

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

DATE: Monday, October 21, 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: 812 7271 0237 / Passcode: 510226 / Phone (312) 626-6799

Zoom Link: <https://us02web.zoom.us/j/81272710237?pwd=Hu5UYQWwBaqmRzLLqO243VEzke1RRh.1>

1. Call Meeting to Order / Pledge of Allegiance.
2. Public Forum
3. Approve Meeting Minutes from August 19, 2024, Plan Commission Meeting
4. Input/Discussion/Action:
 - a. Resolution 2024-14 – Certified Survey Map
Applicant: Thomas and Deborah Rosenfeldt
Matthew and Angela Dempewolf
Location of Premises Affected: 1348 Larsen Road
Tax Parcel No: 010-030502 and 010-03100102
 - b. Resolution 2024-15 – Text Amendment Request for Winnebago County Zoning Code Chapter 23 of the Winnebago County General Code
Applicant: Winnebago County Planning and Zoning Committee
Location of Premises: N/A
Tax Parcel No: N/A
5. New Business
6. Old Business
7. Future Meetings / Agenda Items
 - a. Next scheduled Plan Commission Meeting Monday, November 18, 2024.
8. Adjourn

Closed Session Contemplated: **NO**

Respectfully Submitted,



Ellen Skerke
Administrator-Clerk-Treasurer
October 18, 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 October 18, 2024 at www.townofneenah.com and Town of Neenah Municipal Building, 1600 Breezewood Lane,

TOWN OF NEENAH PLAN COMMISSION MEETING

Monday, September 16, 2024

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

Present for Plan Commission: Commissioner Brett Armstrong, Commissioner Jeremy Kwiatkowski, Commissioner Josh Lautenschlager, Commissioner Russ Meerdink**Present for Plan Commission via Zoom:** Brandon Nielsen**Excused:** Plan Chair Pete Weyenberg, Commissioner Jody Andres**Also Present:** Deputy Clerk-Treasurer Vicki Boushele, Administrator, Clerk-Treasurer Ellen Skerke, Jim Weiss, Brian Falck**Meeting called to order** by E. Skerke in absence of Chair Weyenberg and asked for a nomination for acting Chair. J Lautenschlager nominated Brett Armstrong Josh Lautenschlager. Motion carried by voice vote.**Public Forum**

- None

Approve August 19, 2024, Plan Commission Meeting Minutes**Motion:** J. Lautenschlager, R. Meerdink

Motion carried by voice vote.

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

- Brian Falck, owner was in attendance and responded to questions regarding use of property. B. Falck explained that he will keep the property as it is the last piece from his grandparents' land.
- R. Meerdink asked about access to the property. B. Falck replied Zoning told him there is another access point that his aunt's had created when they had the property.
- Per B. Falck, Lot 2 is large enough to support the structures that are on the lot. He would like to add one more structure right near the Lot 1 lot line.

Motion B. Nielsen / J. Kwiatkowski to approve zoning map amendment request.

Motion carried by voice vote.

New Business

- None

Old Business

- None

Next regularly scheduled Plan Commission Meeting, Monday October 21, 2024, at 7:00 p.m.

Adjourn:

Motion: J. Lautenschlager / R. Meerdink o adjourn. Motion carried. Adjourned at 7:20 pm

Respectfully submitted,
Victoria Boushele

Victoria Boushele
Deputy Clerk-Treasurer

Approved: DRAFT – Pending Approval

**TOWN OF NEENAH
WINNEBAGO COUNTY, WISCONSIN
RESOLUTION 2024-14**

**RESOLUTION APPROVING CERTIFIED SURVEY MAP
FOR 1326 and 1348 LARSEN ROAD
WINNEBAGO COUNTY PLANNING AND ZONING CSM Log # 6415**

WHEREAS, Winnebago County Planning and Zoning submitted CSM Log # 6415 for Town review, as attached as Exhibit 1; and

WHEREAS, on October 21, 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 Thomas and Deborah Rosenfeldt and Matthew and Angela Dempewolf to alter the property lines between the two parcels as described on the attached CSM in the Town of Neenah, Winnebago County Planning and Zoning CSM Log # 6415; 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 1326 and 1348 Larsen Road, County Planning and Zoning CSM Log # 6415.

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

Dated this 28th day of October 2024.

TOWN OF NEENAH

By: _____
Robert Schmeichel,
Town Chairperson

Attest:

Ellen Skerke,
Town Administrator-Clerk-Treasurer

CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 8122 AS RECORDED IN DOCUMENT NO. 1920351, 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
 MATTHEW S. & ANGELA C.
 DEMPEWOLF
PARCEL NO.:
 01003100101
 01003100102

NORTH LINE OF THE
 FRACTIONAL NORTHWEST 1/4
 OF SECTION 30-20-27

LARSEN RD. (66')

NORTHWEST
 CORNER OF
 SECTION
 30-20-17

NORTH 1/4
 CORNER OF
 SECTION
 30-20-17

OFFICIALLY
 MAPPED
 80' R/W

HOUSE AND
 DETACHED
 SHED UNDER
 CONSTRUCTION

LOT 2
 CSM#4657

LOT 1
 100,975 SQ.FT.
 [2.3181 ACRES]

CSM

SHED

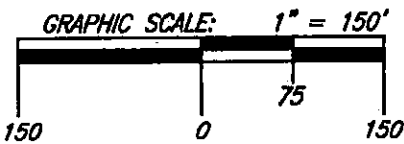
HOUSE

UNPLATTED LANDS
 OWNER: GENERAL
 CHEMICAL CORP

UNPLATTED LANDS
 OWNER: P H
 GLATFELTER
 COMPANY

LEGEND:

- = 1 1/4" X 18" O.D. ROUND IRON PIPE SET, WEIGHING 1.13 LBS. PER LIN. FT.
- ⊙ = 1 1/4" O.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



NO. 2

LOT 2
 318,091 SQ.FT.
 [7.3024 ACRES]

8122

LOT 2
 CSM#5061

MATTHEW C. REIDER, PLS-3245 DATED
 CAROW LAND SURVEYING CO., INC.
 615 N. LYNNDAL DR., APPLETON, WI 54914
 N5841 STATE HIGHWAY 47-55, SHAWANO, WI 54166
 PHONE: (920)731-4168 frz/BTL A2306.49-24-1
 DATED: 10-3-2024

SHEET 1 OF 4 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)



CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 8122 AS RECORDED IN DOCUMENT NO. 1920351, LOCATED IN THE NORTHEAST ¼ OF THE FRACTIONAL NORTHWEST ¼ OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 17 EAST, TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, MATTHEW C. REIDER, PROFESSIONAL WISCONSIN LAND SURVEYOR, CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 8122 AS RECORDED IN DOCUMENT NO. 1920351, LOCATED IN THE NORTHEAST ¼ OF THE FRACTIONAL NORTHWEST ¼ OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 17 EAST, TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE SUCH SURVEY UNDER THE DIRECTION OF ANGIE DEMPEWOLF, W3546 ROCK RD., FREEDOM, WISCONSIN 54913.

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

MATTHEW C. REIDER, PLS-3245 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDALE DR., APPLETON, WI 54914
N5841 S.T.H. "47-55", SHAWANO, WI 54166
PHONE: (920)731-4168
A2306.49-24 (FNZ) 10-1-2024

NOTES:

- (1) THIS CSM IS ALL OF TAX PARCEL NO. (S): 01003100101 AND 01003100102
- (2) THE PROPERTY OWNER (S) OF RECORD IS (ARE): THOMAS W. & DEBORAH A. ROSENFELDT LIVING TRUST AND MATTHEW S. & ANGELA C. DEMPEWOLF
- (3) THE CSM IS WHOLLY CONTAINED WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENT (S): DOCUMENT NUMBER 1926568 AND 1819719

VILLAGE BOARD CERTIFICATE:

WE HEREBY CERTIFY THAT THE VILLAGE OF FOX CROSSING VILLAGE BOARD OF TRUSTEES ADOPTED RESOLUTION NO. _____, AT THE REGULAR MEETING OF _____, APPROVING THE CERTIFIED SURVEY MAP WITH/WITHOUT CONDITIONS AS STATED IN THE RESOLUTION.

VILLAGE PRESIDENT

VILLAGE CLERK

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 OF NEENAH 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

CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 8122 AS RECORDED IN DOCUMENT NO. 1920351, LOCATED IN THE NORTHEAST ¼ OF THE FRACTIONAL NORTHWEST ¼ OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 17 EAST, TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

TREASURER CERTIFICATE:

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LAND INCLUDED ON THIS CERTIFIED SURVEY MAP.

TOWN OF NEENAH TREASURER DATED _____ COUNTY TREASURER DATED

OWNER'S CERTIFICATE:

AS OWNER (S), I (WE) HEREBY CERTIFY I (WE) CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS SHOWN ON THIS MAP. I (WE) ALSO CERTIFY THAT THIS MAP REQUIRES THE APPROVAL OF THE FOLLOWING: WINNEBAGO COUNTY, TOWN OF NEENAH AND VILLAGE OF FOX CROSSING.

IN WITNESS THEREOF:

BY: THOMAS W. AND DEBORAH A. ROSENFELDT LIVING TRUST

THOMAS W. ROSENFELDT, TRUSTEE _____ DEBORAH A. ROSENFELDT, TRUSTEE

STATE OF WISCONSIN)

) SS

_____ COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____,
THE ABOVE NAMED OWNER (S), TO ME KNOWN TO BE THE PERSON (S) WHO EXECUTED
THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC,
MY COMMISSION EXPIRES _____.

MATTHEW C. REIDER, PLS-3245 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
A2306.49-24 (FNZ) 10-1-2024

CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 8122 AS RECORDED IN DOCUMENT NO. 1920351, LOCATED IN THE NORTHEAST ¼ OF THE FRACTIONAL NORTHWEST ¼ OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 17 EAST, TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

AS OWNER (S), I (WE) HEREBY CERTIFY I (WE) CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS SHOWN ON THIS MAP. I (WE) ALSO CERTIFY THAT THIS MAP REQUIRES THE APPROVAL OF THE FOLLOWING: WINNEBAGO COUNTY, TOWN OF NEENAH AND VILLAGE OF FOX CROSSING.

IN WITNESS THEREOF:

MATTHEW S. DEMPEWOLF

ANGELA C. DEMPEWOLF

STATE OF WISCONSIN)
) SS

COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____,
THE ABOVE NAMED OWNER (S), TO ME KNOWN TO BE THE PERSON (S) WHO EXECUTED
THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC,
MY COMMISSION EXPIRES _____.

MATTHEW C. REIDER, PLS-3245 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDALD DR., APPLETON, WI 54914
N5841 S.T.H. "47-55", SHAWANO, WI 54166
PHONE: (920)731-4168
A2306.49-24-1 (FNZ) 10-1-2024

**TOWN OF NEENAH
WINNEBAGO COUNTY, WISCONSIN
RESOLUTION 2024-15**

**RESOLUTION ACCEPTING PROPOSED TEXT AMENDMENT
TO WINNEBAGO COUNTY ZONING CODE CHAPTER 23
OF THE WINNEBAGO COUNTY GENERAL CODE**

WHEREAS, Winnebago County Planning and Zoning submitted information on text amendment request to amend, create, recreate and/or delete sections of the Winnebago County Zoning Code (Chapter 23) of the Winnebago County General Code; and

WHEREAS, on October 21, 2024, the Town of Neenah Plan Commission held a meeting on a text amendment request filed by Winnebago County Planning and Zoning Committee, details of the amendment request available on Town of Neenah website; and

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

NOW THEREFORE BE IT RESOLVED that the Town Board accepts the text amendment request from Winnebago County Planning and Zoning Committee.

Dated this 28th day of October 2024.

TOWN OF NEENAH

By: _____
Robert Schmeichel,
Town Chairperson

Attest:

Ellen Skerke,
Town Administrator-Clerk-Treasurer