

**NOTICE OF PUBLIC HEARING  
TOWN OF NEENAH PLAN COMMISSION  
February 19, 2024**

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, February 19, 2024, 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:** 811 3610 7672 / **Passcode:** 667452 **Phone** (312)626-6799

Zoom Link: <https://us02web.zoom.us/j/81136107672?pwd=aTVXSXVnSW84WEFpWWZLU2dOSUpVQT09>

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

**INFORMATION ON ZONING MAP AMENDMENT REQUEST**

**Applicant:** ROSENFELDT, THOMAS AND DEBORAH

**Agent:** NONE

**Location of Premises Affected:** 1326 LARSEN ROAD

**Tax Parcel No:** 010-031001

**Legal Description:** Being part of Lot 1 of CSM-4940 located in the NE 1/4 of the NW 1/4 of Section 30, Township 20 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

**Explanation:** Applicant is requesting a zoning map amendment to R-1 (Rural Residential District) to create a residential lot.

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:** Required; Private System

**Overlays:** Shoreland

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

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

**Surrounding Zoning:** **North:** City of Neenah; **South:** A-2; **East:** A-2; **West:** A-2;

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/APPLICANT

**Describe present use(s):** Ag & Residence

**Describe proposed use(s):** Ag & Residence

**Describe the essential services for present and future use(s):** New septic system & well needed for lot 1

**Describe why the proposed use would be the highest and best use for the property:** Matches other residences in area

**Describe the proposed use(s) compatibility with surrounding land use(s):** Matches adjoining

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 #24-ZC-6540**

Date of Hearing:

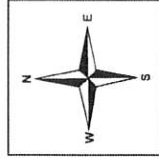
February 28, 2024

Owner(s):

ROSENFELDT LIV TST,  
THOMAS W & DEBORAH A

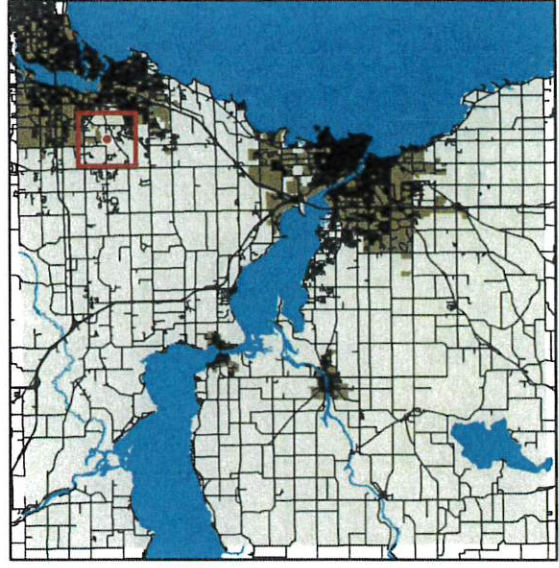
Subject Parcel(s):

010031001(P)



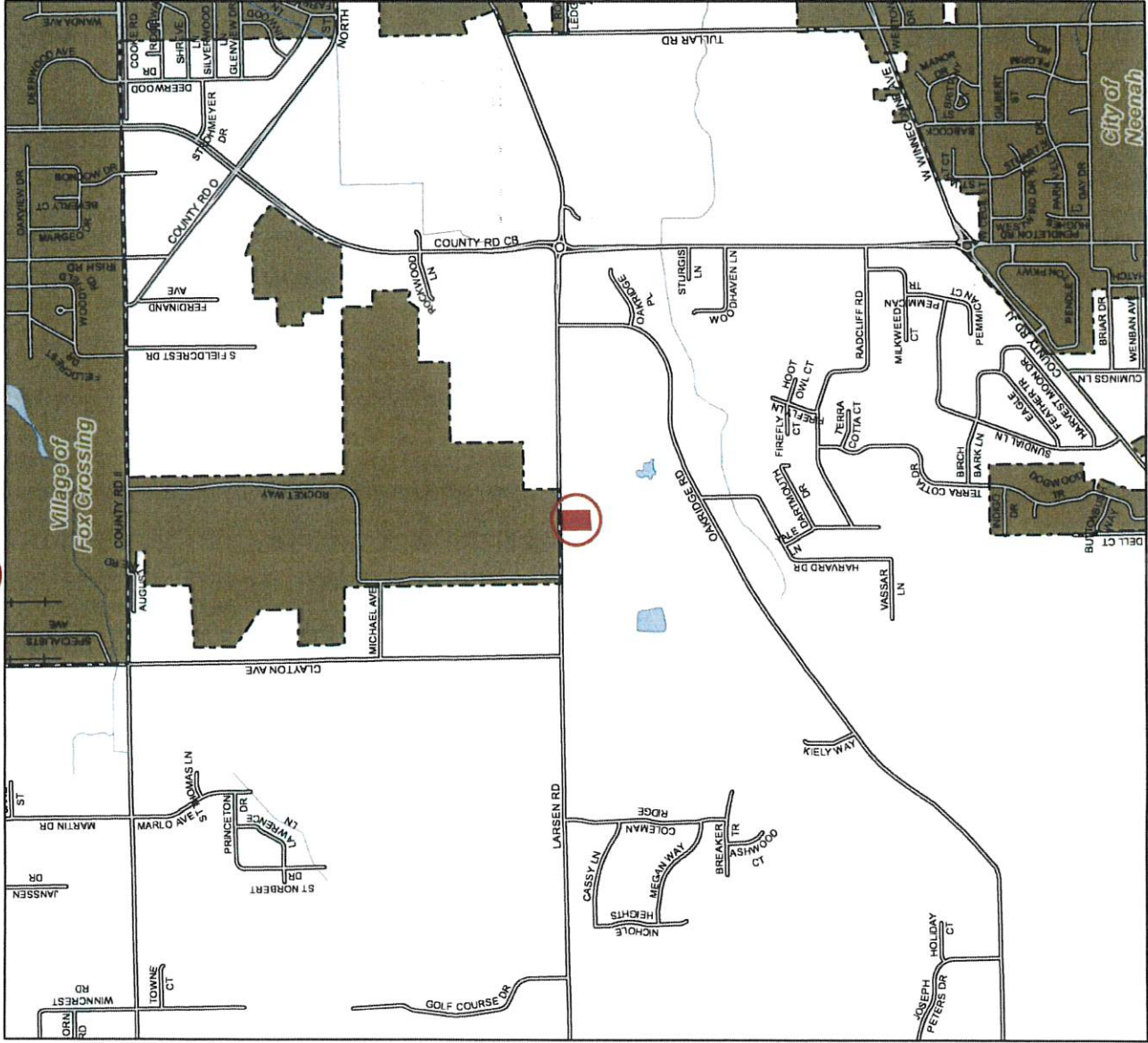
Winnebago County  
WINGS Project

● = SITE



WINNEBAGO COUNTY

○ = SITE



1 inch : 2,000 feet



**Application #24-ZC-6540**

Date of Hearing:

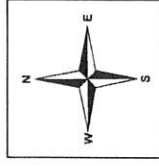
February 28, 2024

Owner(s):

ROSENFELDT LIV TST,  
THOMAS W & DEBORAH A

Subject Parcel(s):

010031001(P)



Winnepago County  
WINGS Project

**Scale**

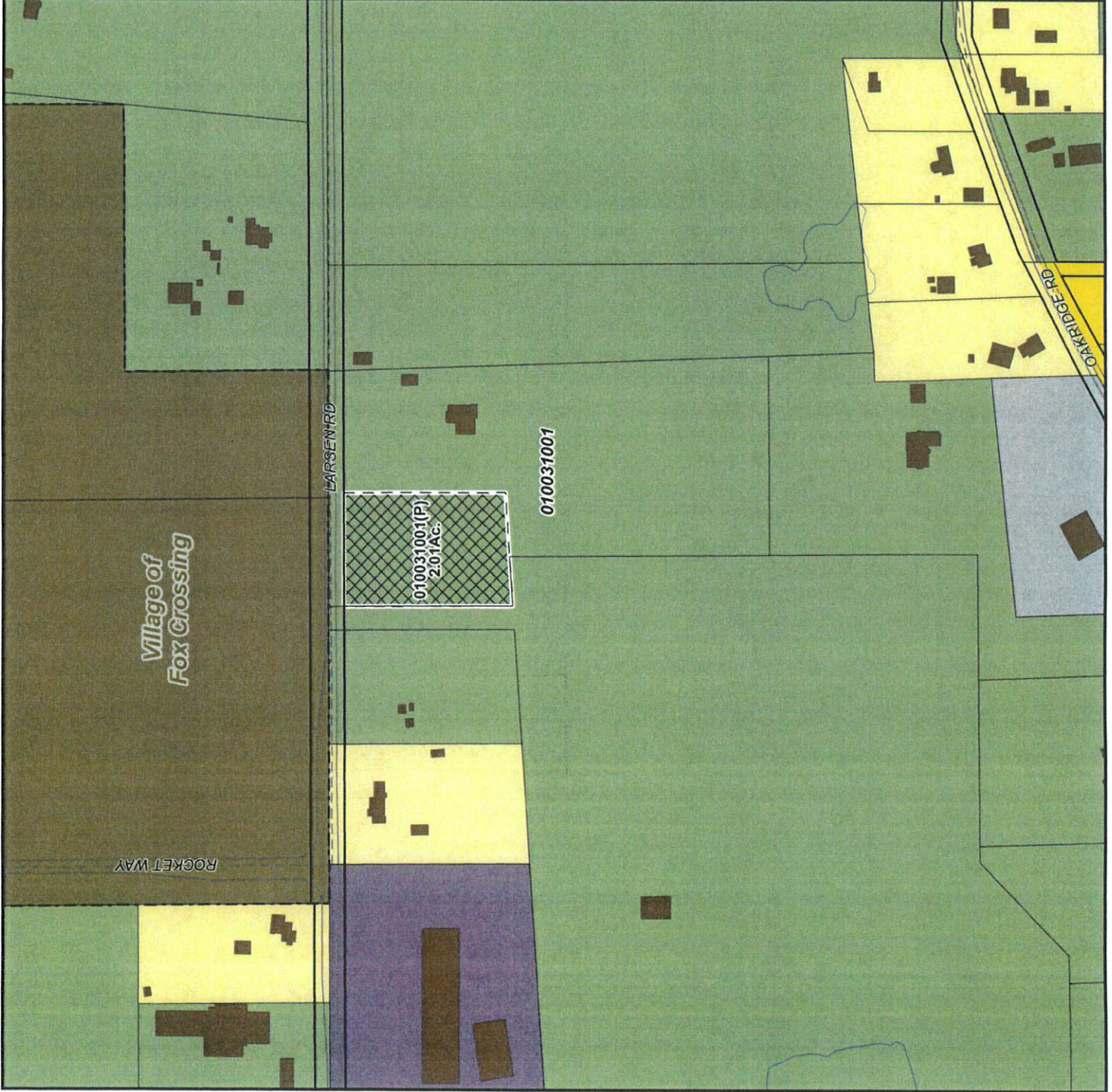
1 inch : 300 feet

**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

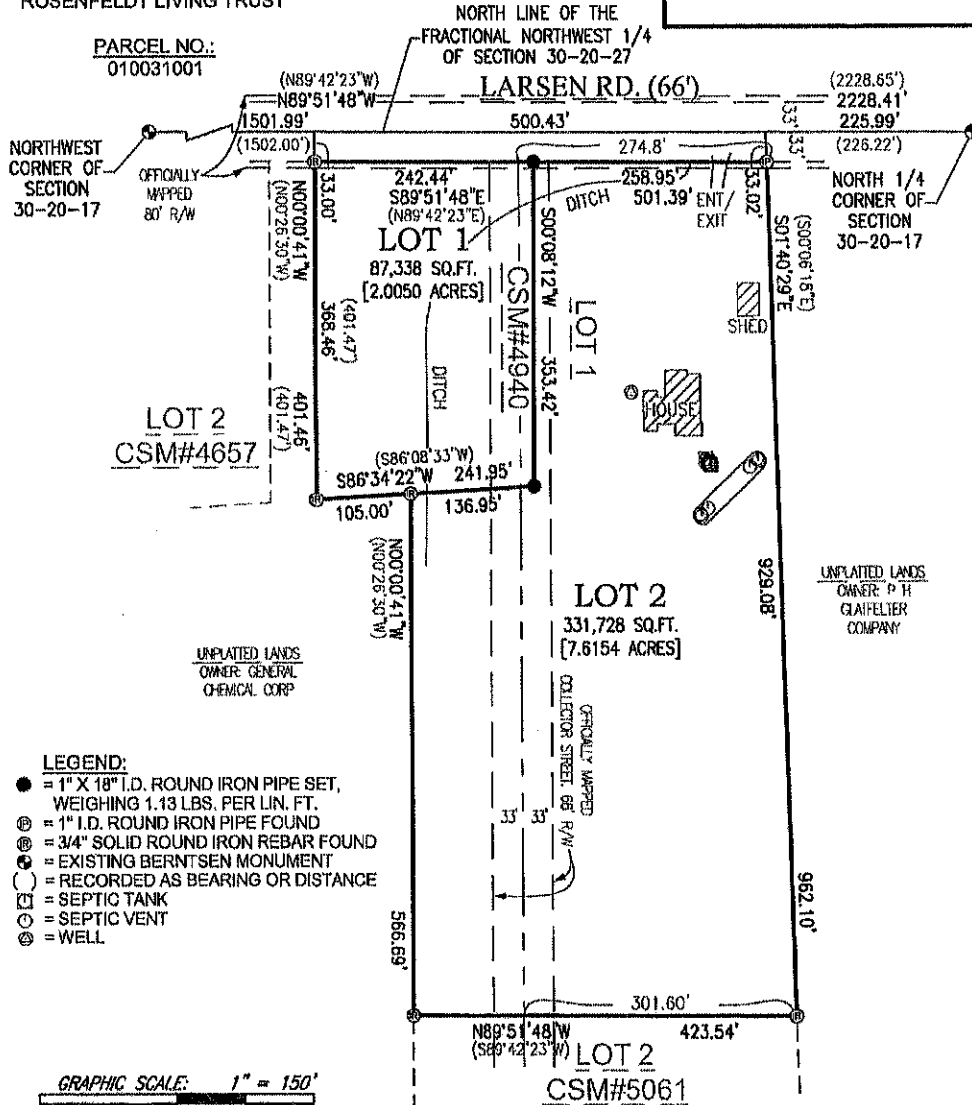


# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

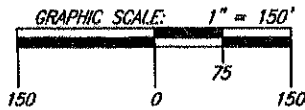
ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 4940 AS RECORDED IN DOCUMENT NO. 1168036, LOCATED IN THE NORTHEAST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 17 EAST, TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN

OWNER(S) OF RECORD:  
THOMAS W. & DEBORAH A.  
ROSENFELDT LIVING TRUST

PARCEL NO.:  
010031001



- LEGEND:**
- = 1" X 18" I.D. ROUND IRON PIPE SET, WEIGHING 1.13 LBS. PER LIN. FT.
  - ⊙ = 1" I.D. ROUND IRON PIPE FOUND
  - ⊗ = 3/4" SOLID ROUND IRON REBAR FOUND
  - ⊕ = EXISTING BERNTSEN MONUMENT
  - ( ) = RECORDED AS BEARING OR DISTANCE
  - ☐ = SEPTIC TANK
  - ⊙ = SEPTIC VENT
  - ⊗ = WELL



MATTHEW G. REIDER, PLS-3245 DATED  
CAROW LAND SURVEYING CO., INC.  
615 N. LYNNDALE DR., APPLETON, WI 54914  
N5841 STATE HIGHWAY 47-55, SHAWANO, WI 54166  
PHONE: (920)731-4188  
A2306.49 TJS/AW DATED: 10-11-2023

SHEET 1 OF 3 SHEETS

NORTH IS REFERENCED TO THE NORTH LINE OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 17 EAST, TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, WHICH BEARS N89°51'48"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM (WINNEBAGO COUNTY)

