

TOWN OF NEENAH
Plan Commission
Regular Meeting Agenda

DATE: MONDAY, August 19, 2024

TIME: 7:00 p.m.

LOCATION: 1600 Breezewood Lane, Neenah WI 54956

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

Meeting ID: 831 7723 6851 / Passcode: 062875 / Phone (312)626-6799

Zoom Link: <https://us02web.zoom.us/j/83177236851?pwd=L7rSFkeyeOqSydGuclsdsvWDbHioVj.1>

1. Call Meeting to Order / Pledge of Allegiance.
2. Public Forum
3. Approve Meeting Minutes from February 19, 2024, Plan Commission Meeting
4. Input/Discussion/Action:
 - a. Resolution 2024-11 – Certified Survey Map
Applicant: Brian Falck
Location of Premises Affected: 1295 W. Winneconne Ave
Tax Parcel No: 010-028001 and 010-0280
5. New Business
6. Old Business
7. Future Meetings / Agenda Items
 - a. Next scheduled Plan Commission Meeting Monday, September 16, 2024.
8. Adjourn

Closed Session Contemplated: **NO**

Respectfully Submitted,



Ellen Skerke
Administrator-Clerk-Treasurer
August 13, 2024

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

Notice was posted on August 13, 2024 at www.townofneenah.com and Town of Neenah Municipal Building, 1600 Breezewood Lane,

TOWN OF NEENAH PLAN COMMISSION MEETING

Monday, February 19, 2024

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

Present for Plan Commission: Commissioner Jody Andres, Commissioner Jeremy Kwiatkowski, Commissioner Joshua Lautenschlager, Commissioner Russ Meerdink and Commissioner Don Nussbaum.

Present for Plan Commission via Zoom: Commissioner Brett Armstrong

Excused: Plan Commission Chair Pete Weyenberg

Also Present: Tim Bertram, Town Board Supervisor James Weiss, Regina Uerkwitz, Deputy Clerk-Treasurer Vicki Boushele and Administrator-Clerk-Treasurer Ellen Skerke.

Also Present Via Zoom: Angie Dempewolf and Carrie Sturn.

In the absence of Plan Chair Weyenberg, Administrator Skerke called the meeting to order at 7:00 pm and asked for a motion to appoint a Chair for the meeting.

Motion: J Lautenschlager/R. Meerdink to appoint Jody Andres as Chair for the meeting
Motion carried by voice vote.

J. Andres called the meeting to order at 7:02 p.m. Pledge of Allegiance was recited.

Public Forum

- None

Approve January 15, 2024 Plan Commission Meeting Minutes

Motion: J Lautenschlager/ D. Nussbaum to approve.

Motion carried by voice vote.

Input/Discussion/Action**Zoning Map Amendment**

Resolution 2024-04 – Zoning Map Amendment

Applicant: Thomas and Deborah Rosenfeldt

Location of Premises Affected: 1326 Larsen Road

Tax Parcel No: 010-031001

Explanation: Property owner is requesting a Zoning Map Amendment to Rural Residential District (R1) from Agriculture (A2)

- R. Meerdink questioned what the shoreland buffer means and how it would impact this request.
- J. Andres commented that the shoreland buffer area would be addressed through shoreland zoning and it would be appropriate for the property owner to discuss this with County Zoning.

Motion R. Meerdink / D. Nussbaum to approve the zoning map amendment request.

Motion carried by voice vote.

**TOWN OF NEENAH
WINNEBAGO COUNTY, WISCONSIN
RESOLUTION 2024-11**

**RESOLUTION APPROVING CERTIFIED SURVEY MAP
FOR 1295 W. WINNECONNE AVENUE
WINNEBAGO COUNTY PLANNING AND ZONING CSM Log # 6399**

WHEREAS, Winnebago County Planning and Zoning submitted CSM Log # 6399 for Town review, as attached as Exhibit 1; and

WHEREAS, on August 19, 2024, the Town of Neenah Plan Commission held a meeting on a Certified Survey Map (CSM) filed by Carow Land Surveying on behalf of property owner Brian Falck et al. to combine two lots as described on the attached CSM in the Town of Neenah, Winnebago County Planning and Zoning CSM Log # 6399; and

WHEREAS, at the meeting, the Plan Commission recommended approval of the above mentioned CSM; and

NOW THEREFORE BE IT RESOLVED that the Town Board approves the CSM for 1295 W. Winneconne Avenue, County Planning and Zoning CSM Log # 6399.

FURTHER RESOLVED that The Town Chairman and Town Administrator-Clerk-Treasurer are authorized to sign the above mentioned CSM.

Dated this 22nd day of August 2024.

TOWN OF NEENAH

By:

Robert Schmeichel,
Town Chairperson

Attest:

Ellen Skerke,
Town Administrator-Clerk-Treasurer

CERTIFIED SURVEY MAP NO. _____

BEING PART OF LOTS 1 & 2 OF CERTIFIED SURVEY MAP NO. 3082, AS DESCRIBED IN DOCUMENT NO. 894555. LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 17 EAST, TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

OWNER(S) OF RECORD:
 BRIAN K. FALCK
 SHIRLEY E. AUGUST

PARCEL NO.(S):
 0100280
 010028001

DOCUMENT NO.(S):
 1580219
 1917472

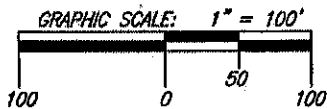
NORTH IS REFERENCED TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 17 EAST, TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, WHICH BEARS N00°05'45"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM (WINNEBAGO COUNTY)

LEGEND:

- = 1 1/2" X 18" O.D. ROUND IRON PIPE SET, WEIGHING 1.13 LBS. PER LIN. FT.
- ⊙ = 3/4" SOLID ROUND IRON REBAR FOUND
- ⊕ = 1 1/2" O.D. ROUND IRON PIPE FOUND
- ⊠ = SURVEY NAIL MONUMENT FOUND
- ⊙ = WINNEBAGO MONUMENT FOUND
- ⊙ = RECORDED AS BEARING OR DISTANCE
- ⊙ = WELL

NOTES:

- THIS MAP DOES NOT TRANSFER PROPERTY OWNERSHIP OF THE LOTS. SALE OR TRANSFER OF THE LOTS REQUIRES A DEED.
- PRIOR TO ANY CONSTRUCTION OR OTHER LAND USE ACTIVITY, ALL BUILDING SETBACKS AND OTHER LAND USE REQUIREMENTS SHOULD BE VERIFIED WITH THE TOWN OF NEENAH AND WINNEBAGO COUNTY
- FIELD SURVEY DATE: 6-5-24



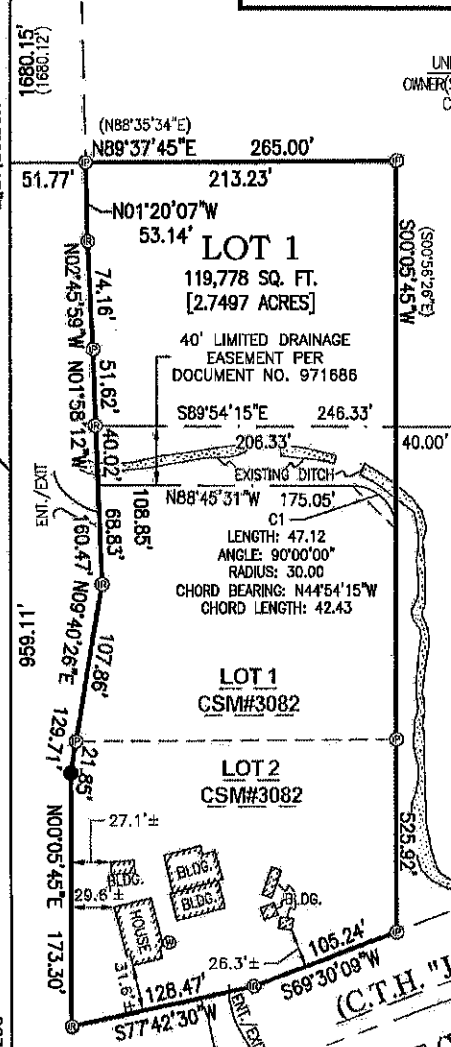
C.T.H. "CB" (WIDTH VARIES)

WEST LINE OF THE SW 1/4 OF SECTION 29-20-17

2639.26' (2639.23')

WEST 1/4 CORNER OF SECTION 29-20-17

UNPLATTED LANDS
 OWNER(S): P&Q BENCARRIE
 COMPLEX, LLC.



SOUTHWEST CORNER OF SECTION 29-20-17

CHRISTOPHER E. PERREAULT, PLS-2249 DATED CAROW LAND SURVEYING & ENVIRONMENTAL 615 N. LYNDALE DR., APPLETON, WI 54914 N5841 STATE HIGHWAY 47-55, SHAWANO, WI 54168 PHONE: (920)731-4168 A2405.75 DATED: 7/29/24 DRAFTED BY: arm/ajv-NJO

CERTIFIED SURVEY MAP NO. _____

BEING PART OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 3082 AS RECORDED IN DOCUMENT NO. 894555, LOCATED IN THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 17 EAST, TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, CHRISTOPHER E. PERREAULT, PROFESSIONAL WISCONSIN LAND SURVEYOR, CERTIFY THAT I HAVE SURVEYED, COMBINED, AND MAPPED PART OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 3082 AS RECORDED IN DOCUMENT NO. 894555, LOCATED IN THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 17 EAST, TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 29; THENCE N00°05'45"E, 959.11 FEET ALONG THE WEST LINE OF THE SOUTHWEST ¼ OF SECTION 29 TO THE NORTH LINE OF CERTIFIED SURVEY MAP NO. 3082; THENCE N89°37'45"E, 51.77 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF C.T.H. "CB" AND THE POINT OF BEGINNING; THENCE CONTINUING N89°37'45"E, 213.23 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF SAID CERTIFIED SURVEY MAP; THENCE S00°05'45"W, 525.92 FEET ALONG SAID EAST LINE TO THE NORTHWEST LINE OF W. WINNECONNE AVE. (C.T.H. "J"); THENCE S69°30'09"W, 105.24 FEET ALONG SAID NORTHWEST LINE; THENCE S77°42'30"W, 128.47 FEET ALONG SAID NORTHWEST LINE TO THE EAST LINE OF C.T.H. "CB"; THENCE N00°05'45"E, 173.30 FEET ALONG SAID EAST LINE; THENCE N09°40'26"E, 129.71 FEET ALONG SAID EAST LINE; THENCE N01°58'12"W, 160.47 FEET ALONG SAID EAST LINE; THENCE N02°45'59"W, 74.16 FEET ALONG SAID EAST LINE; THENCE N01°20'07"W, 53.14 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE SUCH SURVEY UNDER THE DIRECTION OF BRIAN FALCK, 1295 W. WINNECONNE AVE., NEENAH, WI 54956.

THAT THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY LINES OF THE LAND SURVEYED AND THE COMBINATION OF THAT LAND.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCE OF WINNEBAGO COUNTY AND THE TOWN OF NEENAH.

CHRISTOPHER E. PERREAULT, PLS-2249 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDAL DR., APPLETON, WI 54914
N5841 S.T.H. "47-55", SHAWANO, WI 54166
PHONE: (920)731-4168
A2405.75 (RFR) 7-25-2024

NOTES:

- (1) THIS CSM IS ALL OF TAX PARCEL NO. (S): 0100280 & 010028001.
- (2) THE PROPERTY OWNER (S) OF RECORD IS (ARE): BRIAN K. FALCK AND SHIRLEY E. AUGUST.
- (3) THE CSM IS WHOLLY CONTAINED WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENT (S): DOCUMENT NO.S: 1560219 & 1917472.

COUNTY PLANNING AND ZONING COMMITTEE APPROVAL:

PURSUANT TO THE WINNEBAGO COUNTY SUBDIVISION ORDINANCE, ALL REQUIREMENTS FOR APPROVAL HAVE BEEN FULFILLED. THIS CERTIFIED SURVEY MAP WAS APPROVED THIS _____ DAY OF _____, 20____.

CHAIRPERSON, WINNEBAGO COUNTY PLANNING AND ZONING COMMITTEE.

TOWN BOARD CERTIFICATE:

WE HEREBY CERTIFY THAT THIS CERTIFIED SURVEY MAP WAS APPROVED BY THE TOWN BOARD OF THE TOWN OF NEENAH ON THE _____ DAY OF _____, 20____.

TOWN CHAIRMAN

TOWN CLERK

