

**NOTICE OF PUBLIC HEARING
TOWN OF NEENAH PLAN COMMISSION
July 18, 2022**

TO WHOM IT MAY CONCERN:

The applicant(s) listed below has requested a Zoning Map Amendment which is regulated by the Town/County Zoning Code Chapter 23. You are receiving this notice because the application or petition for action: 1. affects the area in the immediate vicinity of the property which you own; 2. requires your agency to be notified; 3. Requires your Town to be notified; or 4. Requires you, as the applicant, to be notified.

Notice is hereby given that the Town of Neenah Plan Commission will hold a Public Hearing on **Monday, July 18, 2022 at 7:00 PM** at the Town of Neenah Municipal Building, 1600 Breezewood Lane.

All interested persons wishing to be heard at the public hearing may appear in person or via Zoom using the meeting information below. A direct link to the Zoom Meeting is available on the Town of Neenah website on the Public Hearing agenda and the Calendar of Events on the above indicated date.

Committee members and the public can access the meeting virtually:

Meeting ID: 831 8222 2985 / **Passcode:** 216625 **Phone** (312)626-6799

Zoom Link: <https://us02web.zoom.us/j/83182222985?pwd=QVhJcThRbXlwVTV4dTZNUi9ETFI4Zz09>

For additional information you may contact the Clerk's office or Winnebago County Zoning Office where the application is available for viewing.

INFORMATION ON ZONING MAP AMENDMENT REQUEST

Applicant:	Gabbert, Danyelle, Et Al
Agent:	None
Location of Premises Affected:	1417 Larsen Rd , Neenah WI 54956
Tax Parcel No:	010-0196-02
Legal Description:	Being a part of SW 1/4 of the SW 1/4 of Section 19, Township 20 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.
Explanation:	Applicant is requesting a Zoning Map Amendment to A-2 (General Agriculture) to eliminate dual zoning and to continue general agricultural use of the property.

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact the Town Clerk at 920-725-0916
A quorum of Town of Neenah Board, Committees, and Sanitary Commissions may attend, but no official action will be taken by them.

July 6, 2022 mailed to 10 addresses, posted to website and at the Town Hall posting Board

INITIAL STAFF REPORT

Sanitation: Existing; Private System

Overlays: NONE

Current Zoning: B-3 Regional Business; R-1 Rural Residential

Proposed Zoning: A-2 General Agriculture

Surrounding Zoning: North: A-2; South: B-3; East: R-1; West: Town

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/APPLICANT

Describe present use(s): See attached.

Describe proposed use(s): See attached.

Describe the essential services for present and future use(s): See attached.

Describe why the proposed use would be the highest and best use for the property: See attached.

Describe the proposed use(s) compatibility with surrounding land use(s): See attached.

SECTION REFERENCE AND BASIS OF DECISION

23.7-5 Basis of Decision

Zoning map amendment initiated by a property owner. If a proposed zoning map amendment is initiated by a property owner and would change the zoning classification of a parcel not classified as A-1, the Planning and Zoning Committee in making its recommendation and the Board of County Supervisors in making its decision shall consider the following factors:

- (1) whether the amendment is consistent with the county's comprehensive plan, including any future land use maps or similar maps;
- (2) the extent to which the lot and structures on the subject property conform to the dimensional standards that apply to the proposed zoning district; and
- (3) any other factor not specifically or generally listed, but deemed appropriate by the committee or board given the particular circumstances.

Responses may be typed on a separate sheet and attached to this form.

C-1 Describe Present Use(s):

General Agriculture use/livestock & single-family residence (owner occupied); previously
owner used as a commercial horse barn, open to public.

C-2 Describe Proposed Use(s):

General Agriculture use/livestock & single-family residence (owner occupied); PRIVATE USE
ONLY.

C-3 Describe the essential services (sewer, water, streets, etc.) for present and future uses:

Current State: Private sewer & well (water)
Future State: intent to maintain private sewer & well (water) in future.

C-4 Describe why the proposed use would be the highest and best for the property:

Parcel = 6.26 ac. (~5.5 ac. less ROW) meeting AG ac. requirement; livestock barn/shed
located on the parcel designed to house livestock (stalls, hay & equipt. storage). Property has
housed livestock since 1960's & that was/is our future proposed use; only change is for
PRIVATE USE ONLY. We own adjacent parcel #0196 (15.23 acres / A-2); fencing to contain
livestock (no use change). A-2 amendment request aligns with 'future land use planning
information' for BOTH parcels (COUNTY USE: AGRICULTURAL & RURAL & MUNICIPAL
USE: AGRICULTURAL, RURAL RESIDENTIAL).

C-5 Describe the proposed use(s) compatibility with surrounding land uses:

Surrounding parcels (less than 1 mile from our parcel): #0196, #0100194, #0100201,
#010020101 & #0060636 are all zoned A-2 & consistent with our parcel size/acreage in
addition to current and proposed use (barns etc); therefore compatible & support our
amendment request. See attached C-5a document with additional surrounding parcel detail.

Zoning Map Amendment Application – Gabbert & Wiechert (1417 Larsen Road, Neenah, WI – Parcel #019602)

RE: C-5a

C-5: Describe the proposed use(s) compatibility with surrounding land uses:

Surrounding parcels (less than 1 mile from our parcel): #0196, #0100194, #0100201, #010020101 & #0060636 are all zoned A-2 and consistent with our parcel size/acreage in addition to current and proposed use; therefore compatible & support our amendment request.

C-5a – Surrounding Parcel Detail:

(Zoned: A-2) Parcel #0196 (SAME OWNER – Danyelle Gabbert & Jeffrey Wiechert)

- approx. 15.23 acres, fenced livestock pasture

(Zoned: A-2) Parcel #0100194 to north Clayton Rd / Owned by: Dan & Dawn Barker

- approx. 15.71 acres, including residence & barn

(Zoned: A-2) Parcel #0100201 to east on Larsen Rd / Owned by VOGT, KEVIN J

- approx. 5.01 acres including residence and barns

(Zoned: A-2) Parcel #010020101 to east on Larsen Rd / Owned by ERNST, WILLIAM A

- approx. 9.72 acres incl. residence

(Zoned: A-2) Parcel #0060636 to west on Larsen/Clayton Rd ****TOWN OF CLAYTON**** / Owned by: KUEHNL FARMS INC

- approx. 37.26 acres including farm/crop land

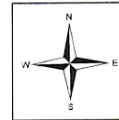
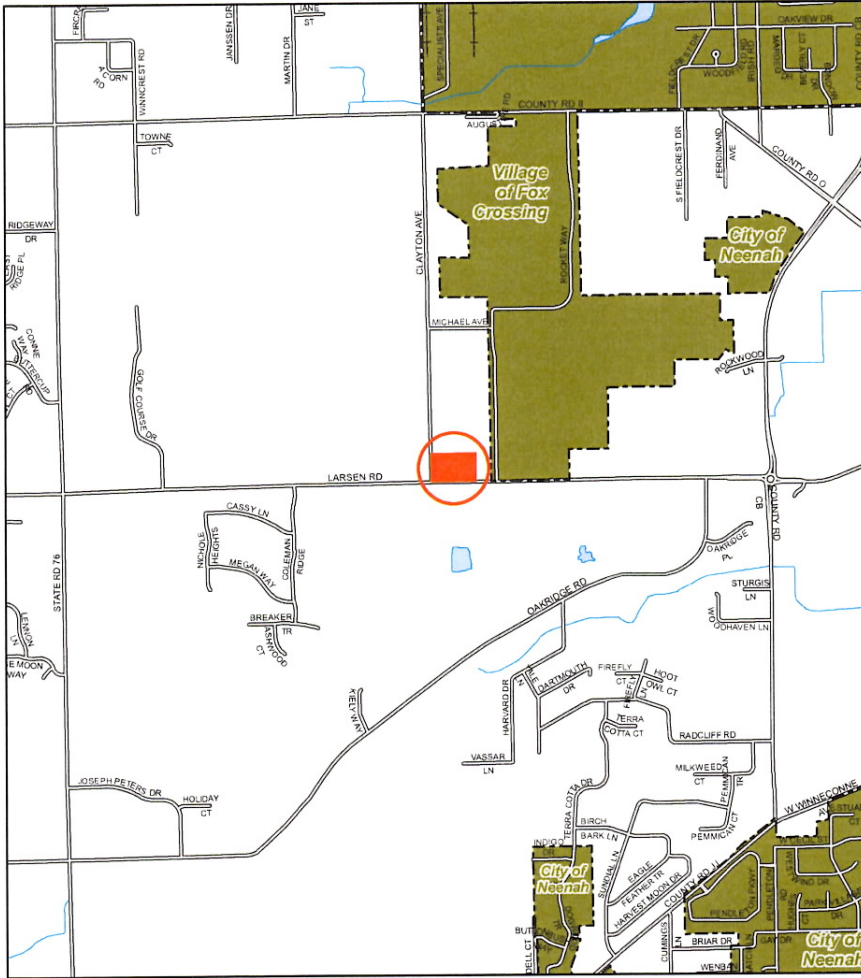
○ = SITE

Application #22-ZC-6080

Date of Hearing:
July 26, 2022

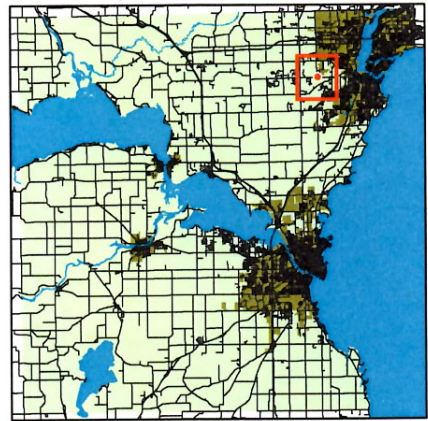
Owner(s):
GABBERT, DANYELLE S /
WIECHERT, JEFFREY C

Subject Parcel(s):
010019602



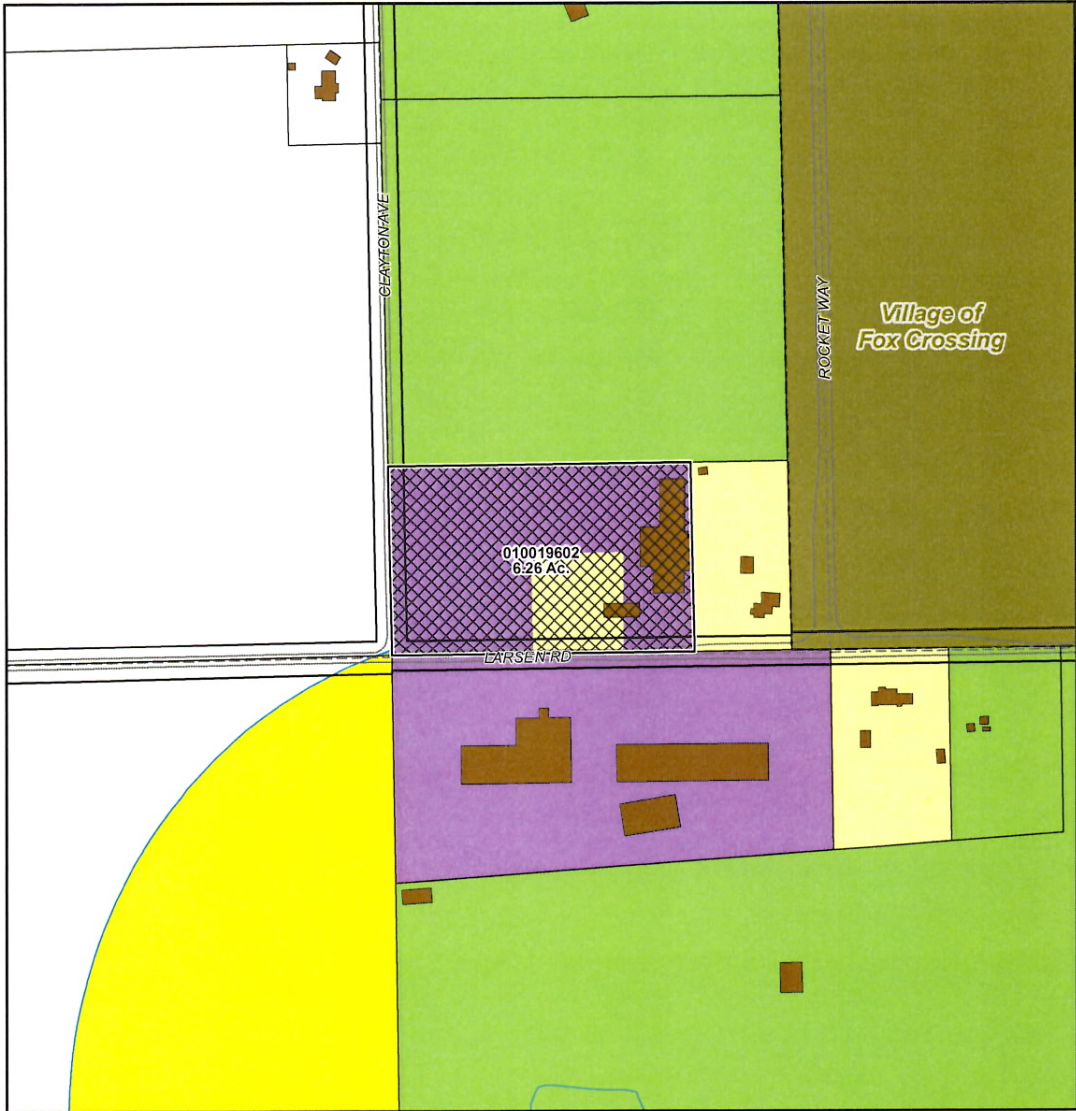
Winnebago County
WINGS Project

● = SITE



1 inch : 2,000 feet

WINNEBAGO COUNTY



Application #22-ZC-6080

Date of Hearing:
July 26, 2022

Owner(s):
GABBERT, DANYELLE S /
WIECHERT, JEFFREY C

Subject Parcel(s):
010019602



Winnebago County
WINGS Project

Scale
1 inch : 300 feet

County Zoning Districts

R-1	PDD	B-1
R-2	A-1	B-2
R-3	A-2	B-3
R-4	I-1	M-1
R-8	I-2	Town Zoning

City of Oshkosh Extraterritorial
Zoning Jurisdiction

Incorporated Area