

**NOTICE OF PUBLIC HEARING
TOWN OF NEENAH PLAN COMMISSION
November 20, 2023**

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 this application or petition for action: 1. Affects area in the immediate vicinity of property which you own; 2. Requires your agency to be notified; or 3. 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, November 20, 2023, 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.

Meeting ID: 885 3935 2021 / **Passcode:** 355572 **Phone** (312)626-6799

Zoom Link: <https://us02web.zoom.us/j/88539352021?pwd=T0pDRkloU1kzTlFaVUI0ZVpqMSt3dz09>

For additional information you may contact the Clerk's Office where the application is available for viewing.

INFORMATION ON ZONING MAP AMENDMENT REQUEST

Applicant: SEEGERS, STEVE
Agent: SEEGERS, STEVE, PATRON PROPERTIES LLC
Location of Premises Affected: 1730 OAKRIDGE ROAD
Tax Parcel No: 010-029807

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

Explanation: Applicant is requesting a zoning change from R-1 (Rural residential district) to 1-1 (Light industrial district).

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.

INITIAL STAFF REPORT

Sanitation: Existing; Municipal

Overlays: NONE

Current Zoning: A-2 General Agriculture

Proposed Zoning: I-1 Light Industrial

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

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/APPLICANT

Describe present use(s): Existing structure built in 1972 was rented to a tenant who uses it as office space and storage.

Describe proposed use(s): Keep existing tenant throughout the time they want to remain a tenant.

Describe the essential services for present and future use(s): This unit does not currently have sewer or water to it. Water is able to be provided but at present it is not currently hooked up.

Describe why the proposed use would be the highest and best use for the property: The proposed use would be best for the property because the current tenant is not using it in a manner that is affecting the neighboring residences at all. They use the building to store inventory and as a place for their employees to meet before they go out and perform electrical work in the community. Our tenant is really happy with this location.

Describe the proposed use(s) compatibility with surrounding land use(s): This unit has been there since 1972 and used privately with the residential parcel located at 1740 Oakridge Rd in Neenah. The existing tenant is not interfering with the quiet enjoyment of any of the surrounding units. All of the properties are managed by the same team and there has never been any complaints about this tenant.

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:

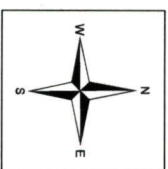
- (1) whether the amendment is consistent with the county's comprehensive plan, including any future land use maps or similar maps;
- (2) the extent to which the lot and structures on the subject property conform to the dimensional standards that apply to the proposed zoning district; and
- (3) any other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

Application #23-ZC-6510

Date of Hearing:
December 20, 2023

Owner(s):
PATRON PROPERTIES LLC

Subject Parcel(s):
010029807



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 Oshtosh Extraterritorial
Zoning Jurisdiction

Incorporated Area

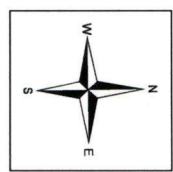


Application #23-ZC-6510

Date of Hearing:
December 20, 2023

Owner(s):
PATRON PROPERTIES LLC

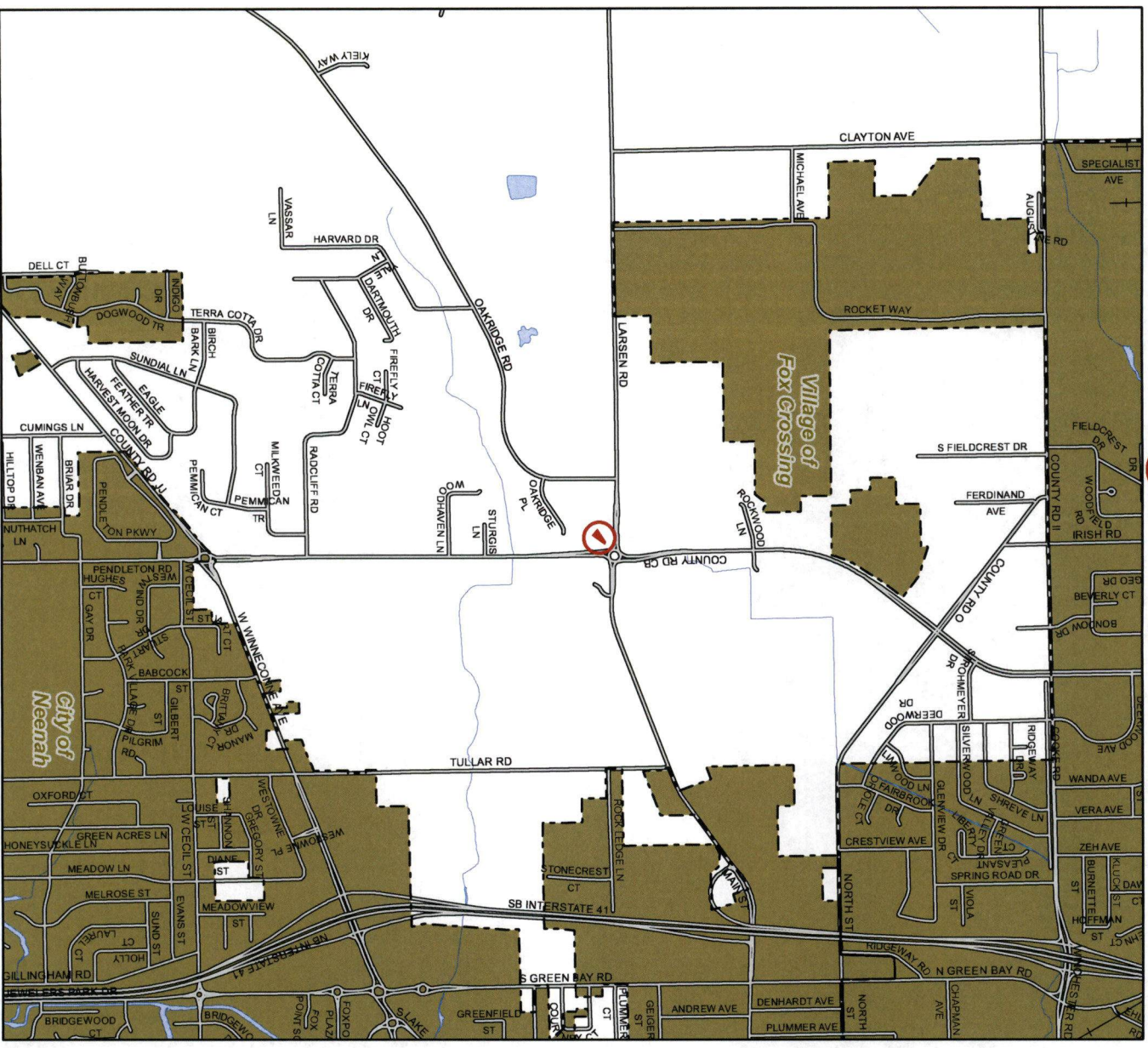
Subject Parcel(s):
010029807



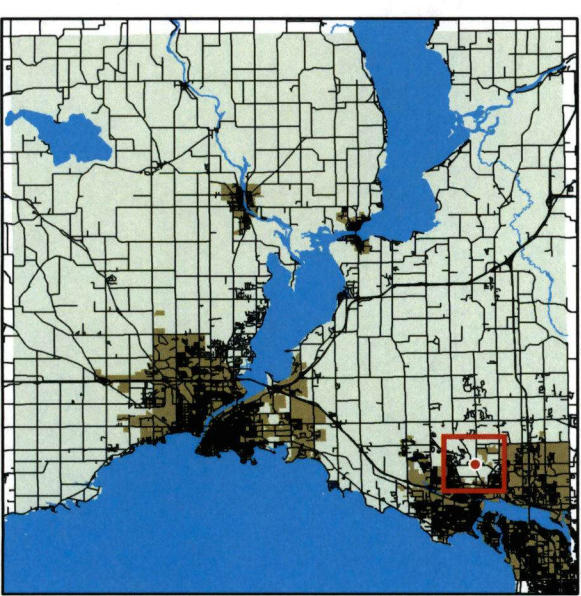
*Winnebago County
WINGS Project*

● = SITE

○ = SITE



1 inch : 2,000 feet



WINNEBAGO COUNTY