

Common Council Minutes
Wednesday, August 6, 2025 at 6:00 p.m.

The Common Council of the City of Neenah, Winnebago County, Wisconsin, met in regular session at 6:00 p.m., August 6, 2025, in the Council Chambers of Neenah City Hall.

Mayor Lang is the chair.

Present: Aldermen Erickson, Linski, Ellis, Pollnow, Lendrum, Weber, and Council President Borchardt. Aldermen Bruno and Steiner appeared virtually with the assistance of IT Director Schroeder. Staff present Director of Finance Rasmussen, Director of Community Development & Assessment Nieforth, Public Works Director Kaiser, City Attorney Rashid, and City Clerk Nagel.

Also Present: Fire Chief Teesch, Assistant Fire Chief Krueger, Building Manager Benson, and those noted on the attached Meeting Sign-In Sheets.

Mayor Lang called the meeting to order at 6:01 p.m.

- I. The City Clerk called a voice roll call as the Mayor/Aldermen recorded their attendance in the RollCall-Pro System followed by the Pledge of Allegiance led by Alderman Linski.
- II. Introduction and Confirmation of Mayor's Appointment(s)
 - A. Appoint Lee Hillstrom to the Community Development Authority for the remainder of Pete LeCompte's term expiring April 2028.
 - B. **(UC)**
Seeing no objections, the Mayor's Appointments were ordered approved.
- III. Approval of Council Proceedings
 - A. [Approval of the Council Minutes and Proceedings of July 16, 2025 regular session.](#)
 - B. **(UC)**
Seeing no objections, the Minutes and Proceedings were ordered approved as written.
- IV. Public Forum

Mayor Lang opened the public forum at 6:02 PM. After calls for comments, there were no appearances. Mayor Lang closed the public hearing at 6:03 PM.
- V. Mayor/Council consideration of public forum issues
 - A. None.
- VI. Consent Agenda
 - A. Temporary "Class B" Wine and Class "B" Beer License to Bergstrom-Mahler Museum for Glass Arts Festival August 8 & 9, 2025. **(PSSC)**
 - B. Temporary Class "B" Beer License to Fox Valley Labor Temple for Laborfest, September 1, 2025. **(PSSC)**
 - C. Temporary Extension of "Class B" Combination License to Gord's Pub for Gord's Annual Street Dance, August 9, 2025. **(PSSC)**
Seeing no objections, the Consent Agenda was ordered approved as presented.
- VII. Reports of standing committees

- A. [Regular Public Services and Safety Committee meeting of July 29, 2025:](#) (Chairman Lendrum/Vice Chairman Weber) (Minutes can be found on the City website)
1. Committee recommends Council approve the Replacement of the wall-mounted pressure washer with a new machine, including a double trolley system in the amount of \$14,790.32 from the Capital Projects Fund. **(RollCall-Pro)**
MSCRP Lendrum/Pollnow to approve as recommended by the Committee, all voting aye.
 2. Committee recommends Council approve the ECS proposal to perform soil borings services at Kimberly Point Park for future shoreline improvement in the amount of \$28,400 utilizing Capital Reserves. **(RollCall-Pro)**
MSCRP Lendrum/Pollnow to approve as recommended by the Committee, all voting aye.
 3. Committee recommends Council approve the transfer of "Class B" Combination Intoxicating Liquor and Fermented Malt Beverage License to Sherrytown 3, LLC, d/b/a Sherrytown Station, 432 Sherry St., Julie Becker, Agent. **(RollCall-Pro)**
MSCRP Lendrum/Pollnow to approve as recommended by the Committee, all voting aye.
 4. Committee recommends Council approve the transfer of "Class B" Combination Intoxicating Liquor and Fermented Malt Beverage License to Charctails, LLC, d/b/a Town Council Kitchen & Bar, 133 W. Wisconsin Ave., Alex Fehrenbach, Agent. **(RollCall-Pro)**
MSCRP Lendrum/Pollnow to approve as recommended by the Committee, all voting aye.
- B. [Regular Finance and Personnel Committee meeting of July 28, 2025:](#) (Chairman Steiner/Vice Chairman Erickson) (Minutes can be found on the City website)
1. Meeting cancelled, no report.
- C. [NMFR Joint Finance & Personnel Committee meeting of July 22, 2025:](#) (Council President Borchardt) (Minutes can be found on the City website)
1. Committee recommends both City of Neenah and City of Menasha Common Councils approve the acceptance of the \$200,000 state appropriation for the training tower. **(RollCall-Pro)**
MSCRP Borchardt/Pollnow to approve as recommended by the Committee, all voting aye.
 2. Committee recommends both City of Neenah and City of Menasha Common Councils approve entry into a contractual order for (1) Impel from Pierce Manufacturing to replace Engine 35 through Sourcewell Consortium. The apparatus for \$1,022,146 which includes the discounted advanced payment amount and \$227,854 for related equipment for a total cost to not exceed \$1,250,000 and authorize both Finance Directors to review financing options and approve the most advantageous finance option for both cities for the apparatus final delivery anticipated 4th quarter 2029. **(RollCall-Pro)**
MSCRP Borchardt/Pollnow to approve as recommended by the Committee, all voting aye.
 3. Committee recommends both City of Neenah and City of Menasha Common Councils approve the proposed 2026 budget formula with the City of Neenah's portion being 60.82% and the City of Menasha's portion 39.18%. **(RollCall-Pro)**
MSCRP Borchardt/Weber to approve as recommended by the Committee, all voting aye.

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

- A. [Regular Plan Commission meeting of July 29, 2025](#): (Alderman Steiner) (Minutes can be found on the City website)
 - 1. No action items to report.
 - B. [Board of Public Works meeting of August 5, 2025](#): (Vice Chairman Lendrum) (Minutes can be found on the City website)
 - 1. The Board recommends Council approve Final Pay Request, Contract 14-24, Oak Hill Cemetery and Washington Park Fiber Connection Project, to Directional Drilling Services, Inc., in the amount of \$80,351.30 (RollCall-Pro)
MSCRP Lendrum/Ellis to approve as recommended by the Board, all voting aye.
 - C. [Report from Business Improvement District Board \(BID Board\) meeting of July 29, 2025](#) – Alderman Ellis
 - 1. Nothing new to report.
 - D. [Report from Sustainable Neenah Committee meeting of July 23, 2025](#) – Alderman Linski
 - 1. Nothing new to report.
 - E. [Report from Parks & Recreation Commission meeting of July 17, 2025](#) – Alderman Weber
 - 1. Reviewed and discussed the Kimberly Point Lighthouse Restoration Project concept plans. Tomorrow is National Lighthouse Day in which there will be a press conference at Kimberly Point Lighthouse announcing the project. All are invited to attend.
 - 2. There will be a walk-thru of Carpenter Preserve on Saturday, August 9, 225 at 9:00 AM. Meet at the corner of Kingswood Drive and Shootingstar Drive to take the sidewalk into where the sheep and goats are working. Roxie from Wolly Green Grazers will be on hand to give a brief overview of their progress and answer any questions.
- IX. Presentation of petitions
- A. Any other petition received by the City Clerk's Office after distribution of the agenda.
 - 1. None.
- IX. Council Directives
- A. **Motion by Pollnow/Steiner to host a Committee of the Whole to discuss the pros and cons of new construction vs. remodeling the existing facility for Fire Station 31.**
Mayor Lang commented on the Council Directive prior to any discussion. She advised that the intension was to hold a Committee of the Whole Meeting after the bids were received August 26th. The reason for the Committee of the Whole Meeting was to review the bids and to solidify the decision to move forward with the remodel. It is Mayor Lang's opinion that there is no need for a Committee of Whole meeting to discuss the pros and cons of new construction vs. remodeling because the intention is, and was, to have a Committee of the Whole Meeting once bids have been received.
- Mayor Lang turned over the meeting Chief Teesch for a presentation to bring Council up to speed as to how we got where we are today and the work of SEH. Chief Teesch talked about the current plan, why certain components are combined, the budgeting for non-fire spaces, the decision on general contractor vs. construction manager, clarification on past studies, and response to why new construction bids are being sought after. Chief Teesch also responded to questions that were submitted to the Council by Alderman Pollnow via email and those that came up during his presentation. A copy of the Alderman Pollnow's questions and Chief Teesch's presentation are attached to the meeting minutes.
- There was discussion on the project completion timeline. Chief Teesch answered that once a contract is signed, the general contractor has 300 days to complete the project.

Mayor Lang thanked Chief Teesch for his work in polling the information together in a condensed format to bring the Council up to date with how this decision was made by the former Council. Mayor Lang reiterated her intention to have the Committee of the Whole reconvene once the bids have been received to solidify the decision to move forward with the remodel.

There was discussion on the process of the Council Directive. Alderman Pollnow wanted to amend the motion on the floor. Attorney Rashid advised that according to Robert's Rules of Order, due to the motion being seconded, the motion now belongs to the body. Therefore, a vote tonight is in order.

In Mayor Lang's opinion is that there is no need to have a Council Directive with there is already the intention to have a Committee of the Whole that the Council Directive is requesting.

Alderman Erickson called the question.

Motion restated: Motion by Pollnow/Steiner to host a Committee of the Whole to discuss the pros and cons of new construction vs. remodeling the existing facility for Fire Station 31.

Motion failed in a roll call vote, 3-6 with Aldermen Linski, Weber, and Pollnow voting aye, Aldermen Borchardt, Bruno, Erickson, Ellis, Lendrum, and Steiner voting no.

- B. **Motion by Pollnow/Ellis to direct Mayor Lang to work with Mayor Hammond and Chief Teesch to hire an outside firm within the next 90 days to perform a Neenah-Menasha Fire Rescue Comprehensive Analysis.**

Mayor Lang advised Council that Mayor Hammond, Chief Teesch, Assistant Chief Krueger, and herself have met several times regarding a comprehensive analysis of the Fire Department. The group is working on developing a comprehensive Request for Proposal (RFP) to send to prospective consultants.

As the Fire Department is a combined department, known as the Neenah-Menasha Fire Rescue, the City of Neenah Council cannot dictate what the City of Menasha Council has to do. They are their own entity with joint partnership in NMFR. Once the RFP responses are received, the core group will include both City Council Presidents in the discussion prior to presenting the results to both Councils for approval. It is quite an undertaking to do a project like this because there has to be buy-in from both communities, and one community cannot dictate to the other the actions of the respective Councils. It is Mayor Lang's opinion that this Council Directive is not needed since this effort is well underway.

Alderman Pollnow explained that the intent of this Council Directive was to get the item in front of Council to discuss and support this effort.

Motion restated: Motion by Pollnow/Ellis to direct Mayor Lang to work with Mayor Hammond and Chief Teesch to hire an outside firm within the next 90 days to perform a Neenah-Menasha Fire Rescue Comprehensive Analysis

Motion failed in a roll call vote, 1-8 with Alderman Pollnow voting aye, and Aldermen Borchardt, Bruno, Erickson, Ellis, Lendrum, Linski, Steiner, and Weber voting no.

X. Unfinished Business
A. None.

XI. New Business/Announcements
A. Director Rasmussen advised the draft of the 2026 Capital Improvement Plan was handed out at tonight's meeting, and is available on the website. Workshops are scheduled for August 18th and 19th.

IX. Adjournment
Motion by Pollnow/Borchardt to adjourn. Motion carried in a voice vote 9-0. Meeting adjourned at 6:53 PM.

Respectfully submitted,

A handwritten signature in black ink that reads "Charlotte K. Nagel". The script is cursive and fluid.

Charlotte Nagel, City Clerk

**CITY OF NEENAH – COMMON COUNCIL MEETING
WEDNESDAY, AUGUST 6, 2025
ATTENDANCE SHEET**

NAME	ADDRESS
1. Kate Hancock-Lee	2126 Bassworth Ct.
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Char Nagel

From: William Pollnow Jr
Sent: Tuesday, August 5, 2025 10:39 AM
To: GRP Council 15
Cc: Travis J. Teesch
Subject: Council Directive - Station 31 Firestation - Reconstruction vs New construction COW discussion
Attachments: NMFR - Council Directive - Station 31 COW.docx

Dear Mayor/Council/Dept heads

Per the Council Directive to be discussed tomorrow evening, relative to NMFR Station 31, I have put together some information that I believe is pertinent to this discussion. This is a VERY large reconstruction project with alot of money involved, which I believe warrants more discussion/input from our Council. The Council/with the Mayor/our the elected officials who represent the financial interests of our constituents(who I believe we work for) which I believe warrants the best stewardship of tax dollars.

I am advocating for a COW meeting to take place within one week of receiving the Firestation 31 and/or Fire tower/investigation area bids(if that is available).

I am sending out this as informational only/will not reply to any replies to this email.

William Pollnow Jr
City of Neenah - Alderman District 3
wpollnow@neenahwi.gov
920 637 4980

City of Neenah - Council Directive - Station 31 COW

Council to hold a "Committee of the Whole" to discuss the pros and cons of new construction vs reconstructing existing facility. To be held within a week of receiving the bid's back from the RFP.

Items of possible discussion:

What if a consultant study recommends a different location or size for Station 31?

Hard costs for moving non fire related items to another location?

How will the additional maintenance/utilities be budgeted for on non-fire related spaces?

Hiring of construction manager for this project. There currently isn't specific money allocated for this/nor was this included in the RFP or contract with the Architect

How/why has the fire tower station & training/storage locations seem to have blended into this project. Note: Plan commission just approved the site plan to include all items of training & fire tower construction, along with the Station 31 reconstruction. There are two different funding sources for these - Fire station 31(Neenah) & Fire tower/investigation/storage - (Neenah/Menasha).

Why wouldn't we get bids for both - new & reconstruction?

June 2023 Keller Facility Study - advocated for building new fire station - Excerpt below from the study

"Remodeling the fire station would allow for targeted improvements and modifications to address specific deficiencies, taking into account the unique requirements and limitations of the existing structure. However, it is crucial to carefully evaluate the feasibility and cost-effectiveness of such remodeling, considering potential limitations in space, functionality, and compliance with current codes and standards. Remodeling may present challenges in fully meeting the evolving needs and expectations of a modern fire station.

Alternatively, replacing the existing fire station with a purpose-built facility offers numerous advantages. A new facility could be designed from the ground up to meet current fire station design standards, NFPA recommendations, and ADA accessibility requirements. This approach would allow for optimal space planning, efficient circulation patterns, dedicated areas for specialized functions such as decontamination and gear storage, and enhanced amenities for firefighter well-being and operational effectiveness.

Moreover, a new fire station provides an opportunity to integrate sustainable and energy-efficient features, reducing operational costs and environmental impact. Incorporating state-of-the-art technologies, such as advanced communication systems and smart building management systems, would further enhance emergency response capabilities and overall operational efficiency.

October 2020 - Five Bugles Design advocated for building a new fire station - excerpt below from study

"The following recommendations and conclusions are offered as an organized effort to provide information to decision makers and to help assist them in that process. It is important to note that the study is the first

stage and the conceptual plans and ideas in this report shall be defined further as the process continues.

When considering the existing Station 31, and taking the departments overall goals of having an efficient, healthy, well-designed station into consideration, we feel that it comes down to one determination: do you have another use for (or the ability to sell) the current Station 31?

It is possible to make the current Station 31 a healthy, efficient, well-designed station by means of a complete renovation. However, even with this renovation, there would be compromises:

- The Department and Clinic staff would need to be relocated for 8 to 10 months during construction.
- Station would lose one apparatus bay
 - No ability to add an additional apparatus bay in the future
- Only one apparatus bay is drive-through
- Station remains near an un-desirable intersection

However, if the City had the ability to repurpose or sell the existing station and construct a replacement, there are some notable advantages:

- Create a healthy, well-designed, efficient station:
 - o Create state-of-the-art personal decontamination zone
 - o Right-size station, aligning space with department needs
 - o All apparatus bays to be drive-through – creating maximum flexibility
 - Ability to have an additional apparatus bay
 - o Construct a more energy efficient facility
- City would have the ability to sell the existing Station 31, and associated northern portion of land:
 - o Remaining acreage to be used for replacement Station 31
 - Allows new Station 31 to be distanced from busy intersection
 - o Selling the existing station would bring facility and acreage back into tax rolls
- Department and Clinic can remain in facility while new facility is constructed

Taking these compromises into consideration, along with the associated costs, we feel that if the City had the ability to repurpose or sell the existing

station, it would be in the best interest of the department to design and construct a replacement Station 31."

Note: Five Bugle Design's estimated cost differential between renovation & new construction was approximately 30% - 4.7 to 6.8 million dollars



Memorandum

TO: Mayor Lang
Neenah Common Council Members

FROM: Chief Teesch *TT*

DATE: August 6, 2025

RE: **Station 31 Project Information and Materials**

In response to yesterday's email from Alderman Pollnow, I've prepared the attached materials to help address the questions raised regarding Station 31 and the upcoming renovation project.

Included are:

- **Presentation slides** outlining the remodel scope, operational needs, and supporting rationale
- **Updated elevation renderings**
- **Demolition and floor plans** showing proposed layout changes
- **Summary notes** addressing shared costs, construction management, and training ground integration

These materials are intended to support tonight's discussion and provide clarity where needed. I look forward to walking through the presentation and answering any additional questions you may have.

NEENAH-MENASHA FIRE RESCUE



**Integrity – Dedication – Compassion
Teamwork - Tradition - Courage**

STATION #31 – 1080 BREEZEWOOD LANE



How will the additional maintenance/utilities be budgeted for on non-fire related spaces?

Already being done — and if we built new, it would still be a split cost.

- Building Repairs – 70/30 (15% DPW, 15% IS) – Neenah only
- Water, Sewer, Dumpster – 90/10 (5% DPW, 5% IS) – NMFR operating expense
- WE Energies – 70/30 (15% DPW, 15% IS) – NMFR operating expense
- Recycling – 90/10 (10% DPW) – Neenah only
- Storm Water – 70/30 (15% DPW, 15% IS) – Neenah only

Will a construction manager be hired for this project?

No — this is not a Construction Manager (CM) project.

We're using a **single lump sum bid** awarded to a **General Contractor (GC)** who serves as the prime.

- ☐ GC carries project-wide insurance
- ☐ GC controls the construction schedule
- ☐ GC is responsible for subcontractors and absorbs risk if any default

This is commonly referred to as a **General Contractor at Risk** arrangement.

**HOW/WHY HAS THE FIRE TOWER STATION &
TRAINING/STORAGE LOCATIONS SEEM TO
HAVE BLENDED INTO THIS PROJECT?**

FOR LOGISTICAL PURPOSES

- ✓ **Maximize efficiency.**
- ✓ **Reduce duplication of mobilization costs.**
- ✓ **Ensure consistency across work occurring on the same site and timeline.**

BID DOCUMENTS ARE COMBINED FOR LOGISTICS; CONTRACTS, PAYMENTS, AND APPROVALS REMAIN SEPARATE IF BIDS ARE FAVORABLE.

STATION 31 REMODEL

- Neenah Board of Public Works
- Neenah Council

TRAINING GROUND IMPROVEMENT

- NMFR Joint Finance & Personnel Committee
- Neenah Council
- Menasha Council

PREVIOUS STUDIES

October 2020 - Five Bugles Design Study,

“It is possible to make the current Station 31 a healthy, efficient, well-designed station by means of a complete renovation.”

• June 2023 - Keller Facility Study,

- “Remodeling the fire station would allow for targeted improvements and modifications to address specific deficiencies, taking into account the unique requirements and limitations of the existing structure.”*



North Elevation



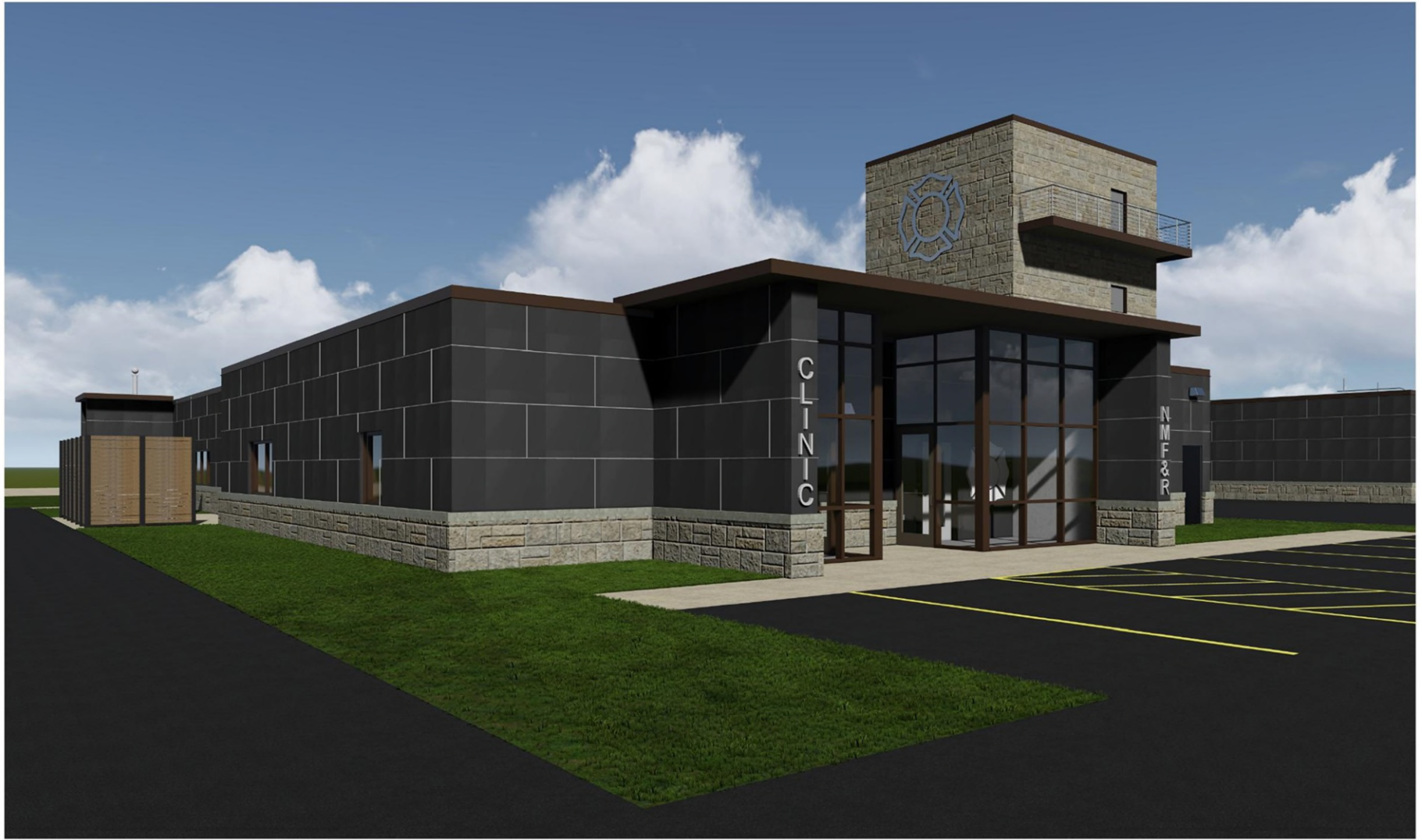
West Elevation



South Elevation



East Elevation



ENTRANCE PERSPECTIVE



ENTRANCE PERSPECTIVE

DEMO PLANS



- DEMOLITION KEYNOTE LEGEND**
- 1 REMOVE EXISTING WINDOW
 - 2 REMOVE EXISTING FLOOR VENEER, REMOVE ANY EXISTING BRICK TIE, PREP SURFACE FOR AIR BARRIER
 - 3 REMOVE ALL EXTERIOR FINISHES FROM THE ADMINSTRATIVE SIDE OF THE FACILITY INCLUDING BUT NOT LIMITED TO GARRETT'S TILE FLOORED SURFACES, ACT SEALING T.E.S & GRID, CABINETRY, WATERCLOSET PARTITIONS WALLS & THE INTERIOR SURFACE OF EXTERIOR WALLS FROM FLOOR TO STRUCTURE. INTERIOR DOORS & FRAMES & ALL TOILET ROOM FIXTURES & COUNTER TOPS
 - 4 REMOVE EXISTING PLUMBING, INSULATION, ONTARIO WALLBOARD & WALL BASE
 - 5 PREPARE FLOOR SURFACES FOR RE-INSTALLATION OF NEW FLOORING MATERIAL
 - 6 REMOVE EXISTING OVERHEAD DOOR
 - 7 REMOVE OVERHANG & COLUMN FOUNDATIONS & CONG. SLAB
 - 8 REMOVE EXISTING DOOR & FRAME, SHOWN DASHED
 - 9 EXIST. CMU DEMO WALL TO REMAIN
 - 10 REMOVE PORTION OF EXISTING CMU WALL FOR NEW OPENING
 - 11 DEMOLITION WILL TAKE PLACE IN 2 PHASES. PHASE 1 WILL REMOVE AND RECONSTRUCT THE AREA NORTH OF THE CMU DEMO WALL WHILE PHASE 2 WILL FOLLOW COMPLETION & OCCUPANCY OF PHASE 1.
 - 12 ALL BUILDING MEP SYSTEMS & STRUCTURES ARE TO BE MAINTAINED TO SERVE PHASE 2 DURING PHASE 1 DEMOLITION
 - 13 REMOVE EXISTING RISER ROOM & MEZZ FLOOR ABOVE
 - 14 REMOVE EXISTING HATCH ROOMS, SALVAGE FOR RE-INSTALLATION
 - 15 SAW CUT & REMOVE EXIST. FLOOR SLABS IN ENTIRE AREA OF PHASE 1 & PHASE 2. APPROPRIATE FLOOR REMOVAL ONLY WHERE REQUIRED FOR DEMOLITION & INSTALLATION OF NEW UNDER FLOOR PUMPING SELECT. & STRUCTURAL ITEMS
 - 16 APPROPRIATE EXPOSED FLOOR SURFACE TO BE REMOVED & SUB PREPARED FOR NEW FLOOR FINISH APPLICATION
 - 17 REMOVE EXISTING PLASTIC LAMINATE GABEWOK AS REQUIRED
 - 18 COMPLETELY REMOVE EXIST. RAILROADS EPDM MEMBRANE ROOF, INSULATION, BALAST JOOP GUTTERS & PLUMBING. PREPARE ROOF DECK FOR INSTALL OF NEW ROOF DRAINS & DOWN ROOF SYSTEM
 - 19 REMOVE LANDSCAPING MULCH BEDS & PLANTINGS. PREP SITE FOR NEW LANDSCAPING
 - 20 THE INTENT OF THIS DEMOLITION PLAN IS TO PROVIDE AN ACCURATE DESCRIPTION OF THE SCOPE OF ALL REQUIRED BUILDING COMPONENTS SHOULD BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF THE DEMOLITION WORK. ANY ADDITIONAL DEMOLITION WILL BE CONSIDERED INCIDENTAL TO THE DEMOLITION WORK.
 - 21 ALL EXIST. STRUCT. STEEL & ROOF DECK TO BE CLEANED & PREPARED PER FARM MANUFACTURER REQUIREMENTS PRIOR TO APPLICATION OF COATINGS TO EXPOSED STRUCT. STEEL



NEEMH-MEMSHA FIRE RESCUE FIRE STATION 31 RENOVATION

1561 Beekmantown, Newark,
NJ 07102

Project Name	1561 Beekmantown, Newark, NJ 07102
Client	NEEMH-MEMSHA FIRE RESCUE
Architect	SEH
Engineer	SEH
Interior Designer	SEH
Project Manager	SEH
Construction Manager	SEH

REV	DESCRIPTION	DATE
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DEMOLITION PLAN - LEVEL 1

DEMO PLANS



- DEMOLITION KEYNOTE LEGEND**
- 1 REMOVE EXISTING WINDOW
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 - 21 ALL EXIST. STRUCT. STEEL & ROOF DECK TO BE CLEANED & PREPARED PER FARM MANUFACTURER REQUIREMENTS PRIOR TO APPLICATION OF COATINGS TO EXPOSED STRUCT. STEEL



NEEMH-MEMSHA FIRE RESCUE FIRE STATION 31 RENOVATION

1561 Buchanan Rd., Neenah,
WI 54956

Prepared By	WJG
Checked By	WJG
Drawn By	WJG
Project No.	1561
Date	01/01/2020

REV	DESCRIPTION	DATE
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DEMOLITION PLAN - LEVEL 1

14,433
18 = 1-2

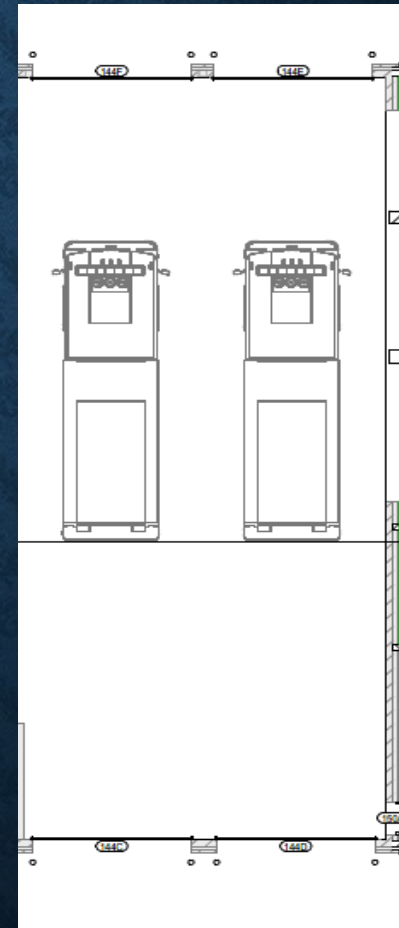
PLAN - TEST FIT

The floor plan shows a complex layout of rooms and outdoor spaces. Key areas include:

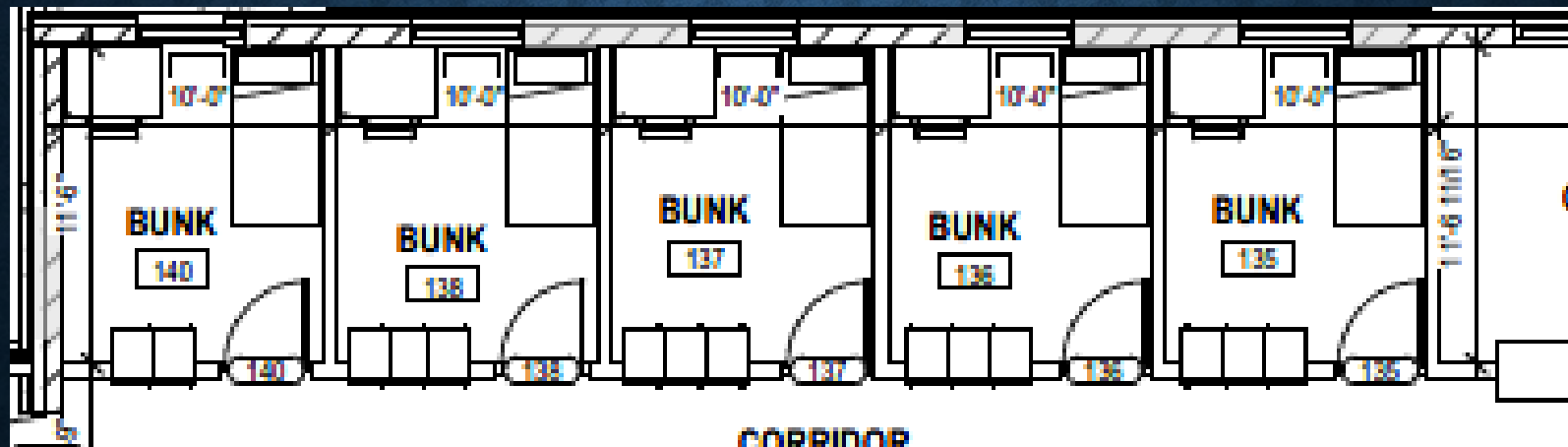
- MECHANICAL:** 576.5 SF
- EXERCISE:** 726.1 SF
- GEAR:** 143.8 SF
- STAIR:** 30'-0"
- SHOP:** 30'-0"
- SCBA:** 30'-0"
- HOSE TOWER:** 30'-0"
- MEZZANINE:** 30'-0"
- OPEN OFFICE:** 587.1 SF
- BUNK:** 123.8 SF (multiple)
- EMS STORAGE:** 96.1 SF
- DIRTY TOILET:** 106.0 SF
- DOMESTIC TOILET:** 94.0 SF
- DOMESTIC LAUNDRY/LINEN/JAN.:** 371.4 SF
- STOR.:** 67.4 SF
- BUNK:** 143.3 SF
- DAY ROOM:** 491.7 SF
- KITCHEN/DINING:** 680.0 SF
- OFFICE:** 169.7 SF
- GEAR LAUNDRY:** 288.9 SF
- TABLES & CHAIRS:** 149.9 SF
- BREAKOUT:** 243.7 SF
- EOC:** 1122.5 SF
- CITY IT:** 158.5 SF
- VESTIBULE:** 8'-0"
- LOBBY ENTRY:** 8'-0"
- WAITING:** 176.6 SF
- LAB:** 244.2 SF
- PT ROOM:** 217.3 SF
- JAN:** 37.3 SF
- TOILET:** 79.0 SF
- STOR.:** 25.3 SF
- PASS THROUGH:** 79.3 SF

PLAN - TEST FIT

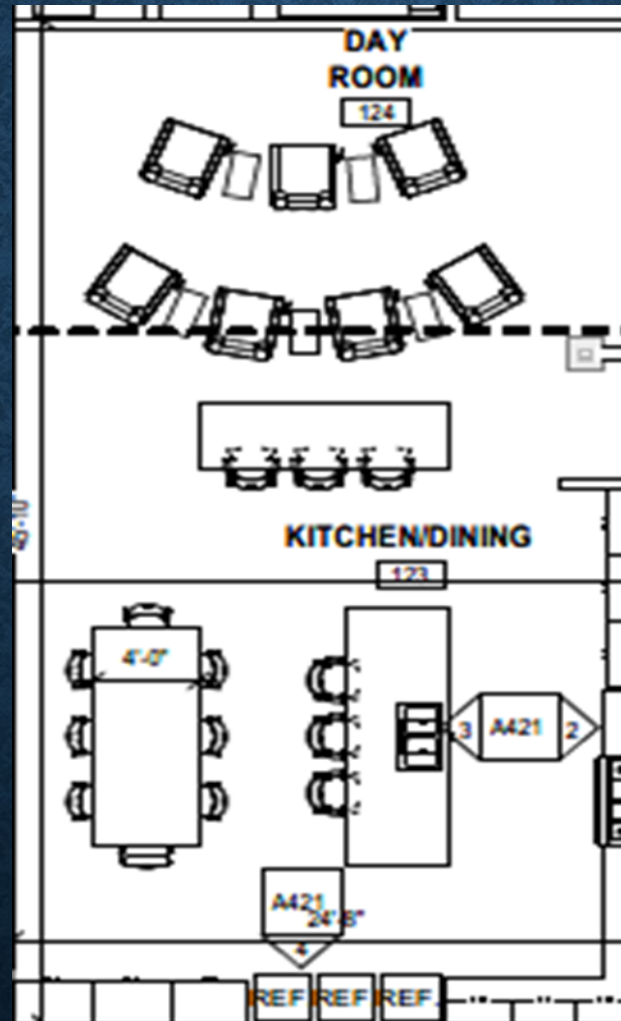
1. LACKS DRIVE-THROUGH BAYS FOR ALL APPARATUS BAY:



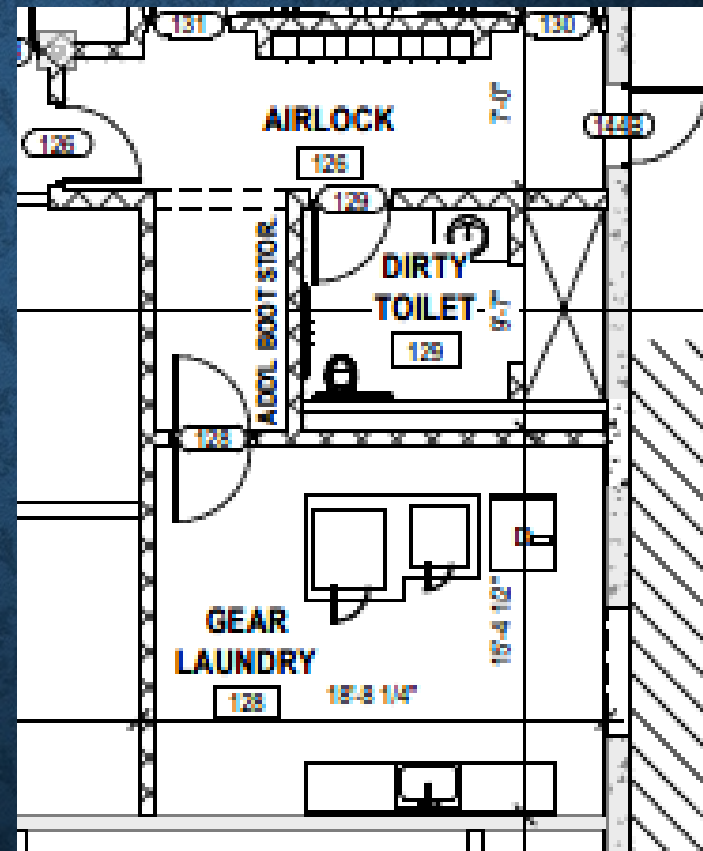
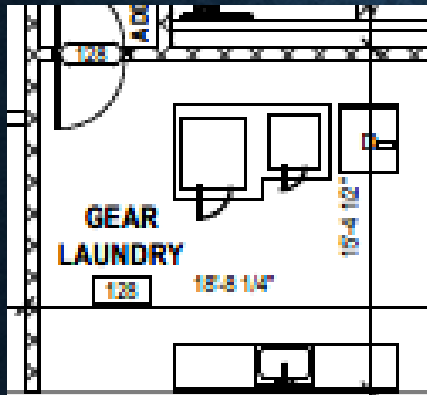
2. OPEN CONCEPT DORMITORIES PRESENT CHALLENGES:



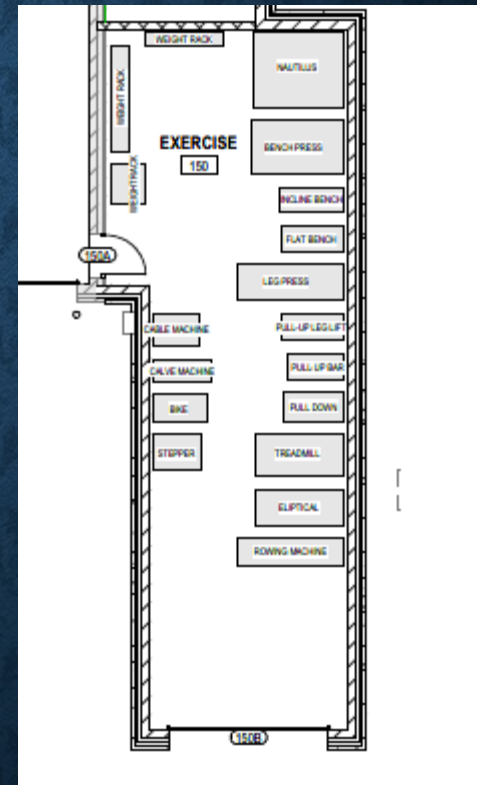
3. KITCHEN DOES NOT HAVE A FRIDGE FOR EACH SHIFT WHICH IS COMMON PRACTICE:



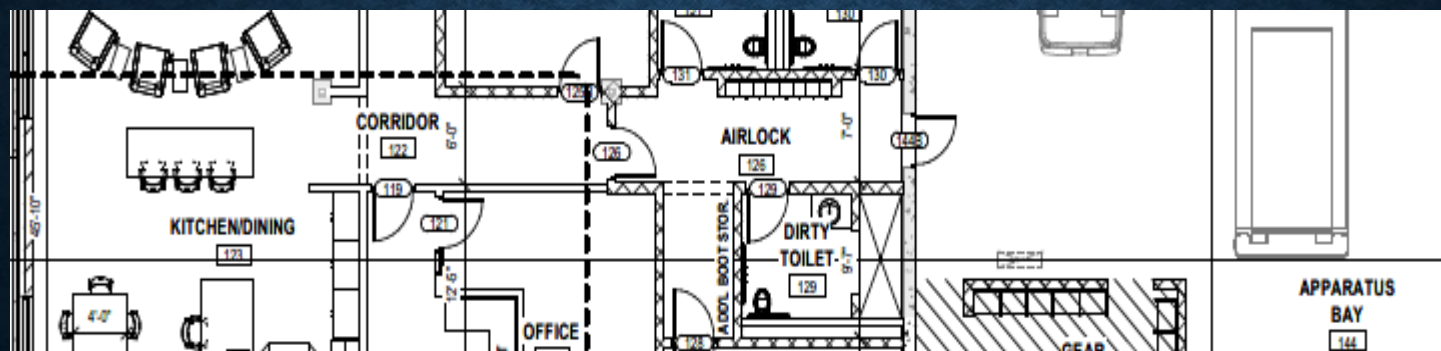
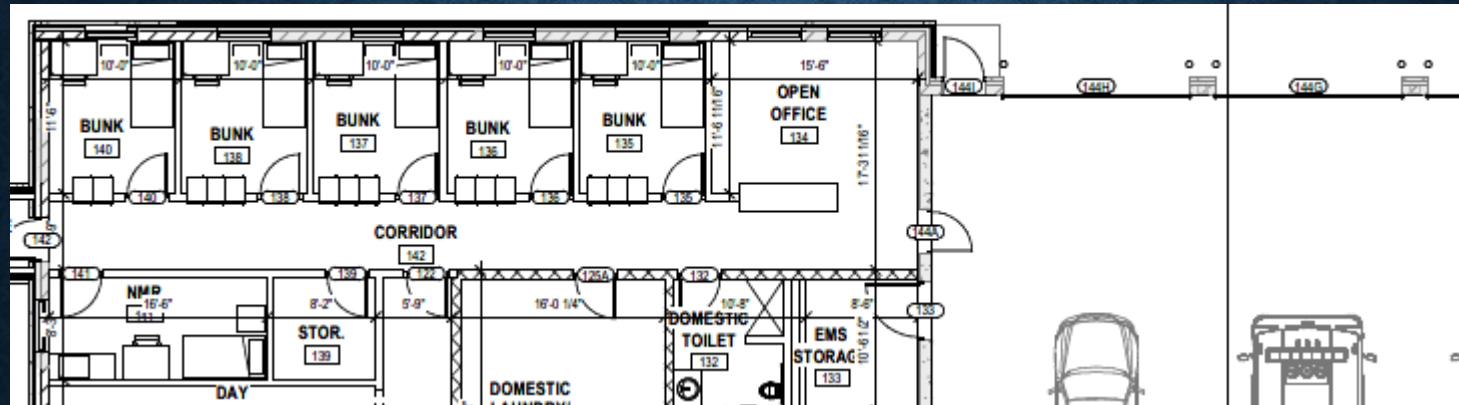
4. EXTRACTOR SHOULD BE LOCATED IN A POSITIVE PRESSURED ROOM AWAY FROM CARCINOGENS:



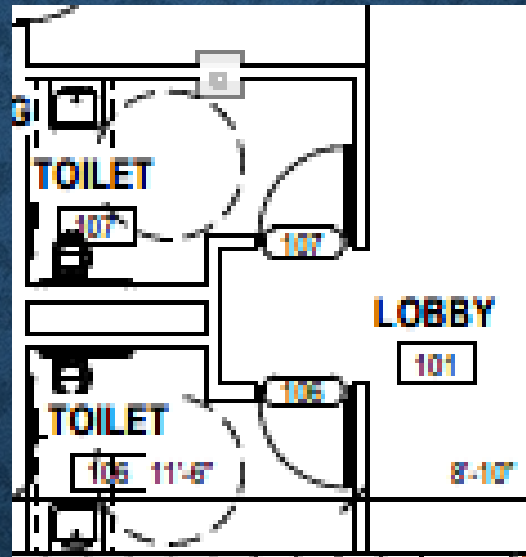
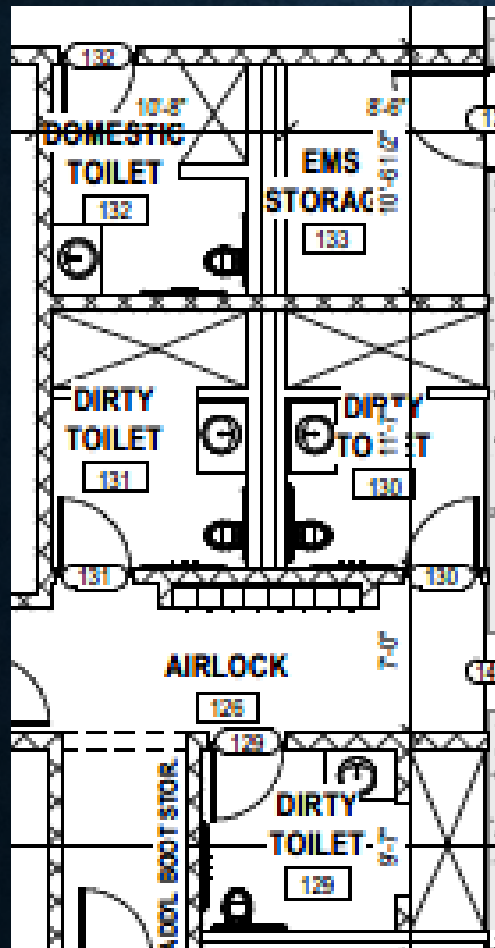
5. FITNESS ROOM IS CRAMPED AND UNDERSIZED FOR STATION DEMANDS:



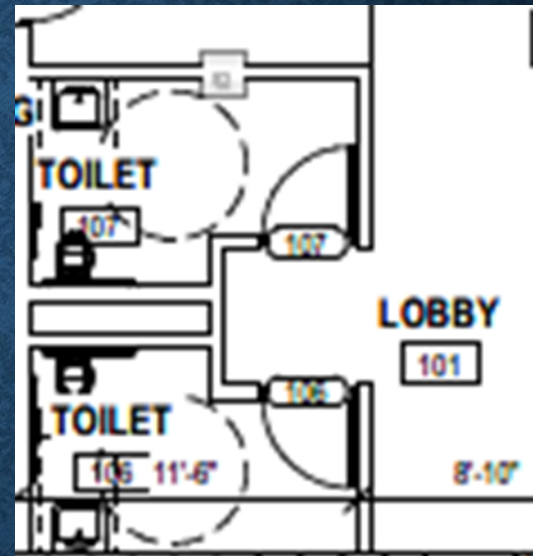
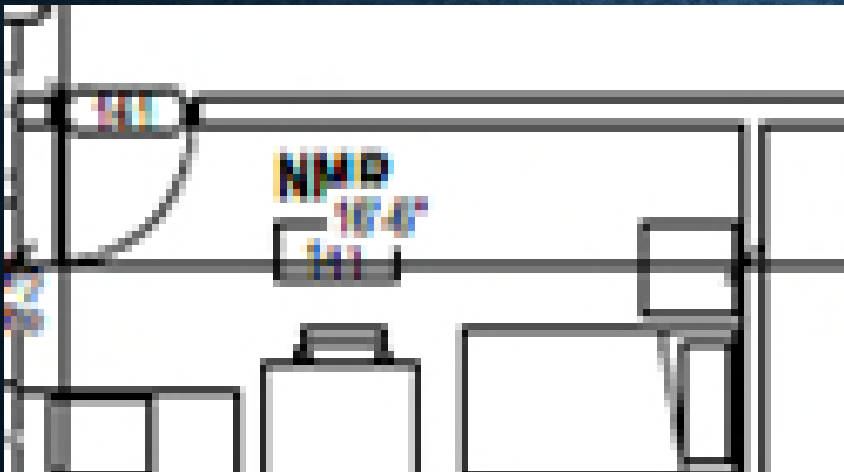
6. CIRCULATION THROUGH THE FACILITY IS TIME-CONSUMING HISTORY AS A SHARED SPACE BETWEEN THE TECH AND FIRE DEPARTMENTS:



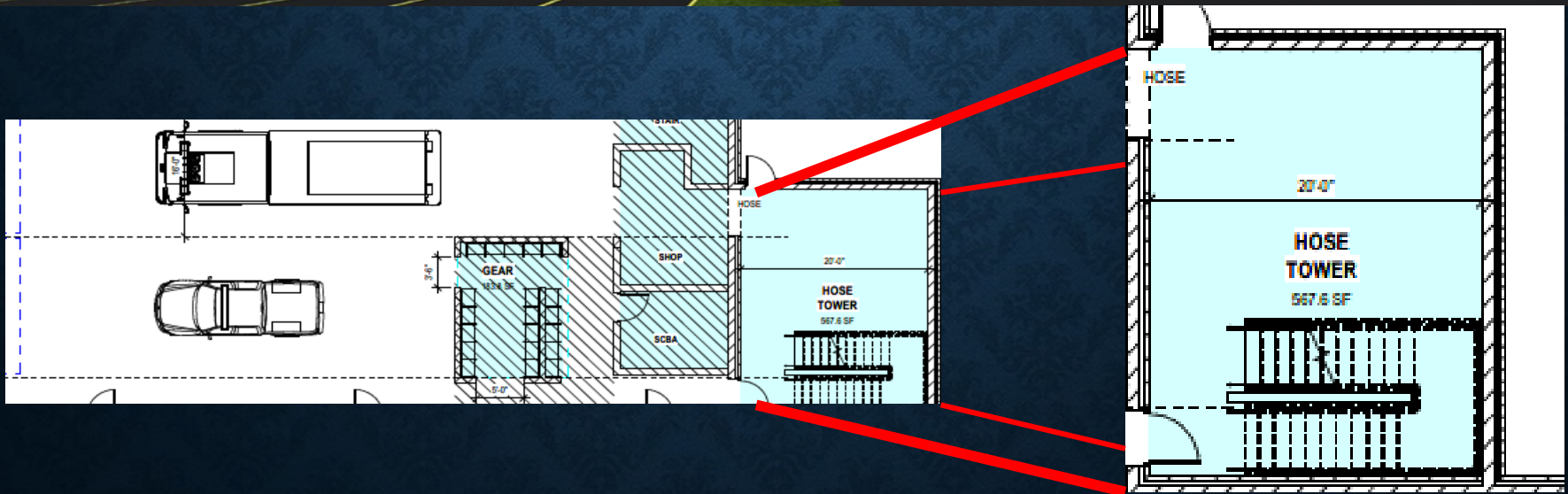
7. RESTROOMS ARE LARGE MULTI-STALL, WHICH HAS CHANGED TO UNISEX SINGLE STALL:



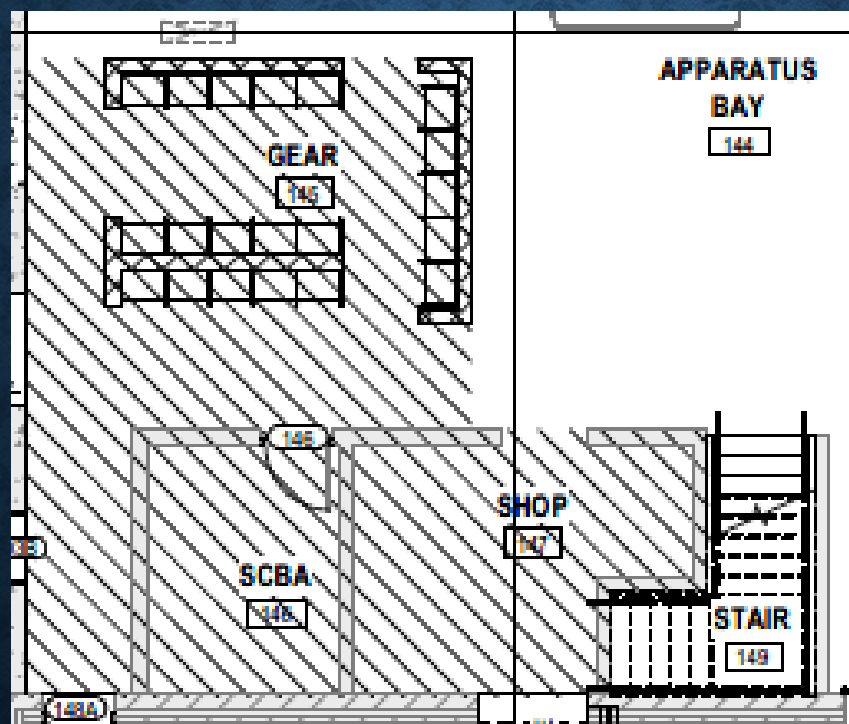
8. ADA ISSUES IN MULTIPLE PARTS OF THE FACILITY:



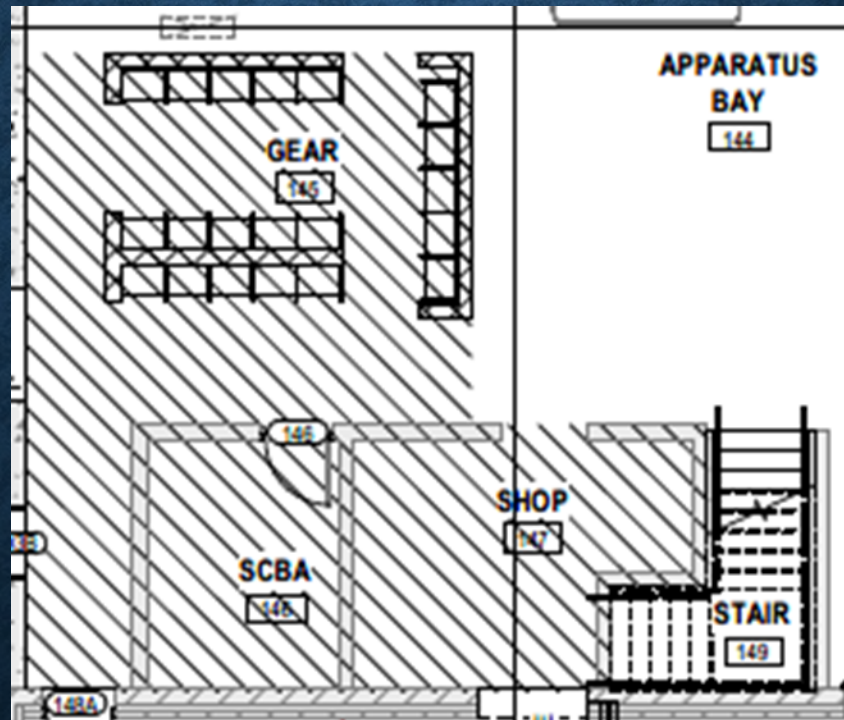
9. NO HOSE TOWER:



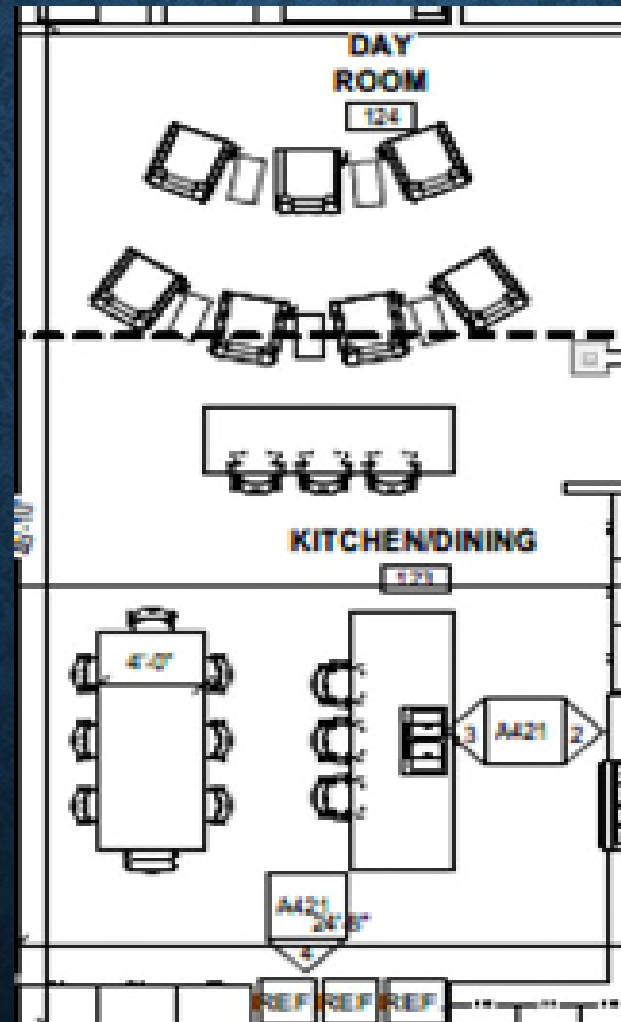
10. LACK OF PROPER INTERN STORAGE EQUIPMENT SPACE:



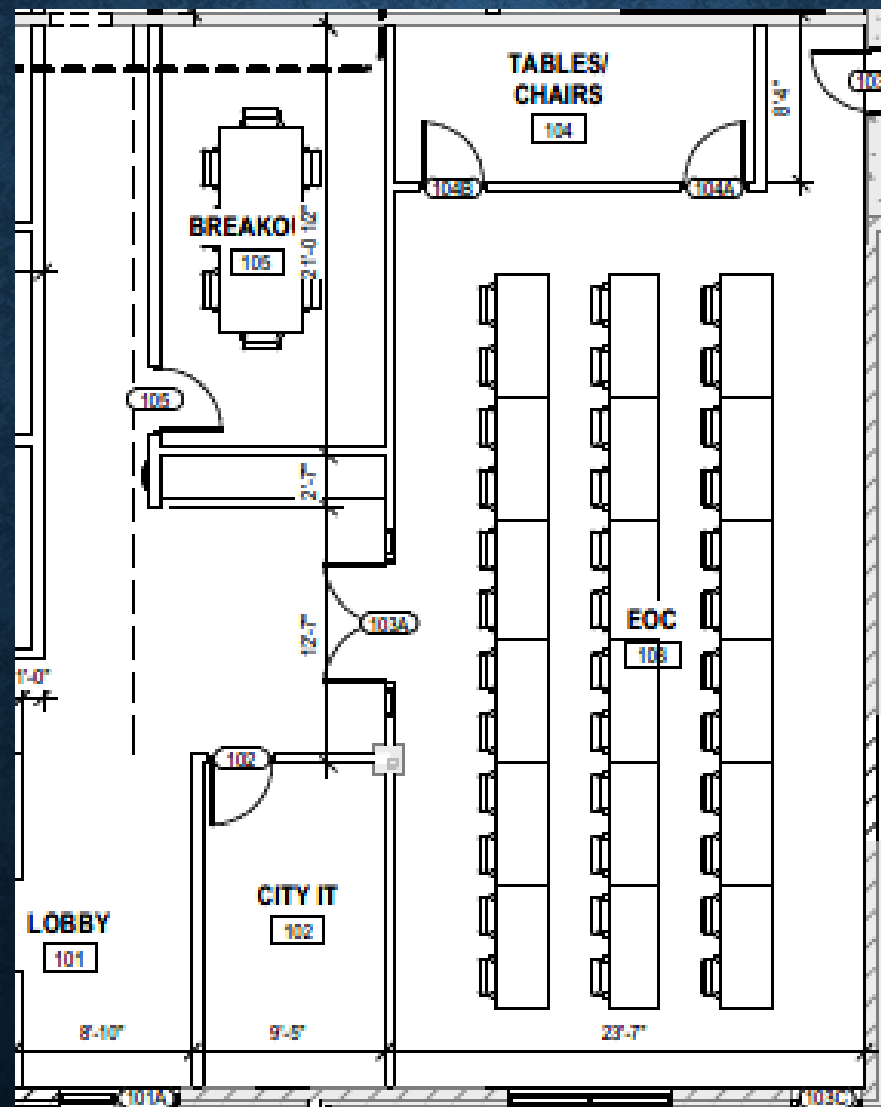
11. FACILITY DOES NOT HAVE A TURNOUT GEAR ROOM:



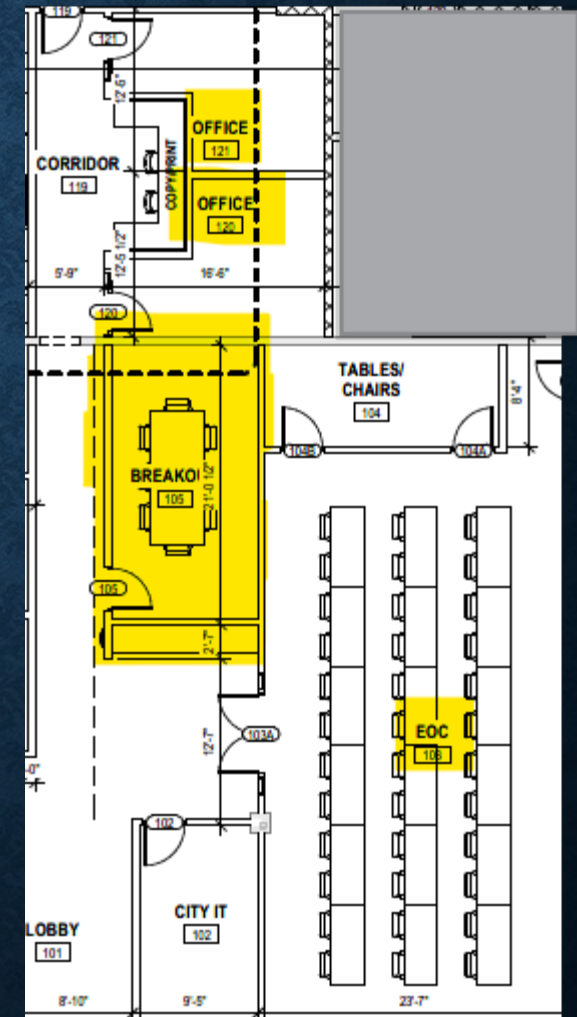
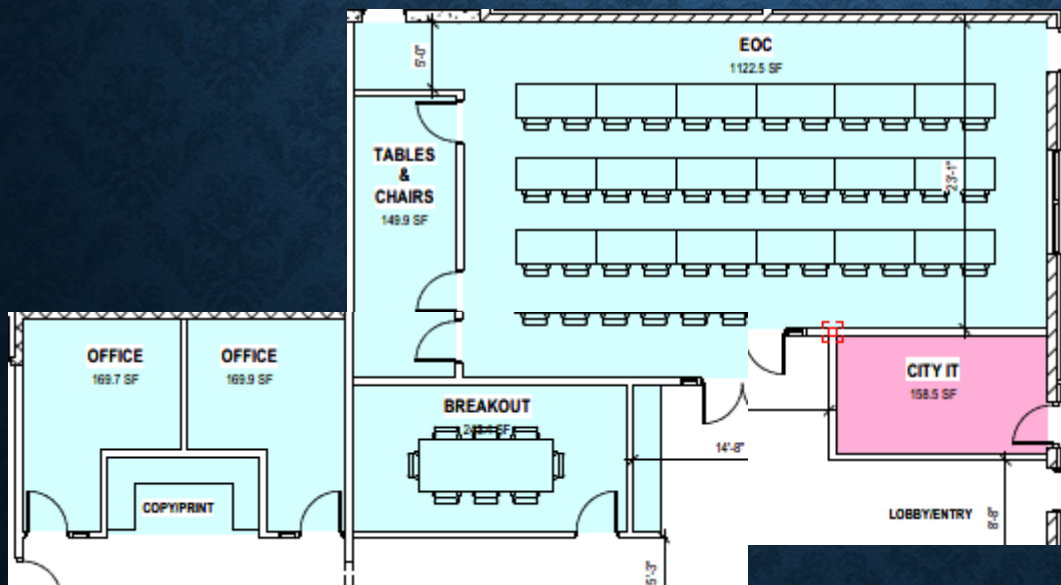
12. DAY ROOM IS NOT LARGE ENOUGH FOR THE CURRENT DEPARTMENT, NOR IS THE ROOM SHAPED PROPERLY:



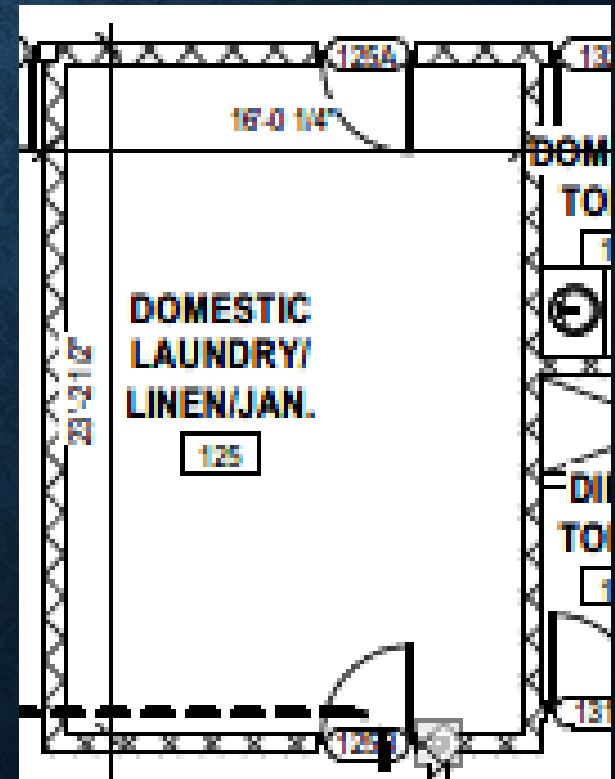
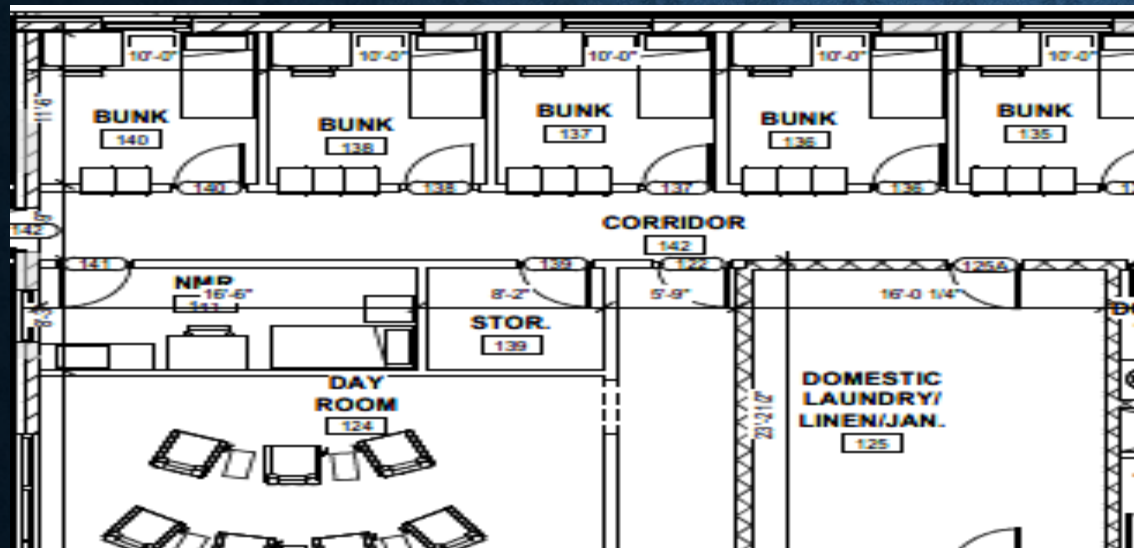
13. LOCATION SHOULD ACT AS AN EOC (EMERGENCY OPERATIONS CENTER):



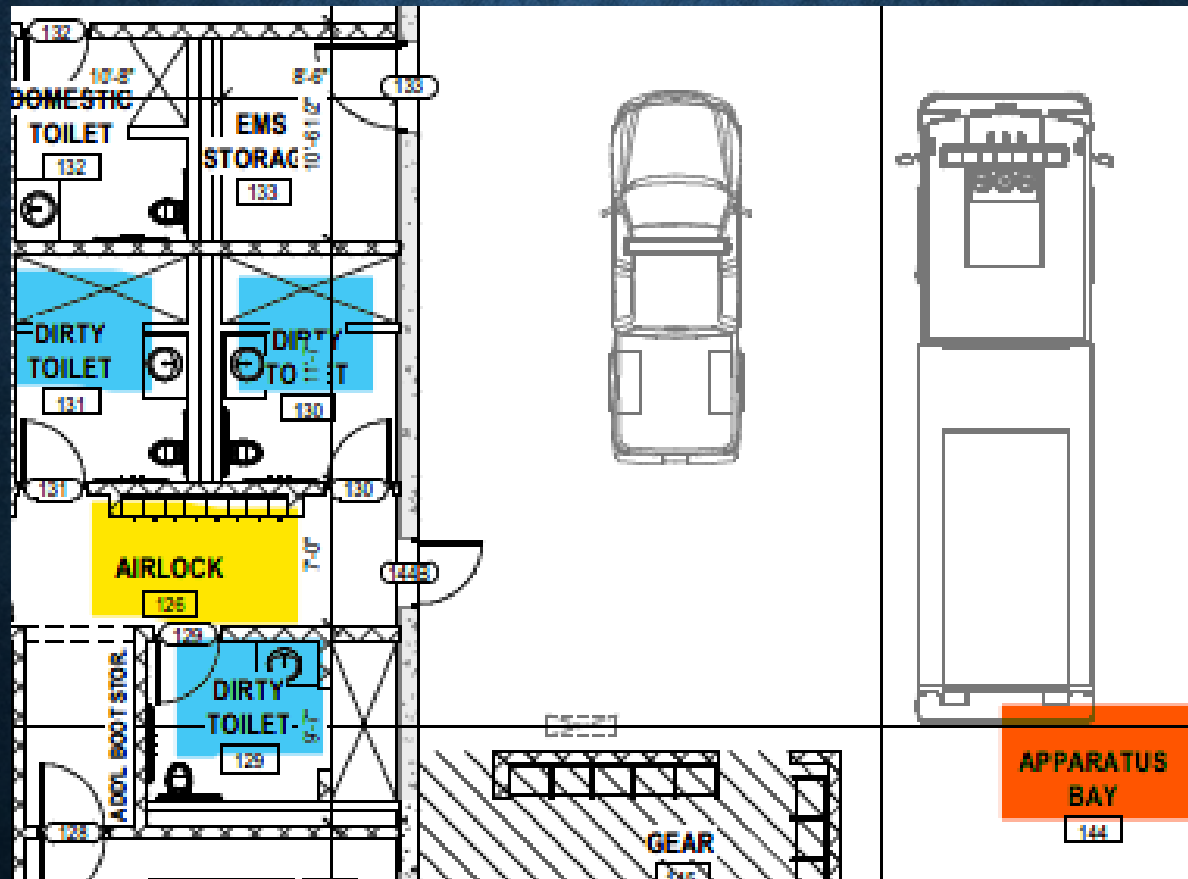
14. FACILITY DOES NOT HAVE A CONFERENCE ROOM:



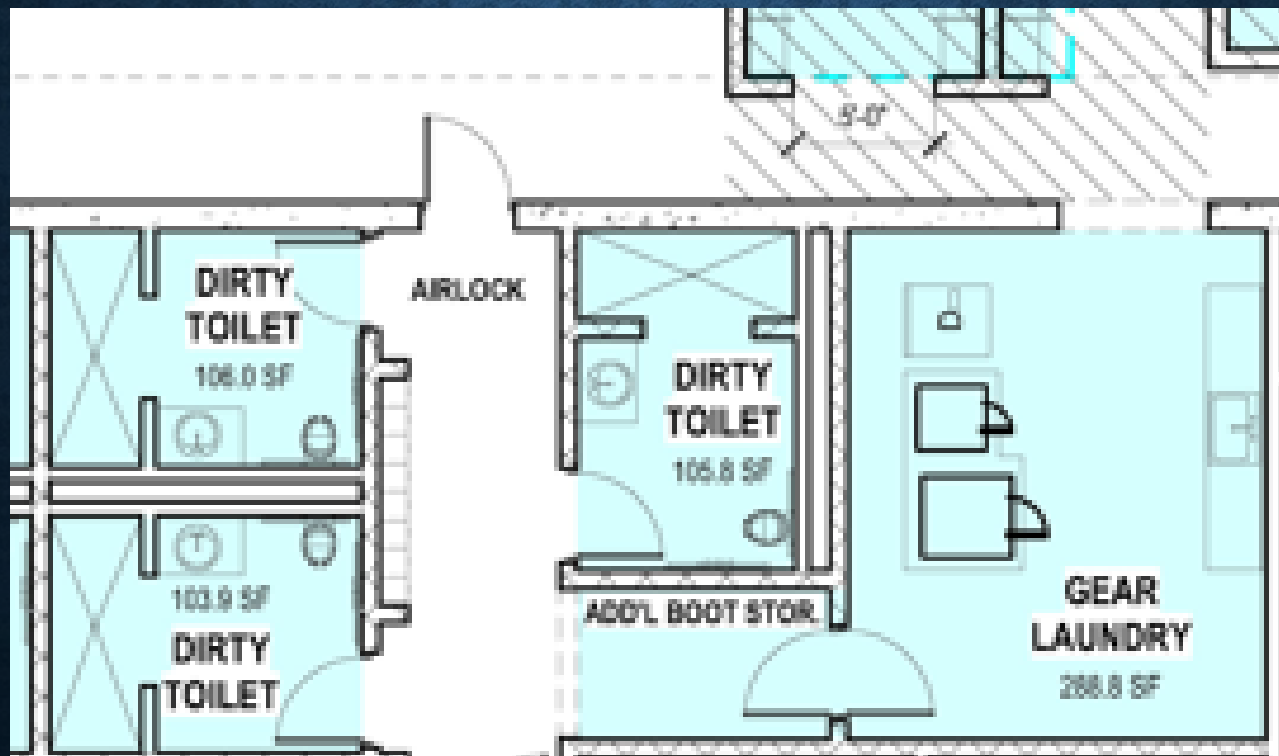
15. STAFF DO NOT HAVE A RESIDENTIAL-STYLE WASHER AND DRYER ACCESSIBLE FROM THE DORMS TO KEEP SHEETS AND CLOTHING CLEAN:



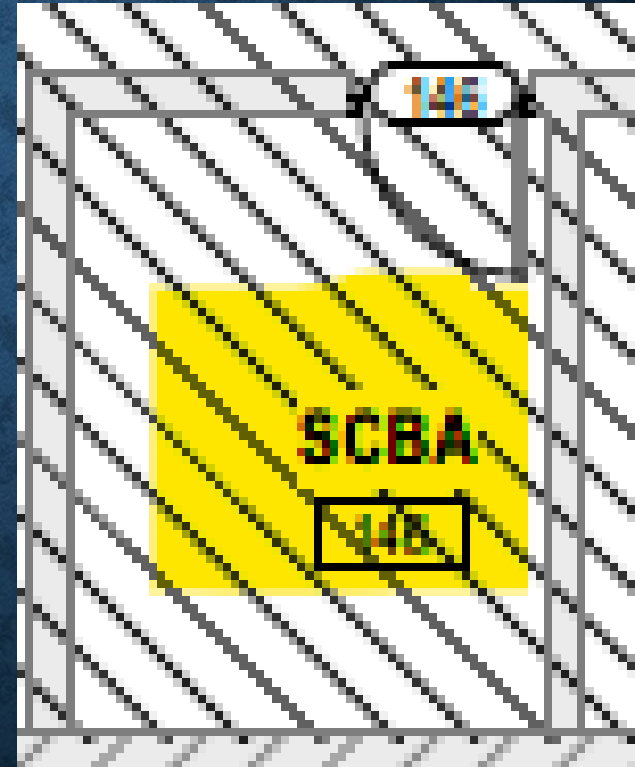
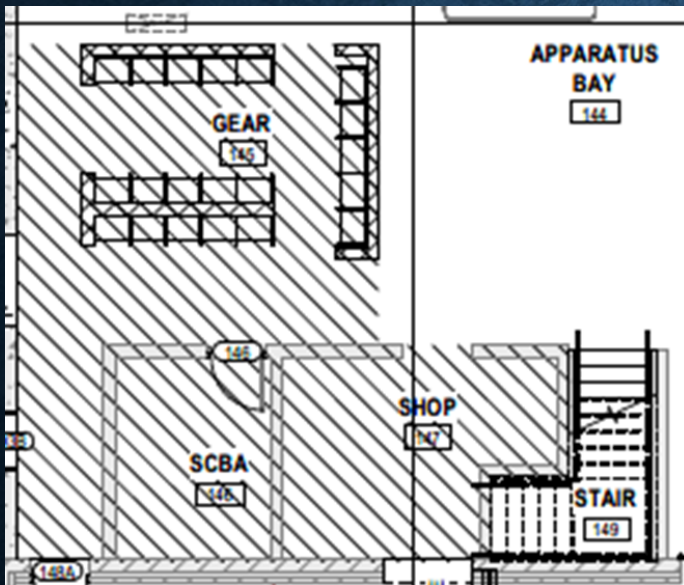
16. FACILITY LACKS A RESTROOM LOCATED OFF THE APPARATUS BAY.....TO HELP ENSURE CARCINOGENS ARE NOT SPREADING THROUGHOUT THE FACILITY:



17. FACILITY SHOULD HAVE A DECONTAMINATION ROOM ALONG WITH A SHOWER FOR AFTER AN EMERGENCY CALL:



18. SCBA EQUIPMENT SHOULD BE STORED IN A CLEAN, DRY SPACE TO ENSURE SAFETY AND LONGEVITY OF THE EQUIPMENT:



QUESTIONS?



ENTRANCE OPTIONS



OPTION 1

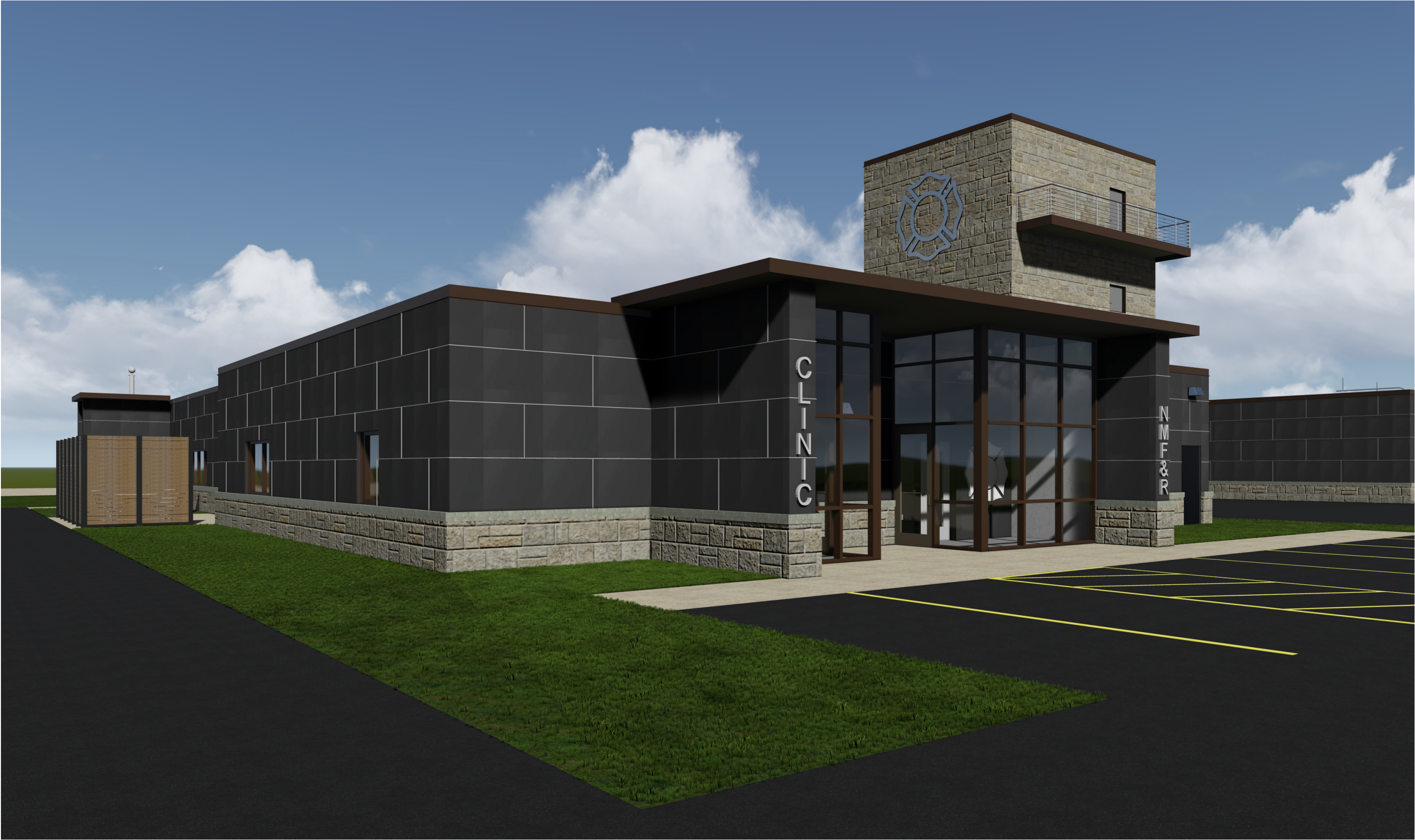


OPTION 2



OPTION 3

ENTRANCE PERSPECTIVE



NORTH ELEVATION



WEST ELEVATION



EXISTING



UPDATED

SOUTH ELEVATION



EAST ELEVATION





NEENAH-MENNSHA FIRE RESCUE
FIRE STATION 31 RENOVATION
1080 Breckenwood Ln, Neenah, WI 54956

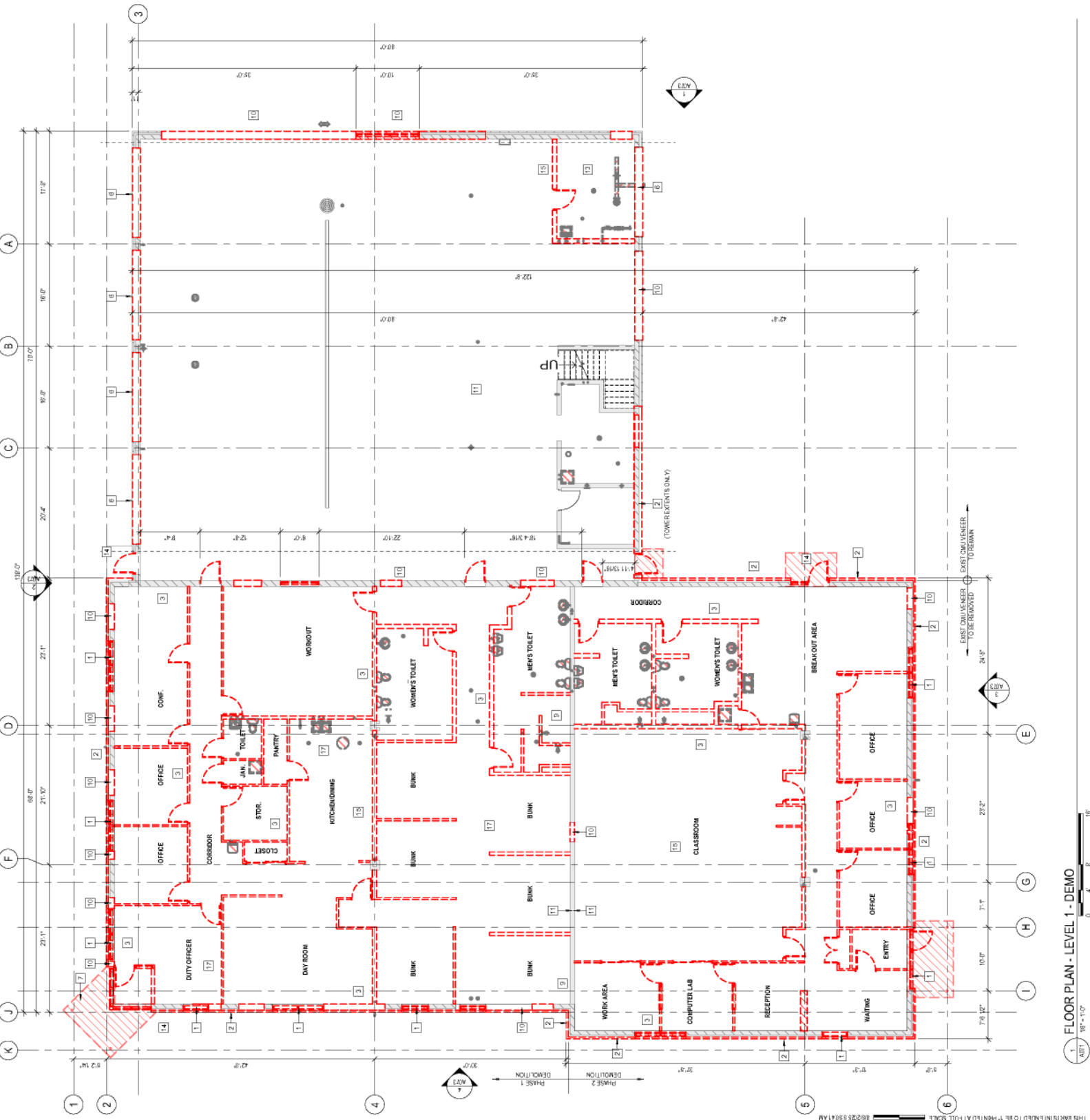
SEH/SHC:	10/29
Created By:	THP
Drawn By:	130
Project Status:	Issue Date
80 SET	08/25/2022

REV. #	DESCRIPTION	DATE

DEMOLITION PLAN - LEVEL 1

A071

- DEMOLITION KEY/NOTELegend
- 1 REMOVE EXISTING WINDOW
 - 2 REMOVE EXISTING LOOK VENEER, REMOVE ANY EXISTING BRICKS, BRICKS FROM CURTAIN BARRIER
 - 3 REMOVE EXISTING INTERIOR PARTITIONS FROM ADMINISTRATIVE SUITE OF THE FACILITY INCLUDING BUT NOT LIMITED TO CARPET & TILE FLOORING SURFACES, CRYSTAL CHANDLIER, CASEWORK, INTERIOR PARTITIONS, INTERIOR WALLS, INTERIOR WALL SURFACE OF EXTERIOR WALLS FROM FLOOR TO STRUCTURE, INTERIOR DOORS & FRAMES & ALL TOILET ROOM FIXTURES & COUNTER TOPS
 - 4 REMOVE EXISTING FLOORING, INSULATION, GYPSUM WALLBOARD & WALL BASE
 - 5 PREPARE FLOOR SURFACES FOR RE-INSTALLATION OF NEW FLOORING MATERIAL
 - 6 REMOVE EXISTING OVERHEAD DOOR
 - 7 REMOVE OVERHANG & COLUMNS FOUNDATIONS & CONCRETE SLAB
 - 8 REMOVE EXISTING DOOR & FRAME, SHOWN DASHED.
 - 9 EXIST CMU DEMISING WALL TO REMAIN
 - 10 REMOVE PORTION OF EXISTING CMU WALL FOR NEW OPENING
 - 11 DEMOLITION WILL TAKE PLACE IN 2 PHASES. PHASE 1 WILL REMOVE EXISTING INTERIOR WALLS AREA NORTH OF THE CMU DEMISING WALL WHILE PHASE 2 WILL FOLLOW COMPLETION & OCCUPANCY OF PHASE 1.
 - 12 ALL BUILDING MEP SYSTEMS & STRUCTURES ARE TO REMAIN. MECHANICAL SYSTEMS TO BE REMOVED DURING PHASE 1 DEMOLITION.
 - 13 REMOVE EAST RISER ROOM & MEZZ FLOOR ABOVE
 - 14 REMOVE EXISTING KNOX BOXES, SALVAGE FOR REINSTALLATION
 - 15 SAW CUT & REMOVE EXIST FLOOR SLABS IN ENTIRE WORK AREA. EXISTING FLOOR SLABS TO BE REMOVED ONLY WHERE REQUIRED FOR DEMOLITION & INSTALLATION OF NEW UNDER FLOOR PLUMBING/ELECT & STRUCTURAL ITEMS.
 - 16 APPROPRIATE EPOXY FLOOR SURFACE TO BE REMOVED & SLAB PREPARED FOR NEW FLOOR FINISH APPLICATION AS REQUIRED
 - 17 REMOVE EXISTING PLASTIC LAMINATE CASEWORK AS REQUIRED
 - 18 COMPLETELY REMOVE EXIST BALLASTED EPDM MEMBRANE ROOF, INSULATION, BALAST, ROOF CURBS & FLASHINGS. REPAIR ROOF DECK FOR INSTALL OF NEW ROOF DRAIN & GUTTER SYSTEM
 - 19 REMOVE LANDSCAPING MULCH BEDS & PLANTINGS. PREP SITE FOR NEW LANDSCAPING
 - 20 THE INTENT OF THIS DEMOLITION PLAN IS TO PROVIDE A COMPLETE REMOVAL OF THE EXISTING BUILDING. DEMOLITION WORK REQUIRED. DEMOLITION OF ALL REQUIRED BUILDING COMPONENTS SHOULD BE FIELD VERIFIED BY THE CONTRACTOR. ANY ADDITIONAL DEMOLITION OF THE BUILDING, ANY ADDITIONAL DEMOLITION WILL BE CONSIDERED INCIDENTAL TO THE DEMOLITION SCOPE.
 - 21 ALL EXIST STRUCT, STEEL & ROOF DECK TO BE CLEANED & PREPARED PER PAN MANUFACTURER REQUIREMENTS. APPLY COATINGS TO EXPOSED STRUCT, STEEL



1 FLOOR PLAN - LEVEL 1 - DEMO

1/8" = 1'-0"

88/225 550/41M

THIS DRAWING IS INTENDED TO BE PRINTED AT FULL SCALE

Char Nagel

From: William Pollnow Jr
Sent: Tuesday, August 5, 2025 11:20 AM
To: GRP Council 15
Cc: Travis J. Teesch
Subject: City of Neenah - Council Directive - Hiring of NMFR Master & Strategic Planning Consultant
Attachments: RE_ NFMR - Consulting companies - Food for thought.eml; NMFR - Council Directive - Fire Dept Comprehensive Analysis - 8-5-25.docx

Dear Mayor/Council/Dept heads

Per the Council Directive to be discussed tomorrow evening, relative to the hiring of a Master/Strategic Planning consultant, I have put together some information that I believe is pertinent to this discussion.

This stems from my discussion with the Mayor/Council President in February(see attached email). The Mayor was discussing with us her work done so far on selecting an outside consultant to evaluate the NMFR Dept for efficiency/ways to improve(Stellar idea). As our discussion was in February and I haven't heard this discussed at any committee or by Chief Teesch(NMFR Joint Finance and Personnel Committee) since.

I believe it crucial for our Council to weigh in on this great idea/solidify a process and timeline.

I am sending out this as informational only/will not reply to any replies to this email.

William Pollnow Jr
City of Neenah - Alderman District 3
wpollnow@neenahwi.gov
920 637 4980

City of Neenah - Council Directive - Hiring of NMFR Master & Strategic Planning Consultant

Mayor Lang to work with Mayor Hammond & Chief Teesch to hire an outside firm to perform a NMFR Comprehensive Analysis to include Master & Strategic planning.

Timeline/Process

Deliver to NMFR Joint Finance & Personal Committee - September meeting - budget amount/explain RFP process/next steps/and/or possible approval to each Council

Master and strategic planning study to include:

Develop long-range master and strategic plans to guide planning efforts for fire and EMS services as Neenah & Menasha grow.

Comprehensive planning by working with local and regional stakeholders to forecast growth in the community and surrounding region, and how it will impact the need for fire and EMS services in the future.

The planning process begins with analysis of current capabilities and builds to allow for a phased process of change.

Hazard Analysis - Impact of Changing community hazards. Matching community needs to department design

Financial Comparisons - Evaluating other local Fox Valley communities to determine any areas of possible budget savings

Review staffing needs now and in the future, optimal station placement & necessary equipment review