

**NOTICE OF PUBLIC HEARING  
TOWN OF NEENAH PLAN COMMISSION  
January 20, 2025**

TO WHOM IT MAY CONCERN:

The applicant(s) listed below has requested a Planned Development District 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, January 20, 2025, 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:** 864 7666 5692 / **Passcode:** 430932 **Phone** (312)626-6799

Zoom Link: <https://us02web.zoom.us/j/86476665692?pwd=EKgonYX6GqO98xgCFeapjD1htMYbOb.1>

For additional information you may contact the Clerk's Office where the application is available for viewing or on the website on the Calendar of Events.

**INFORMATION ON PLANNED DEVELOPMENT DISTRICT REQUEST**

**Applicant:** LFK Enterprises LLC  
**Agent:** Davel Engineering & Environmental  
**Location of Premises Affected:** County Road JJ, Neenah  
**Tax Parcel No:** 010-033001

**Legal Description:** Being all of lot 2 of CSM-6057 located in the SW 1/4 of the NE 1/4 and part of the NW 1/4 of the NE 1/4, of Section 31, Township 20 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

**Explanation:** Applicant is requesting a Planned Development District (PDD) to allow for a condominium of multiple single family residential structures in an R-1 (Rural Residential) 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

**Existing Use of Property:** Agricultural

**Proposed Use of Property:** Homestead Acres Condominium. Single Family Residential

**Sanitation:** Required; Municipal

**Overlays:** SWDD, wetlands

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

**Proposed Zoning:** PDD Planned Development District

**Surrounding Zoning:** North: R-2;B-3;City of Neenah South: A-2; East: R-2;R-1; West: R-1;B-3;

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/APPLICANT

**Section Reference:** Chapter 23, Article 7, Division 4 of the Town/County Zoning Code.

**Describe existing site conditions:** The project includes one existing residential parcel to be demolished. The remaining acreage is currently vacant and used for agricultural purposes. Wetlands have been delineated on the south side of the property.

**Describe proposed project:** The project is for single family stand alone condominiums. The roads are to be public and dedicated to the Town of Neenah. Two large storm water ponds are designed to be amenities. A recreational area is planned in the northeast section which will include a playground area and a club house or pavillion for private gatherings.

**Describe why the current zoning classification is not appropriate for the proposed project and/or existing site conditions:** The PDD is necessary to allow for reduced road right of ways and building setbacks. The density needed for this development to keep the unit prices affordable would not be possible with standard zoning.

**Other information:** The units will be served by shared wells.

SECTION REFERENCE AND BASIS OF DECISION

**23.7-68 The Planning and Zoning Committee in making its decision shall consider the following factors:**

- (1) whether development in the proposed district is in keeping with the spirit and intent of this chapter;
- (2) whether development in the proposed district is consistent with the county's comprehensive plan;
- (3) the effects of development in the proposed district on traffic safety and efficiency and pedestrian circulation, both within and outside of the district;
- (4) whether the proposed plan for development in the district is properly planned and is properly coordinated with the existing and anticipated land uses on properties in the immediate and surrounding area;
- (5) the effects of development within the proposed district on the natural environment;
- (6) whether development in the proposed district complies with provisions of this chapter and other chapters of the general code of Winnebago County that may apply;
- (7) the effects of development in the proposed district on public services and facilities;
- (8) whether adequate water and sanitary sewer facilities can be provided to development in the proposed district;
- (9) the proposed means of maintaining the undeveloped area of the district for the purpose for which it was set aside;
- (10) whether the plan for development in the proposed district is clearly superior to development that is permitted based on the design and development standards of the underlying zoning district; and
- (11) any other factor that relates to the purposes of this chapter as set forth in s. 23.1-5 and other sections as may apply.

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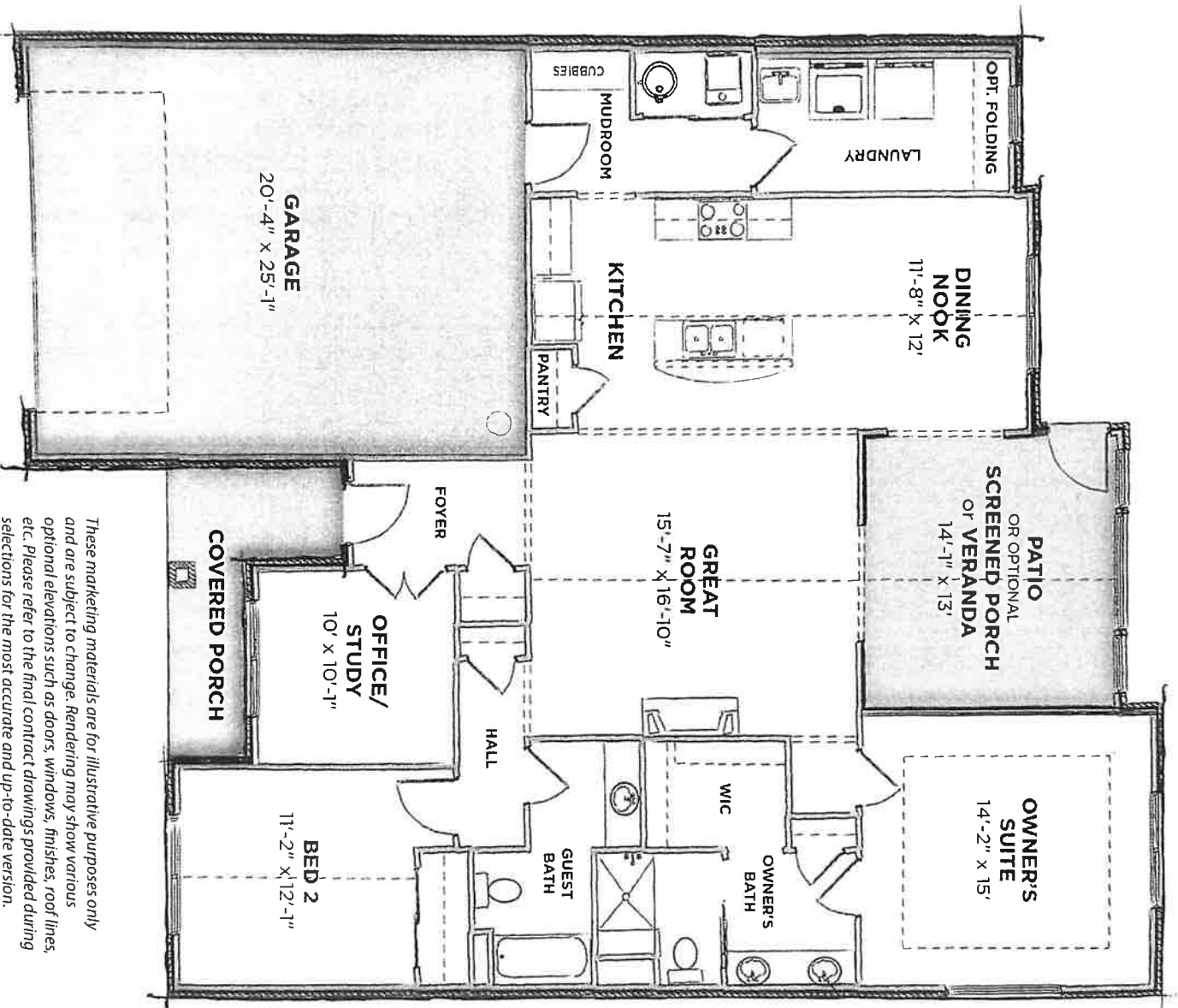
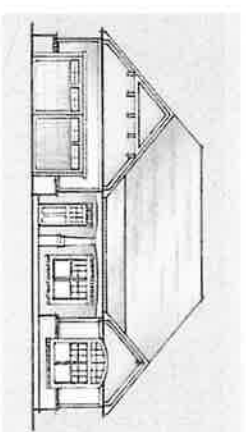
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# The Camden

- 1,638 SF (1,827 SF with Veranda)
- 2 Car Garage (oversized)
- 2 Bedrooms
- 2 Bathrooms
- Vaulted Ceilings in
  - Dining Nook
  - 2nd Bedroom
  - Great Room
- Kitchen
- Veranda
- Tray Ceiling in Owner's Suite
- 9' Ceiling Heights on Main Floor
- Optional Veranda or Screened Porch
- Optional Fireplace

49'1" x 58'9"  
Lot Depth 109'



*These marketing materials are for illustrative purposes only and are subject to change. Rendering may show various optional elevations such as doors, windows, finishes, roof lines, etc. Please refer to the final contract drawings provided during selections for the most accurate and up-to-date version.*

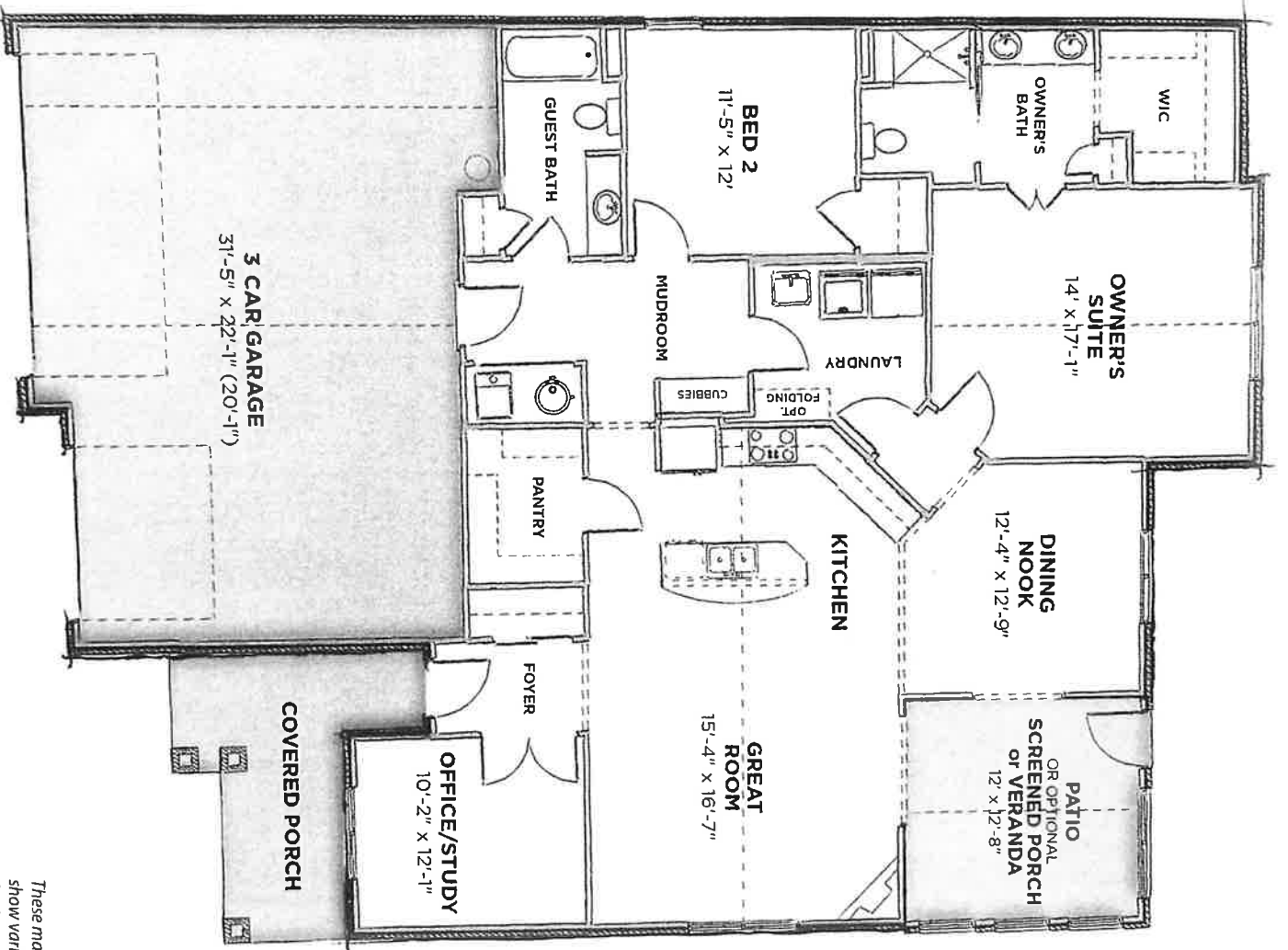
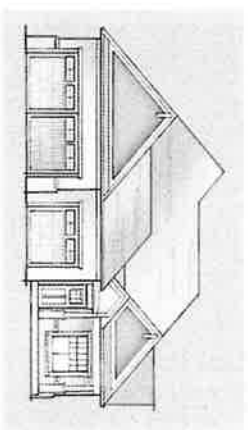
The "Camden" © 2016 JH Design, LLC  
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**MIKE HOWE**  
BUILDERS, INC.  
RESIDENTIAL • COMMERCIAL • ROOFING

Contact Mike Howe Builders  
(920) 242-3111  
mhowebuilders@yahoo.com  
mikehowebuilders.com

# The Dakota

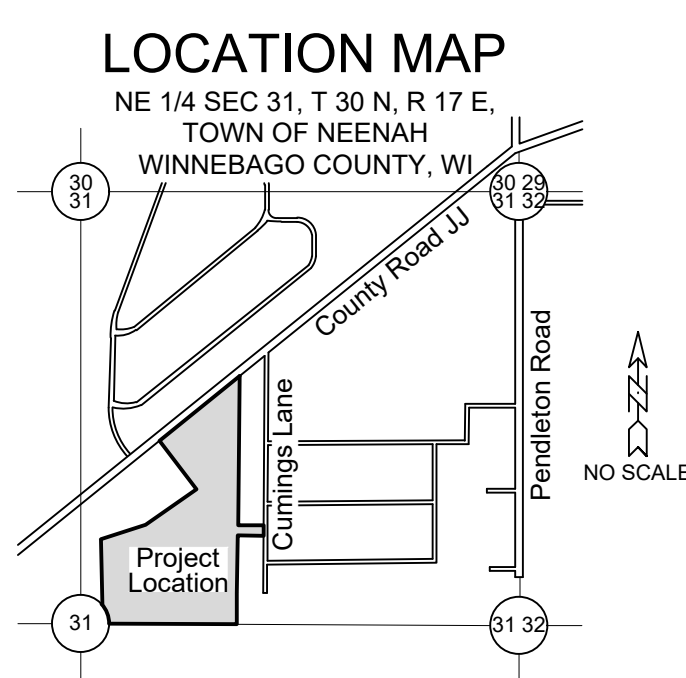
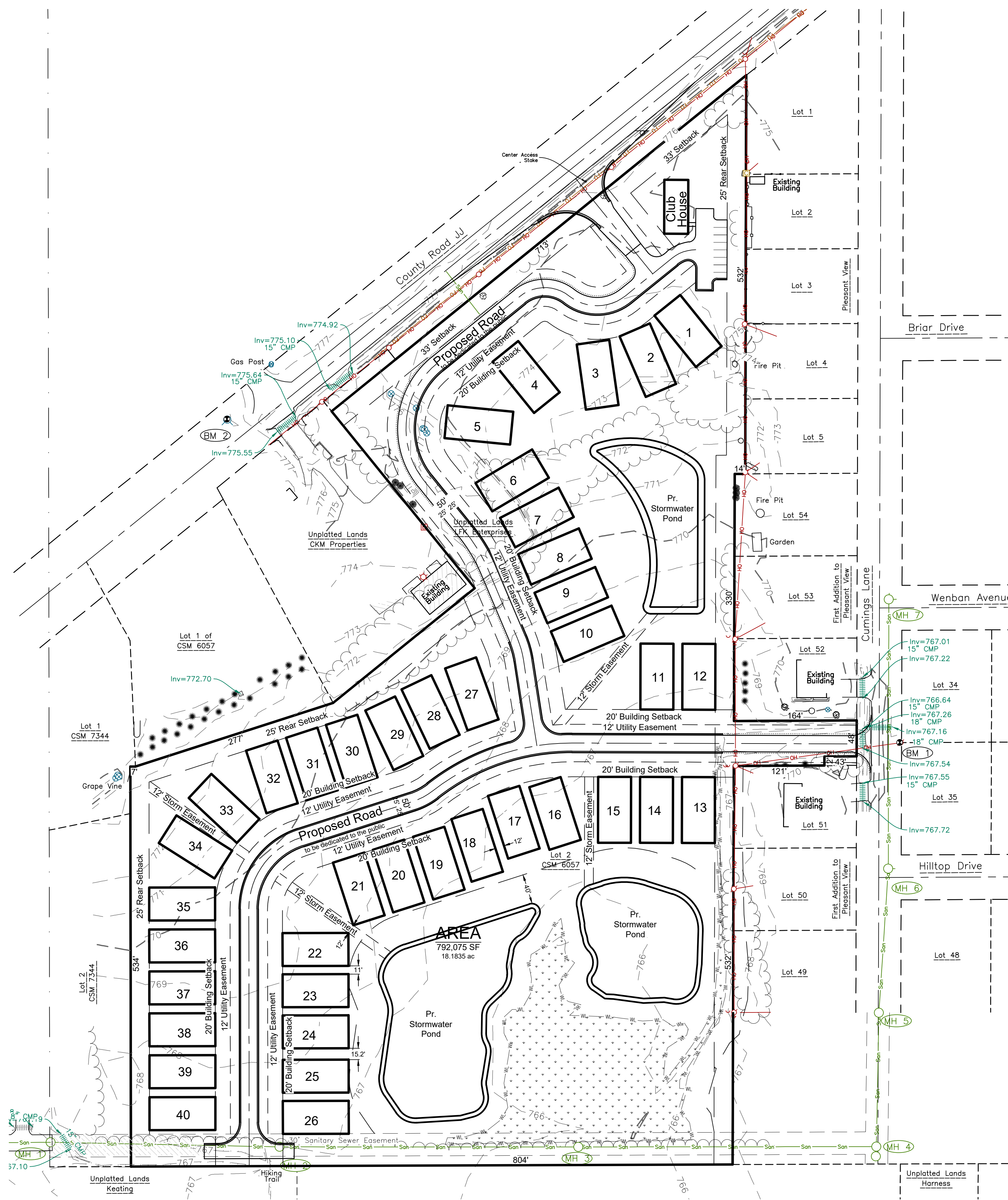
- 1,751 SF (1,911 SF with Veranda)
- 3 Car Garage (oversized)
- 2 Bedrooms
- 2 Bathrooms
- Vaulted Ceilings in
  - Great Room
  - Kitchen
  - Owner's Suite
  - Veranda
- 9' Ceiling Heights on Main Floor
- Optional Veranda or Screened Porch
- Optional Fireplace



**MIKE HOWE**  
**BUILDERS, INC.**  
 RESIDENTIAL • COMMERCIAL • ROOFING  
 Contact Mike Howe Builders  
 (920) 242-3111  
 mhowebuilders@yahoo.com  
 mikehowebuilders.com

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The "Dakota" © 2016 JH Design, LLC  
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**SITE INFORMATION:**

Legal Description: Lot 2, CSM 6057  
 Parcel #: 010033001, 010033002  
 Current Use: Vacant  
 Proposed Use: Single Family Housing

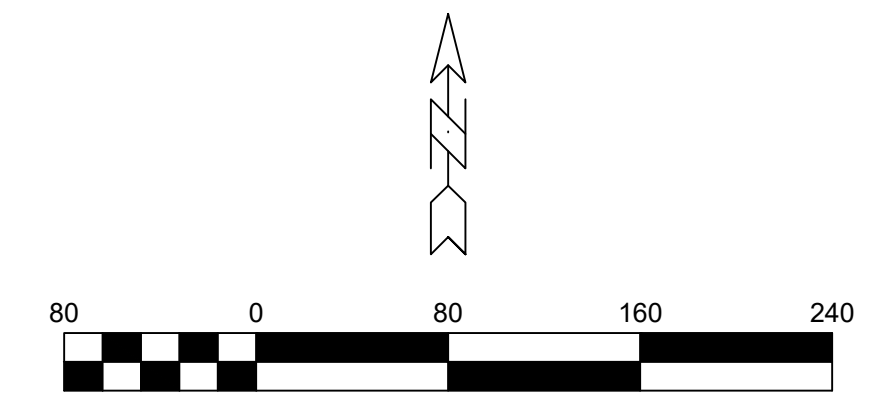
Current Zoning: R-1 - Rural Residential  
 Adjacent Zoning:  
 North: R-2 - Suburban Residential  
 South: A-1 - Agri-Business  
 East: R-2 - Suburban Residential  
 West: R-1 - Rural Residential

**Site Areas**

Parcel Area: 792,075 SF (18.1835 Acres)  
 Proposed Right of Way Area: 112,077 SF  
 Proposed Open Space Area: 679,998 SF

**PROPERTY OWNER:**

LFK Enterprises, LLC  
 N1861 Dale Court  
 Kaukauna, WI 54130  
 Email: lynkeller@icloud.com



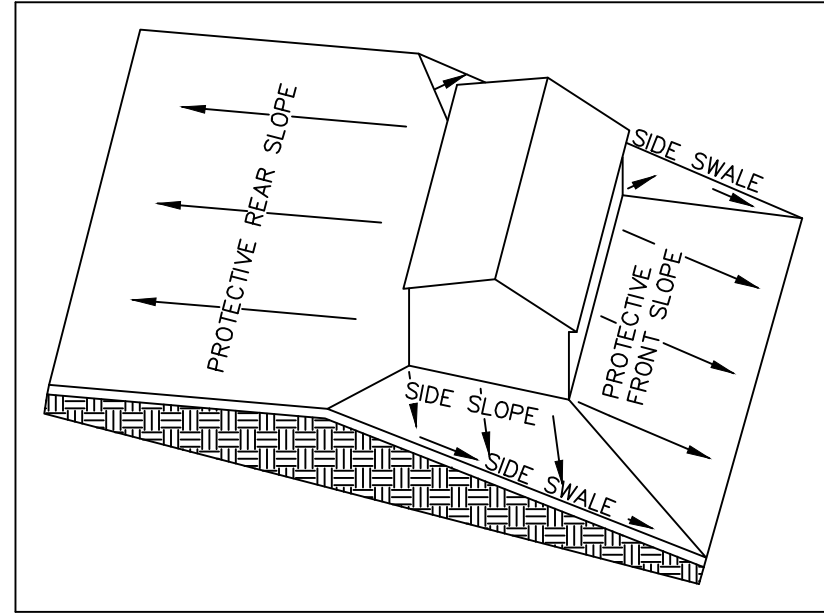
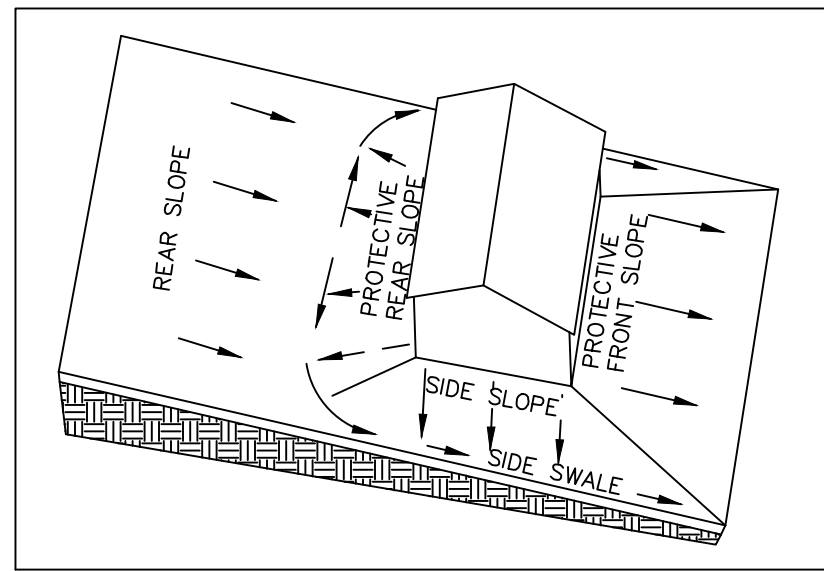
**LEGEND**

<ul style="list-style-type: none"> <li>— CATV — CATV</li> <li>— FO — FO</li> <li>— OH — OH</li> <li>— Utility Guy Wire</li> <li>— San — San</li> <li>— Sto — Sto</li> <li>— E — E</li> <li>— G — G</li> <li>— T — T</li> <li>— W — W</li> <li>— Fence - Steel</li> <li>— Fence - Wood</li> <li>— Fence - Barbed Wire</li> <li>— Treeline</li> <li>— Railroad Tracks</li> <li>— Culvert</li> <li>— Index Contour - Existing</li> <li>— Intermediate Contour - Existing</li> <li>— Delineated Wetlands</li> </ul>	<ul style="list-style-type: none"> <li>○ Sanitary MH / Tank / Base</li> <li>○ Clean Out / Pull Box</li> <li>○ Storm Manhole</li> <li>○ Inlet</li> <li>○ Catch Basin / Yard Drain</li> <li>○ Water MH / Well</li> <li>○ Curb Stop</li> <li>○ Hydrant</li> <li>○ Utility Valve</li> <li>○ Utility Meter</li> <li>○ Utility Pole</li> <li>○ Light Pole / Signal</li> <li>○ Guy Wire</li> <li>○ Electric Pedestal</li> <li>○ Electric Transformer</li> <li>○ Electric Manhole</li> <li>○ Air Conditioner</li> <li>○ Telephone Pedestal</li> <li>○ Telephone Manhole</li> <li>○ +799.9 Ex Spot Elevation</li> </ul>	<ul style="list-style-type: none"> <li>□ CATV Pedestal</li> <li>□ Gas Regulator</li> <li>□ Railroad Signal</li> <li>□ Sign</li> <li>□ Tower / Silo</li> <li>□ Post / Guard Post</li> <li>□ Satellite Dish</li> <li>□ Large Rock</li> <li>□ Flag Pole</li> <li>□ Deciduous Tree</li> <li>□ Coniferous Tree</li> <li>□ Stump</li> <li>□ Soil Boring</li> <li>□ Benchmark</li> <li>□ Asphalt Pavement</li> <li>□ Concrete Pavement</li> <li>□ Gravel</li> </ul>
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- NOTES:**
1. Street Lighting to be per Town standard by WE Energies
  2. See Landscape Plan

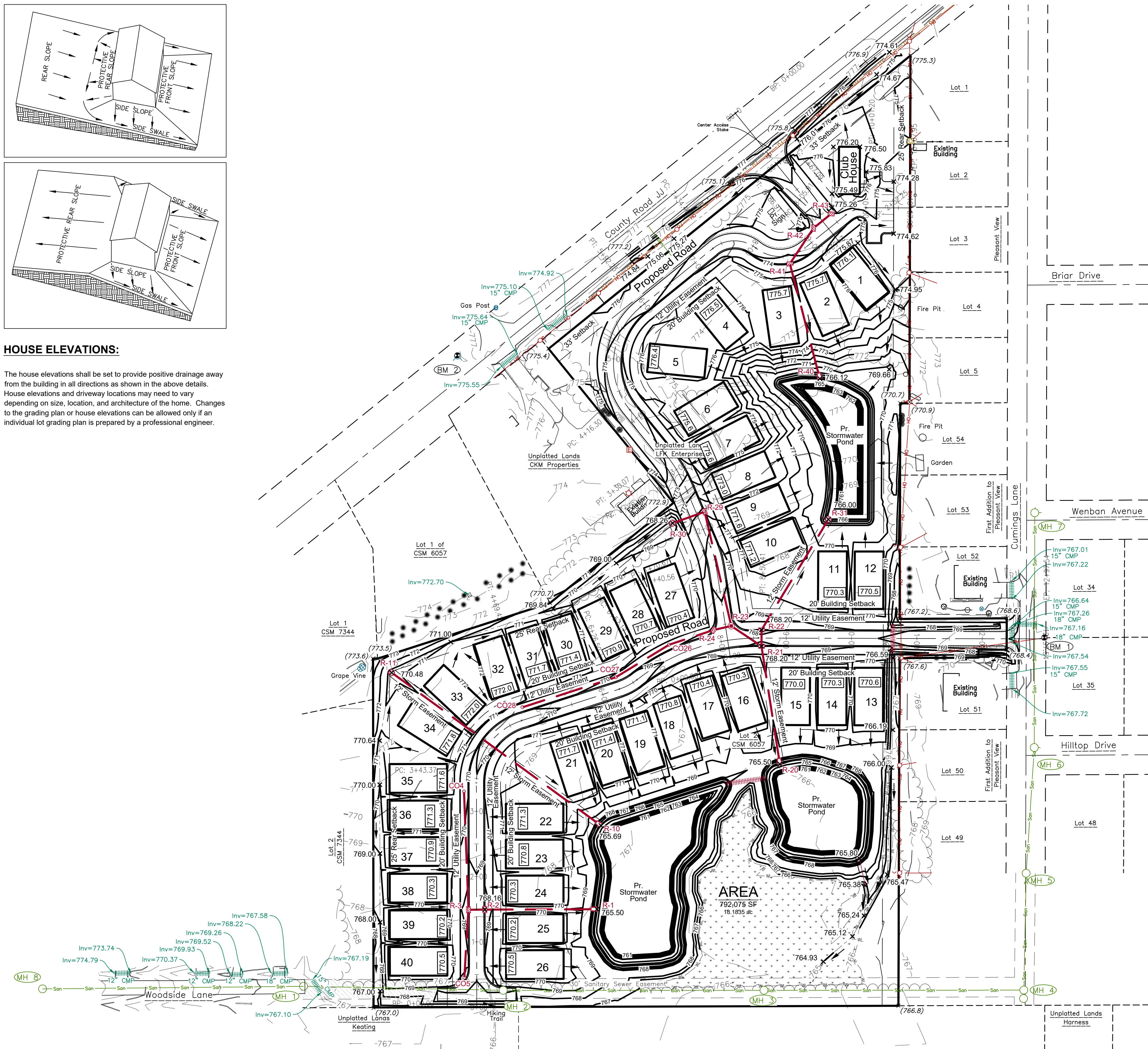
**MASTER DEVELOPMENT PLAN**

**Parcels 010033001, 010033002**  
 Town of Neenah, Winnebago County, WI  
 For: LFK Enterprises, LLC



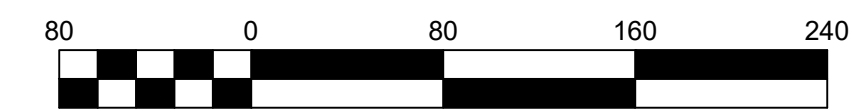
**HOUSE ELEVATIONS:**

The house elevations shall be set to provide positive drainage away from the building in all directions as shown in the above details. House elevations and driveway locations may need to vary depending on size, location, and architecture of the home. Changes to the grading plan or house elevations can be allowed only if an individual lot grading plan is prepared by a professional engineer.



**NOTES:**

- Existing utilities shown are indicated in accordance with available records and field measurements. The contractor shall be responsible for obtaining exact locations & elevations of all utilities, including sewer and water from the owners of the respective utilities. All utility owners shall be notified by the contractor 72 hours prior to excavation. Contact Digger's Hotline (1-800-242-8511) for exact utility locations. The Contractor shall verify all staking and field layout against the plan and field conditions prior to constructing the work and immediately notify the Engineer of any discrepancies.
- Vegetation beyond slopes shall remain.
- The contractor shall minimize the area disturbed by construction as the project is constructed. Disturbed areas shall be seeded as soon as final grade is established. Contractor shall replace topsoil and then seed, fertilize and mulch all lawn areas within 1 week of topsoil placement.
- Contractor shall remove all excess materials from the site. Earthwork contractors shall verify topsoil depth.
- All sediment and erosion control devices and methods shall be in accordance with the Wisconsin DNR Technical Standards.
- The contractor shall make weekly inspections and inspections within 1 day of any rainfall exceeding 0.5 inches of the sediment and erosion control devices throughout construction. The contractor shall repair or maintain erosion control devices as necessary. The inspection reports shall be made available to the owner at the end of the construction or upon demand during construction.
- The outside services are shown to stop at a point 5 feet outside the foundation wall. The Contractor shall be responsible for coordination of continuation of the services into the building to properly coincide with the interior plumbing plans, and compliance with all plumbing permits.
- Contractor is responsible for compliance with Department of Safety & Professional Services, Chapter SPS 382, for lateral construction and cleanout locations. Updated survey and title search have not been authorized and the boundary and easements shown may be inaccurate or incomplete.



**LEGEND**

	CATV		Sanitary Sewer (Pipe Size)		Storm Sewer (Pipe Size)		Underground Electric		Underground Gas Line		Underground Telephone		Water Main (Pipe Size)		Utility Pole		Light Pole / Signal		Electric Pedestal		Electric Transformer		Air Conditioner		Telephone Pedestal		Telephone Manhole		Sanitary MH / Tank / Base		Clean Out / Full Box		Storm Manhole		Catch Basin / Yard Drain		Water MH / Well		Curb Stop		Hydrant		Utility Valve		Inlet		CATV Pedestal		Gas Regulator		Railroad Signal		Sign		Tower / Silo		Post / Guard Post		Satellite Dish		Large Rock		Flag Pole		Deciduous Tree		Coniferous Tree		Bush / Hedge		Stump		Soil Boring		Benchmark		Asphalt Pavement		Concrete Pavement		Gravel		+799.9 Ex Spot Elevation
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**Application #25-PDD-6880**

Date of Hearing:

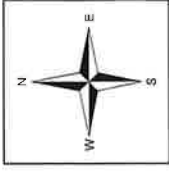
January 28, 2025

Owner(s):

LFK ENTERPRISES LLC

Subject Parcel(s):

010033001



Winnebago County  
WINGS Project

Scale

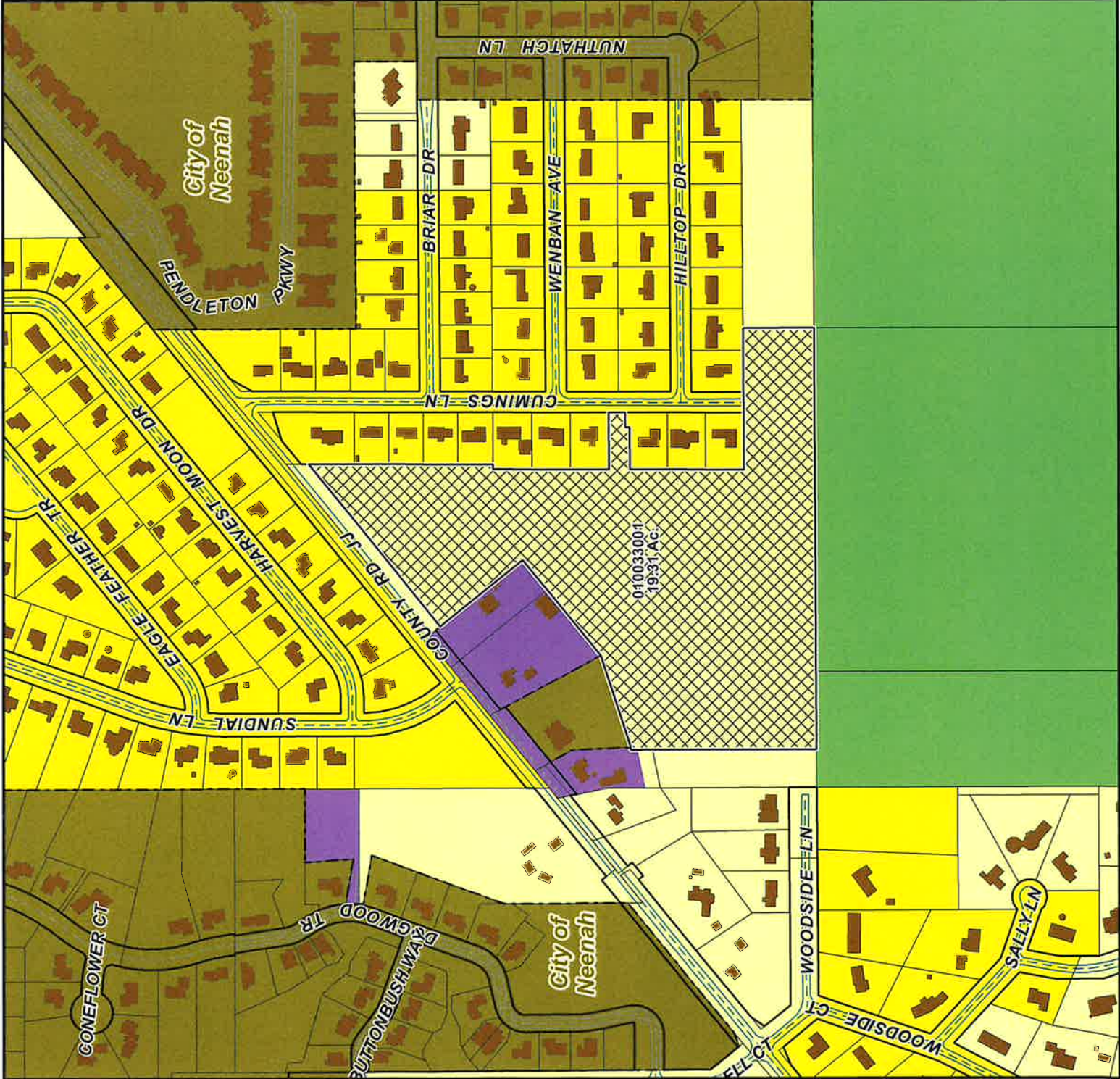
1 inch : 400 feet

**County Zoning Districts**

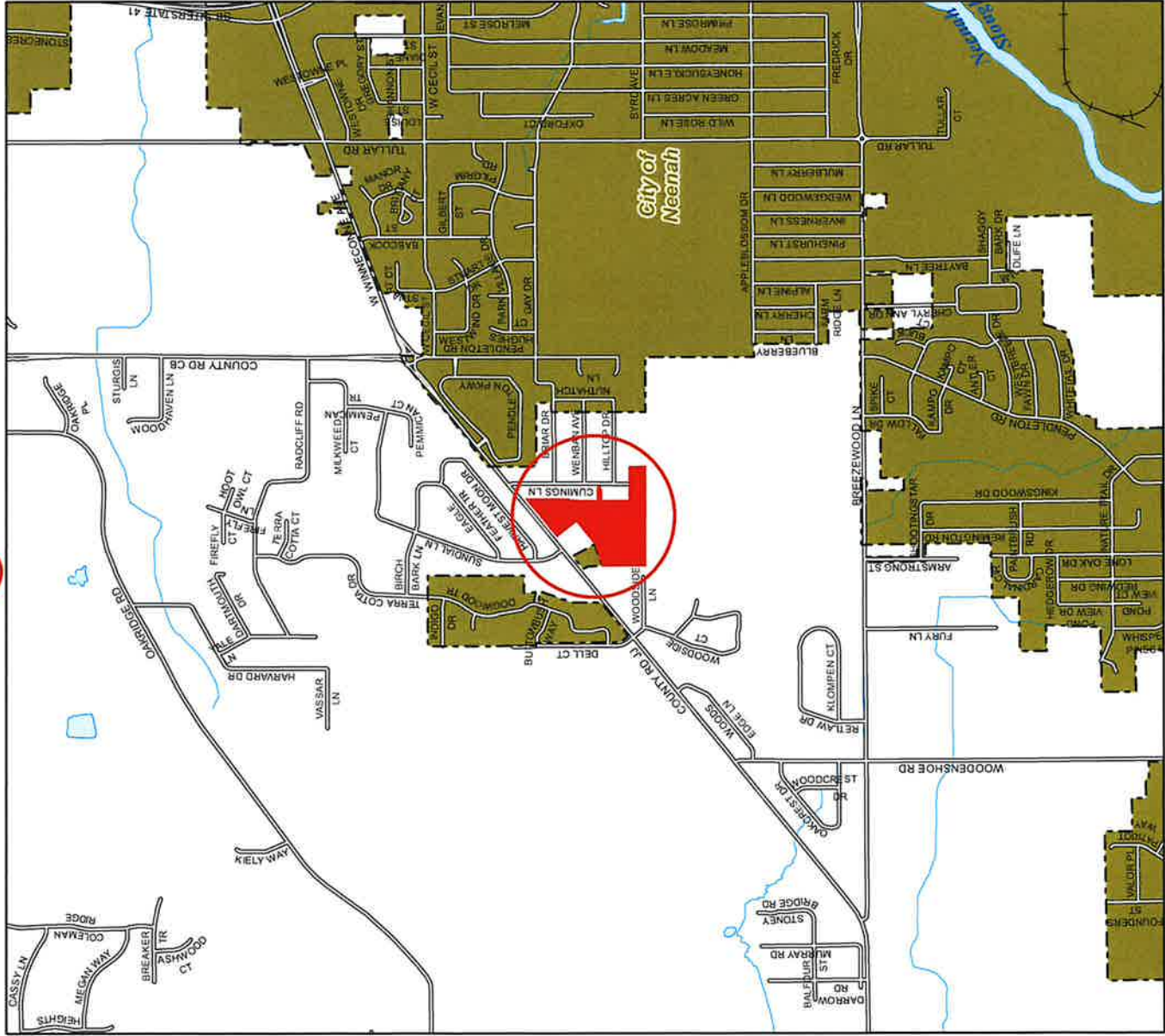
R-1	PDD	B-1
R-2	A-1	B-2
R-3	A-2	B-3
R-4	I-1	M-1
R-8	I-2	Town Zoning

City of Oshkosh Extraterritorial Zoning Jurisdiction

Incorporated Area



○ = SITE

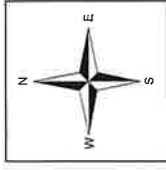


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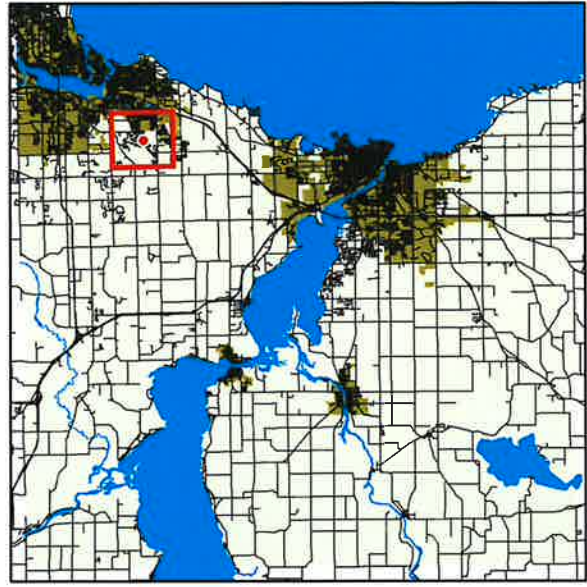
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*Winnebago County  
WINGS Project*

● = SITE



1 inch : 2,000 feet

**WINNEBAGO COUNTY**