

**NOTICE OF PUBLIC HEARING
TOWN OF NEENAH PLAN COMMISSION
Monday April 21, 2025**

TO WHOM IT MAY CONCERN:

The applicant(s) listed below has requested a Conditional Use which is regulated by the Town/County Zoning Code Chapter 23. You are receiving this notice because the application or petition for action: 1. affects the area in the immediate vicinity of the property which you own; 2. requires your agency to be notified; 3. Requires your Town to be notified; or 4. 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, April 21, 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.

Committee members and the public can access the meeting virtually:

Meeting ID: 813 7677 6686 / **Passcode:** 803414 **Phone** (312)626-6799

Zoom Link: <https://us02web.zoom.us/j/81376776686?pwd=7nUEary01fhLeK8b7DffAbf7ADOZL2.1>

For additional information you may contact the Town of Neenah Clerk's office or Winnebago County Zoning Office where the application is available for viewing.

INFORMATION ON CONDITIONAL USE PERMIT REQUEST

| | |
|---------------------------------------|---|
| Applicant: | Bergstrom. John |
| Agent: | Hogerty, john; Bergstrom Corporation |
| Location of Premises Affected: | 1347 County Rd G, Neenah |
| Tax Parcel No: | 010-006101 |
| Legal Description: | Being a part of lot 1 of CSM-5229, located in the SW 1/4 of the SW 1/4 of section 5, Township 19 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin. |
| Explanation: | Applicant is requesting a conditional use permit for a personal storage facility. |
| Code Reference: | Chapter 23, Sec 23.8-41, Exhibit 8-1, 14.02 |

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.

On April 7, 2025, the Public Hearing Notice posted to Town of Neenah website, at the Town Hall posting board and mailed to property owners as required. .

INITIAL STAFF REPORT

Sanitation: Required; Private System

Overlays: Shoreland, floodplain, SWDD, wetlands

Current Zoning: A-2 General Agriculture

Code Reference: Chapter 23, Sec 23.8-41, Exhibit 8-1, 14.02

Description of Proposed Use: Applicant is requesting a conditional use permit for a personal storage facility.

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

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/AGENT

Describe the proposed use: Requesting approval to built a thirs storage unit (100x40x17). Will be used to store boats, trailers, etc. and may be for rental use.

Describe how the proposed use will not have any adverse effects on surrounding property: This location is very remote and property owner owns surrounding property. We do not anticipate any adverse impact.

SECTION REFERENCE AND BASIS OF DECISION

Basis of Decision

The town board and town plan commission of the town in which the proposed conditional use is located in making their recommendation and Planning and Zoning Committee in making its decision shall consider the following factors:

- (1) the size of the parcel on which the proposed use will occur;
- (2) the presence of and compatibility with other uses on the subject property;
- (3) the location of the proposed use on the subject property (e.g., proximity of the proposed use to other existing or potential land uses);
- (4) effects of the proposed use on traffic safety and efficiency and pedestrian circulation, both on-site and off-site;
- (5) the suitability of the subject property for the proposed use;
- (6) effects of the proposed use on the natural environment;
- (7) effects of the proposed use on surrounding properties, including operational considerations relating to hours of operation and creation of potential nuisances;
- (8) effects of the proposed use on the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district and adjoining districts; and
- (9) 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.

In the event the conditional use being proposed is an adult-oriented establishment, the above-named decision-making bodies shall not consider the nature of expressive conduct protected by the U.S. Constitution with regard to any of the above-mentioned criteria.

OGDEN BERGSTROM

1208 COUNTY ROAD G
NEENAH, WI 54956

SHEET INDEX

| SHEET NO. | SHEET DESCRIPTION |
|--------------------|-------------------------|
| 01 - GENERAL | |
| G100 | TITLE SHEET |
| G300 | ARCHITECTURAL SITE PLAN |
| 03 - ARCHITECTURAL | |
| A100 | FIRST FLOOR PLAN |
| A300 | EXTERIOR ELEVATIONS |
| A301 | EXTERIOR ELEVATIONS |
| A310 | BUILDING SECTIONS |
| 04 - STRUCTURAL | |
| S100 | FOUNDATION PLAN |
| S110 | FOUNDATION PLAN DETAILS |



437 Manitowoc Street
Suite 1
Reedsville, WI 54230
PHONE: (920) 754-4723
1-800-235-3252
FAX: (920)754-4200

www.lorriganconstruction.com

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PROFESSIONAL SEAL(S)

PROJECT INFO:

OGDEN BERGSTROM
24-641

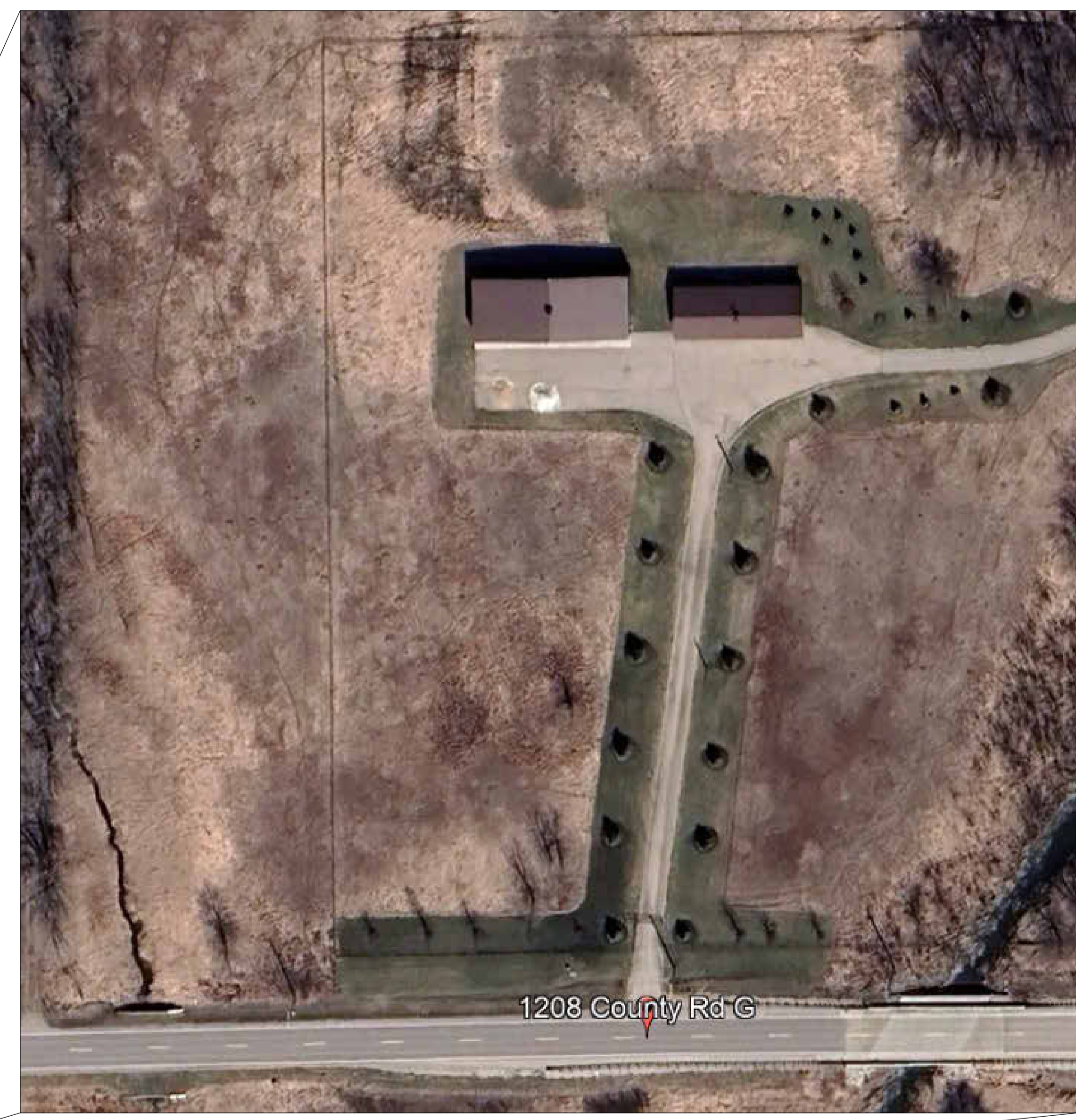
REVISION SCHEDULE

| MARK | DATE | DESCRIPTION |
|------|----------|-------------------|
| 1 | 12/05/24 | ISSUED FOR REVIEW |
| 2 | 3/13/25 | ISSUED FOR REVIEW |

DATE: DECEMBER 3, 2024
PRELIMINARY NO: 24-120324
CONTRACT NO: 24-641
PROJECT MANAGER: R. LORRIGAN
SUPERVISOR: LORRIGAN
DRAWN BY: EJA

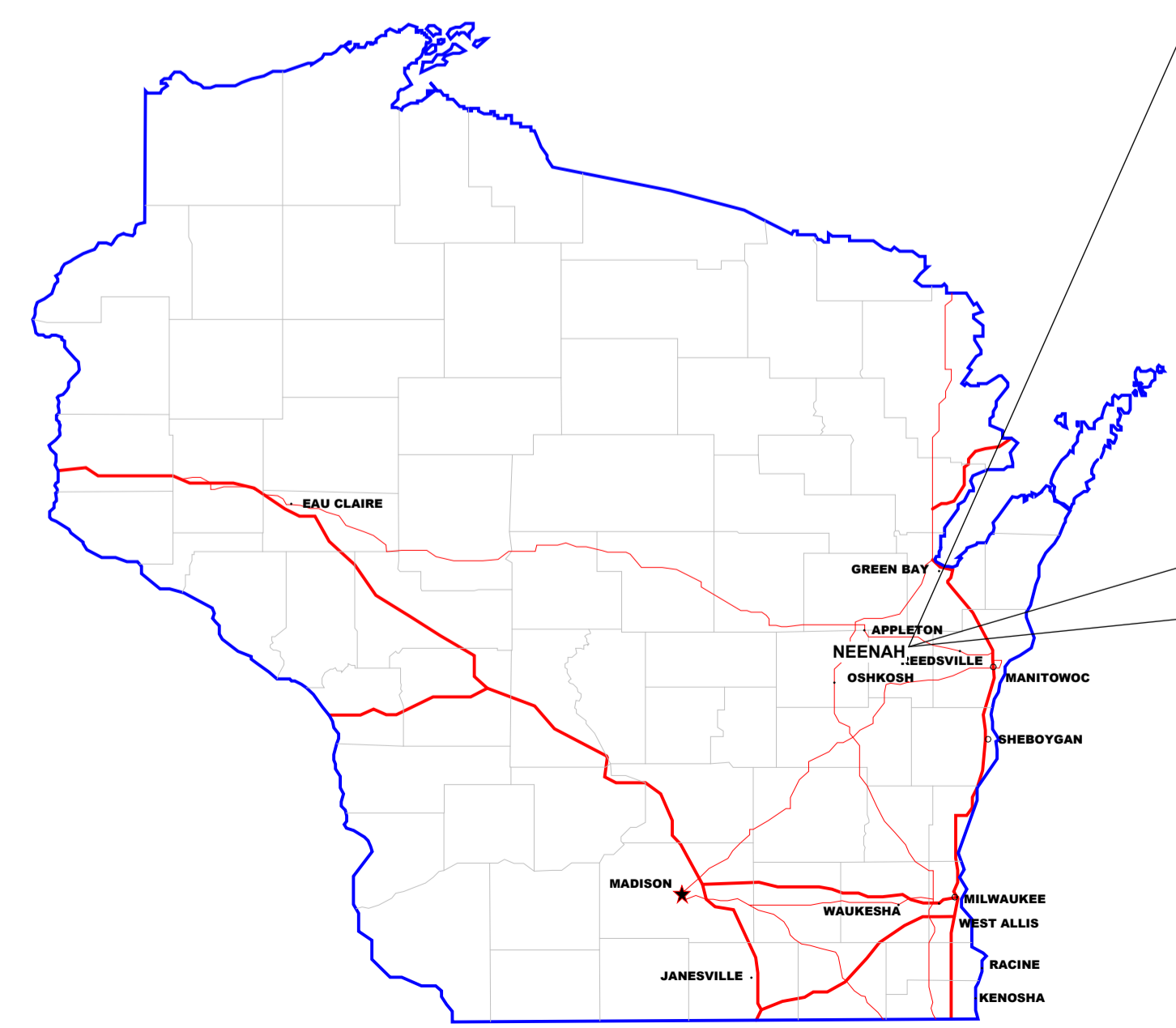
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TITLE SHEET

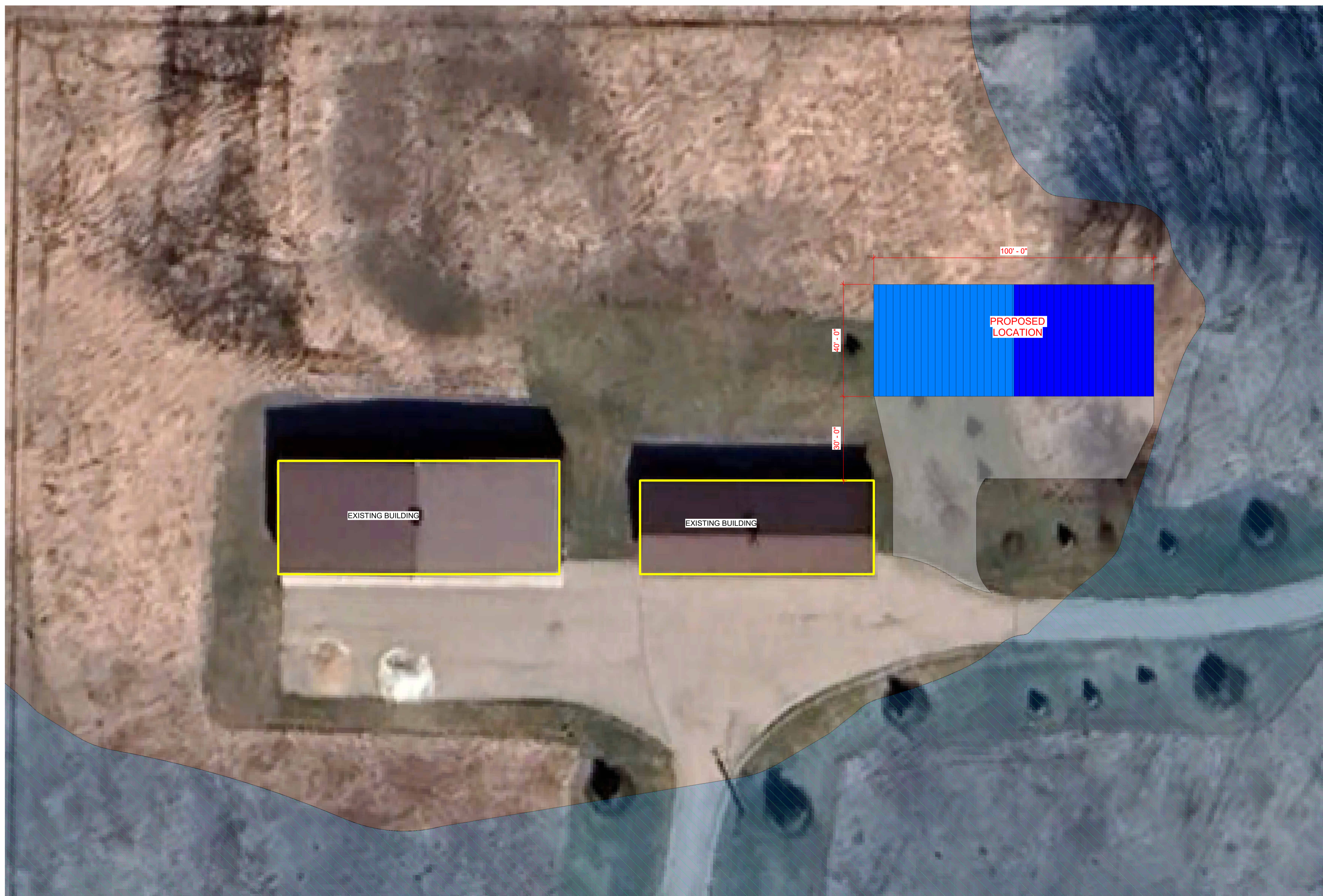
G100



PROJECT LOCATION

IMPORTANT NOTICE: THE DRAWINGS AND THE SPECIFICATIONS TOGETHER REPRESENT THE CONSTRUCTION DOCUMENTS, AND AS SUCH, MUST BE USED TOGETHER AS THE BASIS OF DESIGN. THE CONTRACTOR IS SPECIFICALLY INSTRUCTED NOT TO LIMIT THEIR UNDERSTANDING OF THE SCOPE OF THIS PROJECT BASED UPON THE SPECIFICATIONS INDEX. THE CONTRACTOR IS RESPONSIBLE TO REVIEW ALL INFORMATION IN BOTH THE DRAWINGS AND SPECIFICATIONS, AND IS THEREFORE, REQUIRED TO PROVIDE ALL DEFINED, AND REASONABLY IMPLIED, SCOPE OF WORK NO MATTER WHERE IT APPEARS IN THE CONSTRUCTION DOCUMENTS. IN ADDITION, THE CONTRACTOR IS TO REVIEW ANY FORMALLY PROVIDED MODIFICATIONS, CLARIFICATIONS, ADDENDUMS AND/OR OTHER INFORMATION AND INCORPORATE THAT INFORMATION INTO THE CONTRACTOR'S UNDERSTANDING OF THE SCOPE OF THE PROJECT.





NORTH
 **SITE PLAN**
 1" = 20'-0"



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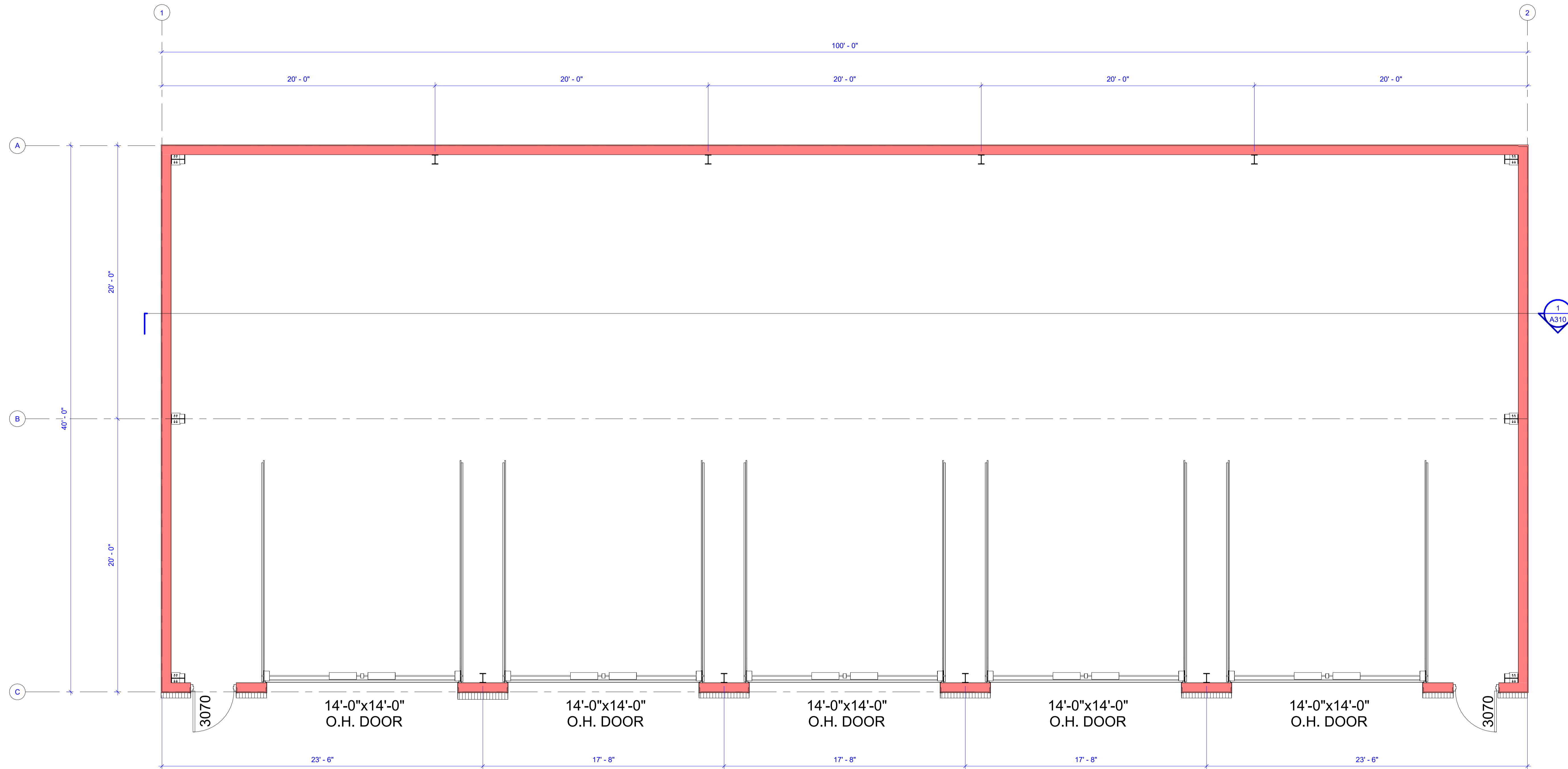
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SHEET TITLE:
**ARCHITECTURAL
 SITE PLAN**

G300



NORTH
 **FINISH FLOOR PLAN**
 1/4" = 1'-0"



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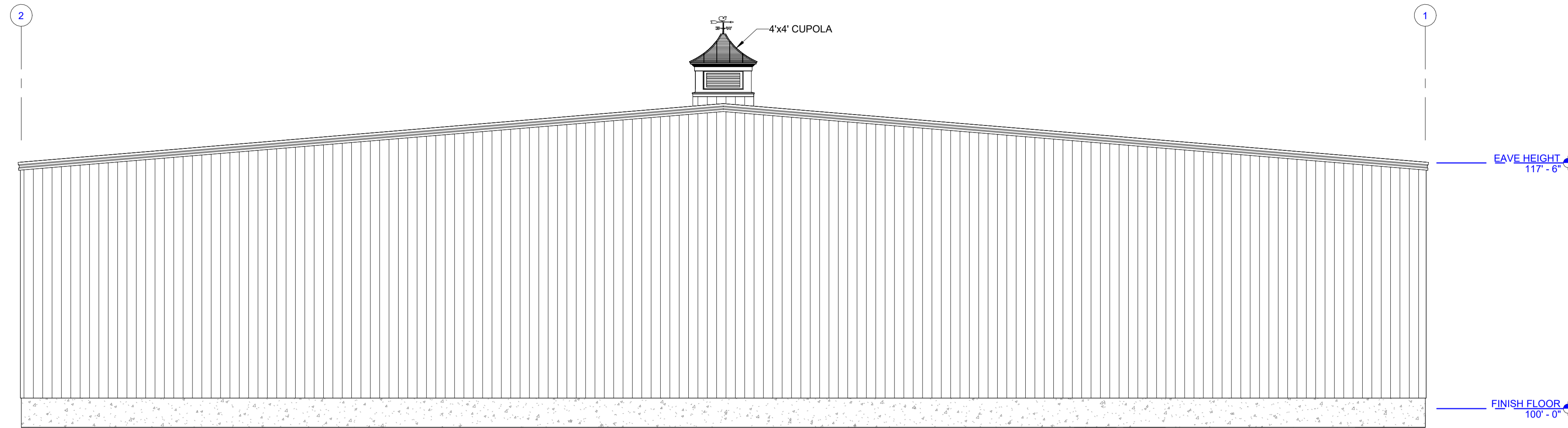
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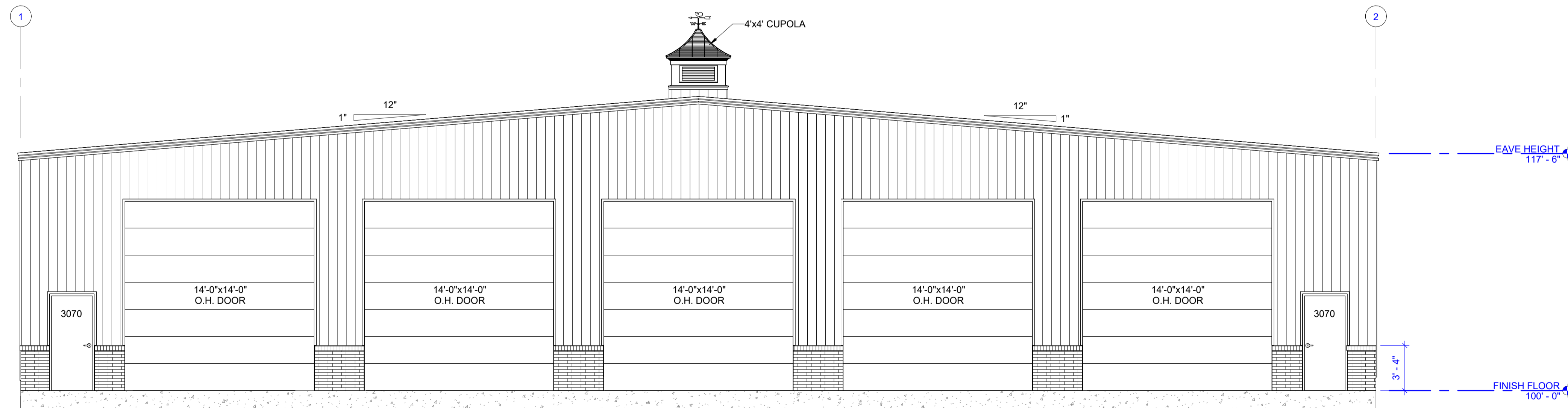
SHEET TITLE:
**FIRST FLOOR
 PLAN**

A100



NORTH EXTERIOR ELEVATION

3/16" = 1'-0"



SOUTH EXTERIOR ELEVATION

3/16" = 1'-0"

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BERGSTROM**

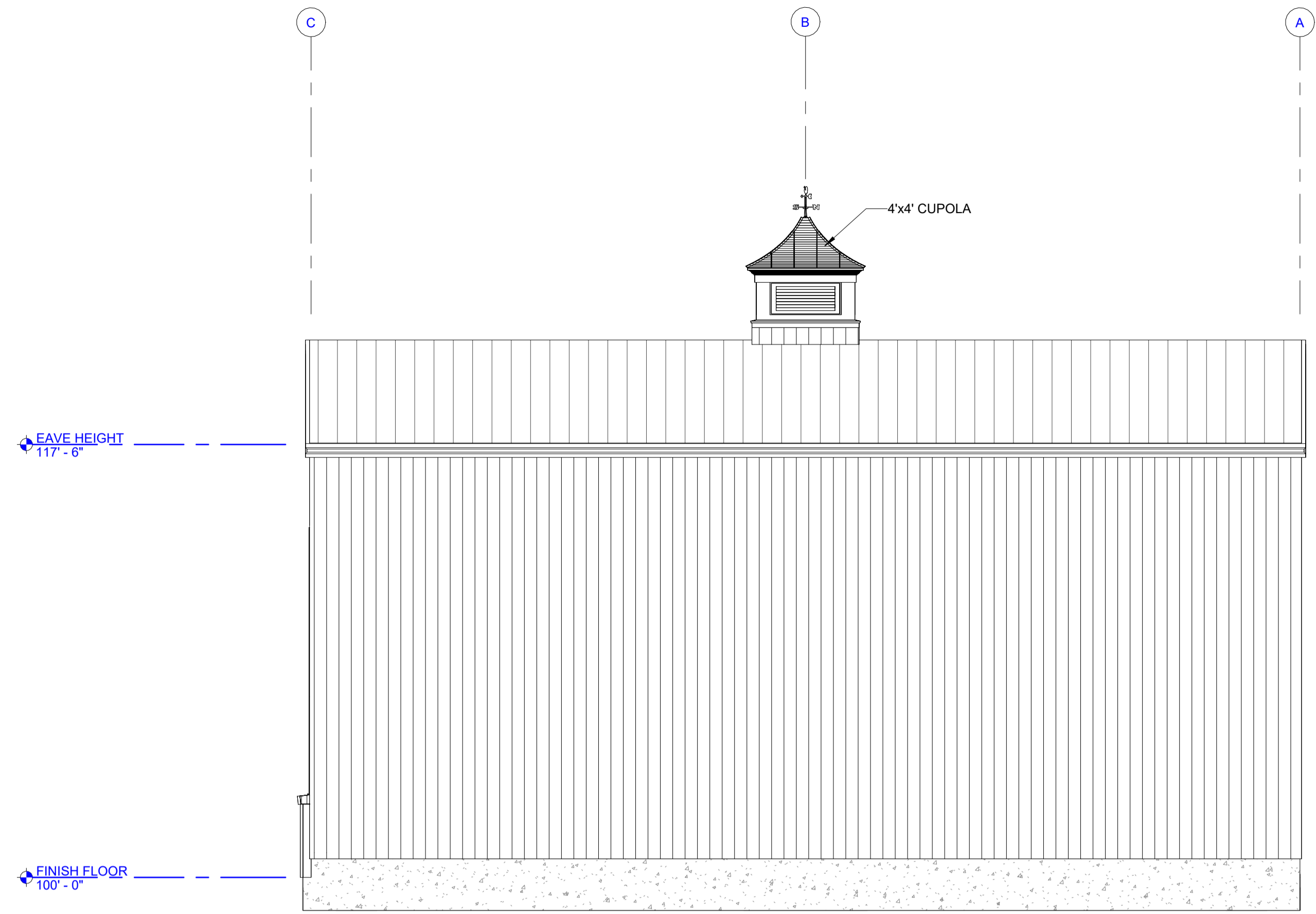
24-641

REVISION SCHEDULE

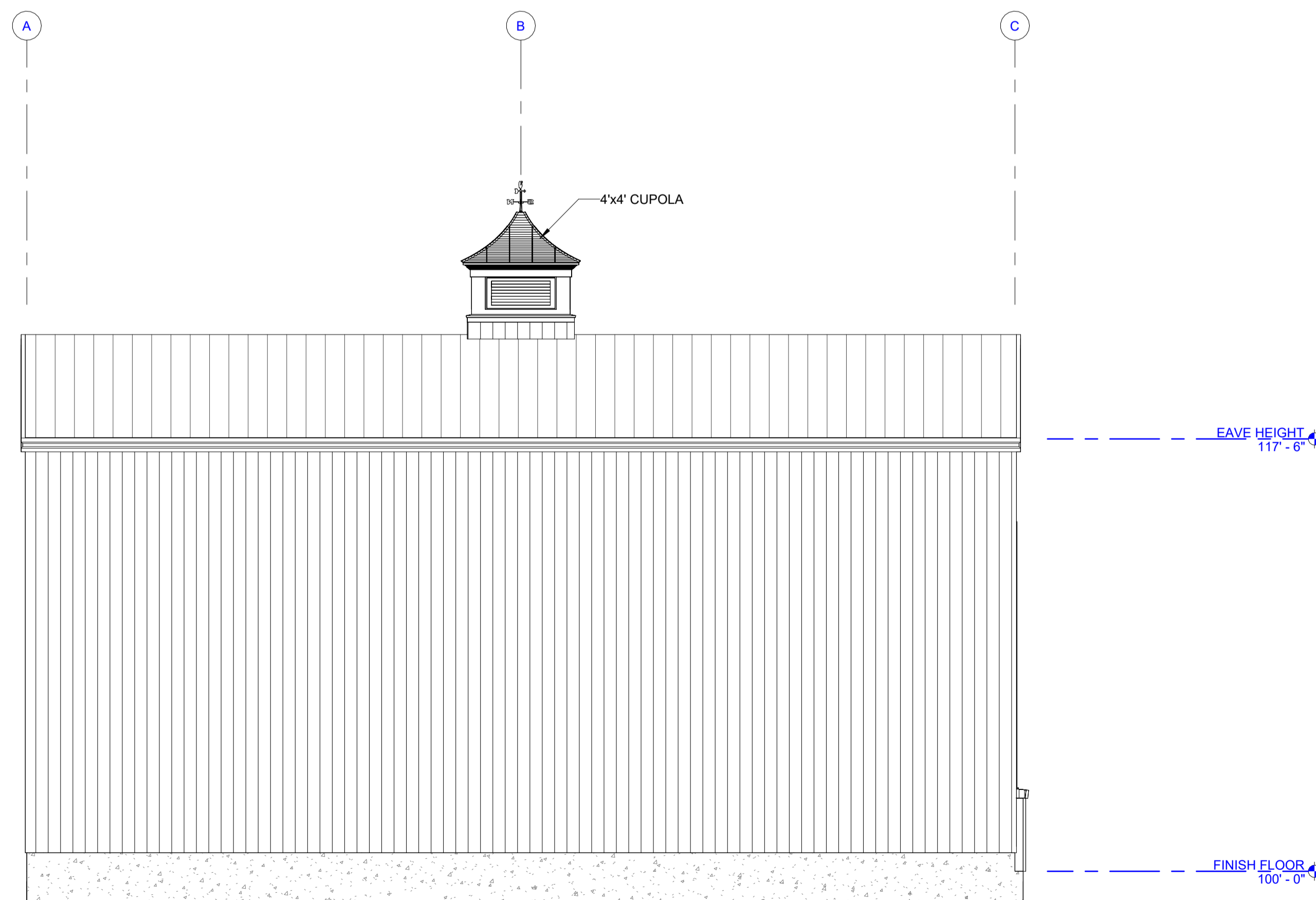
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| DRAWN BY: | EJA |

SHEET TITLE:
**EXTERIOR
ELEVATIONS**



EAST EXTERIOR ELEVATION
1/4" = 1'-0"



WEST EXTERIOR ELEVATION
1/4" = 1'-0"



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BERGSTROM**

24-641

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PROJECT MANAGER: R. LORRIGAN
SUPERVISOR: LORRIGAN
DRAWN BY: EJA

SHEET TITLE:
**EXTERIOR
ELEVATIONS**

A301

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**OGDEN
BERGSTROM**

24-641

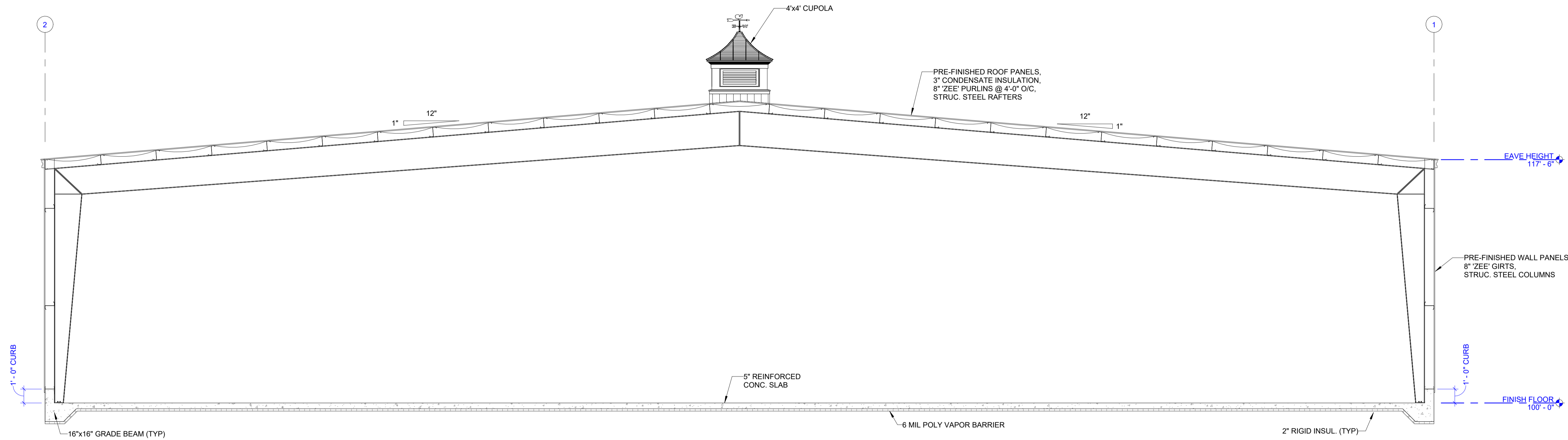
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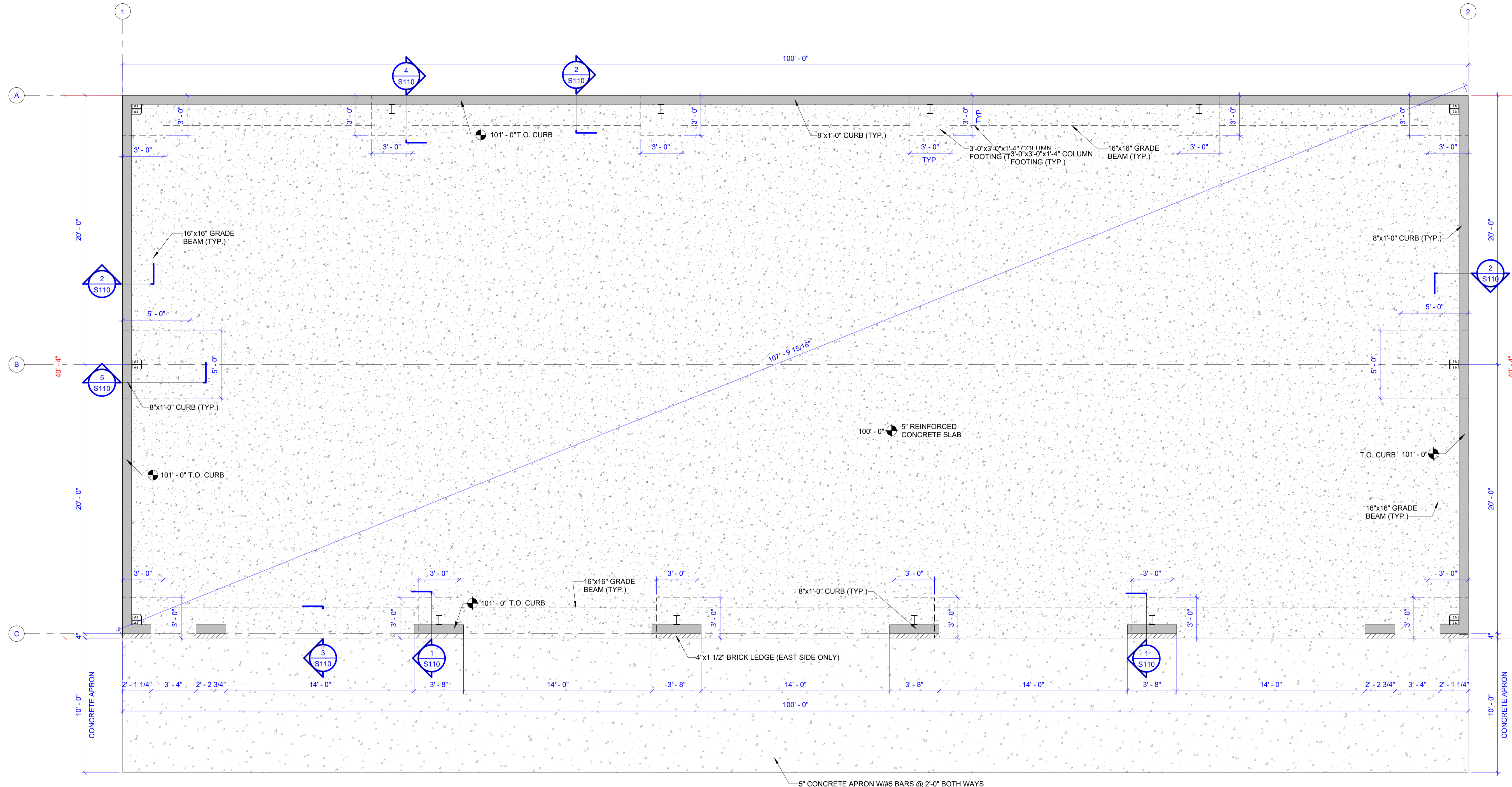
SHEET TITLE:
**BUILDING
SECTIONS**

A310



BUILDING SECTION

1/4" = 1'-0"



FOUNDATION PLAN
1'-0"

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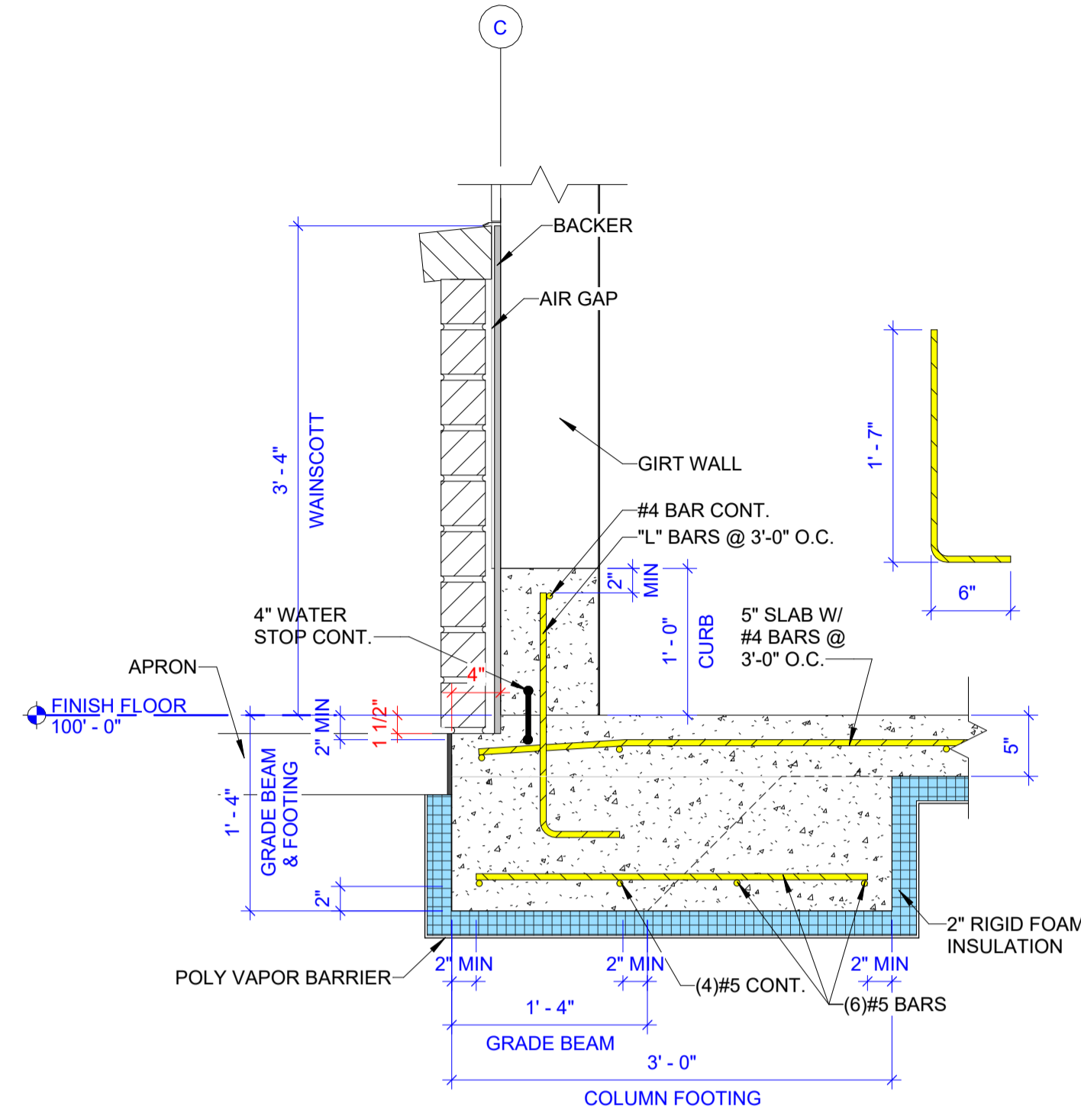
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| 2 | 12/13/24 | ISSUED FOR DETAILS TAJ |
| 3 | 3/13/25 | ISSUED FOR REVIEW |

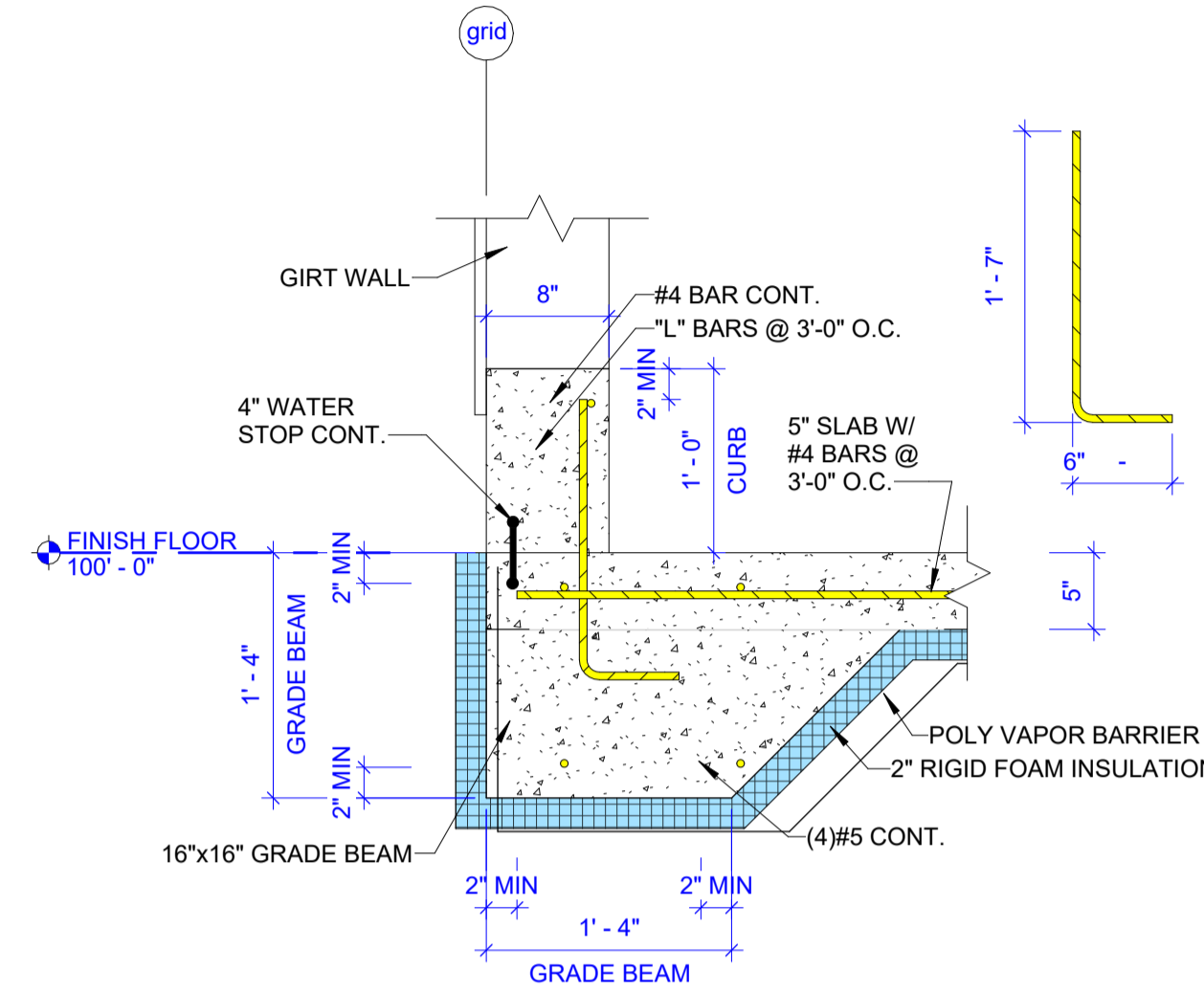
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| DRAWN BY: | EJA |

SHEET TITLE:
FOUNDATION PLAN

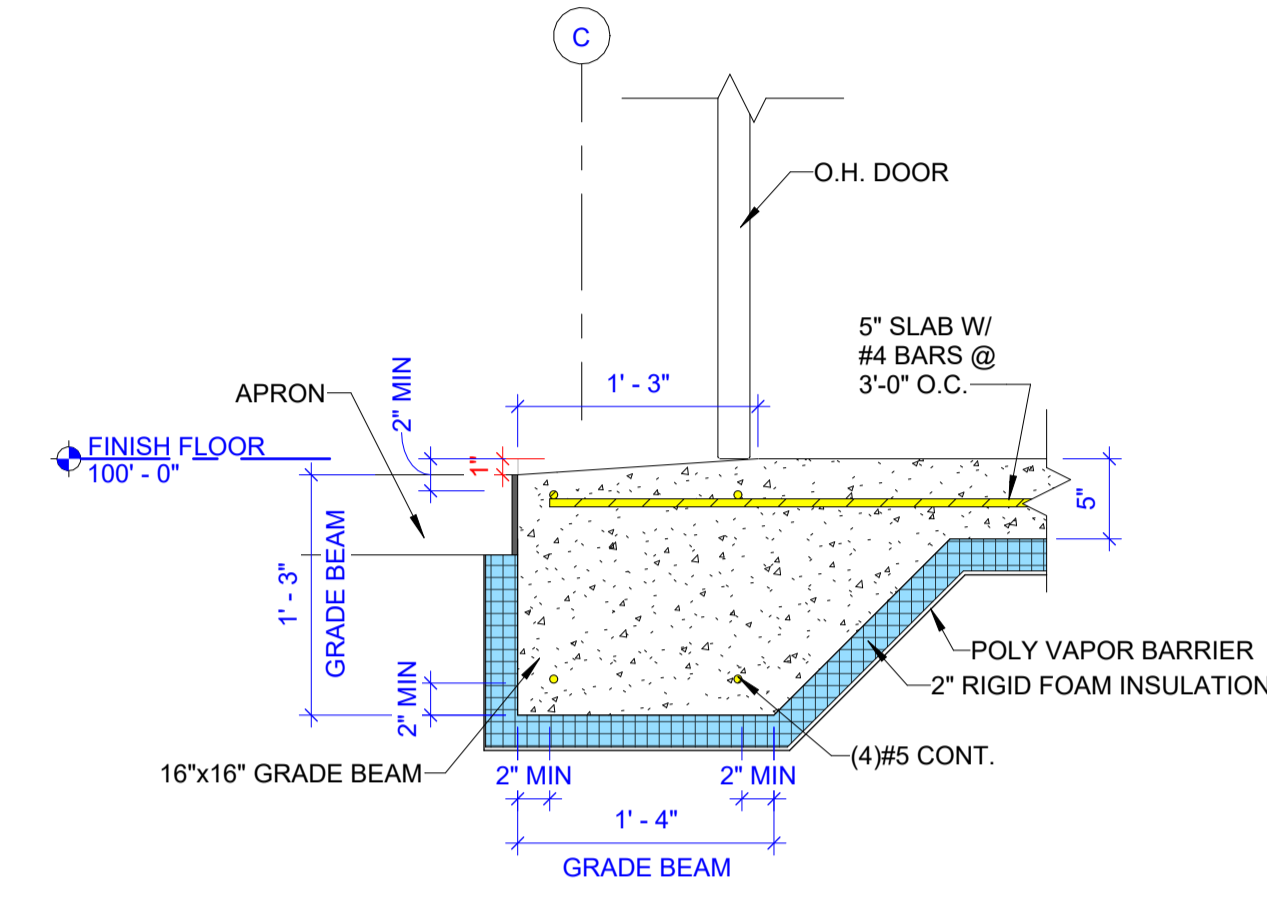
S100



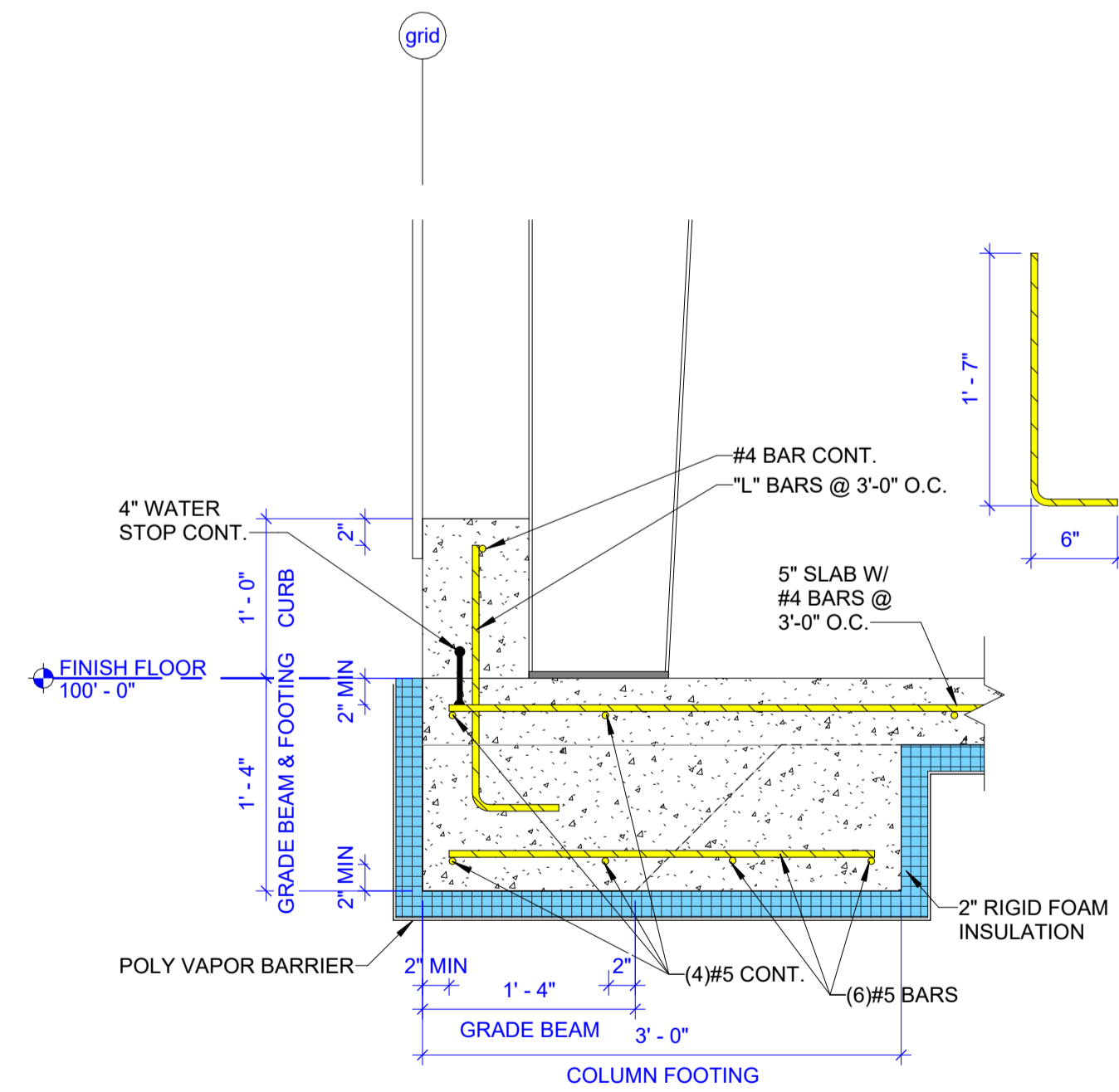
1 **DETAIL 1**
S110 1" = 1'-0"



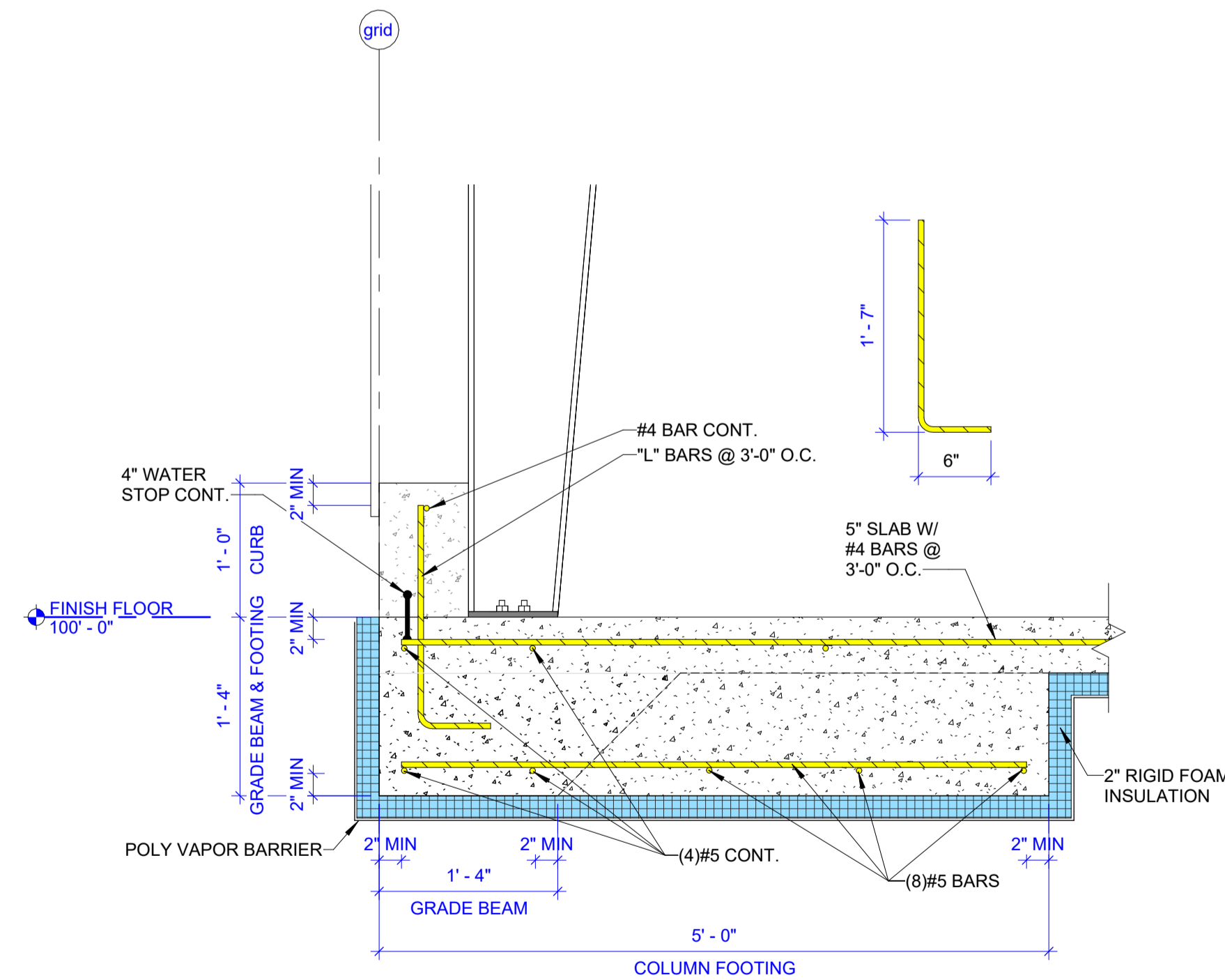
2 **DETAIL 2**
S110 1" = 1'-0"



3 **DETAIL 3**
S110 1" = 1'-0"



4 **DETAIL 4**
S110 1" = 1'-0"



5 **DETAIL 5**
S110 1" = 1'-0"

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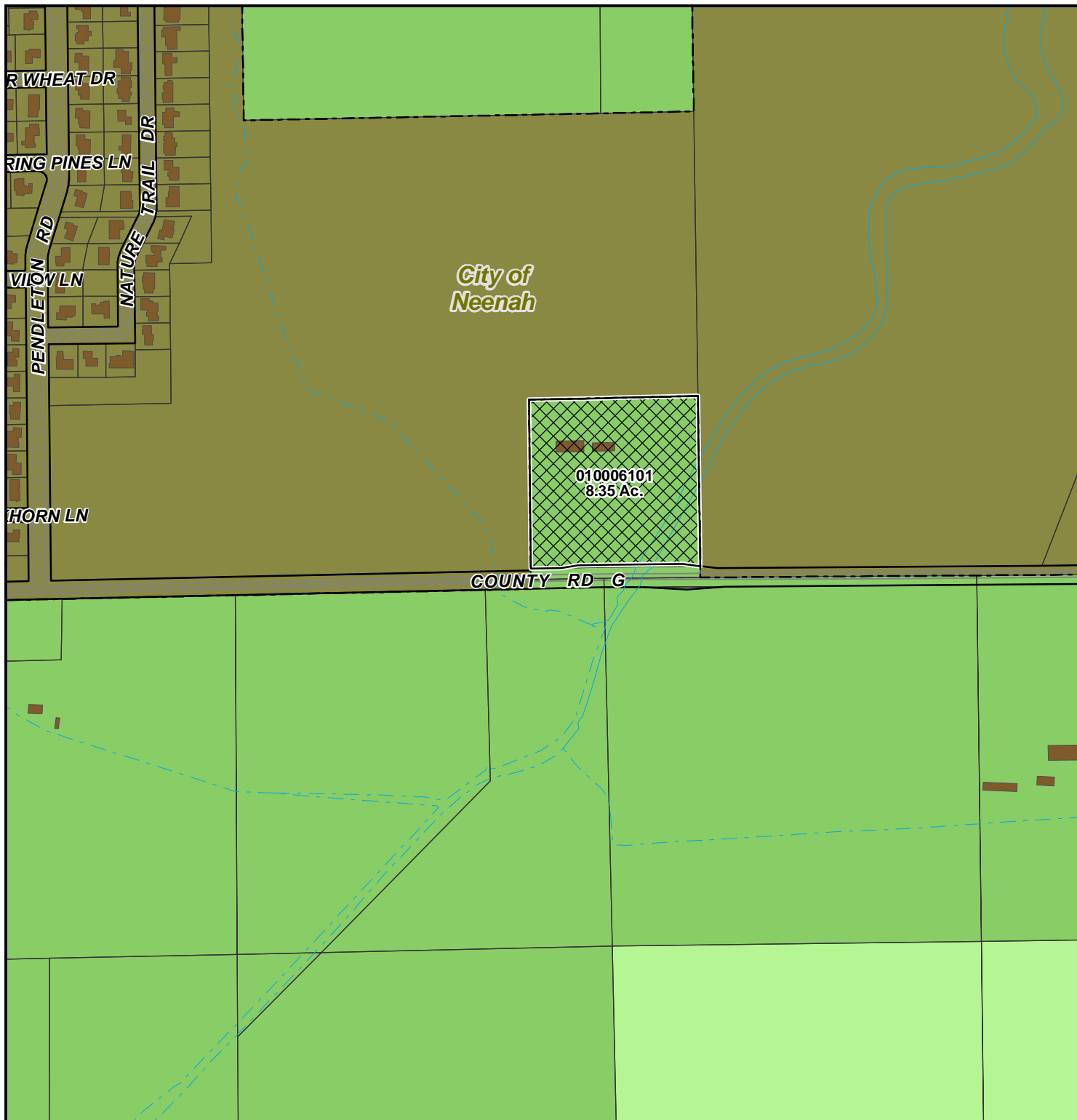
OGDEN BERGSTROM
24-641

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| DRAWN BY: | EJA |

SHEET TITLE:
FOUNDATION PLAN DETAILS



Application #25-CU-6940

Date of Hearing:

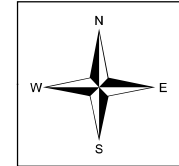
April 29, 2025

Owner(s):

BERGSTROM, JOHN F

Subject Parcel(s):

010006101



Winnebago County
WINGS Project

Scale
1 inch : 500 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

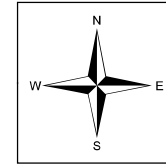
○ = SITE

Application #25-CU-6940

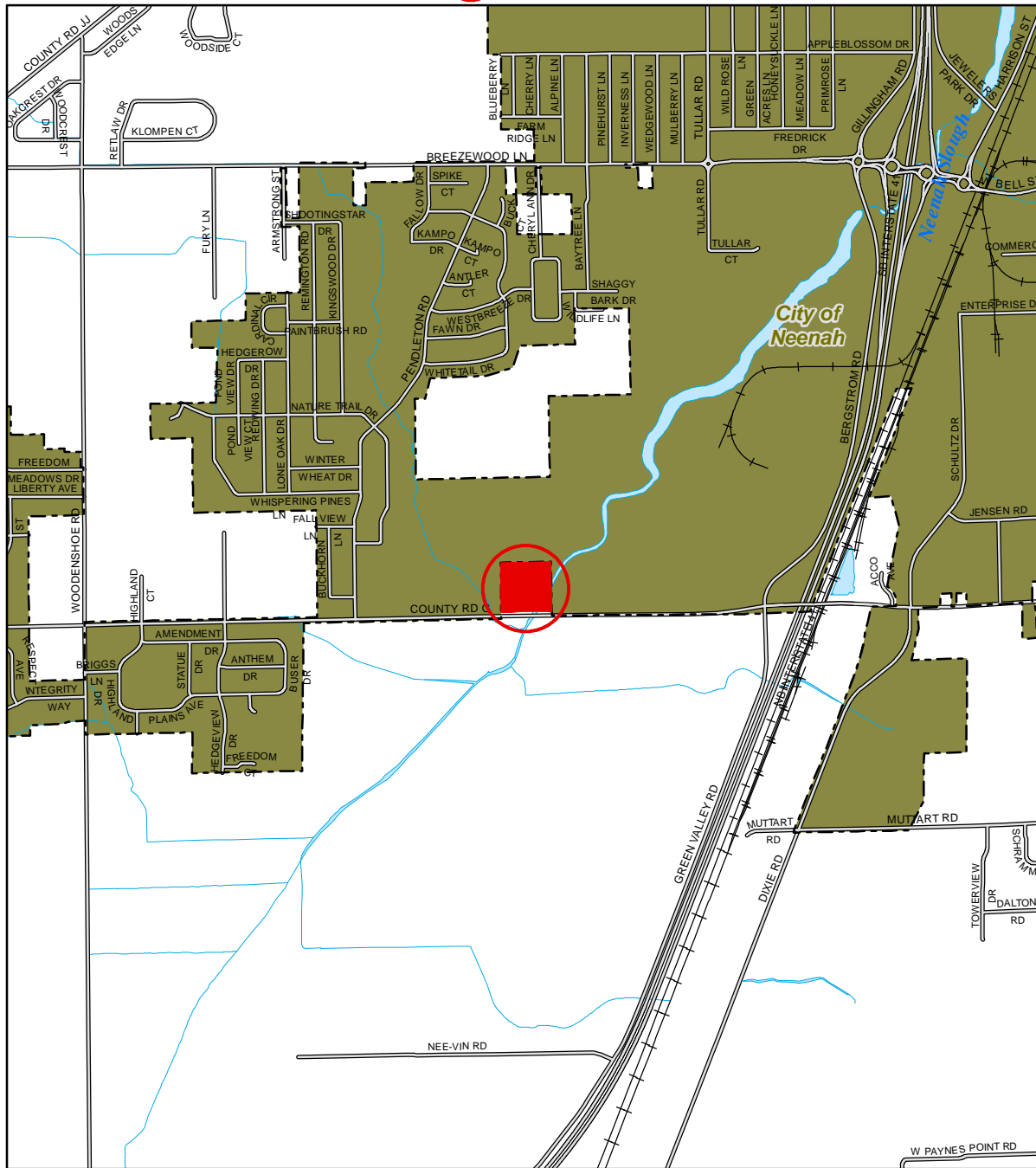
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BERGSTROM, JOHN F

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010006101

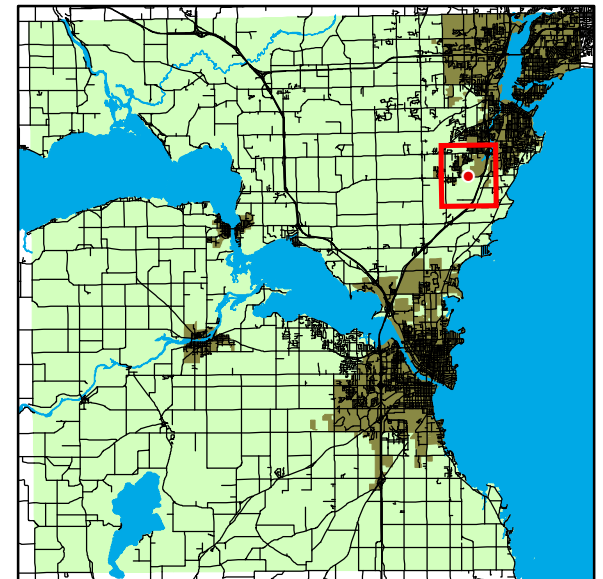


Winnebago County
WINGS Project



1 inch : 2,000 feet

● = SITE



WINNEBAGO COUNTY