

TOWN OF NEENAH
Plan Commission
Regular Meeting Agenda

DATE: Monday, July 21, 2025
TIME: 7:00 PM
LOCATION: 1600 Breezewood Lane, Neenah WI 54956

The meeting will also be offered virtually via ZOOM.

Meeting ID: 886 3276 2905 Passcode: 326192 Phone (312) 626-6799

Zoom Link: <https://us02web.zoom.us/j/88632762905?pwd=FggUedJxbumQevhErrSuw1Wa44KCKn.1>

1. Call Meeting to Order / Pledge of Allegiance
2. Public Forum
3. Approve Meeting Minutes from June 16, 2025 Plan Commission Meeting
4. Input/Discussion/Action:
 - a. Resolution 2025-13 – Certified Survey Map
Applicant: Town of Neenah
Agent: Davel Engineering
Location of Premises Affected: 1573 Oakridge Rd
Tax Parcel No: 010-02180603 and 010-021808
 - b. Resolution 2025-15 – Certified Survey Map
Applicant: Brian & Kristine Stedl
Agent: Carow Land Surveying
Location of Premises Affected: 1984 Oakridge Rd & 1994 Oakridge Rd
Tax Parcel No: 0100312
 - c. Update on Resolution 2025-14 Resolution for Petition of Winnebago County for the proposed Text Amendment to Chapter 27 Shoreland Zoning Code
5. New Business
6. Old Business
7. Future Meetings / Agenda Items
 - a. Next scheduled Plan Commission Meeting Monday, August 18, 2025
8. Adjourn

Closed Session Contemplated: **NO**

Respectfully Submitted,
Ellen Skerke, Administrator-Clerk-Treasurer
July 16, 2025

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 July 16, 2025 at www.townofneenah.com and Town of Neenah Municipal Building, 1600 Breezewood Lane,

TOWN OF NEENAH PLAN COMMISSION MEETING

Monday, June 16, 2025

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

Present for Plan Commission: Plan Commission Chair Jody Andres, Commissioner Chris Anderson, Commissioner Brett Armstrong, Commissioner Jeremy Kwiatkowski, Commissioner Brandon Nielsen, Commissioner Russ Meerdink, and Commissioner Pete Weyenberg.

Also Present: Scott Anderson (Davel Engineering), Chris Baldwin, Terri Baldwin, James Winske, Town Board Supervisor David Bluma, Town Board Supervisor James Weiss, Deputy Clerk-Treasurer Kerri Komorowski and Administrator-Clerk-Treasurer Ellen Skerke.

Also Present Via Zoom: None

J. Andres called the meeting to order at 7:00 p.m. Pledge of Allegiance was recited.

Public Forum

- Chris Baldwin, 1575 Oakridge Road voiced his concerns regarding the CSM,
 - His home is next to the parcel that the Ogdens want to buy. He and his wife have approached to the Town on several occasions to buy a portion of the property, it has been denied by the Town.
 - His house and well are along the lot line, the 13foot buffer is near his master bedroom window, master bath and their well. They purchased the property they own for their privacy.
 - Does not understand why the parcel would need three entrances, they already have one on Oakridge road and County Rd O
 - He and his wife have seen what the do, remove all of the trees and build large buildings. He is concerned about the view , light pollution, traffic, and the existing hill that is on the property, how will they put in a road?
 - No one knows what is under the hill. He thinks there will be issues.
 - They would like to see this property remain as is.
 - Their backyard drains to the parcel, again, why do they need a third entrance?
 - Cutting down all the trees, installing a road will impact the wildlife they enjoy.
 - He and his wife would like to purchase 5 acres, made an offer several years ago however the Town declined the offer. Now they want to sell for revenue. A road will not bring them revenue.
 - A road will disrupt their enjoyment of their property.
- Terri Baldwin, 1575 Oakridge Road voiced her concerns regarding the CSM,
 - Water runoff is another concern. There is an incline in the middle of the property, their water drains there, where will the stormwater runoff go if they level the land
 - The vision from their property will change with the development
 - If they build a road, where will the construction equipment go, there is not much room for equipment, and it cannot go on their property. She is not Ok with a road being built next to their property.
 - They like the wildlife.
- Plan Commission members asked questions of the Baldwin's. J. Andres redirected, the conversation, the Plan Commission will have their discussion within the meeting itself.
- Chirs Baldwin
 - What about their well, what will happen when the land is disturbed, will it contaminate their well? Where will they get their water from and will in hurt their water supply?
 - He and his wife hope that it does not get developed.

Introductions

Kerri Komorowski, Deputy Clerk -Treasurer was introduced to the Plan Commission.

Approve May 19, 2025 Plan Commission Meeting Minutes

Motion: P. Weyenberg/ J. Kwiatkowski to approve

Motion carried by voice vote.

Input/Discussion/Action**Certified Survey Map**

Resolution 2025-13 – Certified Survey Map

Applicant: Town of Neenah

Agent Davel Engineering

Location of Premises Affected: 1573 Oakridge Rd

Tax Parcel No: 010-02180603 and 010-021808

- E. Skerke, on behalf of applicant Town of Neenah, described the CSM
 - The two existing parcels which are under contract to sell to Ogden Development will be reconfigured into two new parcels, ownership of the smaller parcel will be retained by the Town of Neenah, the larger parcel will be owned by Ogden Development.
 - Ogden Development completed a Phase I Environmental and discovered a small area of property that is considered part of the Schultz landfill, this new smaller parcel isolates that area based on the arc shown on the landfill. The Ogdens do not want to take ownership of the landfill portion.
 - The Town had conversations with the Baldwins and discussed options with Winnebago County to determine what we could do to segregate the landfill area.
 - County Zoning requirements for a lot in I-1 zoning include minimum of 100' wide, at least 33' of road access and at least 20,000 sq. ft. This new lot 1 meets those requirements. The parcel is currently zoned I-1 and will remain I-1.
 - Of the current 66' road access, 33' feet will go to this smaller lot 1, the remaining 33' will stay with larger lot sold to the Ogdens.
- P. Weyenberg clarified the landfill, it is foundry sand, not a garbage landfill.
- E. Skerke pointed out several other items with the CSM
 - There are several areas that will dedicate property to road right of way, any areas that currently go to the center of the road will now end at the right-of-way.
 - There is an Officially Mapped Road along the existing 66' road access area on the west side of the property, Scott Anderson spoke with the City of Neenah and has started the process to remove the Officially Mapped Road designation. Per a verbal conversation with the City, it appears the City will approve this.
 - There is a small area currently zoned A-2, it falls in the road right-of-way along County Road O, and the surveyor believes that the County GIS is incorrect with where the current lot lines are drawn. Scott Anderson of Davel Engineering has already provided documentation to Winnebago County Zoning with the existing CSM's that show the A-2 zoned areas are already in dedicated road right-of-way, This CSM will not require any zoning map amendments. The parcels are currently zoned I-1 and will remain I-1.
 - Page 2 of the CSM indicates that the Town will grant an easement to the Ogden's for access of 20' of the 33' road access portion, resulting in the 13' buffer referred to earlier by Chris Baldwin

- R. Meerdink wanted to clarify the 33' road access, the landfill location and the purpose of the road.
- B. Nielsen questioned if the Town considered selling land to the Baldwins? E. Skerke explained the history of offers in the past which the Town declined.
- B. Nielsen questioned the 20' easement. 33' feet should be sufficient for a private drive for the Ogdens, the Town could sell the Baldwins this smaller lot with a 33' road access, that plus the existing 18' on their property gives the Baldwins a larger buffer between their home and the driveway, P. Weyenberg responded the Town needs 33' in order to create the lot. D. Bluma noted that Ogdens requested 33' easement, Town agreed to 20' easement to keep a 13' buffer.
- Plan Commission allowed Chis Baldwin to speak, he noted that he proposed again to purchase 5 acres including the 66 feet. E. Skerke noted it is not an official offer, and the Town is under contract with the Ogdens to sell the property to the Ogdens. The Town is not in the position to consider any other offers as long as the existing accepted offer is on the table. The only party that can pull the offer off the table is the buyer of the property. .
- C. Baldwin explained again, the 5 acres that they want to purchase and their interest in purchasing 5 acres.
- T. Baldwin was allowed to speak, originally, the Baldwins offer was declined, because the Town did not want to divide the parcel, now here we are, the Town is willing to divide the property. D. Bluma explained that the Town wanted to keep the access points for potential future development.
- J. Andres noted the Plan Commission item for discussion is the CSM. We need to stick to the agenda item.
- B. Nielsen would like to know the Ogden's plan, would the Town be willing to sell the smaller lot to the Baldwins, would the Baldwins want to buy the property, and is there enough room on the 33' for the Ogdens driveway.
- J. Andres noted the CSM includes a 33' foot easement, if the CSM is approved, the 33' easement is approved.
- P. Weyenberg noted the 33' width is required road access per County Zoning, along with the other requirements.
- B. Nielsen's point is the easement is not required for the CSM to be approved. He does not agree with the requirement of the easement.
- R. Meerdink stated the Ogden's should have been at the meeting to discuss the CSM.
- B. Nielsen would like the Ogdens present to answer questions.
- S. Anderson noted the Ogdens would like the full 66' , however do not want the small portion with the landfill.
- R. Meerdink noted that the Town can put restrictions on the easement of what is allowed.
- J. Andres asked for the specific language on the easement. E. Skerke noted she did not have the specific language; the easement is a separate document which will be approved by the Town Board. The Town attorney was comfortable that the CSM could come to the Plan Commission with the separate easement document.
- B. Nielsen suggest the development create one way in and one way out along Oakridge Road.
- J. Kwiatkowski asked if approval could take place without approving the easement? J, Andres responded No.

Motion: R. Meerdink / B. Nielsen to table this item until the next Plan Commission Meeting asking for the potential buyers to be present to explain what is going on.

Motion carried by voice vote

Resolution 2025-14 Resolution for Petition of Winnebago County for the proposed Text Amendment to Chapter 27 Shoreland Zoning Code

- E. Skerke provided limited background information, she received the Chapter 27 rewrite, asking for Town Board response by the July 1 County Public Hearing.
 - Town of Neenah is 1 of 4 Towns under County Zoning Chapter 23, all Towns in Winnebago County fall under Shoreland Zoning Chapter 27.
 - There is limited information available from the County about the rewrite of Chapter 27. A redline version is not available. E. Skerke provided reports provided through AI tools and Microsoft Comparison tools to summarize the differences between the current Chapter 27 and the proposed Chapter 27.
 - She does not have information directly from the County, the DNR provided information to a fellow Clerk and stated it would be several months before they approve the amended language
- P. Weyenberg noted that when a change is being asked for, they typically supply a red line version. Why are we looking at this now if there is going to be additional changes. Skeptical of the timeline.
- R. Meerdink, if we cannot explain what is in the document,
- E. Skerke noted the change to Chapter 27, likely has little impact to the Town of Neenah since we are currently under County Zoning, however, should the Town change that in the future it could have an impact. The Town of Neenah needs to pay attention.

Motion: P. Weyenberg / B. Armstrong to table until there is additional information available.

- J. Andres noted that is additional information came forward; the Town and Plan Commission could schedule a joint meeting to discuss. .

Motion carried by voice vote

New Business

- E. Skerke noted there will be July Plan Commission meeting, and there is an August Public Hearing and Plan Commission meeting with a Zoning Map Amendment and a Conditional Use Request.

Old Business

- J. Andres stated the issue with the Conditional Use Permit issued to WPS n Breezewood Lane has more to it than initially thought. E. Skerke has reached out to the attorney and at this point a letter has not been mailed to WPS. E. Skerke noted the permit is issue by Winnebago County Zoning, as pointed out by both R. Meerdink and B. Nielsen in the previous meeting.
- P. Weyenberg asked if the storage units on County Rd G were approved, E. Skerke noted everything was approved at the County level.
- J. Andres requested that Russ Meerdink's information packet be shared again, particularly for the benefits of the new members.

Next regularly scheduled Plan Commission Meeting, Monday July 21, 2025 at 7:00 p.m.

Adjourn:

Motion: P. Weyenberg / B. Nielsen to adjourn. Motion carried. Adjourned at 7:56 pm

Respectfully submitted,

Ellen Skerke
Administrator-Clerk-Treasurer

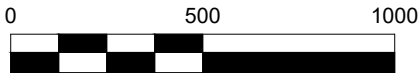
Approved: DRAFT - Pending Approval

Certified Survey Map No. _____

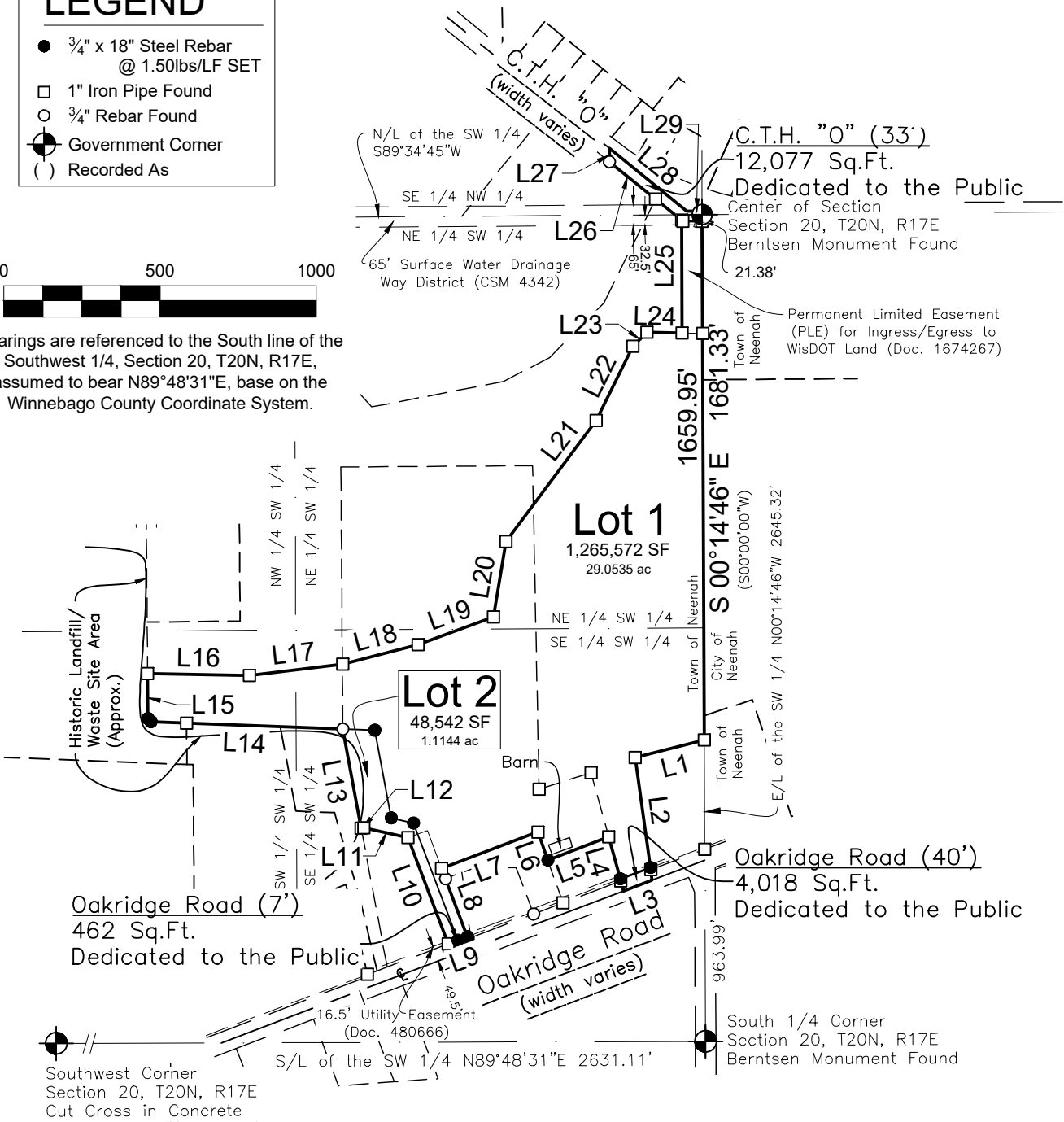
Part Lot 3, Certified Survey Map No. 5180 and Part of Lot 2, Certified Survey Map No. 4342, Located in the Northeast 1/4 of the Southwest 1/4 and in the Southeast 1/4 of the Southwest 1/4 and in the Southwest 1/4 of the Southwest 1/4 and in the Southeast 1/4 of the Northwest 1/4, all in Section 20, Township 20 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

LEGEND

- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- 1" Iron Pipe Found
- 3/4" Rebar Found
- ⊙ Government Corner
- () Recorded As



Bearings are referenced to the South line of the Southwest 1/4, Section 20, T20N, R17E, assumed to bear N89°48'31"E, base on the Winnebago County Coordinate System.



Dedicated to the Public	
Oakridge Road:	4,480 Sq.Ft. 0.1028 Acres
C.T.H. "O":	12,077 Sq.Ft. 0.2772 Acres

Caveat: Additional action is required. This map does NOT transfer ownership of the property or properties shown. Sale or transfer of ownership requires a separate document to be recorded at the Register of Deeds office.



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866
www.davel.pro

Scott R. Andersen
Professional Land Surveyor
No. S-3169

Date

Survey for:
Town of Neenah
1600 Breezewood Lane
Neenah, WI 54956

File: 8761CSM.dwg
Date: 07/16/2025
Drafted By: scott
Sheet: 1 of 7

Certified Survey Map No. _____

Part Lot 3, Certified Survey Map No. 5180 and Part of Lot 2, Certified Survey Map No. 4342, Located in the Northeast 1/4 of the Southwest 1/4 and in the Southeast 1/4 of the Southwest 1/4 and in the Southwest 1/4 of the Southwest 1/4 and in the Southeast 1/4 of the Northwest 1/4, all in Section 20, Township 20 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

LEGEND

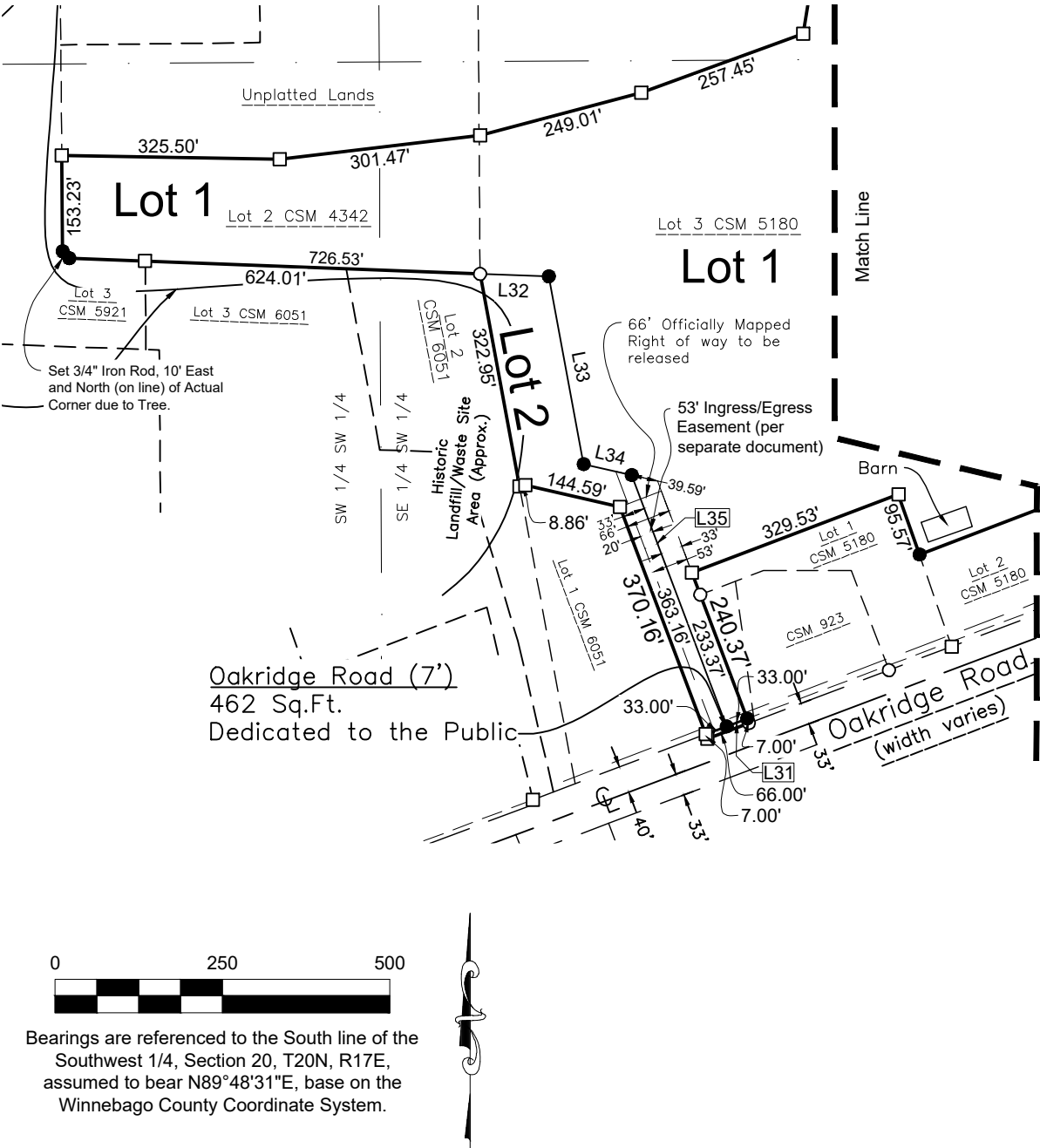
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Sheet: 2 of 7

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Surveyor's Certificate

I, Scott R. Andersen, Professional Land Surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Town of Neenah and Winnebago County, and under the direction of the Town of Neenah, the property owners of said land, I have surveyed, divided and mapped this Certified Survey Map; that such map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is Part Lot 3, Certified Survey Map No. 5180 (Doc. 1221411) and Part of Lot 2, Certified Survey Map No. 4342 (Doc. 1070011), Located in the Northeast 1/4 of the Southwest 1/4 and in the Southeast 1/4 of the Southwest 1/4 and in the Southwest 1/4 of the Southwest 1/4 and in the Southeast 1/4 of the Northwest 1/4, all in Section 20, Township 20 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin, containing 1,330,671 Sq. Ft.Square Feet (30.5479 Acres) of land described as follows:

Commencing at the South 1/4 Corner of Section 20, Township 20 North, Range 17 East; thence N00°14'46"W along the east line of the Southwest 1/4 of said Section 20, 963.99 feet to the Point Of Beginning of the parcel to be Described; thence S75°47'37"W, 228.13 feet; thence S07°51'10"E, 396.11 feet to the centerline of Oakridge Road; thence S69°18'28"W along said centerline, 97.75 feet; thence N15°23'57"W, 179.41 feet; thence S69°13'14"W, 208.31 feet; thence N19°20'23"W, 95.57 feet; thence S69°13'14"W, 329.53 feet; thence S20°42'03"E, 240.37 feet; thence S69°18'28"W, 66.00 feet; thence N20°42'03"W, 370.16 feet; thence N77°10'05"W, 144.59 feet; thence S79°26'42"W, 8.86 feet; thence N10°33'13"W, 322.95 feet; thence N87°49'50"W, 624.01 feet; thence N00°28'18"W, 153.23 feet; thence S88°58'12"E, 325.50 feet; thence N83°09'20"E, 301.47 feet; thence N75°16'49"E, 249.01 feet; thence N69°55'14"E, 257.45 feet; thence N09°11'49"E, 243.98 feet; thence N36°42'27"E, 483.39 feet; thence N26°28'19"E, 265.22 feet; thence N44°39'12"E, 62.71 feet; thence S88°58'10"E, 112.68 feet; thence N00°14'46"W, 361.10 feet to the Southerly Right-Of-Way line of CTH "O"; thence N51°00'10"W along said Right-Of-Way, 296.87 feet; thence N00°14'22"W, 42.61 feet to the centerline of C.T.H. "O" as shown on CSM 3648 and CSM 4342; thence S51°00'10"E along said centerline, 318.27 feet; thence N89°40'07"E along said centerline, 49.42 feet to the east line of the Northwest 1/4 of said Section 20; thence S00°14'53"E along said east line, 11.62 feet to the Center of said Section 20, as monumented; thence S00°14'46"E along the east line of the Southwest 1/4 of said Section 20, 1681.33 feet to the Point Of Beginning. Described parcel is subject to all easements, and restrictions of record.

Given under my hand this _____ day of _____, _____.

Scott R. Andersen, Wisconsin Professional Land Surveyor No. S-3169

Certified Survey Map No. _____

Part Lot 3, Certified Survey Map No. 5180 and Part of Lot 2, Certified Survey Map No. 4342, Located in the Northeast 1/4 of the Southwest 1/4 and in the Southeast 1/4 of the Southwest 1/4 and in the Southwest 1/4 of the Southwest 1/4, all in Section 20, Township 20 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

LINE TABLE			
Line	Bearing	Length	(Recorded As)
L1	S 75°47'37" W	228.13'	(S76°02'25"W) (227.90')
L2	S 07°51'10" E	396.11'	(S07°35'44"E) (396.09')
L3	N 69°18'28" E	97.75'	(S69°33'20"W) (97.97')
L4	N 15°23'57" W	179.41'	(S15°09'40"E)
L5	S 69°13'14" W	208.31'	(S69°33'20"W) (208.23')
L6	N 19°20'23" W	95.57'	(S19°00'17"E)
L7	S 69°13'14" W	329.53'	(S69°33'20"W) (329.74')
L8	S 20°42'03" E	240.37'	(N20°26'40"W) (240.25')
L9	N 69°18'28" E	66.00'	(S69°33'20"W)
L10	N 20°42'03" W	370.16'	(N20°26'40"W) (370.01')
L11	N 77°10'05" W	144.59'	(S76°54'40"W)
L12	S 79°26'42" W	8.86'	(S79°42'07"W)
L13	N 10°33'13" W	322.95'	(N10°17'48"W) (322.87')
L14	N 87°49'50" W	624.01'	(N87°34'25"W) (624.00')
L15	N 00°28'18" W	153.23'	(N00°10'25"W)
L16	S 88°58'12" E	325.50'	(325.43')
L17	N 83°09'20" E	301.47'	
L18	N 75°16'49" E	249.01'	(249.04')
L19	N 69°55'14" E	257.45'	

LINE TABLE			
Line	Bearing	Length	(Recorded As)
L20	N 09°11'49" E	243.98'	
L21	N 36°42'27" E	483.39'	
L22	N 26°28'19" E	265.22'	
L23	N 44°39'12" E	62.71'	
L24	S 88°58'10" E	112.68'	(112.65')
L25	N 00°14'46" W	361.10'	(360.75')
L26	N 51°00'10" W	296.87'	(S50°45'05"E) (S50°59'40"E)
L27	N 00°14'22" W	42.61'	
L28	S 51°00'10" E	318.27'	(S50°45'05"E) (318.29')
L29	N 89°40'07" E	49.42'	(S89°39'47"E) (49.53')
L30	S 69°18'28" W	103.16'	
L31	N 69°18'28" E	33.00'	(S69°33'20"W) (S69°17'55"W)
L32	N 87°49'50" W	102.52'	(S69°33'20"W) (102.44') (S69°17'55"W)
L33	N 10°33'13" W	285.31'	
L34	N 77°10'05" W	73.37'	
L35	N 20°42'03" W	401.27'	
L36	S 51°00'10" E	6.24'	(S50°59'40"E)
L37	N 89°40'07" E	61.16'	(S89°39'47"E) (61.21')

Scott R. Andersen

Professional Land Surveyor

No. S-3169

Date

File: 8761CSM.dwg

Date: 07/16/2025

Drafted By: scott

Sheet: 5 of 7

Certified Survey Map No. _____

Part Lot 3, Certified Survey Map No. 5180 and Part of Lot 2, Certified Survey Map No. 4342, Located in the Northeast 1/4 of the Southwest 1/4 and in the Southeast 1/4 of the Southwest 1/4 and in the Southwest 1/4 of the Southwest 1/4, all in Section 20, Township 20 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

Owners' Certificate

The Town of Neenah, a Wisconsin Municipal corporation duly organized and existing under and by virtue of the Laws of the State of Wisconsin, as the property owners, do hereby certify that we caused the land above described to be surveyed, divided, and mapped, all as shown and represented on this map. We also certify this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Town of Neenah

City of Neenah (Extraterritorial Review)

Winnebago County

Dated this _____ day of _____, 20_____.

Chairman

Print Name

Town Clerk

Print Name

State of Wisconsin)
)ss
 _____ County)

Personally came before me this _____ day of _____, 20____,

the above named, officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public, Wisconsin

My commission expires:_____.

City of Neenah Approval Certificate (Extraterritorial)

Resolved, that this certified survey map in the Town of Neenah, Winnebago County, the Town of Neenah, the property owner(s), is hereby approved by the City of Neenah.

Plan Commission Representative

Print Name _____

Date _____

Scott R. Andersen
Professional Land Surveyor
No. S-3169

File: 8761CSM.dwg
Date: 07/16/2025
Drafted By: scott
Sheet: 6 of 7

Certified Survey Map No. _____

Part Lot 3, Certified Survey Map No. 5180 and Part of Lot 2, Certified Survey Map No. 4342, Located in the Northeast 1/4 of the Southwest 1/4 and in the Southeast 1/4 of the Southwest 1/4 and in the Southwest 1/4 of the Southwest 1/4, all in Section 20, Township 20 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

Town Board Approval Certificate

Resolved, that this certified survey map in the Town of Neenah, Winnebago County, the Town of Neenah, the property owner(s), is hereby approved by the Town Board of the Town of Neenah.

Chairman	Print Name	Date
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I hereby certify that the foregoing is a copy of a resolution adopted by the Town Board of the Town of Neenah.

Clerk	Print Name	Date
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Treasurers' Certificate

We, being the duly elected, qualified and acting Treasurers' of the Town of Neenah and Winnebago County, do hereby certify that in accordance with the records in our office, there are no unredeemed tax sales and unpaid taxes, or special assessments on and of the land included in this certified survey map.

Town Treasurer	Print Name	Date
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County Treasurer	Print Name	Date
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County Planning & Zoning Committee Approval

Resolved, that this certified survey map in the Town of Neenah, Winnebago County, the Town of Neenah, the property owner(s), is hereby approved by Winnebago County.

Chairman, Planning and Zoning Committee	Print Name	Date
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This Certified Survey Map is contained wholly within the property described in the following recorded instruments:

the property owners of record: Town of Neenah	Recording Information: Doc. 1085753 Doc. 1490607	Parcel Number(s): 010021808 01002180603
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Scott R. Andersen Professional Land Surveyor No. S-3169	Date
---	------

File: 8761CSM.dwg
Date: 07/16/2025
Drafted By: scott
Sheet: 7 of 7

MEMORANDUM

To: Plan Commissioners
From: Ellen Skerke, Administrator-Clerk-Treasurer
Date: July 16, 2025
Memo: Joint Easement for Town of Neenah Oakridge Road CSM

Attached is a draft of the Joint Easement which is referenced on the Town of Neenah's CSM for the Oakridge Road property.

The easement is being provided as information to the Plan Commission. This is not an agenda item for the Plan Commission, easements are approved at the Town Board level.

The easement language has been approved by the Town Board. A few details need to be added to the final easement before it can be signed and recorded at Register of Deeds, including the legal name under which the property will be titled when the sale is recorded (to be determined by Ogden's), the official CSM number recorded at Register of Deeds when the CSM is final, and a copy of the approved CSM to be attached as Exhibit A.

JOINT EASEMENT

Document Number

Recording Area

Name and Return Address
Attorney Andrew J. Steimle
Steimle Birschbach, LLC
PO Box 2225
Manitowoc, WI 54221-2225

010021808 and 01002180603
Parcel Identification Number (PIN)

JOINT EASEMENT AGREEMENT

This Joint Easement Agreement (the "Agreement") is effective on the last date signed below (the "Effective Date"), by and between the Town of Neenah, a town organized under Chapter 60 of the Wisconsin Statutes, with a principal address at 1600 Breezewood Lane, Neenah, Wisconsin (the "Town"), and [entity to be formed], a WI limited liability company (known as "Company").

RECITALS

WHEREAS, Company is the owner of Lot 1 of Certified Survey Map _____ located in Town of Neenah, Winnebago County, Wisconsin, as depicted on the Certified Survey Map (the "CSM") attached hereto as Exhibit A ("Lot 1"); and

WHEREAS, the Town is the owner of Lot 2 of Certified Survey Map _____ located in Town of Neenah, Winnebago County, Wisconsin, as depicted on the CSM attached hereto as Exhibit A ("Lot 2"); and

WHEREAS, the parties wish to enter into this Agreement for the mutual benefit of both parties to provide for ingress and egress for the Town and Company to Lot 1 and Lot 2.

AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **Town's Grant of Easement Over Lot 2.** The Town hereby grants to Company a perpetual easement over and under the twenty (20') foot strip of Lot 2 as identified on the CSM as "20' Ingress/Egress Easement (per separate document)" (hereafter "Easement Area 1"). Such grant of easement shall include rights of the Company to and for ingress and egress for vehicular traffic of all types (including commercial or industrial), above and underground utilities, the construction of temporary and permanent roads, and other improvements over and under Easement Area 1 necessary or convenient for the Company's development and use of Lot 1, provided, however, Company shall do so at its sole cost and expense, and in its sole discretion. The Town shall not make any improvements to Easement Area 1.

2. **Company's Grant of Easement over Lot 1.** Company hereby grants the Town a perpetual easement for rights in ingress and egress over the approximate thirty three (33') foot strip of land over Lot 1 that is immediately adjacent to and east of Easement Area 1 as identified on the CSM as _____ (hereafter "Easement Area 2"). Such grant of easement over Easement Area 2 shall be limited solely to rights of vehicular ingress and egress to Lot 2 only, providing the Town access from Lot 2 to Oakridge Road. The Town shall have no right to, nor any obligation to, construct or make any improvements to Easement Area 1 or Easement Area 2.

3. **Covenant Running With the Land; Term Of Easement.** All the terms and conditions in this Agreement shall run with the land and shall be binding upon, inure to the benefit of, and be enforceable by the owners of the Lot 1 and Lot 2, and their respective successors, heirs, and assigns. The benefits granted by this Agreement are appurtenant to the Lot 1 and Lot 2, and may not be transferred separately from or severed from title. Non-use or limited use of the easement rights granted herein shall not prevent the any party hereto from later use of the rights to the full extent authorized in this Agreement.

4. **Improvements, Maintenance, Repairs, and Snow Removal.** When and if improvements are made to Easement Area 1 or Easement Area 2 by the Company, the Company shall be solely responsible for all costs and expenses relating to the construction of such improvements, and all future maintenance, repairs, and snow removal costs and expenses relating to Easement Area 1 and Easement Area 2, including keeping it in good repair and clear of snow, ice, rubbish, and obstructions. The Town shall have no responsibility for the maintenance, repair, or improvement of Easement Area 1 or Easement Area 2.

The Town and the Company (as applicable) shall each be solely responsible for any and all damage (excluding normal wear and tear) caused by them, their invitees, agents, guests and visitors to Easement Area 1 and Easement Area 2, and shall pay all costs and expenses related to repairing any such damage.

The parties shall act in good faith, not blocking or restricting the other's use and enjoyment of the Easements as contemplated herein, and shall comply with all laws, rules, ordinances, and regulations of any governmental authority having jurisdiction over the use of the Easements.

5. **Indemnification.** The Town shall indemnify and defend the Company, and its respective officers, agents, and employees, from all liability, suits, actions, claims, costs, damages and expenses of every kind or nature for claims of any character including without limitation the loss of life, personal injury, or damage to property brought on account of or arising out of the use of Easement Area 2 by the Town or its guests, agents, invitees, employees, or contractors, except to the extent of the negligence, reckless or willful misconduct of the Company relating to any such claim.

The Company shall indemnify and defend the Town, and its respective officers, agents, and employees, from all liability, suits, actions, claims, costs, damages and expenses of every kind or nature for claims of any character including without limitation the loss of life, personal injury, or damage to property brought on account of or arising out of the use of Easement Area 1 by the Company or its guests, agents, invitees, employees, or contractors, except to the extent of the negligence, reckless or willful misconduct of the Town relating to any such claim.

6. **Notices.** All notices to either party to this Agreement shall be delivered in person or sent by certified mail, postage prepaid, return receipt requested, to the other party at that party's last known address. If the other party's address is not known to the party desiring to send a notice, the party sending the notice may use the address to which the other party's property tax bills are sent.

7. **Severability.** In the event that any one or more of the provisions, paragraphs, words, clauses, phrases or sentences contained in this Agreement, or the application thereof in any circumstance, is held invalid, illegal or unenforceable in any respect for any reason, the validity, legality and enforceability of any such provision, paragraph, word, clause, phrase or sentence in every other respect and of the remaining provisions, paragraphs, words, clauses, phrases or sentences of this Agreement shall not be in any way impaired, it being the intention of the parties that this Agreement shall be enforceable to the fullest extent permitted by law.

8. **Entire Agreement.** This Agreement sets forth the entire understanding of the parties and may not be changed except by a written document duly executed and acknowledged by all parties hereto and properly recorded in the office of the Register of Deeds for Winnebago County, Wisconsin.

9. **Waiver.** No delay or omission by any party in exercising any right or power arising out of any default under any of the terms or conditions herein shall be construed to be a waiver of such a right or power. A waiver by a party of any obligations of the other party shall not be construed to be a waiver of any breach or any other terms or conditions of this Agreement.

10. **Enforcement.** Enforcement of this Agreement may be by proceedings at law or in equity against any person, persons or entity violating or attempting to or threatening to violate any terms or conditions contained herein, either to restrain or prevent such a violation or to obtain any other available relief. If a suit is brought to enforce this Agreement, the prevailing party shall be entitled to recover its costs, including reasonable attorney's fees, from the non-prevailing party.

11. **Public Dedication.** Nothing contained herein shall be deemed to be a gift or dedication of any portion of the Easements granted by this Agreement to the general public or for any other public purpose whatsoever.

12. **Buildings and Other Structures.** Neither party, nor their respective heirs, executors, successors or assigns, shall build or maintain, or permit to be built or maintained, any building or structure on the Easement.

13. **Headings.** Section headings contained herein are for convenience of reference only, and shall not govern the interpretation of any of the provisions contained herein.

14. **Counterparts.** This Agreement may be executed in any number of counterparts, any or all of which may contain the signature of any one of the parties, and all of which shall be construed together as a single instrument.

15. **Governing Law.** This Agreement shall be governed by, and construed in accordance with, the internal laws of the State of Wisconsin.

IN WITNESS WHEREOF, this Agreement is effective on the Effective Date.

[Entity to be formed]

Jeffrey D. Ogden, Member

Date: _____

STATE OF WISCONSIN)
) ss.
WINNEBAGO COUNTY)

Personally came before me on _____, 2025 the above-named Jeffrey D. Ogden to me known to be the person who executed the foregoing instrument and acknowledge the same.

Name:
Notary Public, State of Wisconsin
My Commission expires _____

[ADDITIONAL SIGNATURE PAGE FOLLOWS]

TOWN OF NEENAH, WISCONSIN

Robert E. Schmeichel, Board Chairman
on behalf of the Town of Neenah

Date: _____

STATE OF WISCONSIN)
) ss.
WINNEBAGO COUNTY)

Personally came before me on _____, 2025 the above-named Robert E. Schmeichel to
me known to be the person who executed the foregoing instrument and acknowledge the same.

Name:
Notary Public, State of Wisconsin
My Commission expires _____

EXHIBIT A
Certified Survey Map

**TOWN OF NEENAH
WINNEBAGO COUNTY, WISCONSIN
RESOLUTION 2025-15**

**RESOLUTION APPROVING CERTIFIED SURVEY MAP
FOR 1984 & 1994 OAKRIDGE ROAD – BRIAN & KRISTINE STEDL
WINNEBAGO COUNTY PLANNING AND ZONING CSM Log # 6470**

WHEREAS, Winnebago County Planning and Zoning submitted CSM Log # 6470 for Town review, as attached as Exhibit 1; and

WHEREAS, on July 21, 2025, the Town of Neenah Plan Commission held a meeting on a Certified Survey Map (CSM) filed by Carow Land Surveying & Environmental on behalf of property owner Brian and Kristine Stedl to establish a new lot as described on the attached CSM in the Town of Neenah, Winnebago County Planning and Zoning CSM Log # 6470; 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 Brian & Kristine Stedl, County Planning and Zoning CSM Log # 6470.

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

Dated this 25th day of July 2025.

TOWN OF NEENAH

By:

Robert Schmeichel,
Town Chairperson

Attest:

Ellen Skerke,
Town Administrator-Clerk-Treasurer

CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE NORTHWEST 1/4 OF THE FRACTIONAL
SOUTHWEST 1/4, PART OF THE SOUTHEAST 1/4 OF THE
FRACTIONAL NORTHWEST 1/4, AND PART OF THE SOUTHWEST 1/4
OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 30, TOWNSHIP
20 NORTH, RANGE 17 EAST, TOWN OF NEENAH, WINNEBAGO
COUNTY, WISCONSIN.

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
- ⊙ = 2" O.D. ROUND IRON PIPE FOUND
- ⊙ = BERTSEN MONUMENT FOUND
- () = RECORDED AS BEARING OR DISTANCE
- X- = EXISTING METAL PANEL FENCE
- = POWER POLE
- ⊙ = SEPTIC TANK
- ⊙ = SEPTIC VENT
- ⊙ = WATER SPIGOT
- ⊙ = WELL
- ⊙ = APPROX. WETLANDS
PER GIS MAPPING

OWNER(S) OF RECORD:

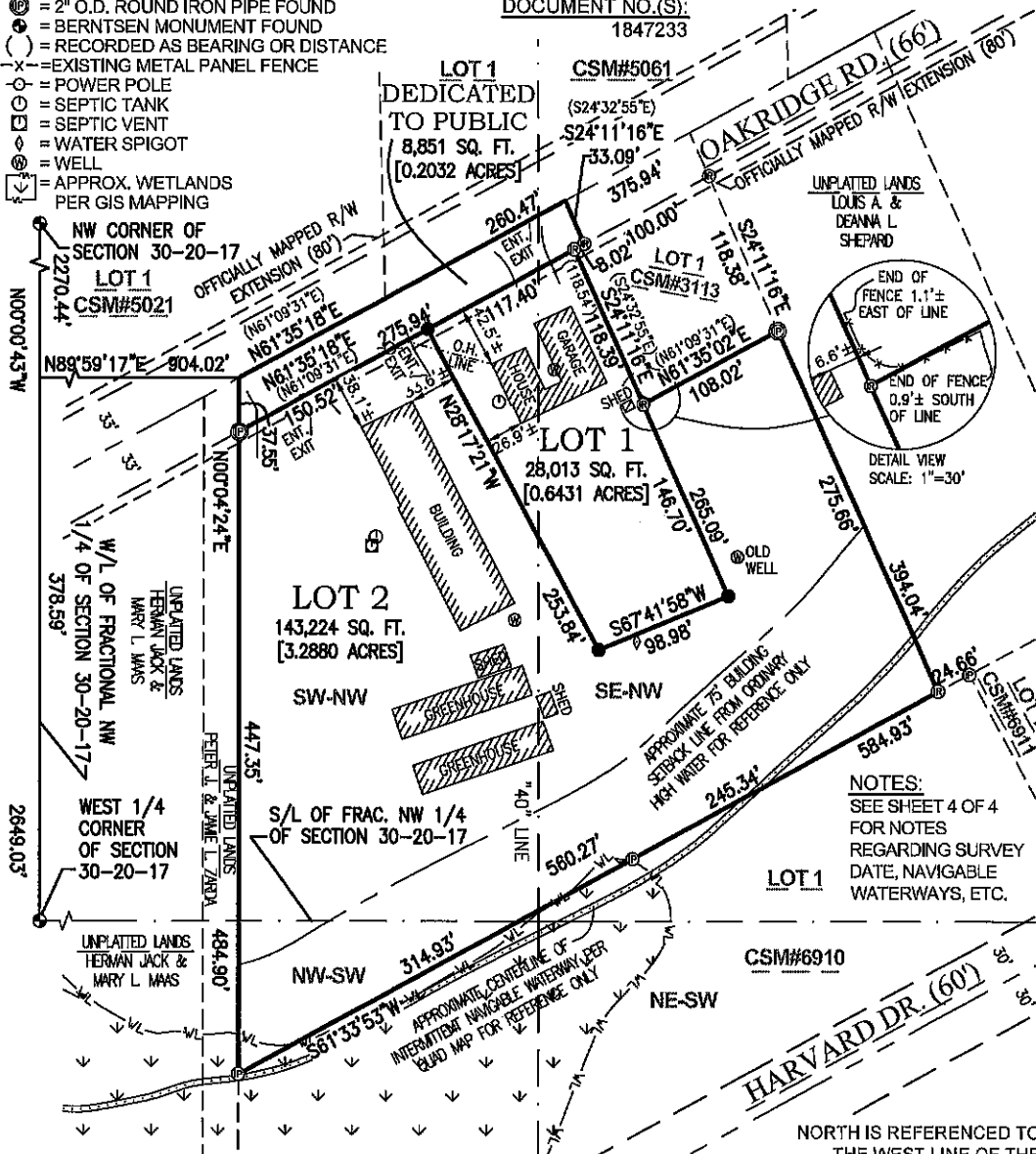
BRIAN P. & KRISTINE L. STEDL

PARCEL NO.(S):

0100312

DOCUMENT NO.(S):

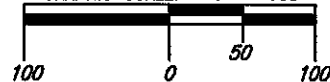
1847233



NOTES:
SEE SHEET 4 OF 4
FOR NOTES
REGARDING SURVEY
DATE, NAVIGABLE
WATERWAYS, ETC.

NORTH IS REFERENCED TO
THE WEST LINE OF THE
FRACTIONAL NORTHWEST 1/4
OF SECTION 30, TOWNSHIP
20 NORTH, RANGE 17 EAST,
TOWN OF NEENAH,
WINNEBAGO COUNTY,
WISCONSIN, WHICH BEARS
N00°00'43\"W PER THE
WISCONSIN COUNTY
COORDINATE SYSTEM
(WINNEBAGO COUNTY)

GRAPHIC SCALE: 1" = 100'



CHRISTOPHER E. PERREAULT, PLS-2249 DATED
CAROW LAND SURVEYING & ENVIRONMENTAL
615 N. LYNDALE DR., APPLETON, WI 54914
N5841 STATE HIGHWAY 47-55, SHAWANO, WI 54166
PHONE: (920)731-4188
A2504.59 DATED:06/03/2025 DRAFTED BY:am/fnz-NJO

CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE NORTHWEST ¼ OF THE FRACTIONAL SOUTHWEST ¼, PART OF THE SOUTHEAST ¼ OF THE FRACTIONAL NORTHWEST ¼ AND PART OF THE SOUTHWEST ¼ OF THE FRACTIONAL NORTHWEST ¼, SECTION 30, 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, DIVIDED, AND MAPPED PART OF THE NORTHWEST ¼ OF THE FRACTIONAL SOUTHWEST ¼, PART OF THE SOUTHEAST ¼ OF THE FRACTIONAL NORTHWEST ¼ AND PART OF THE SOUTHWEST ¼ OF THE FRACTIONAL NORTHWEST ¼, SECTION 30, TOWNSHIP 20 NORTH, RANGE 17 EAST, TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST ¼ CORNER OF SAID SECTION 30; THENCE N00°00'43"W, 378.59 FEET ALONG THE WEST LINE OF THE FRACTIONAL NORTHWEST ¼ OF SECTION 30; THENCE N89°59'17"E, 904.02 FEET TO THE CENTERLINE OF OAKRIDGE ROAD AND THE POINT OF BEGINNING; THENCE N61°35'18"E, 260.47 FEET ALONG SAID CENTERLINE TO A SOUTHWESTERLY LINE OF CERTIFIED SURVEY MAP NO. 3113; THENCE S24°11'16"E, 33.09 FEET ALONG SAID SOUTHWESTERLY LINE TO THE SOUTHEAST LINE OF OAKRIDGE ROAD; THENCE S61°35'18"W, 8.02 FEET ALONG SAID SOUTHEAST LINE TO THE SOUTHWEST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3113; THENCE S24°11'16"E, 118.39 FEET ALONG SAID SOUTHWEST LINE TO THE SOUTHEAST LINE OF SAID LOT 1; THENCE N61°35'02"E, 108.02 FEET ALONG SAID SOUTHEAST LINE; THENCE S24°11'16"E, 275.66 FEET TO THE NORTHWEST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 6910; THENCE S61°33'53"W, 560.27 FEET ALONG SAID NORTHWEST LINE; THENCE N00°04'24"E, 484.90 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE SUCH SURVEY UNDER THE DIRECTION OF INTEGRITY BUILDERS, ATTENTION CHAD WISKOWSKI, 2540 OAKRIDGE RD., 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 & ENVIRONMENTAL
615 N. LYNNDAL DR., APPLETON, WI 54914
N5841 S.T.H. "47-55", SHAWANO, WI 54166
PHONE: (920)731-4168
A2504.59 (RFR) 6-3-2025

NOTES:

- (1) THIS CSM IS ALL OF TAX PARCEL NO. (S): 0100312.
- (2) THE PROPERTY OWNER (S) OF RECORD IS (ARE): BRIAN P. STEDL AND KRISTINE L. STEDL.
- (3) THE CSM IS WHOLLY CONTAINED WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENT (S): DOCUMENT NO.S: 1847233.

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 AND ACCEPTED BY THE TOWN BOARD OF THE TOWN OF NEENAH ON THE _____ DAY OF _____, 20____.

TOWN CHAIRMAN

TOWN CLERK

CERTIFIED SURVEY MAP NO.

BEING PART OF THE NORTHWEST ¼ OF THE FRACTIONAL SOUTHWEST ¼, PART OF THE SOUTHEAST ¼ OF THE FRACTIONAL NORTHWEST ¼ AND PART OF THE SOUTHWEST ¼ OF THE FRACTIONAL NORTHWEST ¼, SECTION 30, TOWNSHIP 20 NORTH, RANGE 17 EAST, TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

CITY OF NEENAH APPROVAL:

THIS CERTIFIED SURVEY MAP WAS APPROVED BY THE CITY OF NEENAH ON THIS _____ DAY
OF _____, 20____.

COMMUNITY DEVELOPMENT DEPARTMENT

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 TREASURER	DATED	COUNTY TREASURER	DATED
----------------	-------	------------------	-------

VILLAGE OF FOX CROSSING APPROVAL:

THIS CERTIFIED SURVEY MAP WAS APPROVED BY THE VILLAGE OF FOX CROSSING ON THIS _____ DAY OF _____, 20____.

GEORGE DEARBORN

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, MAPPED AND DEDICATED AS SHOWN ON THIS MAP. I (WE) ALSO CERTIFY THAT THIS MAP REQUIRES THE APPROVAL OF THE FOLLOWING: WINNEBAGO COUNTY, TOWN OF NEENAH, VILLAGE OF FOX CROSSING AND CITY OF NEENAH.

IN WITNESS THEREOF:

BRIAN P. STEDL

KRISTINE L. STEDL

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,

_____, WISCONSIN
MY COMMISSION EXPIRES _____

CHRISTOPHER E. PERREAULT PLS-2249, DATED
CAROW LAND SURVEYING & ENVIRONMENTAL
615 N. LYNNDALE DR., APPLETON, WI 54914
N5841 S.T.H. "47-55", SHAWANO, WI 54166
PHONE: (920)731-4168
A2504.59 (RFR) 6-3-2025

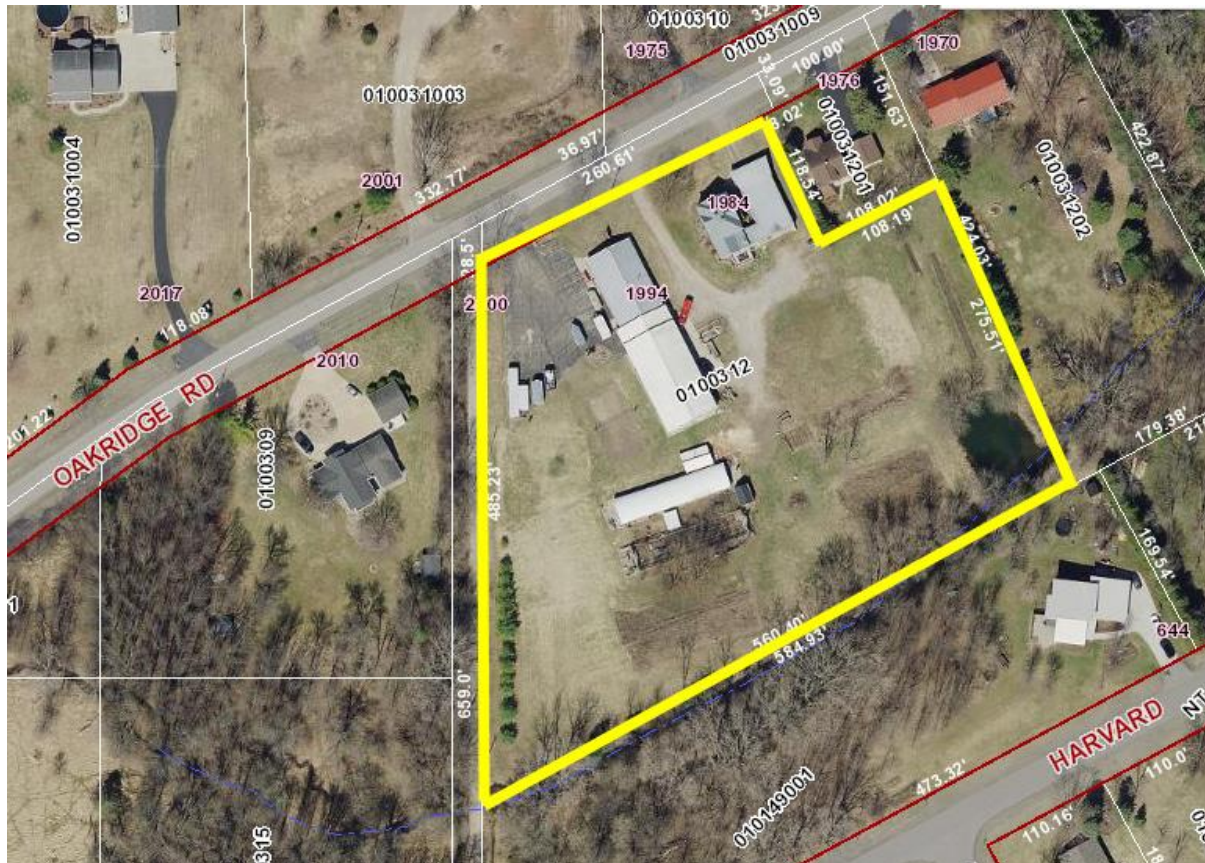
CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE NORTHWEST ¼ OF THE FRACTIONAL SOUTHWEST ¼, PART OF THE SOUTHEAST ¼ OF THE FRACTIONAL NORTHWEST ¼ AND PART OF THE SOUTHWEST ¼ OF THE FRACTIONAL NORTHWEST ¼, SECTION 30, TOWNSHIP 20 NORTH, RANGE 17 EAST, TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

ADDITIONAL NOTES:

- THIS MAP DOES NOT TRANSFER PROPERTY OWNERSHIP OF THE LOTS HEREON. SALE OR TRANSFER OF THE LOTS REQUIRES A DEED.
- FIELD SURVEY DATE: 5-6-2025
- THE ORDINARY HIGH WATER MARK SETBACK IS NOT BASED ON AN OFFICIAL DETERMINATION AND PRIOR TO ANY BUILDING, AN OFFICIAL DETERMINATION OF THE ORDINARY HIGH WATER MUST BE MADE BY THE WINNEBAGO COUNTY ZONING DEPARTMENT OR OTHER AUTHORIZED PERSON. ALSO ALL BUILDING SETBACKS AND OTHER LAND USE REQUIREMENTS SHOULD BE VERIFIED BY THE WINNEBAGO COUNTY ZONING OFFICE AND TOWN OF NEENAH PRIOR TO ANY CONSTRUCTION OR OTHER LAND USE ACTIVITY.
- PRIOR TO ANY CONSTRUCTION CONTACT WISCONSIN DEPARTMENT OF NATURAL RESOURCES TO DETERMINE NAVIGABILITY OF WATERWAY AND LOCATION OF ORDINARY HIGH WATER.
- ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1 OF THE STATE CONSTITUTION.
- THE LOCATION OF THE APPROXIMATE ORDINARY HIGH WATER MARK SHALL BE THE POINT ON THE BANK OF A NAVIGABLE STREAM OR ON THE SHORE OF A LAKE UP TO WHICH THE PRESENCE AND ACTION OF SURFACE WATER IS SO CONTINUOUS AS TO LEAVE A DISTINCTIVE MARK BY EROSION, DESTRUCTION OF TERRESTRIAL VEGETATION, OR OTHER EASILY RECOGNIZED CHARACTERISTICS.

CHRISTOPHER E. PERREAULT PLS-2249, DATED
CAROW LAND SURVEYING & ENVIRONMENTAL
615 N. LYNNDAL DR., APPLETON, WI 54914
N5841 S.T.H. "47-55", SHAWANO, WI 54166
PHONE: (920)731-4168
A2504.59 (RFR) 6-3-2025





Winnebago County Zoning Department
P.O. Box 2808
112 Otter Ave, 3rd Floor
Oshkosh, WI 54903-2808
(920) 232-3344
(920) 232-3347 (fax)

For office use only
Checked FLUP _____ Agreed _____
Receipt # _____
Application #: _____

ZONING MAP AMENDMENT APPLICATION

Fee: \$800.00

(Please print or type. Please use black ink for duplicating purposes.)

Payable to: Winnebago County

A. PROPERTY OWNER:

A-1 NAME: Brian & Kristine Stedl
Mailing Address: 1984 Oakridge Rd.
Neenah, WI 54956
Phone: 920-606-9380 E-mail: bstedl@nuterra llc.com

NOTE: all property owners must sign application (husband & wife; all co-owners). Use an additional page if necessary.

Permission is hereby granted for appropriate County Staff to enter upon the property for the placement and removal of hearing notices and conducting inspections prior to hearing. Said permission is to remain in effect until the conclusion of the Public Hearing and is binding upon all heirs and assigns.

Property Owners' Signature _____ Date _____

Property Owners' Signature _____ Date _____

I HEREBY APPOINT THE FOLLOWING AS MY AGENT FOR PURPOSES OF THIS APPLICATION:

A-2 AGENT (NAME): Chris Perreault
Mailing Address: 615 N. Lyndale Dr.
Appleton, WI 54914
Phone: 920-731-4168 E-mail: chris@else.pro

Agent's Original Signature: [Signature] Date: 6/9/10

B. PROPERTY INFORMATION:

B-1 Tax Key/Parcel #: 0100312
B-2 Location of affected property: 1984 Oakridge Rd.
B-3 Current Zoning: B-2 Proposed Zoning: B-2 & R-1

Zoning Code Legend			
A-1	Agribusiness district	B-1	Local Service Business district
A-2	General Agriculture district	B-2	Community Business district
R-1	Rural Residential district	B-3	General Business district
R-2	Suburban Residential district	I-1	Light Industrial district
R-3	Two-family Residential district	I-2	Heavy Industrial district
R-4	Multifamily Residential district	M-1	Mixed-Use district
R-8	Manufactured/Mobile Home Community district	PDD	Planned Development district

B-4 SEWER: ☒ Existing ☐ Required TYPE: ☒ Municipal ☐ Private System

Responses may be typed on a separate sheet and attached to this form.

C-1 Describe Present Use(s):

Residential & Commercial

C-2 Describe Proposed Use(s):

Same

C-3 Describe the essential services (sewer, water, streets, etc.) for present and future uses:

All existing

C-4 Describe why the proposed use would be the highest and best for the property:

*Same as present. Just splitting house
off.*

C-5 Describe the proposed use(s) compatibility with surrounding land uses:

Same as present