Dia)	Sanitary Sewer (0.0019" Dia)	Proposed Storm Main	Proposed Storm Sewer
Water Main (0.0019" Dia)	Sanitary Sewer (0.0014" Dia)	Proposed Storm Main	Proposed Storm Sewer
Water Main (0.0014" Dia)	Sanitary Sewer (0.0011" Dia)	Proposed Storm Main	Proposed Storm Sewer
Water Main (0.0011" Dia)	Sanitary Sewer (0.0008" Dia)	Proposed Storm Main	Proposed Storm Sewer
Water Main (0.0008" Dia)	Sanitary Sewer (0.0006" Dia)	Proposed Storm Main	Proposed Storm Sewer
Water Main (0.0006" Dia)	Sanitary Sewer (0.0004" Dia)	Proposed Storm Main	Proposed Storm Sewer
Water Main (0.0004" Dia)	Sanitary Sewer (0.0003" Dia)	Proposed Storm Main	Proposed Storm Sewer
Water Main (0.0003" Dia)	Sanitary Sewer (0.0002" Dia)	Proposed Storm Main	Proposed Storm Sewer
Water Main (0.0002" Dia)	Sanitary Sewer (0.0001" Dia)	Proposed Storm Main	Proposed Storm Sewer
Water Main (0.0001" Dia)	Sanitary Sewer (0.0000" Dia)	Proposed Storm Main	Proposed Storm Sewer

**NOTES:**

- Existing utilities shown are indicated in accordance with available records and field measurements. The contractor shall be responsible for obtaining exact locations and depths of all utilities. All utility owners shall be notified by the contractor 72 hours prior to construction. The contractor shall be responsible for obtaining exact locations and depths of all utilities. The contractor shall be responsible for obtaining exact locations and depths of all utilities.
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**BENCHMARKS (MVC/B)**

BM1	Top of 18" Dia. Manhole at 748.53
BM2	Top of 18" Dia. Manhole at 748.53
BM3	Top of 18" Dia. Manhole at 748.53
BM4	Top of 18" Dia. Manhole at 748.53
BM5	Top of 18" Dia. Manhole at 748.53
BM6	Top of 18" Dia. Manhole at 748.53
BM7	Top of 18" Dia. Manhole at 748.53



**LEGEND**

<ul style="list-style-type: none"> <li>Underground Cable TV</li> <li>Underground Fiber Optic</li> <li>Overhead Utility Lines</li> <li>Utility Guy Wire</li> <li>Sanitary Sewer (Pipe Size)</li> <li>Storm Sewer (Pipe Size)</li> <li>Underground Electric</li> <li>Underground Gas Line</li> <li>Underground Telephone</li> <li>Water Main (Pipe Size)</li> <li>Fence - Steel</li> <li>Fence - Wood</li> <li>Fence - Barbed Wire</li> <li>Trees</li> <li>Railroad Tracks</li> <li>Culvert</li> <li>Index Contour - Existing</li> <li>Intermediate Contour - Existing</li> <li>Delimited Wetlands</li> <li>Proposed Storm Sewer</li> <li>Proposed Culvert</li> <li>Proposed Swale</li> <li>Proposed Culvert</li> <li>Proposed Silt Fence</li> <li>Prop. Drainage Direction</li> <li>Proposed Tracking Pad</li> <li>Proposed Ditch Check</li> </ul>	<ul style="list-style-type: none"> <li>Sanitary MH / Tank / Base</li> <li>Clean Out / Catch Basin / Pull Box</li> <li>Storm Manhole</li> <li>Inlet</li> <li>Catch Basin / Yard Drain</li> <li>Water MH / Well</li> <li>Hydrant</li> <li>Utility Valve</li> <li>Utility Meter</li> <li>Utility Pole</li> <li>Light Pole / Signal</li> <li>Guy Wire</li> <li>Electric Pedestal</li> <li>Electric Transformer</li> <li>Air Conditioner</li> <li>Telephone Pedestal</li> <li>Telephone Manhole</li> <li>Ex Spot Elevation</li> <li>Proposed Storm Manhole</li> <li>Proposed Catch Inlet</li> <li>Prop. Catch Basin / Yard Drain</li> <li>Proposed Endwall</li> <li>Proposed Rip Rap</li> <li>Proposed Class 1, Type A Erosion Mat</li> <li>Proposed Inlet Protection</li> <li>Type of Inlet Protection</li> </ul>	<ul style="list-style-type: none"> <li>CATV Pedestal</li> <li>Gas Regulator</li> <li>Railroad Signal</li> <li>Sign</li> <li>Tower / Silo</li> <li>Post / Guard Post</li> <li>Skeletal Deck</li> <li>Large Rock</li> <li>Flag Pole</li> <li>Debris Trap</li> <li>Continuous Tree</li> <li>Bush / Hedge</li> <li>Stamp</li> <li>Soil Boring</li> <li>Benchmark</li> <li>Asphalt Pavement</li> <li>Concrete Pavement</li> <li>Gravel</li> <li>Proposed Building</li> <li>Proposed Asphalt</li> <li>Proposed Concrete</li> <li>Proposed Gravel</li> </ul>
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CS 5	07/8/2022	8885enr.dwg	etc
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**Bridgewood Apartments**  
 City of Neenah, Winnebago County, WI  
 For: Bridgewood Luxury Apartments, LLC

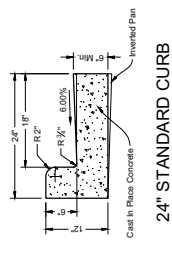
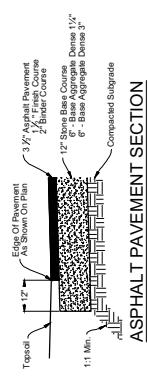
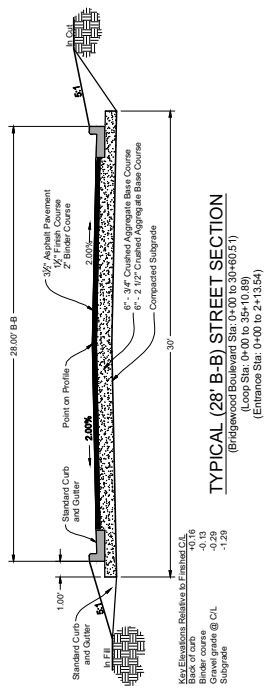
**EROSION & SEDIMENT CONTROL PLAN**

**DAVEL ENGINEERING & ENVIRONMENTAL, INC.**  
 Civil Engineers and Land Surveyors  
 1164 Province Terrace, Menasha, WI 54952  
 Ph. 920-991-1866 Fax. 920-441-0804  
 www.davel.pro



CONSTRUCTION DETAILS

For: Bridgewood Luxury Apartments, LLC  
 City of Neenah, Winnebago County, WI

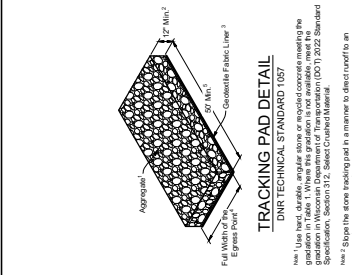




# EROSION & SEDIMENT CONTROL DETAILS

For: Bridgewood Luxury Apartments, LLC  
City of Neenah, Winnebago County, WI

Date:	07/11/2022
Project:	6895engr.dwg
Author:	ERD
Check by:	eric
Page:	C2-3



**TRACKING PAD DETAIL**  
DNR TECHNICAL STANDARD 1057

Use hard, durable, angular stone or modiol concrete meeting the gradation in Table 1. Where this gradation is not available, meet the gradation in Table 1. Aggregate shall be placed in a 12" wide access to the tracking pad. A dedicated access lane at least 12" wide across the pad shall be provided to facilitate access to the tracking pad. See Section 1057.02, Standard Specification, Section 312.2, Select Contract Material.

Specify the stone tracking pad in a manner to direct runoff in an approved treatment practice.

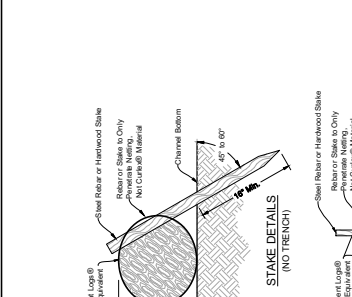
Specify stone based on soil conditions and vehicle loading.

Specify tracking pad access fully verified the access point, or restrict access to a dedicated access lane at least 12" wide across the pad.

Use 1/2" x 1/2" x 1/2" and length is not available, use 3/4" x 3/4" x 3/4" maximum length granular and supplement with additional practices as needed.

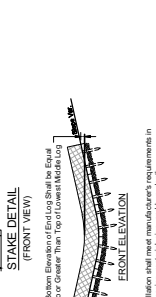
TABLE 1. GRADATION FOR STONE TRACKING PADS

SIZE (INCHES)	PERCENT PASSING (%)
1/2"	100
3/8"	100
1/4"	100
1/8"	25-40
3/16"	0-20
1/16"	0-10
No. 20	0-4



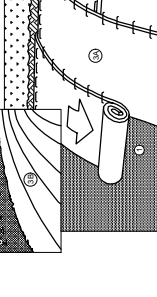
**STAKE DETAILS (NO TRENCH)**

Use 2" diameter stake with 1/2" diameter hole. Stake shall be driven into the ground to a depth of 12". Stake shall be spaced at 10' on center.



**STAKE DETAIL (FRONT VIEW)**

Bottom Slope of End Log Shall be Equal to or Greater Than Top of Lowest Middle Log



**SEDIMENT LOG DETAIL**

NOTE: Sediment logs shall meet the above dimensions in regard to spacing, material size, and buoy weight.



**TRENCH DETAIL**

Use 1/2" aggregate and 1/2" geotextile fabric liner. Trench shall be 12" wide and 4" deep. Trench shall be spaced at 10' on center.



**SILT FENCE INSTALLATION**  
DNR TECHNICAL STANDARD 1056

Installation shall be in accordance with the following:

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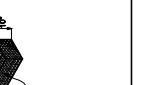


**INLET PROTECTION, TYPE D-M**  
DNR TECHNICAL STANDARD 1060

(CAN BE INSTALLED IN VALET WITH OR WITHOUT A CURB BOX)

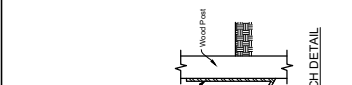
NOTE: Inlet protection shall be installed in accordance with the following:

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**OUTLET PROTECTION**

Use 1/2" aggregate and 1/2" geotextile fabric liner. Outlet protection shall be 12" wide and 4" deep. Outlet protection shall be spaced at 10' on center.



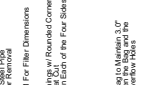
**CURVE SEDIMENT LOGS**

Use 12" diameter log with 1/2" diameter hole. Log shall be driven into the ground to a depth of 12". Log shall be spaced at 10' on center.



**WOOD POST**

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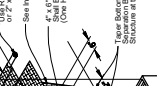
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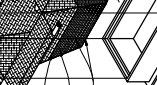
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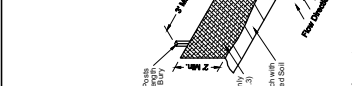
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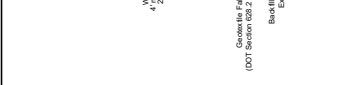
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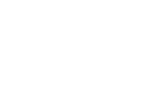
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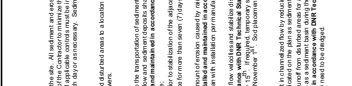
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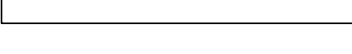
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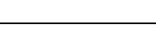
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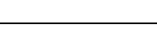
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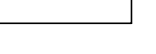
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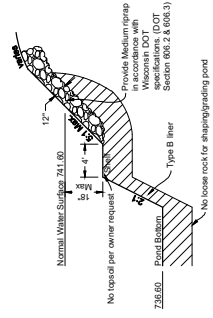
# STORMWATER POND DETAIL

Bridgewood Apartments  
 City of Neenah, Winnebago County, WI  
 For: Bridgewood Luxury Apartments, LLC

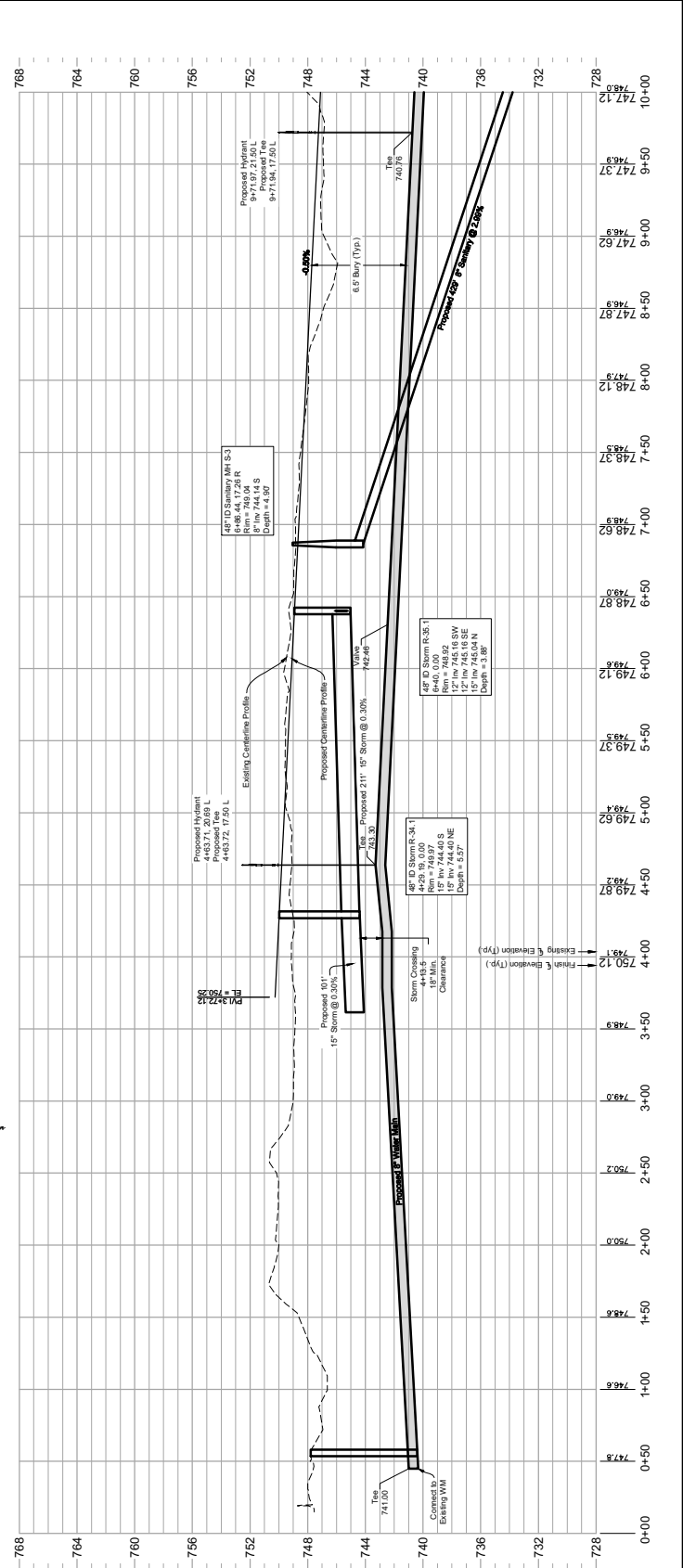
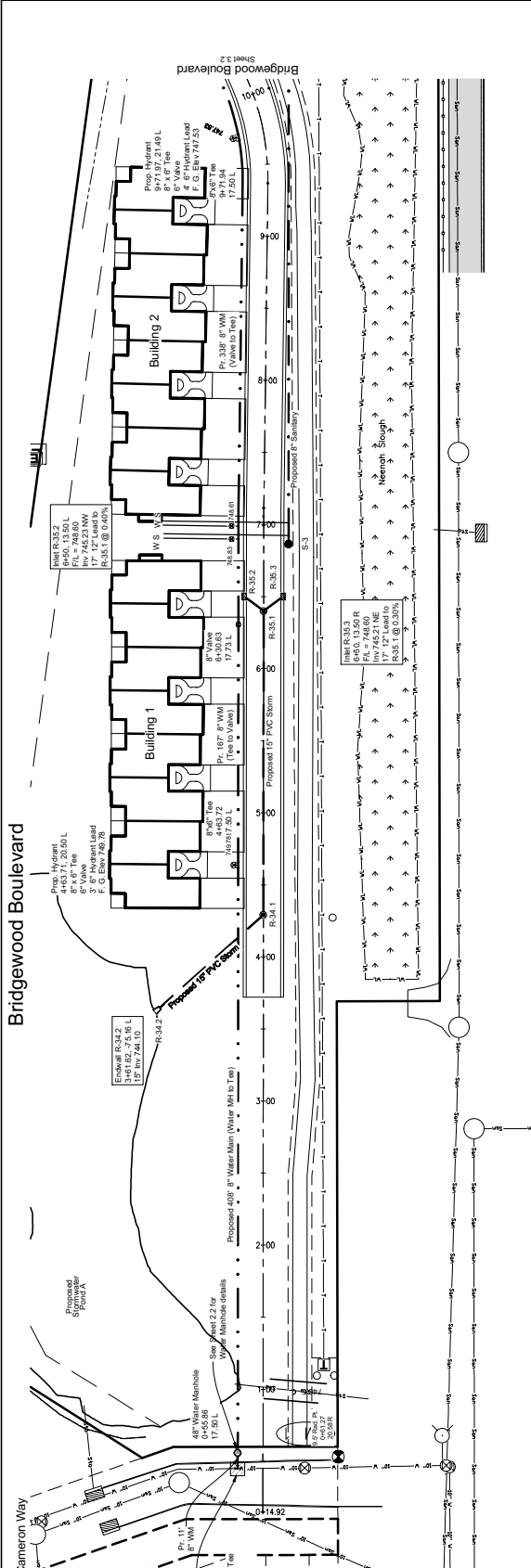
Date:	07/16/2022
Project:	6895engr.dwg
Author:	JRD
Check by:	eric
Page:	C2.5



- Pond Notes:**
- The base of the embankment shall be stripped of all vegetation, stumps, topsoil and other debris. The embankment shall be compacted to 95% standard.
  - Embankments shall be compacted with non-organic soils and compacted to 95% standard prior according to the procedures outlined in ASTM D698. No less stumps, or other debris shall be present. The embankment height shall be increased a minimum of 5% to account for settling.
  - All pipes extending through the embankment shall be bedded and banded with the same standard as the original embankment. Excavation through a completed embankment shall have a side slope of 1:1 or flatter.
  - Excavation for elevations below the normal water surface, as work is completed. The minimum depth of topsoil shall be 4 inches. All areas disturbed by pond construction shall be seeded as works completed. Slopes steeper immediately after pond is "roughed in". This will require topsoil application. Slopes steeper than 4:1 shall be protected with erosion control blankets. Slopes shall be protected in accordance with 627.1 of the DOT Standard Specifications for Highway Construction. DOT Class 1, Type B erosion mat will be required on slopes steeper than 4:1 (Section 628.2 & 628.3).
  - Rezo at all inflow points shall extend a minimum of 18 vertical inches below the permanent pool. (Section 609.2 & 609.3).
  - Any embankment shall be excavated to a depth two feet deeper than the proposed pond grade.
  - The pond shall be constructed with a Type B Liner with the following WDMFR specifications: Polyethylene (HDPE), Polypropylene (PP), or any liner satisfying Type A Liner criteria.
- Check specifications as follows:
- 50% liner (200 mil) or more.
  - Hydraulic conductivity of 1 x 10<sup>-10</sup> cm/sec or less.
  - Minimum thickness of 30 mil.
  - Average PI of 7 or more, with no values less than 5.
  - Clay composition and documentation as specified in MNCSS Wisconsin Construction Specifications for Water Storage Facilities.
  - Minimum thickness of 2 feet.
  - If in-situ soils meet the above requirements of the specifications for a Type B Clay Liner, the in-situ soils may be used below the pond bottom, the in-situ soils then shall fit the pond liner requirements.
- HDPE liner specifications are as follows:
- Design according to the criteria in Table 3 of MNCSS 313, Water Storage Facility Technical Specification 202, Polyethylene
  - Chemicals Lining
  - Design according to the criteria in Table 3 of MNCSS 313, Water Storage Facility Technical Specification 202, Polyethylene
  - Minimum thickness of 30 mil.
  - Design according to the criteria in Table 3 of MNCSS 313, Water Storage Facility Technical Specification 202, Polyethylene
  - Chemicals Lining
  - Design according to the criteria in Table 3 of MNCSS 313, Water Storage Facility Technical Specification 202, Polyethylene
  - Any pond fountain or aeration device shall comply with conditions of DNR Technical Standard 1001, Section 1.02.A.



TYPICAL CROSS SECTION



**NOTES:**

- ALL DIMENSIONS TO BACK OF CURB.
- PROPOSED GRADE.
- EXISTING GRADE.
- EXISTING UTILITY LOCATIONS.
- EXISTING UTILITY DEPTHS.
- EXISTING UTILITY SIZES.
- EXISTING UTILITY MATERIALS.
- EXISTING UTILITY SPACINGS.
- EXISTING UTILITY OFFSETS.
- EXISTING UTILITY BENDS.
- EXISTING UTILITY JUNCTIONS.
- EXISTING UTILITY CROSSINGS.
- EXISTING UTILITY ENCLOSURES.
- EXISTING UTILITY PROTECTORS.
- EXISTING UTILITY VALVES.
- EXISTING UTILITY CLEANOUTS.
- EXISTING UTILITY MANHOLES.
- EXISTING UTILITY CHAMBERS.
- EXISTING UTILITY STRUCTURES.
- EXISTING UTILITY EQUIPMENT.
- EXISTING UTILITY ACCESSORIES.
- EXISTING UTILITY SUPPLIES.
- EXISTING UTILITY TOOLS.
- EXISTING UTILITY MATERIALS.
- EXISTING UTILITY METHODS.
- EXISTING UTILITY PROCEDURES.
- EXISTING UTILITY STANDARDS.
- EXISTING UTILITY SPECIFICATIONS.
- EXISTING UTILITY REQUIREMENTS.
- EXISTING UTILITY CONDITIONS.
- EXISTING UTILITY LIMITATIONS.
- EXISTING UTILITY CONSTRAINTS.
- EXISTING UTILITY RISKS.
- EXISTING UTILITY OPPORTUNITIES.
- EXISTING UTILITY CHALLENGES.
- EXISTING UTILITY SOLUTIONS.
- EXISTING UTILITY RECOMMENDATIONS.
- EXISTING UTILITY CONCLUSIONS.
- EXISTING UTILITY SUMMARY.

**LEGEND:**

- Proposed Storm Sewer
- Proposed Water Main
- Proposed Gas Line
- Proposed Electric Line
- Proposed Telephone Line
- Proposed Cable Line
- Proposed Sewer Manhole
- Proposed Storm Manhole
- Proposed Water Manhole
- Proposed Gas Manhole
- Proposed Electric Manhole
- Proposed Telephone Manhole
- Proposed Cable Manhole
- Proposed Sewer Valve
- Proposed Storm Valve
- Proposed Water Valve
- Proposed Gas Valve
- Proposed Electric Valve
- Proposed Telephone Valve
- Proposed Cable Valve
- Proposed Sewer Cleanout
- Proposed Storm Cleanout
- Proposed Water Cleanout
- Proposed Gas Cleanout
- Proposed Electric Cleanout
- Proposed Telephone Cleanout
- Proposed Cable Cleanout
- Proposed Sewer Access
- Proposed Storm Access
- Proposed Water Access
- Proposed Gas Access
- Proposed Electric Access
- Proposed Telephone Access
- Proposed Cable Access
- Proposed Sewer Structure
- Proposed Storm Structure
- Proposed Water Structure
- Proposed Gas Structure
- Proposed Electric Structure
- Proposed Telephone Structure
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- Proposed Electric Equipment
- Proposed Telephone Equipment
- Proposed Cable Equipment







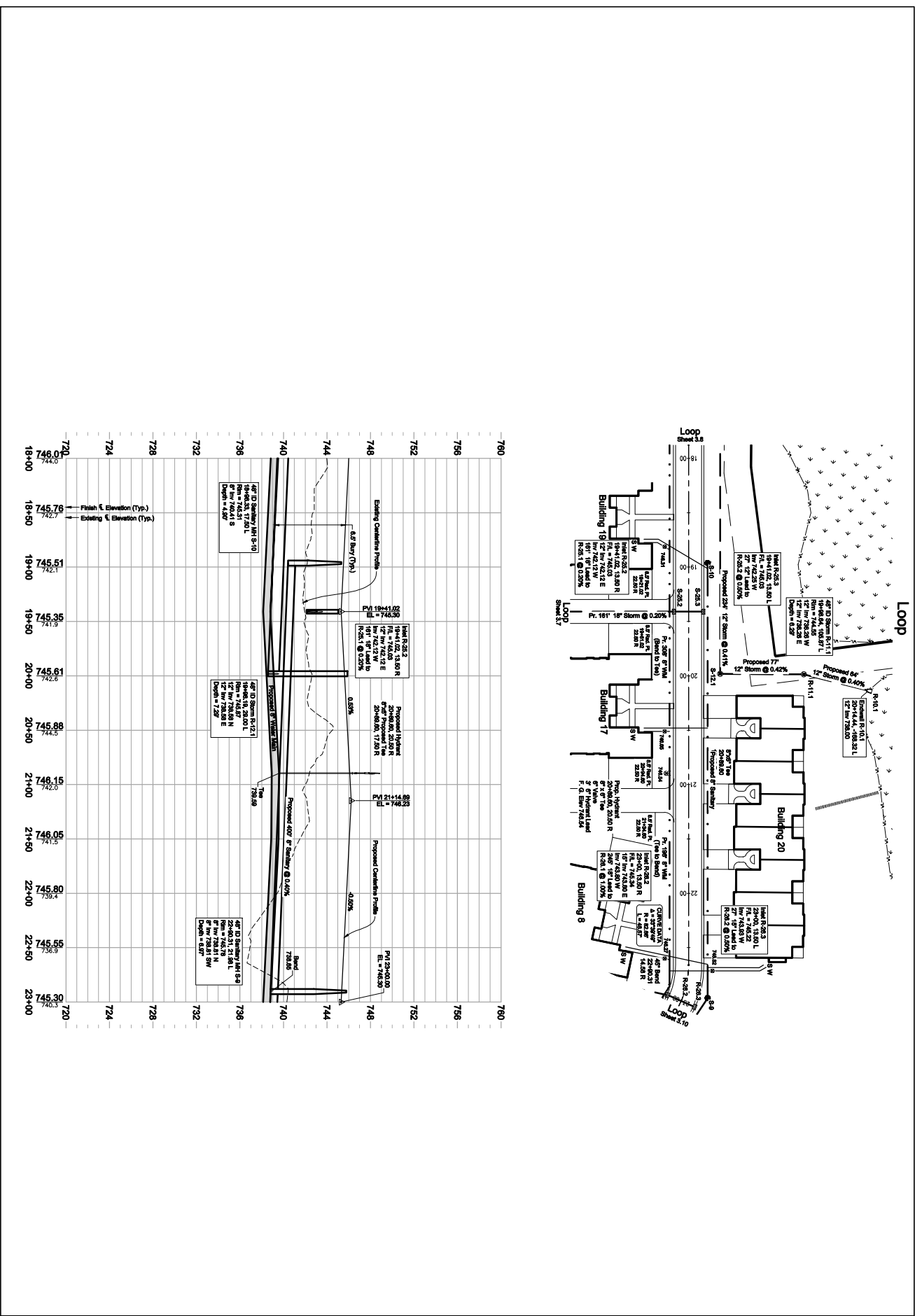








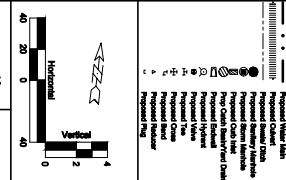




**NOTES:**  
 1. ROAD EXISTING TO MATCH OR CHANG.  
 2. 6" R/C - PROPOSED DRIVE.  
 3. ROWLIMS ARE INCLUDED IN OLIVERS' LAYOUT.

**LEGEND**

	Proposed Stormwater Conveyance
	Proposed Stormwater Catch Basin
	Proposed Stormwater Manhole
	Proposed Stormwater Valve
	Proposed Stormwater Inlet
	Proposed Stormwater Outlet
	Proposed Stormwater Structure
	Proposed Stormwater Structure
	Proposed Stormwater Structure
	Proposed Stormwater Structure
	Proposed Stormwater Structure
	Proposed Stormwater Structure



**Bridgewood Apartments**  
 City of Neenah, Winnebago County, WI  
 For: Bridgewood Luxury Apartments, LLC

**IMPROVEMENT PLANS**  
 Loop  
 Sta 18+00 to 23+00

**DAVEL ENGINEERING & ENVIRONMENTAL, INC.**  
 Civil Engineers and Land Surveyors  
 1194 Province Terrace, Menasha, WI 54952  
 Ph: 920-991-1889 Fax: 920-441-0904  
 www.davel-inc.com

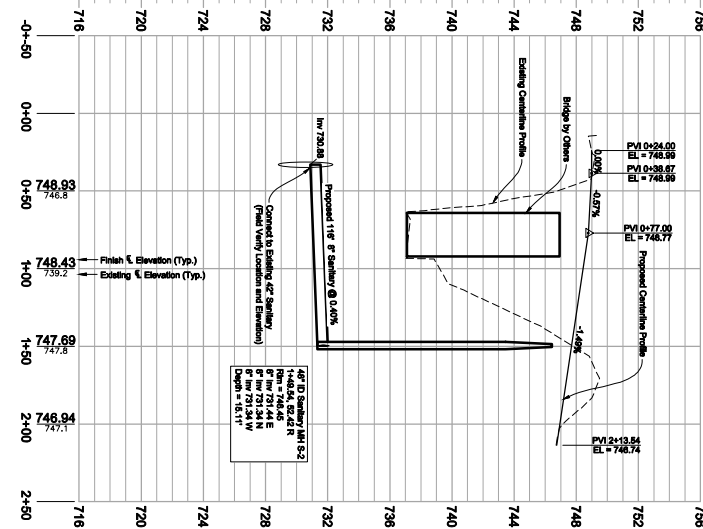
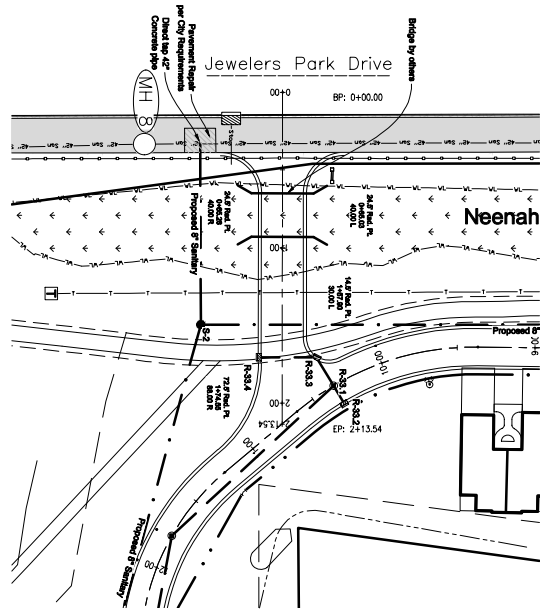
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 Scale: 1" = 20'-0"  
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 Check By: BFC

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 Title: IMPR  
 Sheet: **39**

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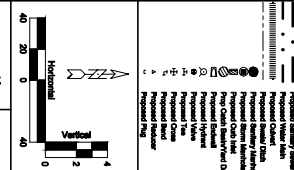




**NOTES:**  
 1. ROAD EXISTING TO MATCH OR CORRECT.  
 2. 6" = 1' - PROPOSED DRIVE.  
 3. BENCHMARKS ARE INCLUDED IN QUANTITY SHEETS.

**LEGEND**

	Proposed Drive, Right of Way
	Proposed Drive, Centerline
	Proposed Drive, Shoulder
	Proposed Drive, Subgrade
	Proposed Drive, Pavement
	Proposed Drive, Utility
	Proposed Drive, Elevation
	Proposed Drive, Stationing
	Proposed Drive, Right of Way
	Proposed Drive, Centerline
	Proposed Drive, Shoulder
	Proposed Drive, Subgrade
	Proposed Drive, Pavement
	Proposed Drive, Utility
	Proposed Drive, Elevation
	Proposed Drive, Stationing



**Bridgewood Apartments**  
 City of Neenah, Winnebago County, WI  
 For: Bridgewood Luxury Apartments, LLC  
  
**IMPROVEMENT PLANS**  
**Entrance**  
 Sta 0+00 to 2+13.54

**DAVEL ENGINEERING & ENVIRONMENTAL, INC.**  
 Civil Engineers and Land Surveyors  
 1194 Province Terrace, Menasha, WI 54952  
 Ph: 920-891-1888 Fax: 920-441-0604  
 www.davel.com

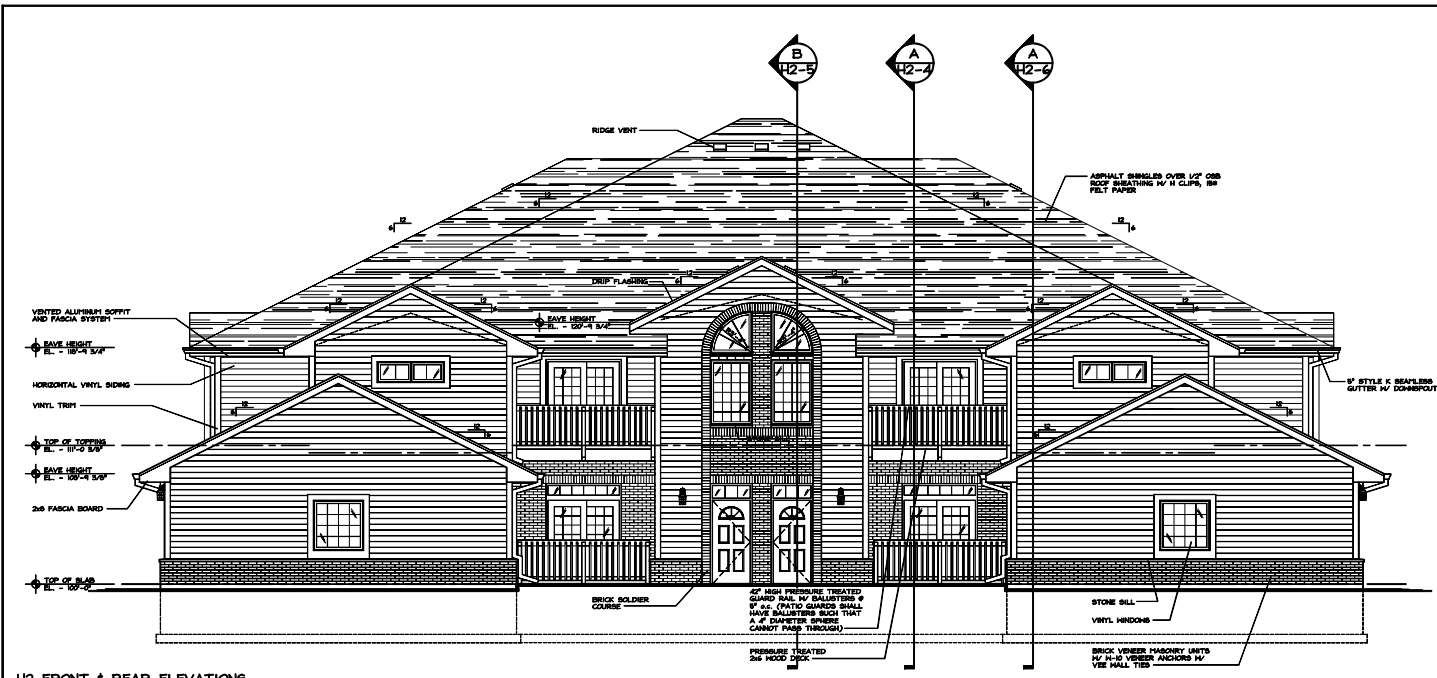
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 Created by: JRD  
 PLOT

**3.12**

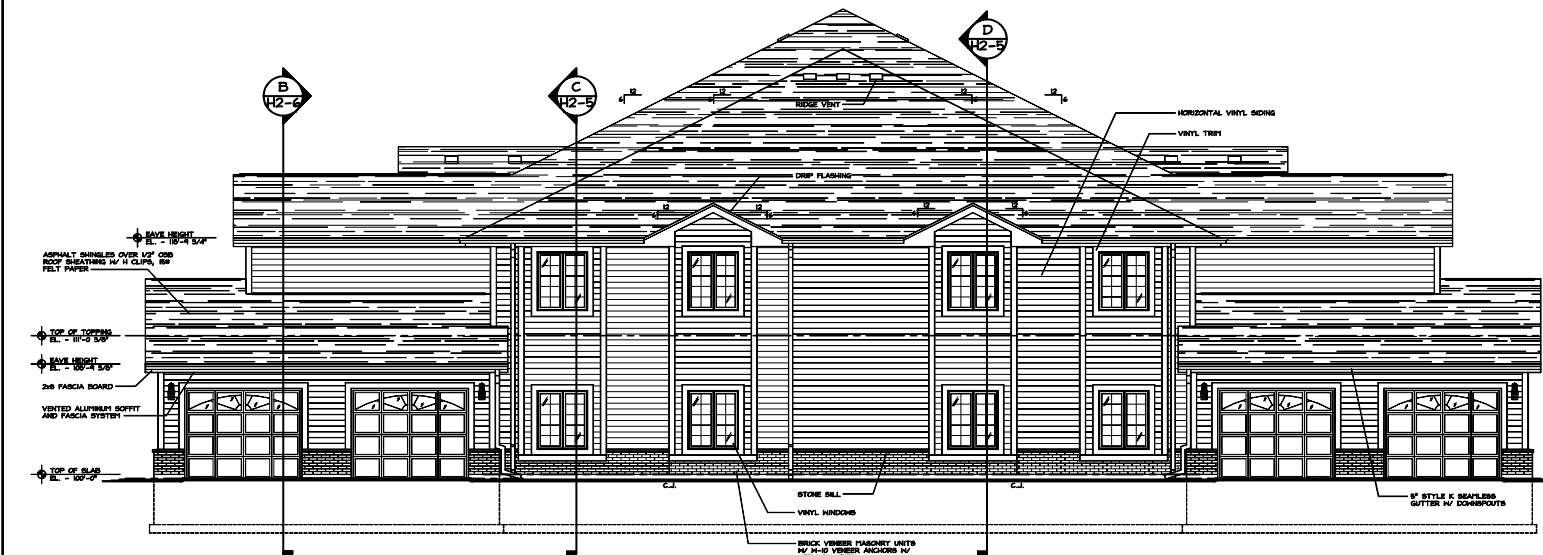
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H2 FRONT & REAR ELEVATIONS

SCALE: 1/4" = 1'-0"



H2 SIDE ELEVATIONS

SCALE: 1/4" = 1'-0"

**GENERAL NOTES**

- The building is designed to conform to Wisconsin Department of Industry Services (DISIS), the 2009 International Building Code (2009-IBC) and the 2003 Wisconsin State Approved Code (2003-WISC), Group R-2, Type V-B as an apartment building. Any additions to or deviations from the plans must be in accordance with code and must obtain approval from the building official, and must require re-submission. Notify the architect of such changes. The building is not pre-engineered.
- These drawings cover structural and general construction work only. All work shall conform to state and local codes which govern the building, and shall conform to a certificate of approval for approval by the Owner or the subcontractor during the work.
- Reference to materials or systems herein by name, make or color number is intended to establish a standard of quality, and not to limit competition and the vendor. An approved equal material shall be substituted upon approval of the Architect prior to acceptance for use.
- Soil bearing capacity is assumed at 2,000 psf clayey sand, silty gravel, and clayey gravel per IBC Table 1602.2. The contractor shall verify soil conditions and shall provide a certificate of approval for approval by the Owner or the subcontractor during the work. Foundation shall have an undisturbed soil of structural fill. All soil shall be compacted to 95% of maximum dry density. For areas to receive mechanically compacted soil fill, compacted to 95% modified proctor density, compacted to 95% of maximum dry density. Areas to receive undisturbed soil to receive mechanically compacted structural fill, compacted to the modified proctor density. Unless otherwise indicated, all bearing surfaces within a horizontal distance of 10' of the structural support shall have the same bearing capacity and bearing surface within a horizontal distance of 10' of the structural support shall have the same bearing capacity and bearing surface. Any conflict of information on these drawings shall require notification of architect prior to any such execution.
- Concrete strength shall be 3,500 psi for floors, and 4,000 psi for exterior concrete, and all concrete shall be 3,000 psi at 28 days and shall be fabricated and applied to comply with AIA/CES, AIA/CES Formed, finish edition. Shop prints with one end of the fabricator's standard cast-in-place concrete. All work per the AIA/CES Code of Standard Practice in accordance with IBC Chapter 22.
- Structural steel framing shall be of ASTM A588 for vertical angle and shall be fabricated and applied to comply with AIA/CES, AIA/CES Formed, finish edition. Shop prints with one end of the fabricator's standard cast-in-place concrete. All work per the AIA/CES Code of Standard Practice in accordance with IBC Chapter 22.
- Reinforcing steel shall conform to ASTM A618, grade 60. Holes in steel shall conform to ASTM A618, grade 60. Reinforcing steel shall be placed in accordance with ACI Recommended Practice for Reinforcing Steel Details. The reinforcement shall not be substituted and must be free from grease, oil, or dirt and not placed in the water. To prevent rusting, the reinforcement shall be protected from the weather.
- Wood framing species for headers, beams & columns shall be species schedule. Continuous double top joists to be Spruce-Pine-Fir #2. Wood framing construction and the fastenings shall conform to the latest edition(s) of National Design Specifications for Wood Construction, the American Plywood Association and the American Institute of Timber Construction, printed representations in accordance with IBC Chapter 23. All steel headers shall be fastened to long steel studs with a minimum of (3) fasteners, unless otherwise specified.
- Unless noted in sections, anchor all exterior wall sill plates to concrete foundation with Simpson Strong-Tie galvanized 1/2" x 4" x 16" HD with 7/8" galvanized washer at 24" o.c.
- All OSB used in sheathing to be fastened to wall studs and horizontal bracing at 48" o.c. with 16d nails @ 12" o.c. and horizontal bracing (Type III) shall be placed in accordance with ACI Recommended Practice for Reinforcing Steel Details. The reinforcement shall not be substituted and must be free from grease, oil, or dirt and not placed in the water. To prevent rusting, the reinforcement shall be protected from the weather.
- Concrete masonry units and materials shall comply with IBC Chapter 23. The concrete masonry units shall be 16" x 16" x 8" and shall be laid in accordance with the manufacturer's instructions. The reinforcement shall not be substituted and must be free from grease, oil, or dirt and not placed in the water. To prevent rusting, the reinforcement shall be protected from the weather.
- Exterior wall insulation and Finish System (EPS) shall be installed in accordance with the manufacturer's instructions. The installation of the EPS shall be in accordance with the manufacturer's instructions. The installation of the EPS shall be in accordance with the manufacturer's instructions.
- Interior finish materials shall be as called for on the plans or as directed by the Owner. The finish materials shall be per IBC Chapter 8.

**BUILDING CONTENT--**

LOCATION	AREA sf	VOLUME cf
MAIN FLOOR	8,242 sf	94,448 cf
UPPER FLOOR	6,400 sf	107,200 cf
<b>TOTAL</b>	<b>14,642 sf</b>	<b>201,648 cf</b>

**INDEX OF DRAWINGS--**

H2-1	BUILDING ELEVATIONS, BUILDING CONTENT, GENERAL NOTES
C1.0	SITE PLAN PHASING
C1.3	EROSION CONTROL PLAN
C2.2	EROSION CONTROL DETAILS
H2-2	MAIN FLOOR PLAN
H2-3	UPPER FLOOR PLAN
H2-4	BUILDING CROSS SECTION
H2-5	BUILDING SECTIONS
H2-6	BUILDING SECTIONS, BUILDING ELEVATIONS
H2-7	FOUNDATION PLAN, FLOOR FRAMING PLAN
H2-8	ROOF FRAMING PLAN, ROOF PLAN, STRUCTURAL SCHEDULES

PROPOSED LUXURY APARTMENT BUILDING FOR --

# BRIDGEWOOD LUXURY APARTMENTS

BRIDGEWOOD BOULEVARD NEENAH, WISCONSIN

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the Statutes of the State of Wisconsin.

DATE: \_\_\_\_\_

PROJECT: BRIDGEWOOD LUXURY APARTMENTS

SCALE: 1/4" = 1'-0"

DATE: 10/15/2010

PROJECT: BRIDGEWOOD LUXURY APARTMENTS

SCALE: 1/4" = 1'-0"

DATE: 10/15/2010

PROJECT: BRIDGEWOOD LUXURY APARTMENTS

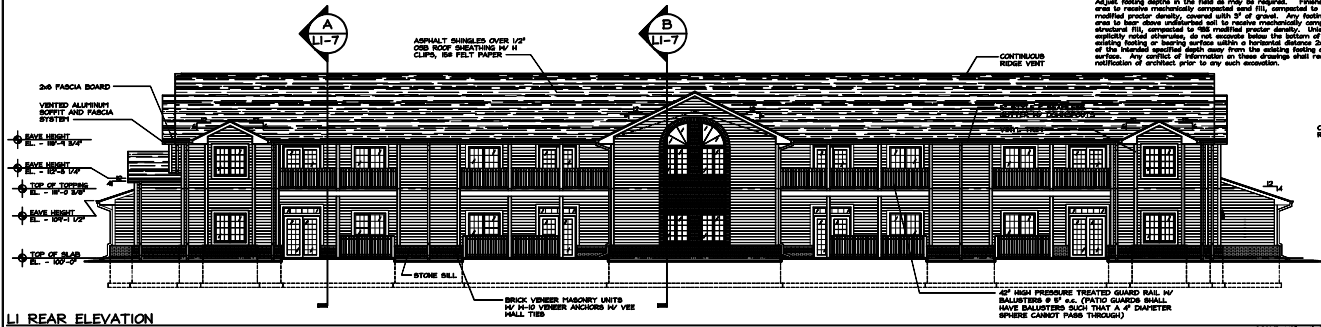
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DATE: 10/15/2010

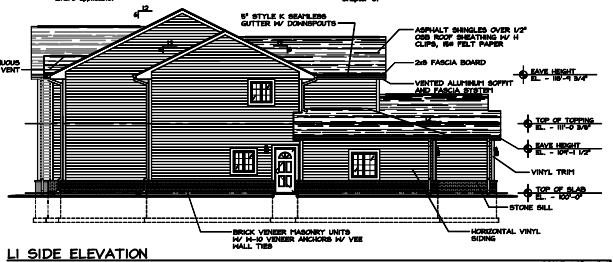
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 PROJECT: BRIDGEWOOD LUXURY APARTMENTS  
 SCALE: 1/4" = 1'-0"  
 DATE: 10/15/2010  
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 DATE: 10/15/2010  
 PROJECT: BRIDGEWOOD LUXURY APARTMENTS  
 SCALE: 1/4" = 1'-0"  
 DATE: 10/15/2010

**GENERAL NOTES --**

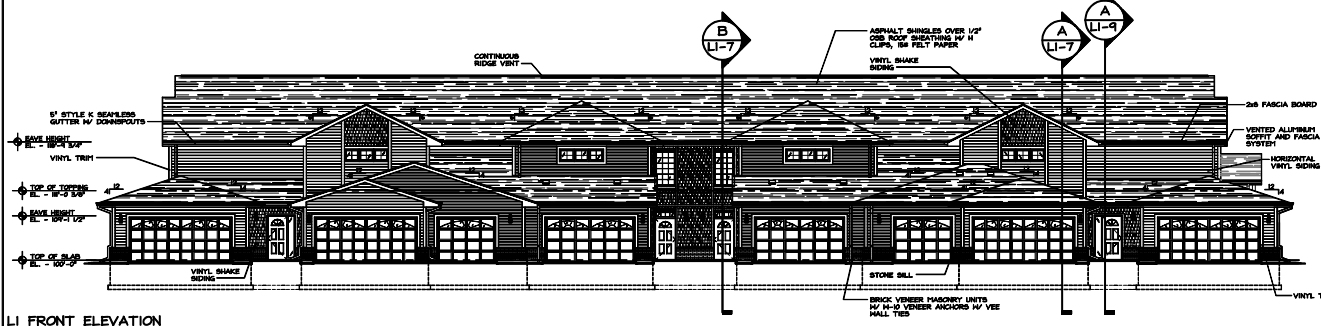
- The building is designed to conform to Wisconsin Department of Industry Services (DISIS), the 2006 International Building Code (IBC) and the 2006 International Energy Conservation Code (IECC-2006), unless otherwise noted. Type V5 as an apartment building. Any addition to or deletion from the above shall be coordinated with DISIS and local codes, subject to approval by the Building and Code Enforcement Department. Notify the architect of such changes. The building is designed per NFPA 101C.
- These drawings show structural and general construction work only. All work shall conform to the Wisconsin Building Code, Wisconsin Building, Ventilation & Air Conditioning drawings must be submitted for approval by the Owner or the subcontractor doing the work.
- Reference to materials or systems herein, by name, make or catalog to limit competition, and the name for approval shall be approved by the Architect prior to acceptance for use.
- Soil bearing capacity to be 2,000 psf dry sand, silty gravel, medium gravel, per IBC Table 1601.2. The owner shall provide geotechnical engineering report to be reviewed and approved. Footings shall bear on undisturbed soil or structural fill. All foundations shall be designed to resist lateral forces to be resisted. Foundations shall be designed to resist lateral forces to be resisted. Foundations shall be designed to resist lateral forces to be resisted.
- Concrete strength shall be 3,500 psi for floors, and 4,000 psi for exterior concrete, and all others shall be 3,000 psi at 28 days and 4,000 psi at 56 days. Reinforcement shall be #4 bars. Concrete shall be placed and cured in accordance with ACI 308. All concrete shall be placed and cured in accordance with ACI 308. All concrete shall be placed and cured in accordance with ACI 308.
- Structural steel framing shall be of ASTM A58 for member angle and shall be fabricated and erected to comply with AISC 360, AISC 358, AISC 355, and AISC 350. All steel shall be painted with one coat of primer and one coat of finish paint. All steel shall be painted with one coat of primer and one coat of finish paint.
- Reinforcing steel shall conform to ASTM-A63, grade 60. Tied wire fabric shall conform to ASTM-A955. 1/2" of horizontal rebar shall be placed in concrete walls. Reinforcing steel shall not be placed and must be from same source, size, or shape and must be protected from the weather.
- Wood shall conform to the National Fire Protection Association (NFPA) edition of National Design Specification for Wood Construction. All wood shall be treated with preservative. All wood shall be treated with preservative. All wood shall be treated with preservative.
- Unless noted on sections, anchor all exterior wall sill plates to concrete foundation with Simpson Strong-Tie galvanized 1/2" x 8" Then HD with 7/8" galvanized washer at 36" o.c.
- Unless noted otherwise, all OSB wall sheathing to be fastened to wall studs and horizontal blocking at all edges with nail rods at 2" o.c. and horizontal blocking (HMB) spacing at 24" o.c. Horizontal blocking required at all OSB panel edges. All gypsum sheathing at exterior walls, walls between units and ceiling, ceiling and dry, dry and gypsum and dry and wall at 1/2" o.c. (1) gypsum layers of party walls to be fastened to all studs with a one x 1/2" nail spaced at 12" o.c. Horizontal blocking not required at.
- Concrete masonry units and materials shall comply with IBC Chapter 20 requirements. The concrete masonry units shall be single units of the size shown on the drawings. Units shall be of lightweight or concrete masonry units as shown on the drawings. Reinforcing steel shall be placed in concrete walls and shall be protected from the weather. All units shall be laid in running bond with standard gypsum and dry, dry and gypsum and dry and wall at 1/2" o.c. (1) gypsum layers of party walls to be fastened to all studs with a one x 1/2" nail spaced at 12" o.c. Horizontal blocking not required at.
- Interior finish materials shall be as called for in the specs or as directed by the Owner. Minimum interior finishes shall be per IBC Chapter 8.



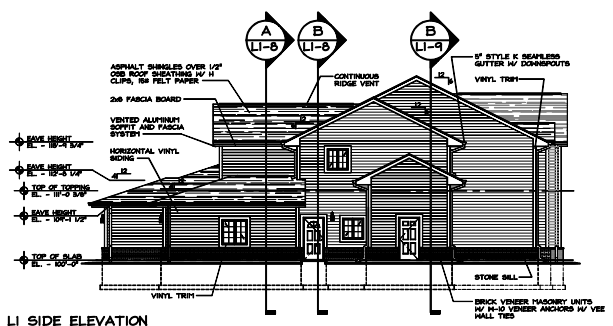
LI REAR ELEVATION



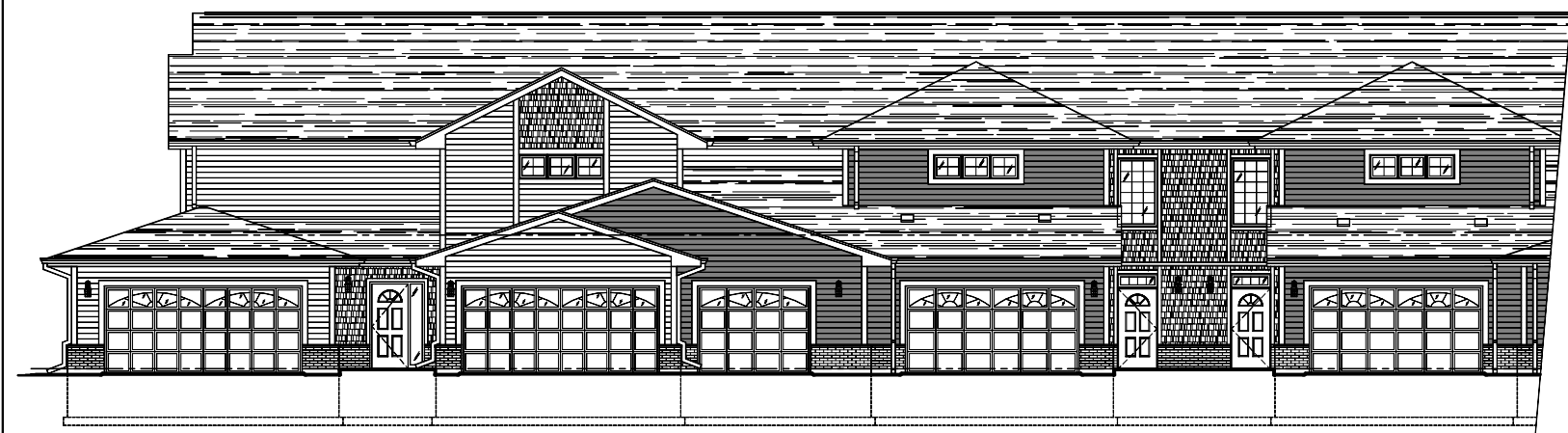
LI SIDE ELEVATION



LI FRONT ELEVATION



LI SIDE ELEVATION



LI PARTIAL FRONT ELEVATION

**BUILDING CONTENT --**

LOCATION	AREA sf	VOLUME cf
MAIN FLOOR	9,069	112,042
UPPER FLOOR	6,502	80,502
TOTAL	16,473	197,634

- INDEX OF DRAWINGS --**
- LI-1 BUILDING ELEVATIONS, BUILDING CONTENT, GENERAL NOTES
  - C1.0 SITE PLAN
  - C1.3 EROSION CONTROL PLAN
  - C2.2 EROSION CONTROL DETAILS
  - LI-2 OVERALL MAIN FLOOR PLAN, OVERALL UPPER FLOOR PLAN
  - LI-3 ENLARGED MAIN FLOOR PLAN
  - LI-4 ENLARGED UPPER FLOOR PLAN
  - LI-5 FOUNDATION PLAN, FLOOR FRAMING PLAN
  - LI-6 ROOF FRAMING PLAN, ROOF PLAN, STRUCTURAL SCHEDULES
  - LI-7 BUILDING SECTIONS
  - LI-8 BUILDING SECTIONS
  - LI-9 BUILDING SECTIONS

PROPOSED LUXURY APARTMENT BUILDING FOR --

# BRIDGEWOOD LUXURY APARTMENTS

BRIDGEWOOD BOULEVARD NEENAH, WISCONSIN

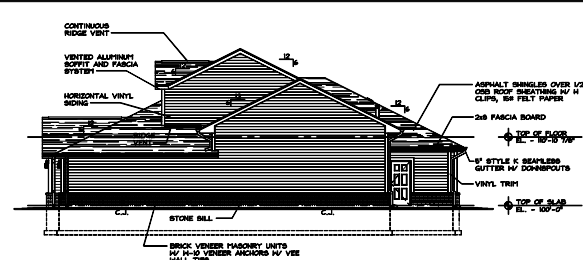
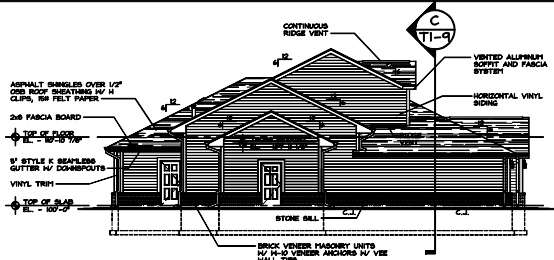


I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the Statute of the State of Wisconsin.

Date: \_\_\_\_\_ Exp. No. 4501-5

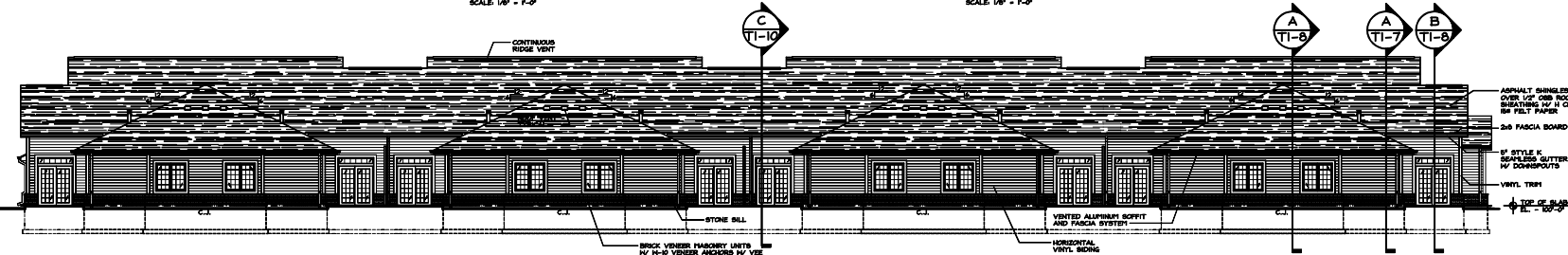
BRIDGEWOOD LUXURY APARTMENTS  
 BRIDGEWOOD BOULEVARD NEENAH, WISCONSIN  
 BIRSCHBACH ASSOCIATES, INC.  
 1000 W. WISCONSIN AVENUE, SUITE 100, NEENAH, WISCONSIN 54956  
 (920) 735-1111  
 www.birschbach.com  
 PROJECT NO. 2010-001  
 SHEET NO. LI-1





TI SIDE ELEVATION

TI SIDE ELEVATION



TI REAR ELEVATION



TI FRONT ELEVATION



ENLARGED TI FRONT ELEVATION

PROPOSED LUXURY APARTMENT BUILDING FOR --

# BRIDGEWOOD LUXURY APARTMENTS

BRIDGEWOOD BOULEVARD

NEENAH, WISCONSIN



I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the Statutes of the State of Wisconsin.

SCALE UP - 1/2" = 1'-0"

### GENERAL NOTES --

- The building is designed to conform to Wisconsin Department of Industry Services (DIS), the 2008 International Building Code (IBC) and the 2008 International Energy Conservation Code (IECC), Grade II, Type V as an apartment building. Any additions to or deletions from the plans must be in accordance with code and local codes, which govern for the building site, and may require notification. Notify the architect of such changes. The building is constructed per IBC, IRC.
- These drawings show structural and general construction only. All work shall conform to state and local codes which govern for the building site, and shall be done in a workmanlike manner. Handing, Ventilation, & Air Conditioning drawings must be submitted for approval by the Owner of the subcontractor using the work.
- Reference to materials or equipment listed by name, make or catalog number is intended to establish a standard of quality, and not to limit competition, and the owner is approved agent. The contractor shall be responsible for obtaining the material, and shall be responsible for obtaining the material, and shall be responsible for obtaining the material, and shall be responsible for obtaining the material.
- Soil bearing capacity is assumed at 3,000 psf clayey sand, silty gravel, and clayey gravel per IBC. Tests of approved agent. The contractor shall verify the actual bearing capacity of the soil. The contractor shall verify the actual bearing capacity of the soil. The contractor shall verify the actual bearing capacity of the soil.
- Concrete strength shall be 3,000 psi for floors, and 4,000 psi for exterior concrete, and all others shall be 3,000 psi. All concrete shall be ASTM-C1191, Type III, 3,000 psi. All concrete shall be ASTM-C1191, Type III, 3,000 psi. All concrete shall be ASTM-C1191, Type III, 3,000 psi.
- Reinforcing steel shall conform to ASTM-A618, grade 60. Included wire shall conform to ASTM-A618, grade 60. Reinforcing steel shall conform to ASTM-A618, grade 60. Reinforcing steel shall conform to ASTM-A618, grade 60.
- Head framing for headers, beams & columns shall be per schedule. Continuous double top plate to be Simpson Strong-Tie E2. Head frame construction and the fastenings shall conform to the latest edition of National Design Specification for Wood Construction of Timber-Column-Beam joints and the American Institute of Steel Construction, Inc. (AISC) 13th Edition. All steel shall be to be fastened to lag bolt studs with a minimum of (3) headers, where applicable.
- Unless noted otherwise, exterior all exterior walls shall include concrete foundation with Simpson Strong-Tie galvanized 1/2" x 6" ties 10' on center with 1/2" galvanized anchor at 8' o.c.
- Unless noted otherwise, all OSB used shall be to be fastened to wall studs and horizontal blocking at all edges with 8d nails @ 6" o.c. and Intermediate (field) supports at 12" o.c. Horizontal blocking required at all OSB end edges. All gypren sheathing at exterior walls and all OSB gypren sheathing at party walls to be fastened to all studs with 8d gags @ 12" o.c. long staples at 7" o.c. Horizontal blocking not required at interior beams.
- Concrete masonry walls and materials shall comply with IBC Chapter 21 requirements. The concrete masonry units shall be single wythe of the size shown on the drawings. Units shall be of lightweight or normal weight and shall be fastened to the wall studs with 8d nails @ 16" o.c. All units shall be laid in running bond with standard galvanized "D" channel from type reinforcing @ 8" o.c. Fastener shall be type H. Test joints, areas for weather-lightening, C.I.U. shall be installed with an I.P.S. from which an R-value of 0.225 for 4" units (minimum).
- Unless noted otherwise, all materials shall be as called for on the plans or as specified by the Owner. Minimum interior finishes shall be per IBC Chapter 5.

### BUILDING CONTENT --

LOCATION	AREA	SF	VOLUME	CF
o MAIN FLOOR	o 12,632	sf	o 141,522	cf
o UPPER FLOOR	o 4,624	sf	o 46,934	cf
o TOTAL	o 17,456	sf	o 188,006	cf

### INDEX OF DRAWINGS --

- TI-1 BUILDING ELEVATIONS, BUILDING CONTENT, GENERAL NOTES
- C1.0 SITE PLAN PHASING
- C1.3 EROSION CONTROL PLAN
- C2.2 EROSION CONTROL DETAILS
- TI-2 OVERALL MAIN FLOOR PLAN, OVERALL UPPER FLOOR PLAN
- TI-3 ENLARGED MAIN FLOOR PLAN
- TI-4 ENLARGED UPPER FLOOR PLAN
- TI-5 FOUNDATION PLAN, FLOOR FRAMING PLAN
- TI-6 ROOF FRAMING PLAN, ROOF PLAN, STRUCTURAL SCHEDULES
- TI-7 BUILDING SECTIONS
- TI-8 BUILDING SECTIONS
- TI-9 BUILDING SECTIONS
- TI-10 BUILDING SECTION, TRUSS DETAIL

BRIDGEWOOD LUXURY APARTMENTS

TI-1

"PRELIMINARY - NOT FOR CONSTRUCTION"

**Minutes of the Board of Public Works Meeting  
Thursday, August 11, 2022, 11:00 a.m.**

**MEMBERS PRESENT:** Mayor Lang, Director of Community Development Haese, Director of Finance Easker, Director of Public Works Kaiser, and Alderpersons Lendrum and Hillstrom.

**ALSO PRESENT:** Director of Neenah Water Utility Mach, Director of Parks and Recreation Kading, and City Clerk Nagel.

**CALL TO ORDER:** Mayor Lang called the meeting to order at 11:04 p.m.

I. Approval of the minutes of the July 27, 2022 meeting. (Minutes can be found on the City web site)

**MSC Hillstrom/Easker to approve the meeting minutes as written, all voting aye.**

II. Appearances.  
None.

III. Unfinished Business.  
None.

IV. New Business.

A. Parks and Recreation

Info. Only

1. Change Order 2, Shattuck Park Fountain Reconstruction Project, decrease in the amount of (\$3,060.48) to Janke General Contractors, Athens, WI.

**MSC Easker/Hillstrom approve Change Order 2, Shattuck Park Fountain Reconstruction Project as presented, all voting aye.**

Discussion: None.

Report

2. Pay Request 3 and Final Payment, Shattuck Park Fountain Reconstruction Project, in the amount of \$17,019.12 to Janke General Contractors, Athens, WI.

**MSC Haese/Lendrum approve Pay Request 3 and Final Payment, Shattuck Park Fountain Reconstruction Project, in the amount of \$17,019.12 to Janke General Contractors, Athens, WI as presented, all voting aye.**

Discussion: Director Kading advised that all systems are complete and satisfactory. The final payment includes Change Order #1 and Change Order #2.

B. Public Works

Info. Only

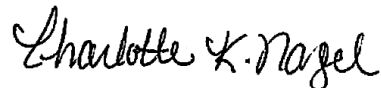
1. Award Contract 10-22, Sanitary Sewer Lateral and Water Service Replacement. Bid tab sent separately.  
This item was for information only as there were no bidders on this contract. Both Director Kaiser and Director Mach recommend repackaging the project in order to get some work done this year and carry forward the remainder of the work to 2023. No action taken.
2. Reject all bids for Contract 9-22, Concrete Pavement and Sidewalk Repairs.  
**MSC Kaiser/Haese to recommend to Council to Reject all bids for Contract 9-22, Concrete Pavement and Sidewalk Repairs, all voting aye.**

Report

Discussion: Director Kaiser advised this was the second attempt to bid this work. This is the bid for Sanitary Sewer Laterals and Lead Water Service Replacement for properties served on Hunt Avenue (Madison to Cecil), Madison Street (Reddin to Zemlock), Nicolet Boulevard (1<sup>st</sup> to Beaulieu), Reddin Avenue (Winneconne to Cecil), and Zemlock Avenue (Winneconne to Cecil). Staff would like to repackage this work as well and get it out to bid so that the work can be completed this year. If the work is not completed this year, the city will lose the funding to secured for the project.

3. Any announcements/questions for the Board.
  - a. None.
4. Adjournment.  
**MSC Easker/Haese to adjourn, all voting aye. Meeting adjourned at 11:26 a.m.**

Respectfully Submitted,



Charlotte K. Nagel, City Clerk



*Department of  
Parks & Recreation*

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**TO:** Mayor Lang and members of the Board of Public Works

**FROM:** Michael T. Kading, Director of Parks & Recreation

**DATE:** July 29, 2022

**RE:** Shattuck Park Fountain Reconstruction – Change Order #2

**Attached you will find Change Order #2. This is a quantity adjustment for unused Line Item #5 Dense Graded Basecourse.**

Original Bid Amount	\$15,360.00
Amount Used	\$12,299.52
<b>Change Order #2 Decrease</b>	<b>\$3,060.48</b>

**Recommended Action:** A motion to approve Change Order #2 in the amount of a \$3,060.48 decrease for Dense Graded Basecourse Item #5 for the Shattuck Park Fountain Reconstruction project.

---

*Creating Community Through People, Parks & Programs*

Department of Parks & Recreation  
PO Box 426  
Neenah, WI 54957-0426

phone: 920-886-6062  
fax: 920-886-6069  
mkading@ci.neenah.wi.us

# Change Order

No. 02

Date of Issuance: 07/26/2022 Effective Date: 07/26/2022

Project: Shattuck Park Fountain Reconstruction	Owner: City of Neenah	Owner's Contract No.:
Contract: Shattuck Park Fountain Reconstruction	Date of Contract: 02/10/2022	
Contractor: Janke General Contractors, Inc.	Engineer's Project No.:	

**The Contract Documents are modified as follows upon execution of this Change Order:**

Description:

Balancing Pay Items

**Attachments (list documents supporting change):**

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original Contract Price: \$ <u>\$452,085.00</u>	Original Contract Times: <input type="checkbox"/> Working days <input type="checkbox"/> Calendar days Substantial completion (days or date): <u>06/03/2022</u> Ready for final payment (days or date): <u>06/03/2022</u>
[Increase] [Decrease] from previously approved Change Orders No. <u>01</u> to No.: <u>01</u> \$ <u>\$9,440.20</u>	[Increase] [Decrease] from previously approved Change Orders No. _____ to No. _____: Substantial completion (days): _____ Ready for final payment (days): _____
Contract Price prior to this Change Order: \$ <u>\$461,525.20</u>	Contract Times prior to this Change Order: Substantial completion (days or date): _____ Ready for final payment (days or date): _____
[Increase] [Decrease] of this Change Order: \$ <u>\$3,060.48</u>	[Increase] [Decrease] of this Change Order: Substantial completion (days or date): _____ Ready for final payment (days or date): _____
Contract Price incorporating this Change Order: \$ <u>\$458,464.72</u>	Contract Times with all approved Change Orders: Substantial completion (days or date): _____ Ready for final payment (days or date): _____

RECOMMENDED:

By: Katherine MacDonell PE  
Engineer (Authorized Signature)

Date: 7/26/2022  
Approved by Funding Agency (if applicable): \_\_\_\_\_

ACCEPTED:

By: \_\_\_\_\_  
Owner (Authorized Signature)

Date: \_\_\_\_\_

ACCEPTED:

By: Tyler Stisber  
Contractor (Authorized Signature)

Date: 07/26/2022

Date: \_\_\_\_\_



*Department of  
Parks & Recreation*

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**TO:** Mayor Lang and members of the Board of Public Works  
**FROM:** Michael T. Kading, Director of Parks & Recreation *MTK*  
**DATE:** July 29, 2022  
**RE:** Shattuck Park Fountain Reconstruction – Pay Request #3 and final

**Attached you will find Pay Request #3 and final from Janke General Contractors, Athens, WI in the amount of \$17,019.12 for the completion of the contract.**

**Summary of Projected Costs:**

Base Bid	\$319,326
Alternative	\$132,759
Equipment	\$84,791
Construction Administration	\$15,000
<b>Change Order #1</b>	<b>\$9,440.20</b>
<b>Change Order #2</b>	<b><u>(\$3,060.48)</u></b>
<b>Total Project Costs</b>	<b>\$558,255.72</b>

**Summary of Funding:**

Carry Forwards	\$296,000
2022 CIP	\$100,000
2022 Donation	<u>\$200,000</u>
<b>Total Funding</b>	<b>\$596,000</b>

**Recommended Action:** A motion to approve pay request #3 and final in the amount of \$17,019.12 for the completion of the Shattuck Park Fountain Restoration contract from Janke General Contractors, Athens, WI.

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*Creating Community Through People, Parks & Programs*

**REQUEST AND CERTIFICATE FOR PAYMENT**

PROJECT: Shattuck Park Fountain Reconstruction      REQUEST NO.: 3      REQUEST DATE: 7/26/2022

OWNER: City of Neenah  
211 Walnut St  
Neenah, WI 54956

CONTRACTOR: Janke General Contractors  
1223 River View Lane  
Athens, WI 54411

ENGINEER: Parkitecture + Planning  
901 Deming Way  
Madison, WI 53717

CHANGE ORDER SUMMARY		
Previously Approved Change Orders:	Additions	Deductions
1 Concrete Remove/Replace, Drain Pipe, Caulking	\$ 9,440.20	
Current Change Order	Additions	Deductions
2 Balancing Pay Items		\$ 3,060.48
Net Change by Change Orders:	\$ 9,440.20	\$ 3,060.48

Request is made for payment, as shown below, in connection with the contract. Continuation Sheet is attached.

The present status of the contract is as follows:

ORIGINAL CONTRACT SUM: ..... \$ 452,085.00  
 NET CHANGE BY CHANGE ORDERS: ..... \$ 6,379.72  
 CONTRACT SUM TO DATE: ..... \$ 458,464.72  
 TOTAL COMPLETED TO DATE: ..... \$ 458,464.72  
 RETAINAGE %:..... 0.00%      RETAINAGE:..... \$ -  
 TOTAL EARNED LESS RETAINAGE:..... \$ 458,464.72  
 LESS PREVIOUS CERTIFICATES FOR PAYMENT: ..... \$ 441,445.60  
 CURRENT PAYMENT DUE:..... \$ 17,019.12

The undersigned CONTRACTOR certifies that (1) all previous progress payments received from OWNER on account of work completed under the contract referred to above have been applied to discharge in full, all obligations of CONTRACTOR incurred in connection with the work covered by prior applications for payment numbered 1 through 2, inclusive (none), and (2) title to all materials and equipment incorporated in said work or otherwise listed in or covered by this application for payment will pass to OWNER at time of payment free and clear of all liens, claims, security interests, and encumbrances (except such as covered by Bond acceptable to OWNER).

Submitted by Contractor: Tyler Stieber      Date: 07/26/2022  
 Recommended by Engineer: Katherine MacDonald PE      Date: 7/26/2022  
 Approved by Owner: \_\_\_\_\_      Date: \_\_\_\_\_

I hereby certify that I have reviewed the work and that to the best of my knowledge and belief, the quantities shown in this estimate are correct. This application is in conformance with the Contract Documents, therefore, I recommend payment of







**Contract 9-22**

**Concrete Pavement and Sidewalk Repairs**

Item Code	Item Description	UofM	Quantity	Engineer Estimate		Vinton Construction Company		Al Dix Concrete Inc	
				Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
	Base Bid				\$247,450.00		\$370,525.00		\$412,800.00
101	Concrete Sidewalk / Driveway Apron Removal	Sq. Ft.	7500	\$2.00	\$15,000.00	\$2.00	\$15,000.00	\$2.00	\$15,000.00
102	Concrete Curb and Gutter Removal	Lin. Ft.	200	\$5.00	\$1,000.00	\$15.00	\$3,000.00	\$5.00	\$1,000.00
103	Furnish and Install 4" Concrete Sidewalk	Sq. Ft.	6000	\$6.50	\$39,000.00	\$12.50	\$75,000.00	\$9.00	\$54,000.00
104	Furnish and Install 6" Concrete Sidewalk & Driveway	Sq. Ft.	1500	\$7.00	\$10,500.00	\$13.50	\$20,250.00	\$10.00	\$15,000.00
105	Furnish and Install Concrete Curb & Gutter	Lin. Ft.	200	\$45.00	\$9,000.00	\$65.00	\$13,000.00	\$100.00	\$20,000.00
106	8" Concrete Pavement Repair	Sq. Yds.	500	\$80.00	\$40,000.00	\$89.00	\$44,500.00	\$110.00	\$55,000.00
107	8" Concrete Pavement Repair HES (7 bag)	Sq. Yds.	50	\$85.00	\$4,250.00	\$92.00	\$4,600.00	\$115.00	\$5,750.00
108	8" Concrete Pavement Repair HES (9 bag)	Sq. Yds.	50	\$90.00	\$4,500.00	\$110.00	\$5,500.00	\$125.00	\$6,250.00
109	9" Concrete Pavement Repair	Sq. Yds.	300	\$85.00	\$25,500.00	\$93.00	\$27,900.00	\$120.00	\$36,000.00
110	9" Concrete Pavement Repair HES (7 bag)	Sq. Yds.	50	\$90.00	\$4,500.00	\$96.00	\$4,800.00	\$130.00	\$6,500.00
111	9" Concrete Pavement Repair HES (9 bag)	Sq. Yds.	50	\$95.00	\$4,750.00	\$115.00	\$5,750.00	\$150.00	\$7,500.00
112	Full Depth Saw Cut (concrete pavement)	Lin. Ft.	4000	\$3.00	\$12,000.00	\$3.00	\$12,000.00	\$5.00	\$20,000.00
113	Furnish and Install Drilled Tie Bars	Each	500	\$8.00	\$4,000.00	\$11.00	\$5,500.00	\$10.00	\$5,000.00
114	Furnish and Install Drilled Dowel Bars	Each	1500	\$12.00	\$18,000.00	\$17.00	\$25,500.00	\$15.00	\$22,500.00
115	Furnish and Install Cross Stitch	Each	75	\$30.00	\$2,250.00	\$35.00	\$2,625.00	\$100.00	\$7,500.00
116	1/2 inch rods (in place)	Lin. Ft.	800	\$1.25	\$1,000.00	\$2.00	\$1,600.00	\$2.00	\$1,600.00
117	Adjust Catch Basin	Each	30	\$350.00	\$10,500.00	\$600.00	\$18,000.00	\$2,000.00	\$60,000.00
118	Adjust Manholes	Each	20	\$400.00	\$8,000.00	\$600.00	\$12,000.00	\$2,000.00	\$40,000.00
119	Install Detectable Warning Field (Supplied by City)	Each	20	\$50.00	\$1,000.00	\$50.00	\$1,000.00	\$100.00	\$2,000.00
120	Route, Clean, and Seal existing crack	Lin. Ft.	400	\$5.00	\$2,000.00	\$5.00	\$2,000.00	\$2.00	\$800.00
121	Terracing, Seed, Mulch, Fertilizing	Sq. Yds.	100	\$7.00	\$700.00	\$20.00	\$2,000.00	\$14.00	\$1,400.00
122	Traffic Control	L.S.	1	\$30,000.00	\$30,000.00	\$69,000.00	\$69,000.00	\$30,000.00	\$30,000.00
	Base Bid Total:				\$247,450.00		\$370,525.00		\$412,800.00



## Department of Parks & Recreation

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**TO:** Mayor Lang, Council President Stevenson and Members of the Common Council

**FROM:** Michael T. Kading, Director of Parks & Recreation *mk*

**DATE:** August 10, 2022

**RE:** Arrowhead Park Update

Please accept this brief update for Arrowhead Park. There are many pieces of the puzzle that are in motion at this time which ultimately will lead to the development of Arrowhead. We plan to provide a monthly update

First, the **Mayor's Task Force** to address the future building development has met twice. The purpose of the task force is to refine the possibilities of what may be constructed on the buildable portion of the park and then present these findings to the commission and council. Work is expected to be completed by December.

**Phase 1B** consists of two separate components.

The first component is the development of the **main pier**. The pier will be extended 150' from the current loop the lake path into the water and consist of a 14' gangway leading to an 832 square foot gathering area and quiet water launch. The project has been approved by the DNR and is currently out for bid. Construction is scheduled for November 2022 through May 2023. Development of the pier is supported in part by National Resource Damage Assistance Funds and the David and Rita Nelson Family Fund.

The second component is the development of the western **prairie and path system**. The main path will look like an arrowhead and be constructed of stone with stone out-croppings that are designed to be climbed on, run or biked over or sat upon. Note that the prairie area will be initially seeded with a high nitrogen plant seed such as winter wheat to prepare the prairie for seeding that will occur in the fall of 2023. The project is currently out for bid and is scheduled for construction October 2022-April 2023.

A sub component of the prairie/ path system is the **bike park**. We needed to have this partially planned for proper stormwater management and WI-DNR approval. Initial concepts have been developed. A group of local bike enthusiasts including bike shop owners have been engaged to review the plans.

The **Activity Building** design process has been delayed until later this fall to allow time for the task force to complete their work.

The **railroad** has accepted the concept of an improved alignment and crossing leading into the park that will include bike and pedestrian accommodations. In conjunction with this application we will work towards realignment of the bike/ped accommodation in the park coming from Gateway Plaza.

### Attachments

- Revised Site Plan
- Bike Park Design Precedence

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*Creating Community Through People, Parks & Programs*

Department of Parks & Recreation  
PO Box 426  
Neenah, WI 54957-0426

phone: 920-886-6062  
fax: 920-886-6069  
mkading@ci.neenah.wi.us

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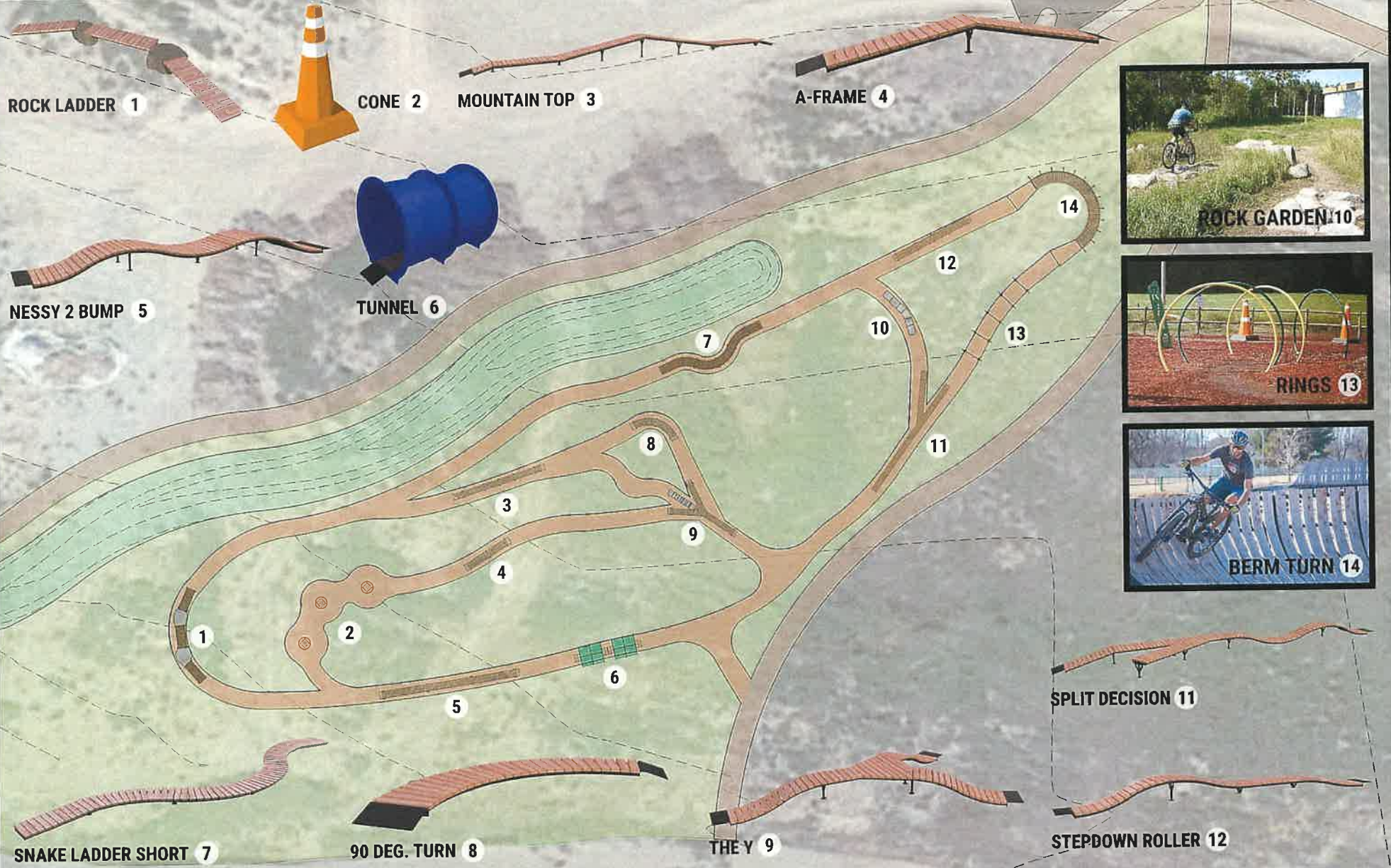
DRAWN BY:	ZJH				
DESIGNER:					
CHECKED BY:	RPV				
DESIGN TEAM					
	NO.	BY	DATE	REVISIONS	

**SEH**  
 PHONE: 920.380.2800  
 425 WEST WATER STREET  
 APPLETON, WI 54911-6058  
 www.sehinc.com

**ARROWHEAD PARK PHASE 1B  
 NEENAH, WISCONSIN**

SITE RENDERING

FILE NO. NEENA 145537	1
DATE 7/15/22	1



ROCK LADDER 1

CONE 2

MOUNTAIN TOP 3

A-FRAME 4

NESSY 2 BUMP 5

TUNNEL 6

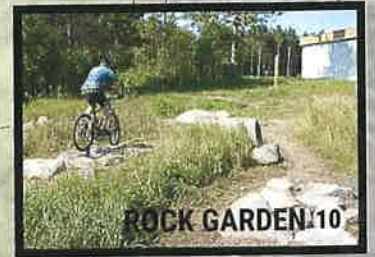
SNAKE LADDER SHORT 7

90 DEG. TURN 8

THE Y 9

SPLIT DECISION 11

STEPDOWN ROLLER 12



ROCK GARDEN 10



RINGS 13



BERM TURN 14