



AN ORDINANCE: By the Neenah Plan Commission
Re: Amending Sec. 26-349 of the Neenah
Municipal Code pertaining to the Bridgewood
Planned Development District Master Plan

ORDINANCE NO. 2022-11
Introduced: _____
Committee/Commission Action: _____

AN ORDINANCE

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

Section 1. Pursuant to Section 26-349 of the Code of Ordinance of the City of Neenah, the Common Council of the City of Neenah hereby amends the Bridgewood Planned Development District Master Plan, as detailed in the attached Exhibit "A", on file in the Office of the City Clerk, 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 All ordinances or parts of ordinances and resolutions in conflict herewith are hereby repealed.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.

Adopted: May 4, 2022

Approved: _____
Jane B. Lang
Jane Lang, Mayor

Moved: Steiner/Stevenson Passed 8-0

Attest: _____
Charlotte K. Nagel
Charlotte Nagel, City Clerk

Published: May 10, 2022



Plan Commission – April 26, 2022
Common Council – May 4, 2022

**Bridgewood Planned Development District
Master Plan Amendment**

The Master Plan, originally approved on February 20, 2002, is hereby amended per the attached Exhibit A. The amendment includes the change of use of the former golf course (CSM 5031 Lot 2 and Lot 4 – Excluding CSM 5303) to multi-family residential use with new access points along Jewelers Park Drive and Harrison Street.

Exhibit A





**2022 AMENDMENT
TO
2002 MASTER DEVELOPMENT PLAN
FOR BRIDGEWOOD GOLF COURSE, LLC
ON THE FORMER BRIDGEWOOD GOLF COURSE
LOCATED
SOUTH OF CECIL STREET, WEST OF HARRISON STREET,
EAST OF JEWELERS PARK**

OWNER: Bridgewood Golf Course LLC
c/o Richard J. Batley
1000 Cameron Way
Neenah, WI 54956

SITE PLANNERS: Bridgewood Golf Course LLC
Thomas R. Vandeyacht and Bridgewood Luxury Apartments LLC
(collectively the "Developer")
Birschbach & Associates, Ltd.
Davel Engineering

LEGAL: See "Exhibit A" attachment.

OVERVIEW: A Master Development Plan for the previously existing 18 hole golf course located south of Cecil Street between Harrison Street and Jewelers Park Drive on approximately a 97 (+/-) acre parcel was executed in 2002 between the City of Neenah and Bridgewood Golf Course, Inc. (predecessor entity to Bridgewood Golf Course LLC). Such Master Development Plan, a copy of which is attached hereto, resulted in the rezoning of the entire property to a Plan Development District (PDD) "to include multiple family, residential condominiums, commercial office, and commercial business which will include a potential hotel, banquet/convention facility, and restaurant". Substantially all of the originally planned development as outlined in and contemplated by the Master Development Agreement has been completed. See Exhibit B attachment showing existing development completed in accordance with the Master Development Plan and subsequent amendments thereto. However, the redeveloped nine hole golf course was closed in the fall of 2019 as a result of adverse financial conditions. Owner now desires to amend the Master Development Agreement to provide for the sale of a substantial portion of the nine hole golf course property and its redevelopment by Developer as follows:

A portion of the lands previously functioning as the nine hole Bridgewood Golf Course spanning from the intersection of Cameron Way and Jewelers Park Drive south to the east/west leg of the Neenah Slough, then east to Harrison Street and north to the Bridgewood Hotel and Conference Center, with the exception of all lands currently occupied by the Bridgewood Condominiums, (Such parcel consists of approximately 46 acres and is identified on the attached Exhibit B as the "Multi-Family Residential Development Parcel".) will be developed,

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into high-end condominium style apartments. There will be 27 buildings 26 of which will be 8-unit buildings located throughout the property. Each unit in the 8-unit buildings will have attached garages and private driveways. There will also be one building located along Harrison Street with approximately 60 apartment units in three to five floors acting as an architectural buffer between the industry along Harrison Street and the heart of the property to be so developed. The development project will be accessed off of Jewelers Park Drive via a new bridge and off Harrison Street. The apartment buildings will be serviced by a private roadway called Bridgewood Boulevard that will be flanked by curb and gutter. All approvals for this development are the responsibility of the Developer.

**AMENDMENT OF
PORTION OF GOLF
COURSE TO PDD
MULTIPLE FAMILY:**

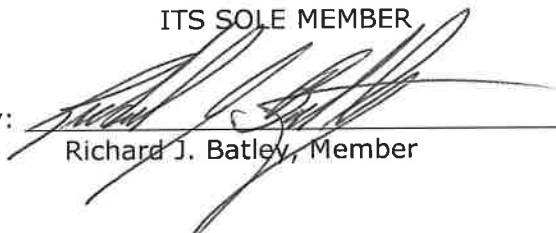
The approximate 46 acre parcel designated as the "Multiple-Family Residential Development Parcel" on the attached Exhibit B is designated for upscale multiple family use. The Developer intends to develop, and market the property for multiple family development. Any improvements to this area will require architectural control by the Developer. Additionally, any multiple family development in this area will require conformance with the City standards for a PDD multiple family residential district. The property may be subdivided depending upon market conditions.

OTHER:

The Developer and the City intend to finalize and execute a document entitled "Tax Increment District No. 12 Development Agreement" formalizing their respective understandings and undertakings for the redevelopment of the approximately 46 acre parcel being designated as PDD Multiple Family as a result of this Amendment document. Such Tax Increment District No. 12 Development Agreement sets forth in substantial detail the scope of Developer's contemplated project and its timing for completion.

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BRIDGEWOOD GOLF COURSE LLC
BY: BRIDGEWOOD HOLDINGS OF NEENAH, LLC,
ITS SOLE MEMBER

By: 
Richard J. Batley, Member

CITY OF NEENAH

By: 
Jane Lang, Mayor

Attest:

By: 
Charlotte Nagel, City Clerk