

**TOWN OF NEENAH  
Plan Commission  
Regular Meeting Agenda**

**DATE:** MONDAY, September 18, 2023

**TIME:** Immediately Following the 7:00 p.m. Public Hearing

**LOCATION:** 1600 Breezewood Lane, Neenah WI 54956

The meeting will be held in person with an option to join virtually.

Meeting ID: 860 1958 1899 / Passcode: 019785 Phone (312)626-6799

Zoom Link: <https://us02web.zoom.us/j/84723581548?pwd=K01CWlJralVydTQvZml1WnpRL1pWdz09>

1. Call Meeting to Order / Pledge of Allegiance.
2. Public Forum
3. Approve Meeting Minutes from August 21, 2023 Plan Commission Meeting
4. Input/Discussion/Action:
  - a. Resolution 2023-22 – Zoning Map Amendment  
Applicant: Ellen St Pierre  
Agent: Martenson & Eisele, Inc.  
Location of Premises Affected: 507 Vassar Ln  
Tax Parcel No: 010-0315-02
5. New Business
6. Old Business
7. Future Meetings / Agenda Items
  - a. Next Plan Commission Meeting, pending agenda items, Monday, October 16, 2023.
8. Adjourn

Closed Session Contemplated: **NO**

Respectfully Submitted,



Ellen Skerke  
Administrator-Clerk-Treasurer  
September 13, 2023

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 725-0916

A quorum of Town Board, Sanitary Commissions or other committees may attend, but no official action will be taken by them.

Notice was posted on September 13, 2023 at [www.townofneenah.com](http://www.townofneenah.com) and Town of Neenah Municipal Building, 1600 Breezewood Lane,

**TOWN OF NEENAH PLAN COMMISSION MEETING**

Monday, July 17, 2023

Held at Town of Neenah Municipal Building, 1600 Breezewood Lane and offered via Zoom.

**Present for Plan Commission:** Plan Commission Chair Pete Weyenberg, Commissioner Jody Andres, Commissioner Brett Armstrong, Commissioner Joshua Lautenschlager Commissioner Russ Meerdink, and Commissioner Don Nussbaum.

**Also Present:** Scott Anderson, Davel Engineering, Tom Maves, Town Board Supervisor James Weiss, Carrie Stum (via Zoom), Deputy Clerk-Treasurer Vicki Boushele and Administrator-Clerk-Treasurer Ellen Skerke.

Plan Commission Chair Pete Weyenberg called the meeting to order at 7:00 p.m. Pledge of Allegiance was recited.

**Public Forum**

- Tom Maves 210 Fury Lane stated they wanted to combine the two lots to allow them to build a storage building / workshop on the property.
- Scott Anderson, Davel Engineering stated the CSM for 176 Adelle Beach Road was straight forward, combining two lots.

**Approve July 17, 2023 Plan Commission Meeting Minutes**

**Motion:** J. Lautenschlager / B Armstrong to approve.

Motion carried by voice vote.

**Input/Discussion/Action****Certified Survey Map**

*Resolution 2023-18 – Certified Survey Map, Adella Beach Rd*

*Applicant: Lindalee MacDonald*

*Agent: Davel Engineering*

*Location of Premises Affected: 176 Adella Beach Rd, Neenah, WI 54956*

*Tax Parcel No: 010-074701 and 010-0744*

- S. Anderson stated the owner of 176 Adella Beach Road purchased the neighboring property, removed the house and wanted to combine the two lots.
- E. Skerke stated the occupancy permit for 176 Adella Beach Road is issued and the owner has moved in.

**Motion:** D. Nussbaum / B. Armstrong to approve.

Motion carried by voice vote.

*Resolution 2023-19 – Certified Survey Map, Fury Lane*

*Applicant: Tom and Tory Maves*  
*Agent: Martenson & Eisele, Inc*  
*Location of Premises Affected: 210 Fury Ln, Neenah, WI 54956*  
*Tax Parcel No: 010-008011 and 010-008021*

- T. Maves stated they have lived at that property for 30 – 31 years, the back lot is their property, part of their back yard. The trees along the south property line are being removed, many are dead or diseased. The new building will go in that area on the south property line.

**Motion:** J. Lautenschlager / R. Meerdink to approve.  
Motion carried by voice vote.

**Old Business**

- E. Skerke stated we will have a zoning amendment application for 507 Vassar Lane, she believes it will be on the September 2023 Agenda.

**New Business**

- None

Next regularly scheduled Plan Commission Meeting, pending agenda items, Monday September 18, 2023 at 7:00 p.m.

**Adjourn**

**Motion:** J. Lautenschlager / B. Armstrong to adjourn  
Motion carried. Meeting Adjourned at 7:10 pm

Respectfully submitted,



Ellen Skerke  
Administrator-Clerk-Treasurer

Approved: DRAFT – Pending Approval

# Resolution 2023-22

## FOR TOWN USE ONLY

TOWN ACTION FOR ZONING MAP AMENDMENT  
TOWN OF NEENAH  
WINNEBAGO COUNTY, WISCONSIN

RE: Petition for proposed zoning map amendment listed below affecting the Winnebago County Zoning Ordinance and the Office Map of the Town of NEENAH.

**Owner(s):** E ST PIERRE

**Agent:** NONE

**Parcel No.:** 010-0315-02

**Location of Premises Affected:** 507 VASSAR LN

**Legal Description:** Being part of the W 1/2 of the SW 1/4 of Section 30, Township 20 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

**Current Zoning:** A-2 General Agriculture

**Proposed Zoning:** R-1 Rural Residential

**Explanation:** Applicant is requesting a zoning change from A-2 (General Agriculture) to R-1 (Rural Residential) for the creation of two new parcels.

Resolved, by the Town Board of the Town of NEENAH, Winnebago County, Wisconsin, that the above indicated proposed amendment to the Town/County Zoning Code (Chapter 23) be and the same is hereby:

Approved

Disapproved

### TOWN FINDINGS:

Town has an adopted land use plan

Town does not have an adopted land use plan

Action agrees with town land use plan

Action does not agree with town land use plan

Other: \_\_\_\_\_  
\_\_\_\_\_

I, Ellen Skerke, Town Clerk of the above named town, hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Town Board of the Town of NEENAH.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

SIGNED: \_\_\_\_\_

INITIAL STAFF REPORT

**Sanitation:** Existing; Private System

**Overlays:** Wetlands

**Current Zoning:** A-2 General Agriculture

**Proposed Zoning:** R-1 Rural Residential

**Surrounding Zoning:** North: A-2; South: R-1; East: R-2;R-1; West: R-1;

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/APPLICANT

**Describe present use(s):** Single family residential.

**Describe proposed use(s):** Single family residential.

**Describe the essential services for present and future use(s):** Present - 507 lot 2 has street only. Proposed 507 lot 1 would like sewer.

**Describe why the proposed use would be the highest and best use for the property:** Single family home to be built on lot 1. wooded area will be maintained along with natural area for wildlife.

**Describe the proposed use(s) compatibility with surrounding land use(s):** Surround properties are R-1 residential and agricultural.

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:

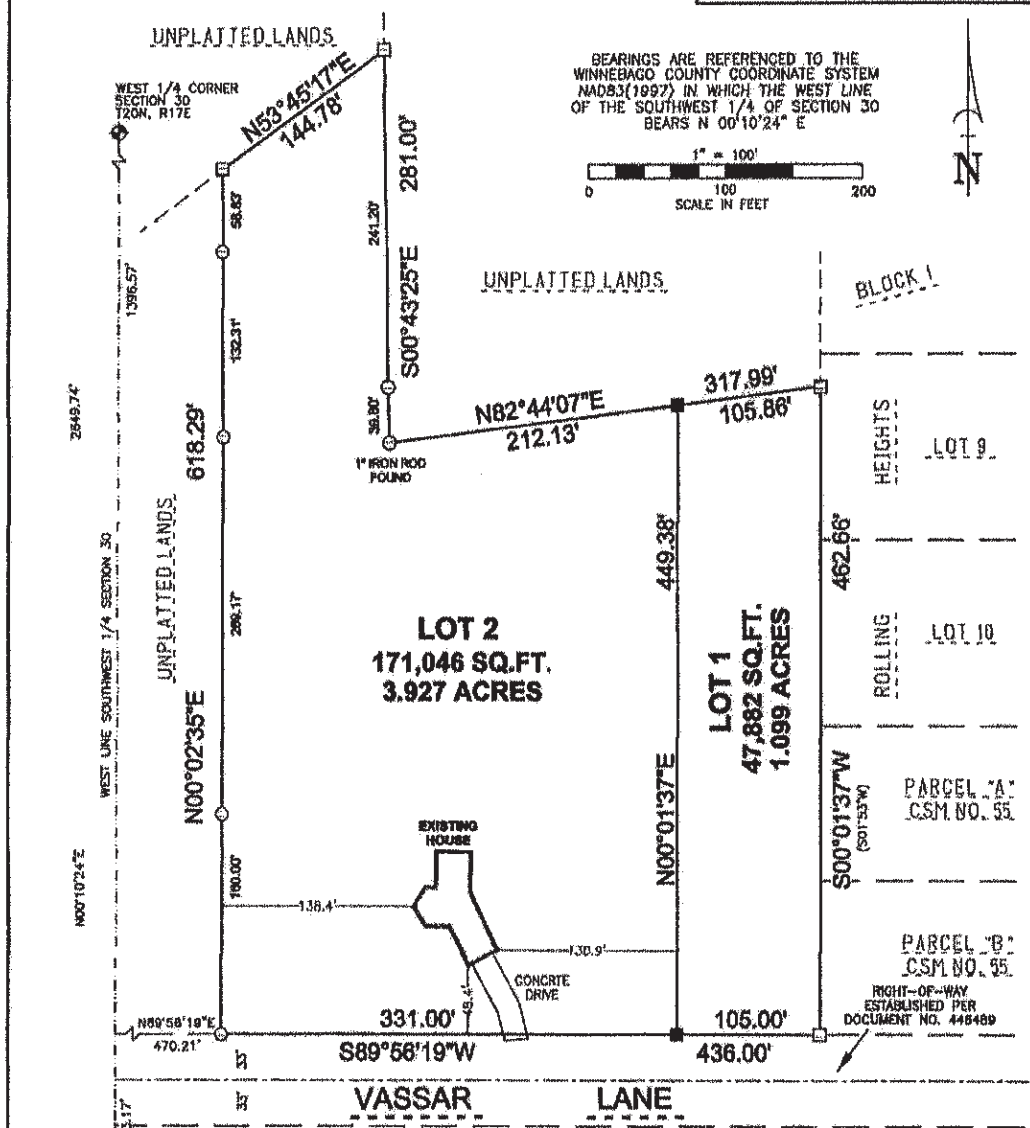
- (1) whether the amendment is consistent with the county's comprehensive plan, including any future land use maps or similar maps;
- (2) the extent to which the lot and structures on the subject property conform to the dimensional standards that apply to the proposed zoning district; and
- (3) any other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

#31775

C. Rowe  
Log # 6308

ZONING  
920 232-3344

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**  
**PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF**  
**SECTION THIRTY (30), TOWNSHIP TWENTY (20) NORTH,**  
**RANGE SEVENTEEN (17) EAST, TOWN OF NEENAH,**  
**WINNEBAGO COUNTY, WISCONSIN.**



BEARINGS ARE REFERENCED TO THE  
 WINNEBAGO COUNTY COORDINATE SYSTEM  
 NAD83(1997) IN WHICH THE WEST LINE  
 OF THE SOUTHWEST 1/4 OF SECTION 30  
 BEARS N 00°10'24" E



**LEGEND**

- 1" O.D. IRON PIPE SET, 18" LONG, WEIGHING 1.130 LBS. PER LIN. FOOT
- 3/4" IRON ROD FOUND
- 1" O.D. IRON PIPE FOUND
- ◆ GOVERNMENT MONUMENT
- ( ) PREVIOUSLY RECORDED AS

**Martenson & Eisele, Inc.**



1377 Midway Road  
 Menasha, WI 54952  
 www.martenson-eisele.com  
 info@martenson-eisele.com  
 920.731.0381 1.800.236.0381

PLANNING  
 ENVIRONMENTAL  
 SURVEYING  
 ENGINEERING  
 ARCHITECTURE

SURVEY FOR:  
 ELLEN A. ST. PIERRE  
 507 VASSAR LANE  
 NEENAH, WI 54956-3532

PROJECT NO. 1-1804-001  
 FILE 1-1804-001CSM SHEET 1 OF 3  
 THIS INSTRUMENT WAS DRAFTED BY: G.SMITH



**Application #23-ZC-6450**

Date of Hearing:  
September 26, 2023

Owner(s):  
ST PIERRE, ELLEN A

Subject Parcel(s):  
010031502



Winnebago County  
WINGS Project

Scale  
1 inch : 300 feet

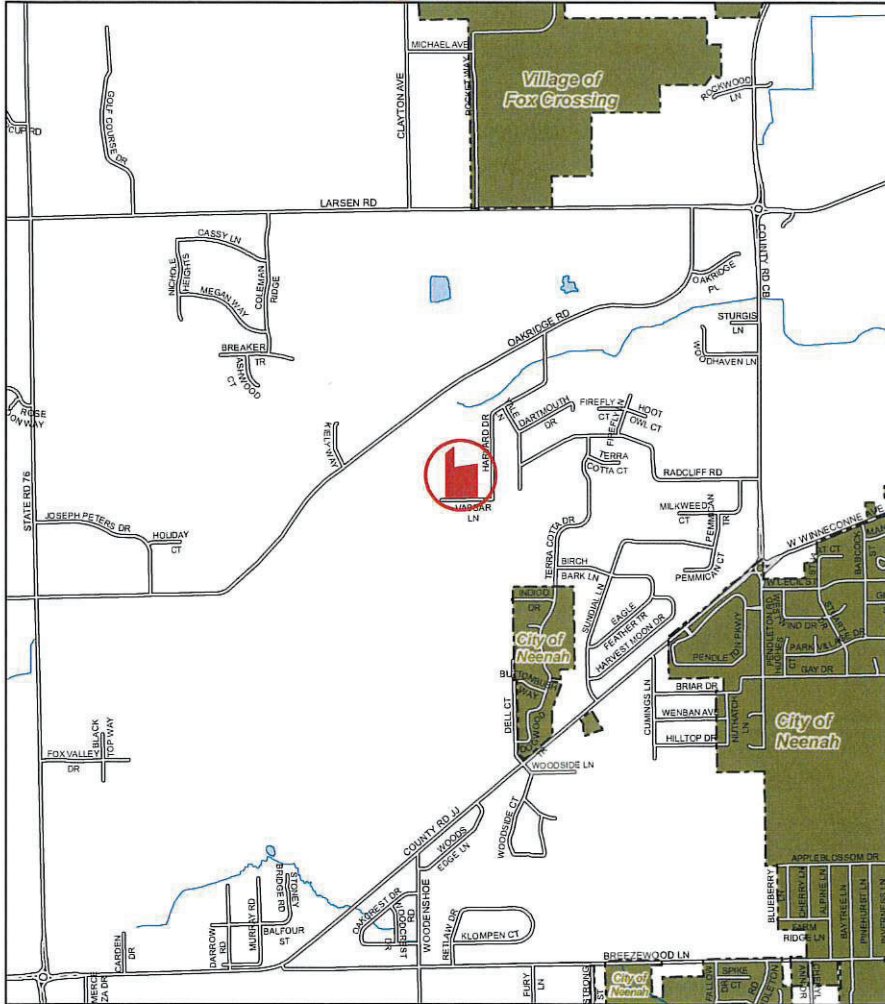
**County Zoning Districts**

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

○ = SITE



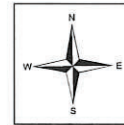
1 inch : 2,000 feet

**Application #23-ZC-6450**

Date of Hearing:  
September 26, 2023

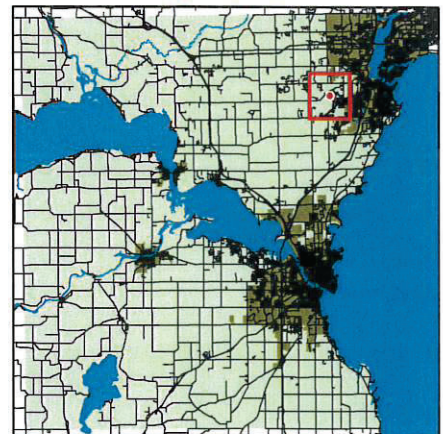
Owner(s):  
ST PIERRE, ELLEN A

Subject Parcel(s):  
010031502



Winnebago County  
WINGS Project

● = SITE



WINNEBAGO COUNTY