

**NOTICE OF PUBLIC HEARING  
TOWN OF NEENAH PLAN COMMISSION  
Monday August 18, 2025**

**TO WHOM IT MAY CONCERN:**

The applicant(s) listed below has requested a Zoning Map Amendment Use which is regulated by the Town/County Zoning Code, Chapter 23, or a Conditional Use which is regulated by either Town/County Zoning Code, Chapter 23 or Shoreland Zoning Code, Chapter 27. 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, August 18, 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:** 817 9670 8104 / **Passcode:** 941357 **Phone** (312)626-6799

**Zoom Link:** <https://us02web.zoom.us/j/81796708104?pwd=7uLrBgihhy5O3p8GpvCydi4GLzwH0r.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.

**See second side for details of three items on the Public Hearing Notice**

### **INFORMATION ON ZONING MAP AMENDMENT REQUEST**

**Applicant:** STEDL, BRIAN/KRISTINE  
**Agent:** CAROW LAND SURVEYING, PERREAULT, CHRISTOPHER  
**Location of Premises Affected:** 1984 OAKRIDGE ROAD, NEENAH  
**Tax Parcel No:** 010-0312 (PASRTIAL)  
**Legal Description:** Being a part of the SE 1/4 of the NW 1/4 , SW 1/4 of the NW 1/4 and NW 1/4 of the SW 1/4 all in section 30, Township 20 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.  
**Explanation:** Applicant is requesting a zoning map amendment **from** B-2(Community Business District) **to** R-1 (Rural Residential) to create a residential lot.

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### **INFORMATION ON ZONING MAP AMENDMENT REQUEST**

**Applicant:** COULTHARD JR, JEFFREY J  
**Agent:** NONE  
**Location of Premises Affected:** 951 COUNTY RD G, NEENAH  
**Tax Parcel No:** 010-007305  
**Legal Description:** Being a part of the SE 1/4 of the SE 1/4 of section 5, Township 19 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.  
**Explanation:** Applicant is requesting a zoning map amendment from I-2(Heavy Industrial) to I-1 ( Light Industrial) to operate a contractor yard B-3 (General Business) District to R-1 (Rural Residential) District.

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### **INFORMATION ON CONDITIONAL USE REQUEST**

**Applicant:** COULTHARD JR, JEFFREY J  
**Agent:** NONE  
**Location of Premises Affected:** 951 COUNTY RD G, NEENAH  
**Tax Parcel No:** 010-007305  
**Legal Description:** Being a part of the SE 1/4 of the SE 1/4 of section 5, Township 19 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.  
**Code Reference:** Chapter 23, Article 8, Division , Exhibit 8.1 (9.04)  
**Explanation:** Applicant is requesting a conditional use permit to operate a commercial kennel.

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 August 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.



**FOR TOWN USE ONLY**

**TOWN ACTION FOR ZONING MAP AMENDMENT  
TOWN OF NEENAH  
WINNEBAGO COUNTY, WISCONSIN**

RE: Petition for proposed **zoning map amendment** listed below affecting the Winnebago County Zoning Ordinance and the Office Map of the Town of NEENAH.

**Owner(s):** **STEDL, BRIAN/KRISTINE**

**Agent:** PERREAULT, CHRISTOPHER CAROW LAND SURVEYING CO INC

**Parcel No.:** 010-0312 (P)

**Location of Premises Affected:** 1984 OAKRIDGE RD, NEENAH

**Legal Description:** Being part of SE 1/4 of the NW 1/4, SW 1/4 of the NW 1/4, and NW 1/4 of the SW 1/4, all in Section 30, Township 20 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

**Current Zoning:** B-2 Community Business

**Proposed Zoning:** B-2 Community Business; R-1 Rural Residential

**Explanation:** Applicant is requesting a zoning map amendment to R-1 (Rural Residential District) to create a residential lot.

Resolved, by the Town Board of the Town of NEENAH, Winnebago County, Wisconsin, that the above indicated proposed amendment to the Town/County Zoning Code (Chapter 23) be and the same is hereby:

☐ Approved ☐ Disapproved

**TOWN FINDINGS:**

- |  |  |
|--|--|
| <input type="checkbox"/> Town has an adopted land use plan     | <input type="checkbox"/> Town does not have an adopted land use plan   |
| <input type="checkbox"/> Action agrees with town land use plan | <input type="checkbox"/> Action does not agree with town land use plan |

Other: \_\_\_\_\_  
\_\_\_\_\_

I, Ellen Skerke, Town Clerk of the above named town, hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Town Board of the Town of NEENAH.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

SIGNED: \_\_\_\_\_

INITIAL STAFF REPORT

**Sanitation:** Existing; Municipal

**Overlays:** Shoreland

**Current Zoning:** B-2 Community Business

**Proposed Zoning:** B-2 Community Business; R-1 Rural Residential

**Surrounding Zoning:** North: A-2; South: B-2; East: R-1;B-2; West: B-2;

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/APPLICANT

**Describe present use(s):** Residential & Commercial

**Describe proposed use(s):** Same

**Describe the essential services for present and future use(s):** All existing

**Describe why the proposed use would be the highest and best use for the property:** Same as present.  
Just splitting house off.

**Describe the proposed use(s) compatibility with surrounding land use(s):** Same as present

SECTION REFERENCE AND BASIS OF DECISION

**23.7-5 Basis of Decision**

Zoning map amendment initiated by a property owner. If a proposed zoning map amendment is initiated by a property owner and would change the zoning classification of a parcel not classified as A-1, the Planning and Zoning Committee in making its recommendation and the Board of County Supervisors in making its decision shall consider the following factors:

- (1) whether the amendment is consistent with the county's comprehensive plan, including any future land use maps or similar maps;
- (2) the extent to which the lot and structures on the subject property conform to the dimensional standards that apply to the proposed zoning district; and
- (3) any other factor not specifically or generally listed, but deemed appropriate by the committee or board given the particular circumstances.

# 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
- ⊙ = BERNTSEN 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:

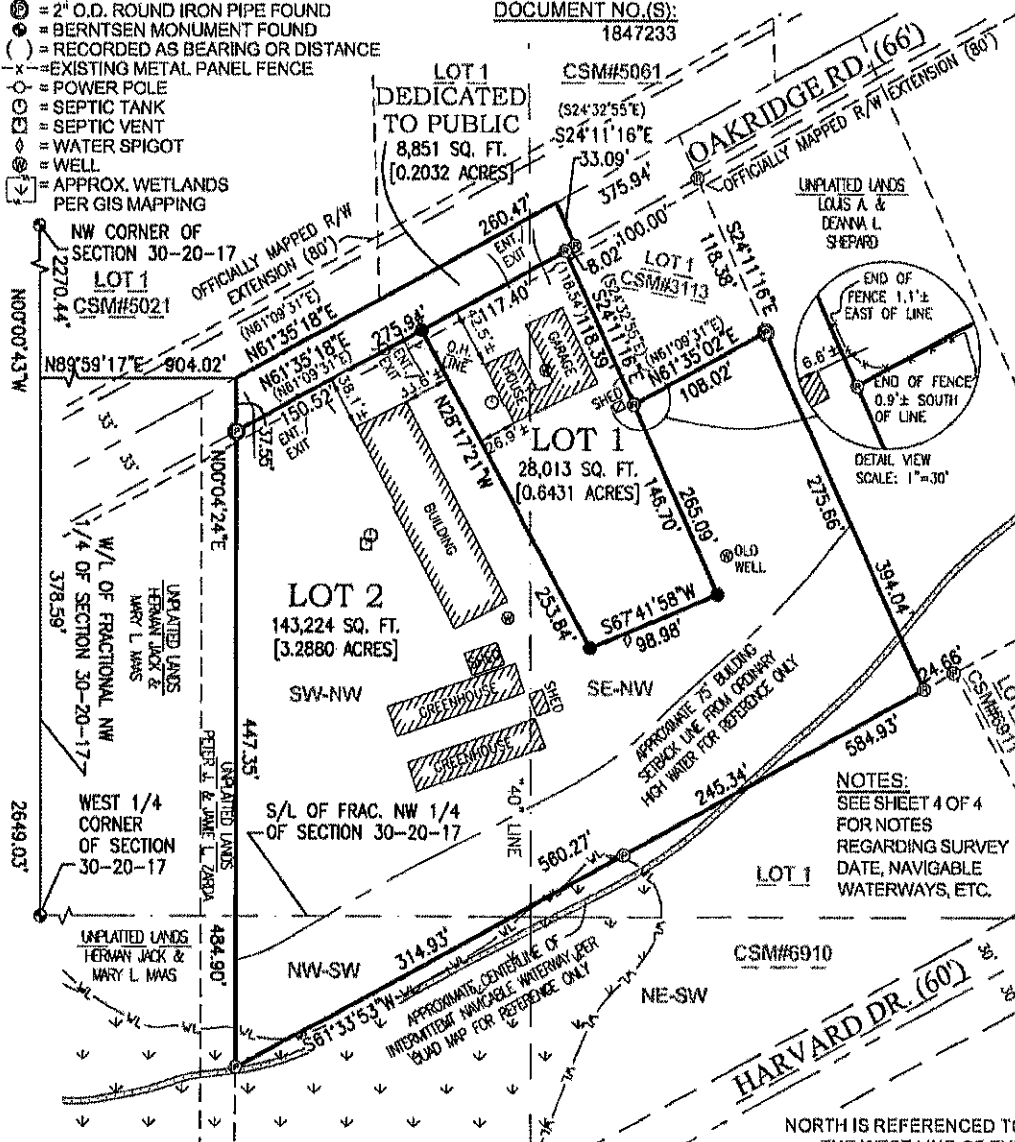
BRIAN P. & KRISTINE L. STEDL

## PARCEL NO.(S):

0100312

## DOCUMENT NO.(S):

1847233



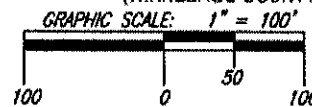
NOTES:  
SEE SHEET 4 OF 4  
FOR NOTES  
REGARDING SURVEY  
DATE, NAVIGABLE  
WATERWAYS, ETC.

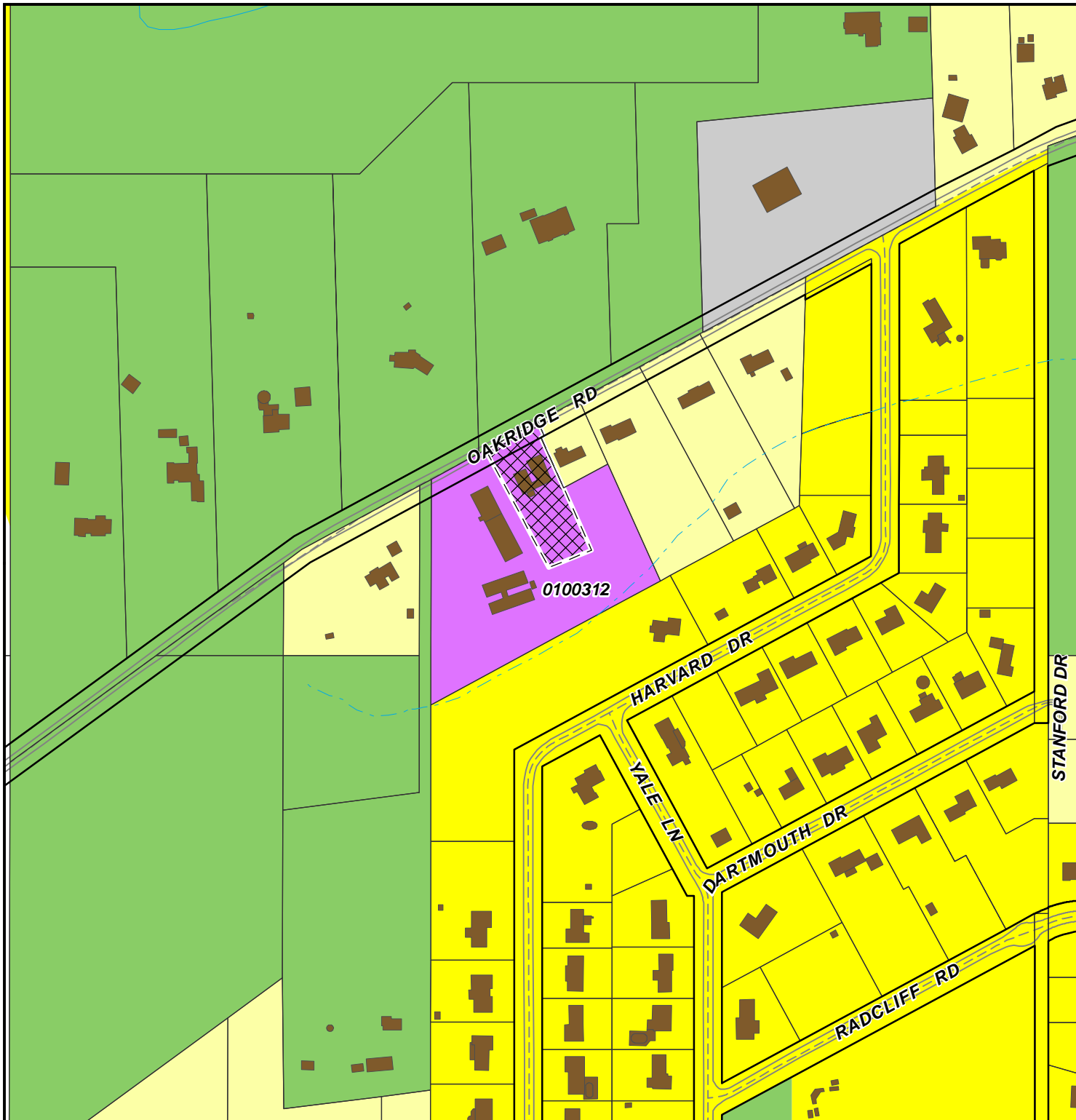
NORTH IS REFERENCED TO  
THE WEST LINE OF THE  
FRACTIONAL NORTHWEST 1/4  
OF SECTION 30, TOWNSHIP  
20 NORTH, RANGE 17 EAST,  
TOWN OF NEENAH,  
WINNEBAGO COUNTY,  
WISCONSIN, WHICH BEARS  
N00°00'43\"W PER THE  
WISCONSIN COUNTY  
COORDINATE SYSTEM  
(WINNEBAGO COUNTY)

CHRISTOPHER E. PERREAULT, PLS-2249 DATED  
CAROW LAND SURVEYING & ENVIRONMENTAL  
615 N. LYNDALE DR., APPLETON, WI 54914  
N5841 STATE HIGHWAY 47-55, SHAWANO, WI 54186  
PHONE: (920)731-4188

A2504.59 DATED:06/03/2025 DRAFTED BY:arn/fnz-NJO

SHEET 1 OF 4 SHEETS





## Application #25-ZC-7080

Date of Hearing:

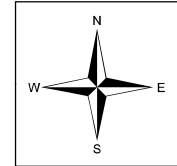
August 26, 2025

Owner(s):

STEDL, BRIAN P /  
STEDL, KRISTINE L

Subject Parcel(s):

0100312(P)



Winnebago County  
WINGS Project

**Scale**

1 inch : 300 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-ZC-7080**

Date of Hearing:

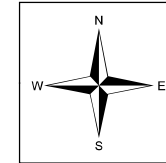
August 26, 2025

Owner(s):

STEDL, BRIAN P /  
STEDL, KRISTINE L

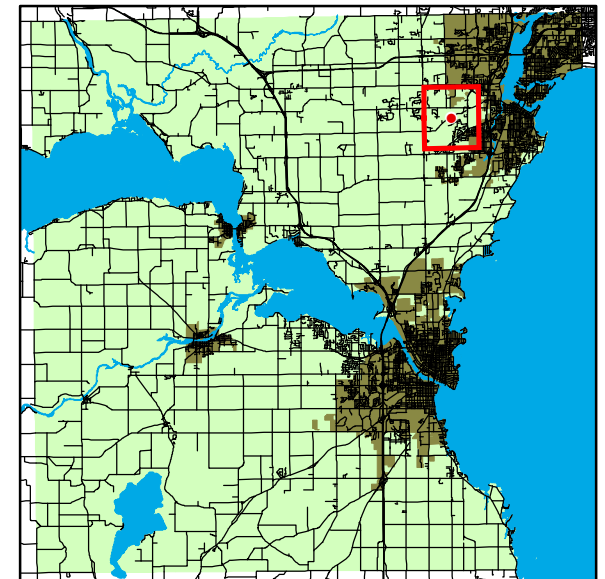
Subject Parcel(s):

0100312(P)



*Winnebago County  
WINGS Project*

● = SITE

**WINNEBAGO COUNTY**

1 inch : 2,000 feet





**FOR TOWN USE ONLY**

**TOWN ACTION FOR ZONING MAP AMENDMENT  
TOWN OF NEENAH  
WINNEBAGO COUNTY, WISCONSIN**

RE: Petition for proposed **zoning map amendment** listed below affecting the Winnebago County Zoning Ordinance and the Office Map of the Town of NEENAH.

**Owner(s):** **COULTHARD JR, JEFFREY J**

**Agent:** NONE

**Parcel No.:** 010-007305

**Location of Premises Affected:** 951 COUNTY RD G, NEENAH

**Legal Description:** Being part of the SE 1/4 of the SE 1/4 of Section 5, Township 19 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

**Current Zoning:** I-2 Heavy Industrial

**Proposed Zoning:** I-1 Light Industrial

**Explanation:** Applicant is requesting a zoning map amendment to I-1 (Light Industrial District) to operate a contractor yard.

Resolved, by the Town Board of the Town of NEENAH, Winnebago County, Wisconsin, that the above indicated proposed amendment to the Town/County Zoning Code (Chapter 23) be and the same is hereby:

☐ Approved

☐ Disapproved

**TOWN FINDINGS:**

☐ Town has an adopted land use plan

☐ Town does not have an adopted land use plan

☐ Action agrees with town land use plan

☐ Action does not agree with town land use plan

Other: \_\_\_\_\_  
\_\_\_\_\_

I, Ellen Skerke, Town Clerk of the above named town, hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Town Board of the Town of NEENAH.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

SIGNED: \_\_\_\_\_

INITIAL STAFF REPORT

**Sanitation:** Existing; Private System

**Overlays:** Shoreland

**Current Zoning:** I-2 Heavy Industrial

**Proposed Zoning:** I-1 Light Industrial

**Surrounding Zoning:** North: I-2; South: I-2; East: I-2; West: I-2;

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/APPLICANT

**Describe present use(s):** Vacant old dog shelter currently tax exempt

**Describe proposed use(s):** Dog daycare - boarding in main building  
New Driveway detached garage construction storage

**Describe the essential services for present and future use(s):** private well & septic

**Describe why the proposed use would be the highest and best use for the property:** Property and buildings set up for dog care with garage addition and driveway plenty of area to park trailers and access garage for storage.

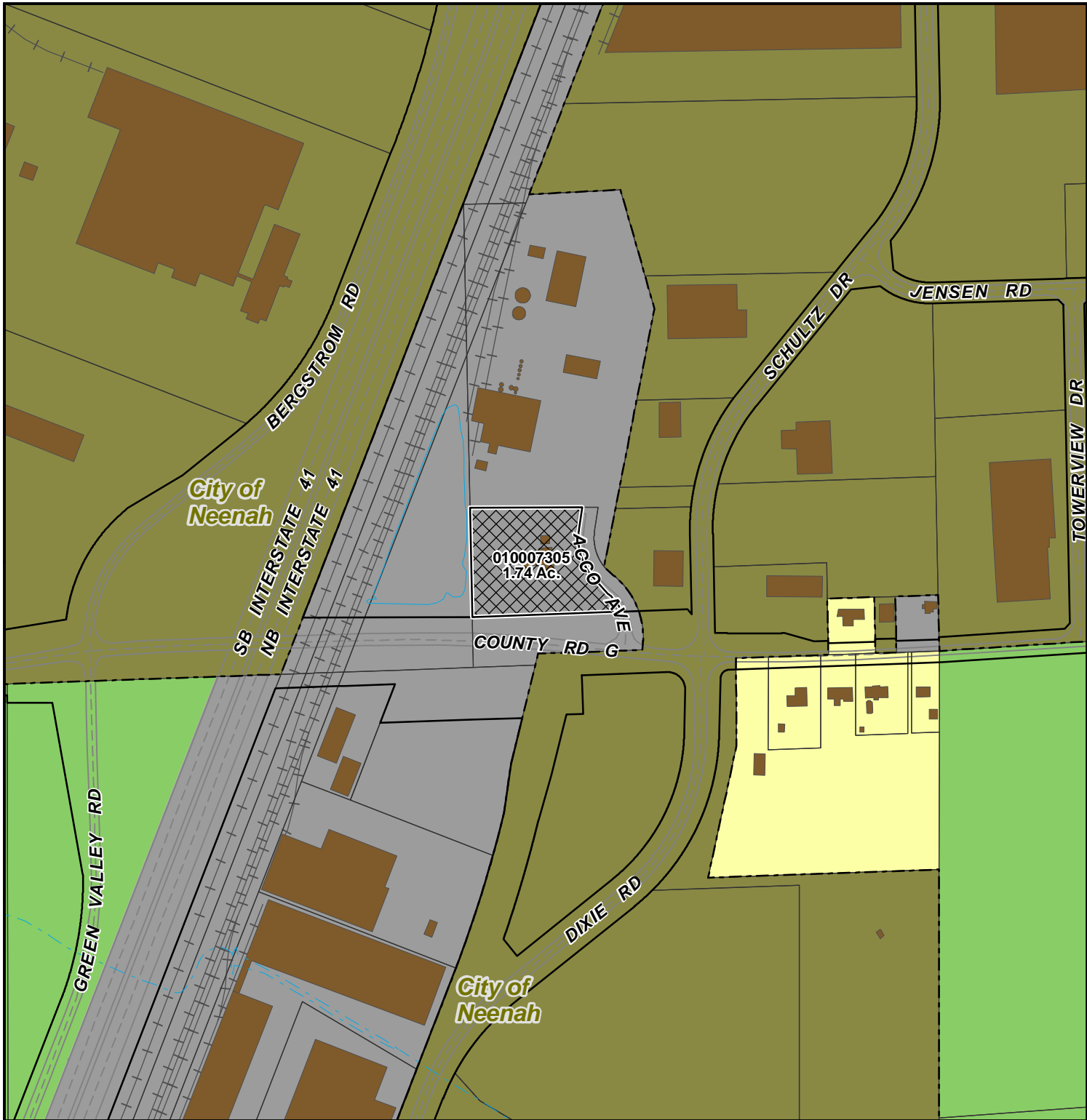
**Describe the proposed use(s) compatibility with surrounding land use(s):** Has been dog shelter since 1962. My trailers parked in lot have no effect on local companies

SECTION REFERENCE AND BASIS OF DECISION

**23.7-5 Basis of Decision**

Zoning map amendment initiated by a property owner. If a proposed zoning map amendment is initiated by a property owner and would change the zoning classification of a parcel not classified as A-1, the Planning and Zoning Committee in making its recommendation and the Board of County Supervisors in making its decision shall consider the following factors:

- (1) whether the amendment is consistent with the county's comprehensive plan, including any future land use maps or similar maps;
- (2) the extent to which the lot and structures on the subject property conform to the dimensional standards that apply to the proposed zoning district; and
- (3) any other factor not specifically or generally listed, but deemed appropriate by the committee or board given the particular circumstances.



**Application #25-ZC-7070**

Date of Hearing:

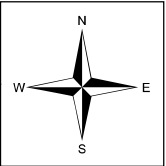
August 26, 2025

Owner(s):

COULTHARD, JEFFREY J JR

Subject Parcel(s):

010007305



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

**Application #25-ZC-7070**

Date of Hearing:

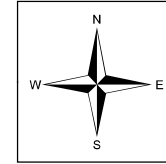
August 26, 2025

Owner(s):

COULTHARD, JEFFREY J JR

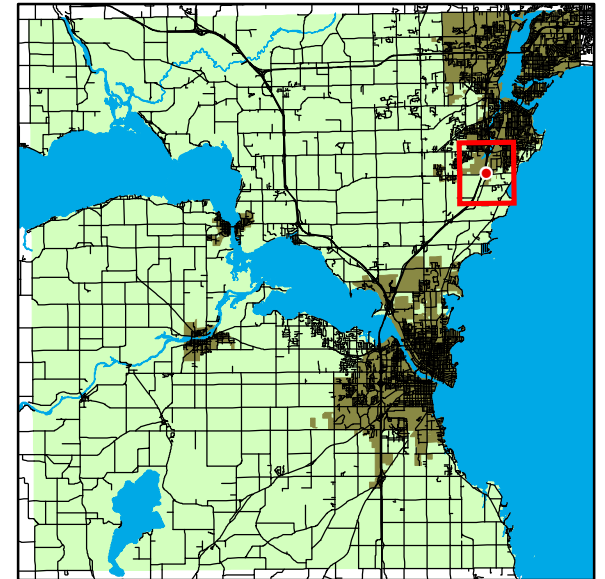
Subject Parcel(s):

010007305



*Winnebago County  
WINGS Project*

● = SITE

**WINNEBAGO COUNTY**

1 inch : 2,000 feet



**FOR TOWN USE ONLY**

**TOWN ACTION FOR CONDITIONAL USE**  
**TOWN OF NEENAH**  
**WINNEBAGO COUNTY, WISCONSIN**

**Owner(s):** COULTHARD JR, JEFFREY J

**Agent:** NONE

**Parcel No.:** 010-007305

**Location of Premises Affected:** 951 COUNTY RD G, NEENAH

**Legal Description:** Being part of the SE 1/4 of the SE 1/4 of Section 5, Township 19 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

**Current Zoning:** I-1 Light Industrial

**Code Reference:** Chapter 23, Article 8, Division 3, Exhibit 8-1 (9.04)

**Explanation:** Applicant is requesting a conditional use permit to operate a commercial kennel.

For the above requested Conditional Use, the Town of NEENAH is recommending:

☐ Approval

☐ Approval with Conditions

☐ Denial

**TOWN FINDINGS:**

**TOWN CONDITIONS:**

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

### INITIAL STAFF REPORT

**Sanitation:** Existing; Private System

**Overlays:** Shoreland

**Current Zoning:** I-1 Light Industrial

**Code Reference:** Chapter 23, Article 8, Division 3, Exhibit 8-1 (9.04)

**Description of Proposed Use:** Applicant is requesting a conditional use permit to operate a commercial kennel.

**Surrounding Zoning:** North: I-2; South: I-2; East: I-2; West: I-2;

### THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/AGENT

**Describe the proposed use:** Detached garage used for Juniors Construction tool and trailer storage.  
Dog shelter building used for Doggy Daycare. 10-15 dogs daily for Daycare.  
3-5 dogs for overnight boarding. (Transcribed exactly as written from application)

**Describe how the proposed use will not have any adverse effects on surrounding property:** Surrounding properties are far enough away that traffic and noise won't have any potential adverse impacts on them. This property was the former Neenah Dog Shelter since 1962 and had no impact on local businesses or Residents. (Transcribed exactly as written from application)

### SECTION REFERENCE AND BASIS OF DECISION

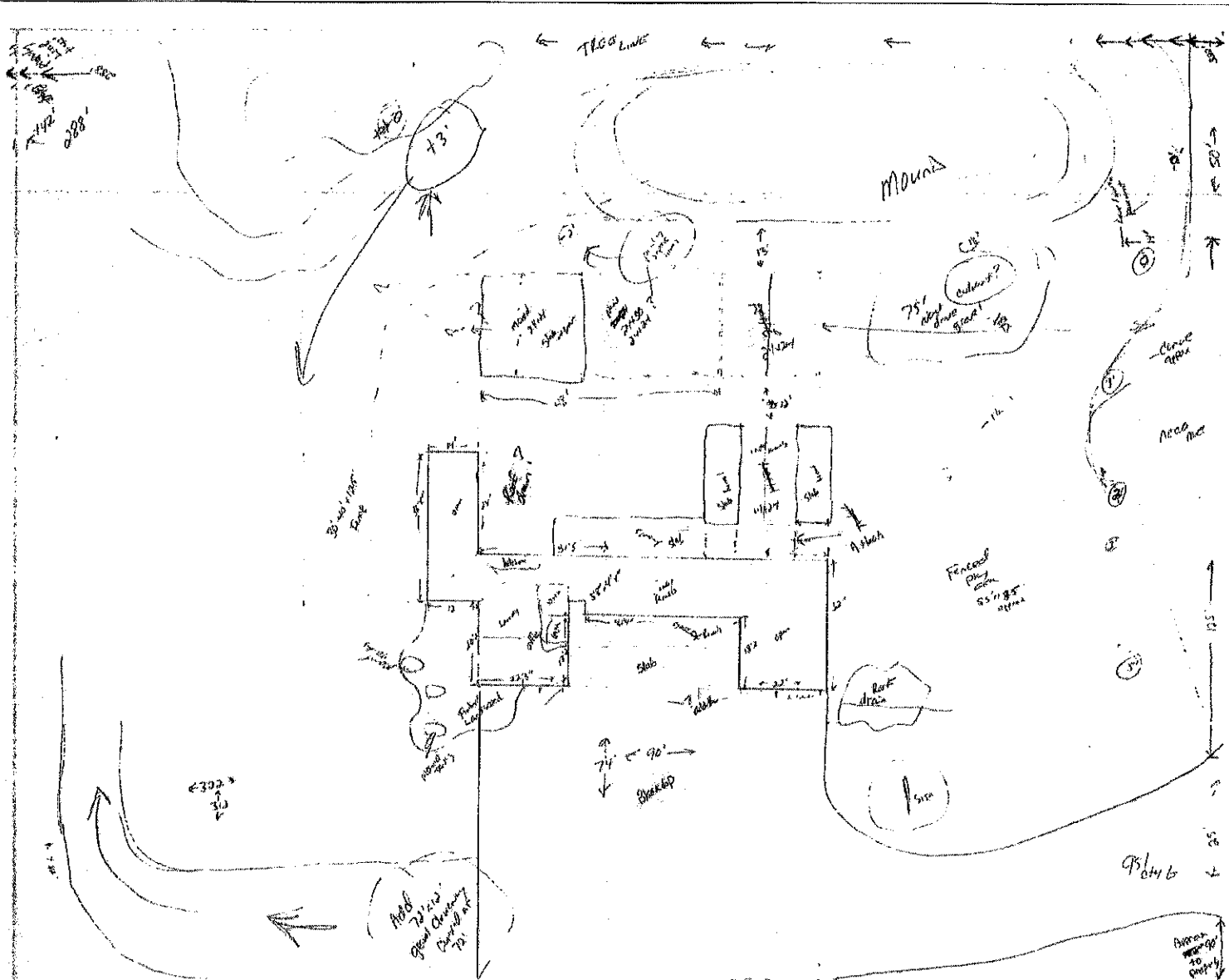
#### Basis of Decision

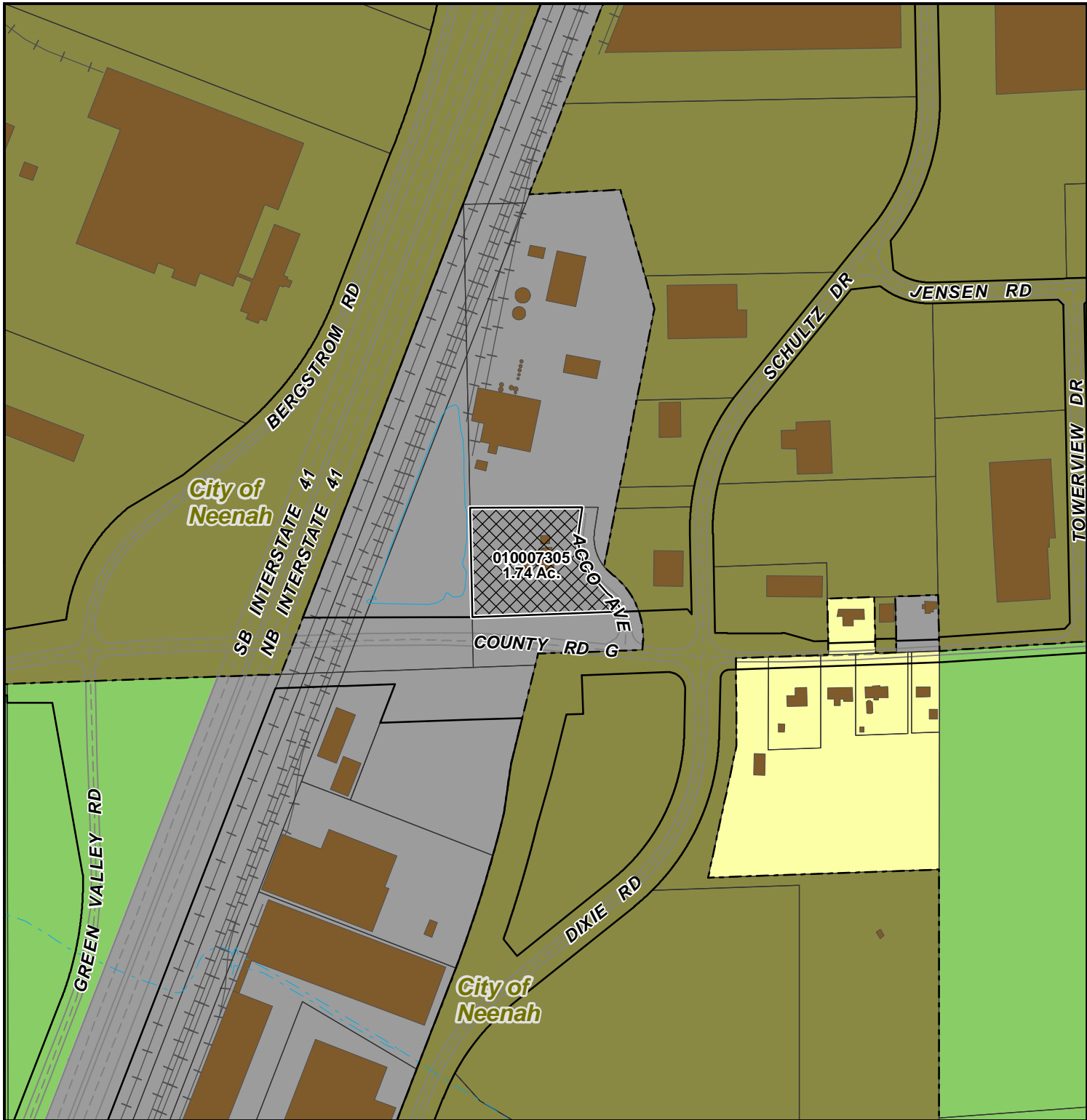
The town board and town plan commission of the town in which the proposed conditional use is located in making their recommendation and Planning and Zoning Committee in making its decision shall consider the following factors:

- (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.







## Application #25-CU-7060

Date of Hearing:

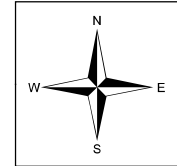
August 26, 2025

Owner(s):

COULTHARD, JEFFREY J JR

Subject Parcel(s):

010007305



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

Application #25-CU-7060

Date of Hearing:

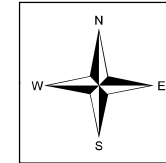
August 26, 2025

Owner(s):

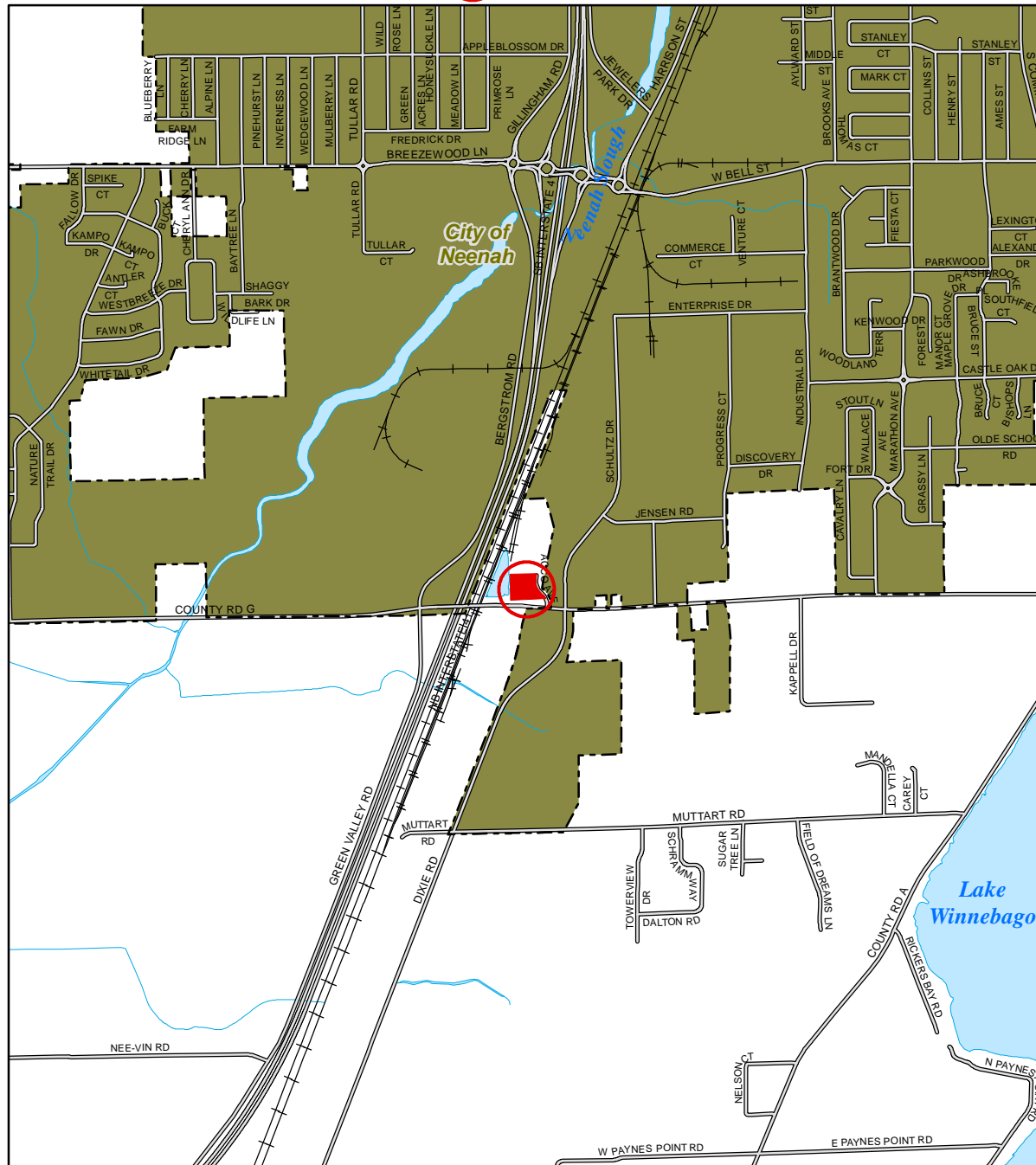
COULTHARD, JEFFREY J JR

Subject Parcel(s):

010007305

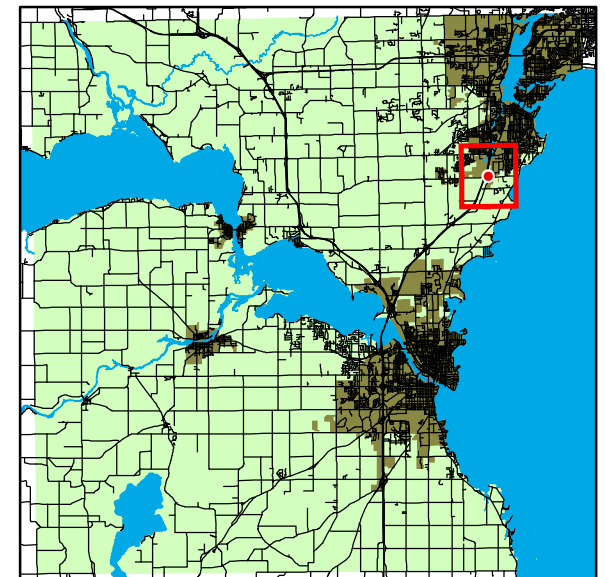


Winnebago County  
WINGS Project



1 inch : 2,000 feet

● = SITE



WINNEBAGO COUNTY