

TOWN OF NEENAH TOWN BOARD
Meeting Agenda

DATE: Monday, September 22, 2025

TIME: 7:00 pm

LOCATION: 1600 Breezewood Lane

The meeting will also be offered virtually via ZOOM.

Meeting ID: 891 1683 1264 Passcode:404414 Phone (312) 626-6799

Zoom Link: <https://us02web.zoom.us/j/89116831264?pwd=nixWhobVqws7QFkfEAc7sbBGelloTo.1>

TOWN BOARD MEETING

1. CALL TO ORDER TOWN BOARD
2. APPOINT CHAIR FOR MEETING
3. APPROVE MINUTES
September 8, 2025 Town Board Meeting
4. PUBLIC FORUM
5. PUBLIC FORUM FOR RECOGNIZED MUNICIPAL AND COUNTY OFFICIALS
6. CORRESPONDENCES
 - a. None
7. DISCUSSION / ACTION
 - a. Approve Vouchers, Payroll and Bank Transactions September 22, 2025
 - b. Resolution 2025-22 – Zoning Map Amendment Request
 - Applicant: ROSENFELDT, THOMAS/DEBORAH
 - Agent: REIDER, MATT CAROW LAND SURVEYING
 - Location of Premises Affected: 1326 LARSEN RD, NEENAH
 - Tax Parcel No: 010-03100102
 - Legal Description: Being all of Lot 2 of CSM-8122, located in the NE ¼ of the NW ¼ of Section 30, Township 20 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin
 - Explanation: Applicant is requesting a Zoning Map Amendment from A-2(General Agriculture District) to R-1 (Rural Residential District) for the creation of new parcels
8. FUTURE AGENDA TOPICS AND MEETINGS
 - a. Town of Neenah Budget Workshop #1, Monday September 29, 2025 at 3:30 PM
 - b. Fire Department Committee Meeting, Wednesday, October 1, 2025 at 7:00 PM
 - c. WTA Meeting, Thursday, October 2, 2025 at 6:00 p.m., at Town of Rushford.
 - d. Parks and Trails Committee Meeting, Monday, October 6, 2025 at 7:00 PM
 - e. Town Board Meeting, Monday, October 13, 2025 at 7:00 PM
9. OLD BUSINESS
10. NEW BUSINESS
11. ADJOURN

Closed Session Contemplated: NO

Ellen Skerke, Administrator-Clerk-Treasurer
September 17, 2025

Upon request, reasonable auxiliary aids and services will be provided for disabled individuals. If accommodations are required, please provide adequate advance notice to Town Clerk at 920-725-0916. A quorum of other Town Commissions/Committees or Sanitary Commissions may attend, but no official action will be taken by them.

Notice was posted on September 17, 2025 at www.townofneenah.com, Town of Neenah Municipal Building, 1600 Breezewood Lane.

TOWN OF NEENAH TOWN BOARD MEETING

September 8, 2025

Regular Meeting held at Town Hall, 1600 Breezewood Lane, Neenah, WI 54956 and offered via Zoom.

Present: Chairman Robert Schmeichel, Supervisor David Bluma, Supervisor Brooke Cardoza, Supervisor James Weiss, and Supervisor Thomas Wilde

Also in Attendance: Jeremy Kwiatkowski, Michelle Strauss, The Horton Group, Deputy Clerk-Treasurer Cyndi Pleshek and Administrator-Clerk-Treasurer Ellen Skerke.

Also in Attendance via Zoom: Carrie Sturn

R. Schmeichel called the meeting to order at 7:00 p.m., Pledge of Allegiance was recited.

Approval of Minutes

Motion: B. Cardoza / D. Bluma to approve August 25, 2025 Town Board Meeting Minutes
Motion carried by voice 5:0:0

Public Forum

- None.

Public Forum for Recognized Municipal and County Officials

- None.

Correspondences

- August 2025 Building Permit Report
- Budget Status Report as of August 31, 2025

Discussion/Action.

Vouchers Payroll and Bank Transactions

Approve Vouchers, Payroll and Bank Transactions September 8, 2025

Motion: D. Bluma / J. Weiss to approve.

Motion Carried by voice vote.

Salary Ad Hoc Committee

Approve Committee of Jeremy Kwiatkowski, Cyndi Pleshek and Carrie Sturn

Motion: B. Cardoza / D. Bluma to approve.

Motion Carried by voice vote.

Resolution County Sales and Use Tax

- R. Schmeichel reviewed the Winnebago County Resolution for a 0.5% Sales & Use Tax with a 30% revenue sharing component for each municipality. C. Farrey introduced the Resolution and is asking for town support before it goes before the County Board for action.

Motion: D. Bluma / B. Cardoza to approve

- B. Cardoza stated that based on the County Executive power point presentation, the county Executive is not in favor of the revenue sharing, and if revenue sharing were a component, he might consider 10%. If the revenue sharing were not a component, would the Board still want to be in support of the Town Resolution?
- T. Wilde stated he does not support County Resolution. The County has a spending issue and adding more money to the revenue is not a solution. He does not support the Sales and "Use tax and will not support the Town Resolution. He further questioned if the county spent the entire \$33 million in ARPA funds and where is the interest that was earned on the ARPA funds?

- J. Weiss suggested the Town of Neenah wait until after the WTA Unit meeting to discuss this as a County Unit.
- R. Schmeichel stated that Fond du Lac has a Sales tax and currently has a 10% revenue sharing component, however at the Fond du Lac Unit meeting there was discussion that the 10% revenue sharing component may be removed.
- This item was tabled with no further action

Future Agenda Topics and Meetings

- Sanitary District #2 Meeting, Tuesday 9 2025 at 7:00 PM
- Plan Commission Meeting, September 15, 2025 at 7:00 PM
- Sanitary District #2 2026 Budget Workshop #1, Tuesday September 16, 2025 at 3:30 PM
- Next Town Board Meeting, Monday, September 22, 2025 at 7:00 PM

Old Business

- None

New Business**Adjourn Meeting**

Motion: J. Weiss / T. Wilde to adjourn. Motion carried. Meeting adjourned at 7:20 PM

Respectfully submitted,



Ellen Skerke,
Administrator--Clerk-Treasurer

Approved: DRAFT – Pending Approval

Voucher List Authorization September 22, 2025

Bank Transfer (Transaction List)

<u>Date</u>	<u>From</u>	<u>To</u>	<u>Amount</u>	<u>Reason</u>
9/23/2025	General MM	Checking	\$ 36,000.00	9-22-2025 Voucher
9/23/2025	General MM - NAN	Checking	\$ 649,778.52	9-22-2025 Larsen Road NAN expenses
Accounts Payable			\$ 607,624.56	

Notification of New Vendors

Krist Oil	Fire Truck Fuel
Line Snappers	Road stripping after chip seal
Public Safety Training Center	Fire Department Training

Payroll

Payroll	\$ -
Expense Reimburse	\$ -
Gross Payroll	\$ -
Net Payroll	\$ -

Paid via Bank Transfer:

Nationwide:	\$ -
Federal Tax/Medicare:	\$ -
State Taxes:	\$ -
Wisconsin Retirement:	\$ -
Wisconsin Health Insurance	\$ -

Account Balances as of September 23, 2025 after requested transfers per this Voucher List

	PROSPERA CU	Prospera CD	BNY Mellon - Pershing	Total
Checking	\$ 14,723			
Membership account	\$ 5			
General MM	\$ 1,156,164		\$ 640,074	\$ 1,796,238
General MM-NAN Funds	\$ 2,595			
Impact Fee	\$ 9,328			
Taxes Collected	\$ -			
Tullar Rd Fund			\$ 44,720	
Storm Water	\$ 655,809	\$ 511,876	\$ 559,929	\$ 1,727,614
CFCU	\$ 529			
TOTAL	\$ 1,839,153	\$ 511,876	\$ 1,244,722	
GRAND TOTAL			\$ 3,595,751	

_____ Schmeichel _____ Bluma _____ Cardoza _____ Weiss _____ Wilde

8:50 AM

09/19/25

Town of Neenah
Check Detail
 September 23, 2025

Accounts Payable
\$ 607,624.56

Date	Num	Name	Memo	Account	Paid Amount
09/23/2025	29542	Dempsey Law Firm, The		11010-1 · Checking - ...	
09/22/2025	21703 50...		Stecker Nuisance	51300-0 · Legal Servic...	-385.00
09/22/2025	21703 55...		2024 Property Purchase	51300-0 · Legal Servic...	-90.00
09/22/2025	21703 65...		Ernst S.W. Larsen Rd	6-59300 · Stormwater ...	-93.00
09/22/2025	21703 00...		Gerenal	51300-0 · Legal Servic...	-93.00
			Homestead	51300-0 · Legal Servic...	-1,860.00
			Meeting	51300-0 · Legal Servic...	-437.50
			Sale	51300-0 · Legal Servic...	-217.25
			Gerenal	51300-0 · Legal Servic...	-93.00
			Stecker	51300-0 · Legal Servic...	-1,509.90
TOTAL					-4,778.65
09/23/2025	29543	Emergency Services Mar...		11010-1 · Checking - ...	
09/22/2025	INV12141		Yearly subscription	52210-7 · Fire Dept. R...	-735.00
TOTAL					-735.00
09/23/2025	29544	Fox Cities Embroidery		11010-1 · Checking - ...	
09/22/2025	64886		8-1-25-9/2/25 statement	52210-9 · Fire Dept. N...	-729.00
TOTAL					-729.00
09/23/2025	29545	Harters Fox Valley Dispo...		11010-1 · Checking - ...	
09/22/2025	1421229		Mahler	55200-6 · Parks - Hart...	-125.00
			Keating	55200-6 · Parks - Hart...	-21.00
			Franoi	55200-6 · Parks - Hart...	-42.00
09/22/2025	1421225		Trash Service	53634-0 · Garbage Col...	-14,966.80
			Recycle	53635-0 · Recycling	-4,680.18
TOTAL					-19,834.98
09/23/2025	29546	Krist Oil Company		11010-1 · Checking - ...	
09/22/2025	555597			52210-4 · Fire Dept. F...	-35.54
TOTAL					-35.54
09/23/2025	29547	Liberty Square Station		11010-1 · Checking - ...	
09/22/2025				52210-4 · Fire Dept. F...	-327.27
TOTAL					-327.27
09/23/2025	29548	Line Snappers		11010-1 · Checking - ...	
09/22/2025	LS-09122...		Franzoi Park	53311-8 · Chip Sealing	-650.00
TOTAL					-650.00
09/23/2025	29549	MCC, Inc		11010-1 · Checking - ...	
09/22/2025	Pay Cert #4		Pay Cert #4	53314-3 · Hwy -Larsen...	-567,514.41
TOTAL					-567,514.41

8:50 AM

09/19/25

Town of Neenah
Check Detail
September 23, 2025

Date	Num	Name	Memo	Account	Paid Amount
09/23/2025	29550	McMahon Associates, Inc		11010-1 · Checking - ...	
09/22/2025	00940391		Town GIS	53311-9 · Hwy - GIS	-55.00
			Conservancy Park	55200-8 · Conservanc...	-146.65
			Conservancy Park	55200-8 · Conservanc...	-630.00
09/22/2025	00940392		Homestead Acres	51520-0 · Engineering ...	-540.00
			Sale of Town Property	51520-0 · Engineering ...	-540.00
TOTAL					-1,911.65
09/23/2025	29551	Oshkosh Fire and Police		11010-1 · Checking - ...	
09/22/2025	197658		Sensor	52210-3 · Fire Dept Su...	-180.00
TOTAL					-180.00
09/23/2025	29552	Prospera- Visa		11010-1 · Checking - ...	
09/22/2025	9 3 25			51420-9 · Postage	-40.04
		usps		51420-9 · Postage	-390.00
				51420-9 · Postage	-74.99
				51420-4 · Office Expe...	-238.00
				51610-1 · Maintenanc...	-21.99
		Books		52210-1 · Fire Dept Se...	-481.96
TOTAL					-1,246.98
09/23/2025	29553	Public Safety Training C...		11010-1 · Checking - ...	
09/22/2025	FS25091...		Bus Extrication training	52210-1 · Fire Dept Se...	-175.00
TOTAL					-175.00
09/23/2025	29554	Staples Advantage		11010-1 · Checking - ...	
09/22/2025	70066788...		Office supplies	51420-4 · Office Expe...	-64.31
TOTAL					-64.31
09/23/2025	29555	VC3 Inc		11010-1 · Checking - ...	
09/22/2025	VC3-219...		update all computers r...	51420-4 · Office Expe...	-1,200.00
TOTAL					-1,200.00
09/23/2025	29556	WE Energies		11010-1 · Checking - ...	
09/22/2025	9/9/25			55200-7 · Parks - WE ...	-100.70
				53420-0 · Street Lighti...	-150.29
				53420-0 · Street Lighti...	-1,581.76
				55200-8 · Conservanc...	-329.75
				55200-7 · Parks - WE ...	-47.40
				51420-8 · MB Utilities	-425.58
				55200-7 · Parks - WE ...	-38.80
TOTAL					-2,674.28

8:50 AM

09/19/25

Town of Neenah
Check Detail
September 23, 2025

Date	Num	Name	Memo	Account	Paid Amount
09/23/2025	29557	Winnebago Cty. Treasurer		11010-1 · Checking - ...	
09/22/2025	31888		Breezewood	53311-2 · Hwy Exp - M...	-1,512.97
				6-54500 · SW - Ditch ...	-3,969.52
TOTAL					-5,482.49
09/23/2025	29558	Winnebago Liquid Waste	51610-1	11010-1 · Checking - ...	
09/22/2025	212597		Pump holding tank	51610-1 · Maintenanc...	-85.00
TOTAL					-85.00

RESOLUTION 2025-22

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): ROSENFELDT, THOMAS/DEBORAH

Agent: REIDER, MATT CAROW LAND SURVEYING

Parcel No.: 010-03100102

Location of Premises Affected: 1326 LARSEN RD, NEENAH

Legal Description: Being all of Lot 2 of CSM-8122, located in the NE 1/4 of the NW ¼ of Section 30, Township 20 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

Current Zoning: A-2 General Agriculture

Proposed Zoning: R-1 Rural Residential

Explanation: Applicant is requesting a Zoning Map Amendment from A-2 (General Agriculture District) to R-1 (Rural Residential District) for the creation of new parcels.

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: _____

**NOTICE OF PUBLIC HEARING
TOWN OF NEENAH PLAN COMMISSION
Monday September 15, 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, September 15, 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: 810 7692 1667 / **Passcode:**145338 **Phone** (312)626-6799

Zoom Link: <https://us02web.zoom.us/j/81076921667?pwd=VEWRxYAucjJ2fKeAoaCgKHWlnEDKX4l.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 ZONING MAP AMENDMENT REQUEST

Applicant:	ROSENFELDT, THOMAS/DEBORAH
Agent:	REIDER, MATT CAROW LAND SURVEYING
Location of Premises Affected:	1326 LARSEN RD, NEENAH
Tax Parcel No:	010-03100102
Legal Description:	Being all of Lot 2 of CSM-8122, located in the NE ¼ of the NW ¼ of Section 30, Township 20 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin
Explanation:	Applicant is requesting a Zoning Map Amendment from A-2(General Agriculture District) to R-1 (Rural Residential District) for the creation of new parcels.

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE September 30, 2025

TO WHOM IT MAY CONCERN:

The applicant(s) listed below has requested a Zoning Map Amendment 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; 3. requires your Town to be notified; or 4. requires you, as the applicant, to be notified.

The Winnebago County Planning and Zoning Committee will be holding a public hearing on September 30, 2025 at 6:30 PM in Conference Room 120 of the David Albrecht Administration Building located at 112 Otter Ave, Oshkosh, WI.

All interested persons wishing to be heard at the public hearing may appear in person or via Microsoft Teams using the meeting information below. A direct link to the Microsoft Teams Meeting is available on the Winnebago County Meetings and Agenda calendar on the above indicated date.

Microsoft Teams Meeting Information Link: <https://winnebagocowi.portal.civicclerk.com/>
Select the Agenda PDF on the meeting date and Click "Join Meeting Now"

For further detailed information concerning this notice, contact the Town Clerk or the Winnebago County Zoning office, where the application is available for viewing.

INFORMATION ON ZONING MAP AMENDMENT REQUEST

Application No.: 2025-ZC-7100

Applicant: ROSENFELDT, THOMAS/DEBORAH

Agent: REIDER, MATT CAROW LAND SURVEYING

Location of Premises: 1326 LARSEN RD, NEENAH

Tax Parcel No.: 010-03100102

Legal Description: Being all of Lot 2 of CSM-8122, located in the NE 1/4 of the NW ¼ of Section 30, Township 20 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

Explanation: Applicant is requesting a Zoning Map Amendment from A-2 (General Agriculture District) to R-1 (Rural Residential District) for the creation of new parcels.

INITIAL STAFF REPORT

Sanitation: Existing; Private System

Overlays: Shoreland

Current Zoning: A-2 General Agriculture

Proposed Zoning: R-1 Rural Residential

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

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/APPLICANT

Describe present use(s): Ag & Residence

Describe proposed use(s): Ag & Residence

Describe the essential services for present and future use(s): New Septic needed additional area

Describe why the proposed use would be the highest and best use for the property: Matches other residences in area

Describe the proposed use(s) compatibility with surrounding land use(s): Matches adjoining

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:

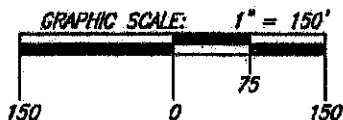
- (1) whether the amendment is consistent with the county's comprehensive plan, including any future land use maps or similar maps;
- (2) the extent to which the lot and structures on the subject property conform to the dimensional standards that apply to the proposed zoning district; and
- (3) any other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

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

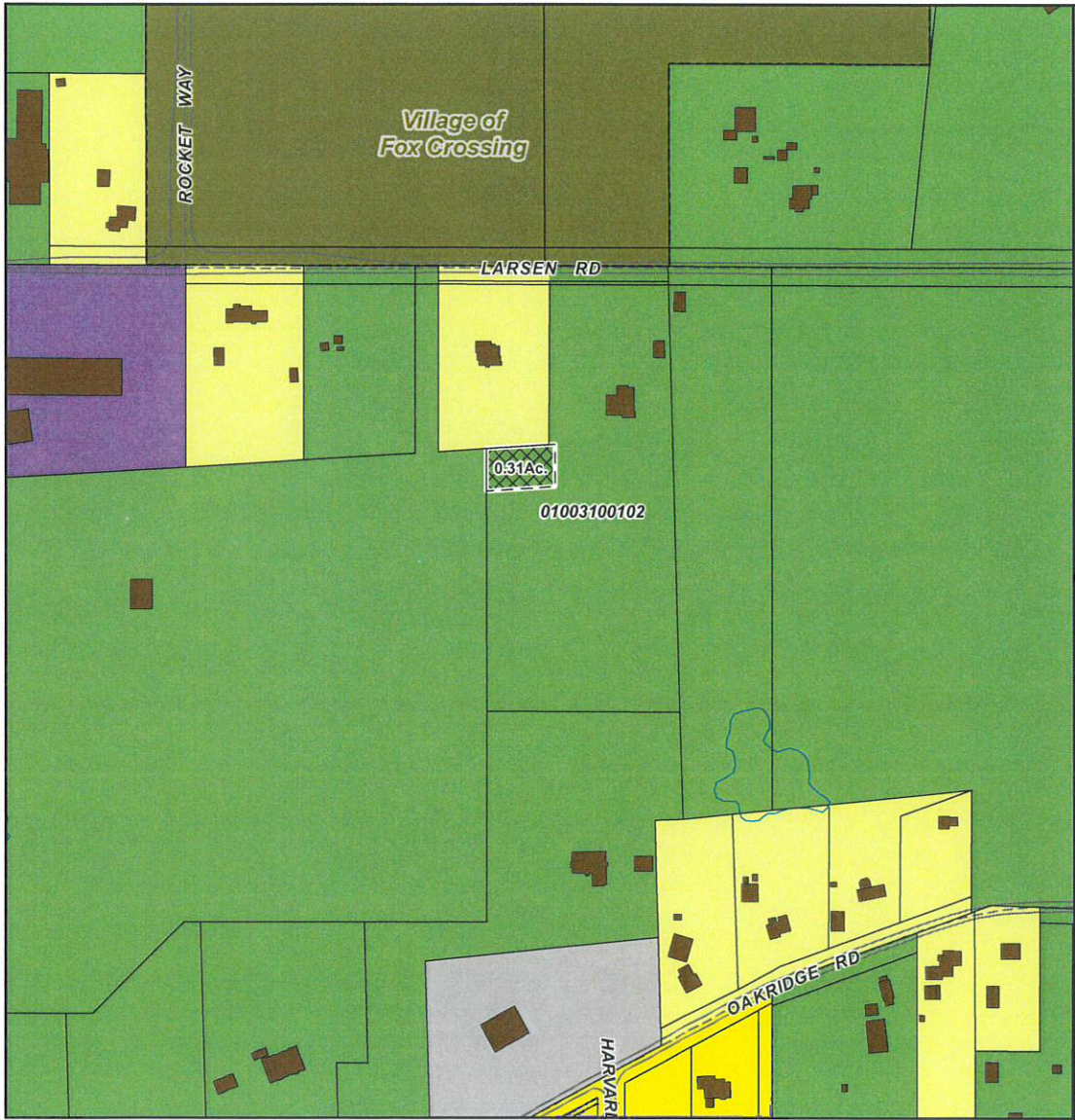
DEMPEWOLF
PARCEL NO.:
01003100101
01003100102

LEGEND:

- = 1 1/2" X 18" O.D. ROUND IRON PIPE SET,
WEIGHING 1.13 LBS. PER LIN. FT.
- ⊗ = 1 1/2" O.D. ROUND IRON PIPE FOUND
- ⊙ = 3/4" SOLID ROUND IRON REBAR FOUND
- ⊕ = EXISTING BERNTSEN MONUMENT
- ⊖ = RECORDED AS BEARING OR DISTANCE
- ⊗ = SEPTIC TANK
- ⊙ = SEPTIC VENT
- ⊕ = WELL



**NORTH IS REFERENCED TO THE
NORTH LINE OF THE FRACTIONAL
NORTHWEST 1/4 OF SECTION 30,
TOWNSHIP 20 NORTH, RANGE 17 EAST,
TOWN OF NEENAH, WINNEBAGO
COUNTY, WISCONSIN, WHICH BEARS
N89°51'48"W PER THE WISCONSIN
COUNTY COORDINATE SYSTEM
(WINNEBAGO COUNTY)**



Application #25-ZC-7100

Date of Hearing:
September 30, 2025

Owner(s):
ROSENFELDT LIV TST,
THOMAS W & DEBORAH A

Subject Parcel(s):
01003100102(P)



Winnebago County
WINGS Project

Scale
1 inch : 300 feet

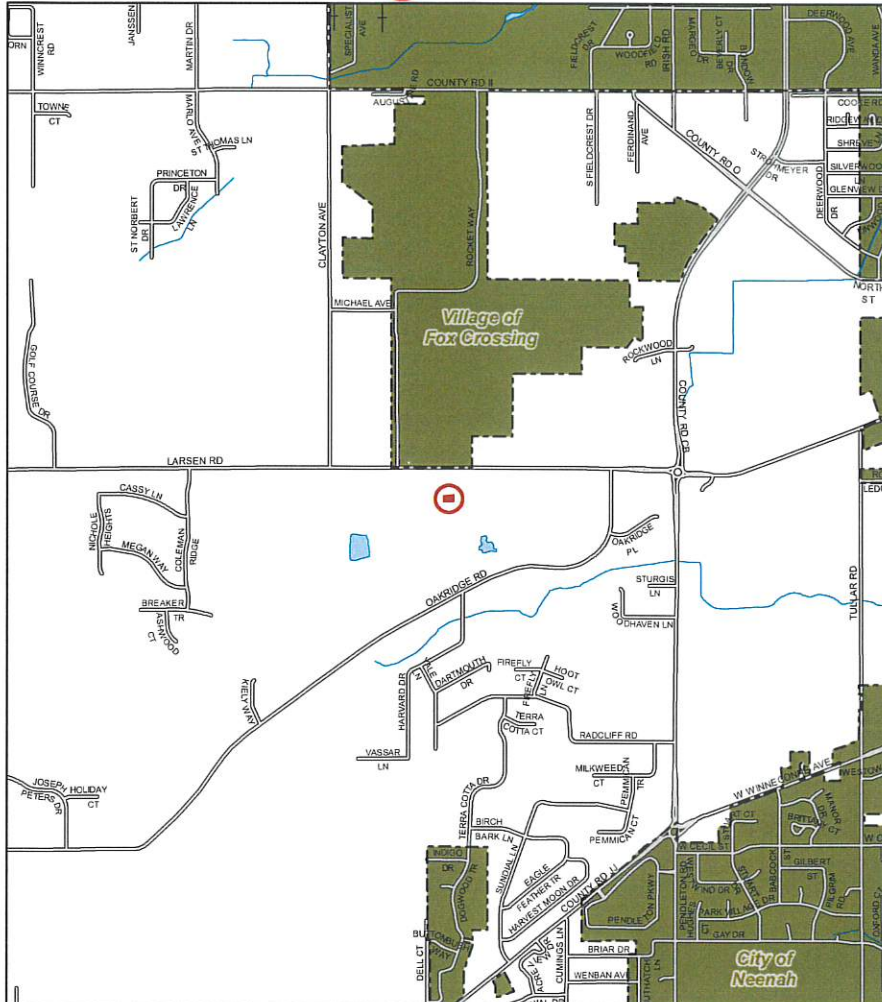
County Zoning Districts

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



1 inch : 2,000 feet

Application #25-ZC-7100

Date of Hearing:
September 30, 2025

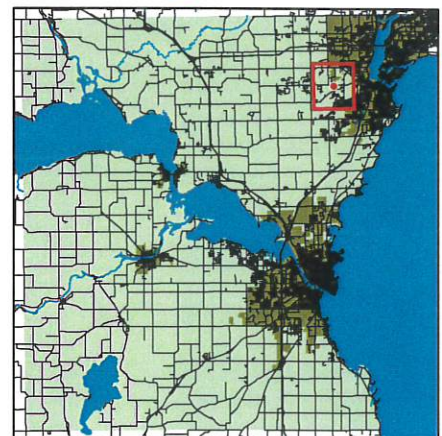
Owner(s):
ROSENFELDT LIV TST,
THOMAS W & DEBORAH A

Subject Parcel(s):
01003100102(P)



Winnebago County
WINGS Project

● = SITE



WINNEBAGO COUNTY