



City of Nekoosa**Department of Public Works**

951 Market Street
Nekoosa, WI 54457

Clarity Care, Inc.
Holly Schlag
424 Washington Street
Oshkosh, WI 54901

Subject: City of Nekoosa Conditional Use Requirement – 509 S Section

Clarity Care is operating a business at the above address dedicated to providing personal care to individuals with a variety of needs. The City of Nekoosa has zoned this area as R-2, Two family residential.

The City of Nekoosa zoning code under section 17.26 (9) does allow for a conditional use in a R-2 district for rest homes, nursing homes and homes for the aged provided a conditional use permit is applied for and the city deems the use appropriate for the area with conditions. We understand that immediate cessation of your operations may pose a hardship and disruption for your current clients. However, we are requiring that you restrict placement of any new clients at this residence until proper authorization is granted from the City of Nekoosa.

Please contact me at 715-886-7889 to discuss the requirements and process for a conditional use permit application.

Sincerely,

Rick Schmidt
Director of Public Works

City Attorney – Nicholas Abts
Mayor Dan Carlson
Police Chief – Shawn Woods

Rick Schmidt

From: Holly Schlag <Holly.Schlag@claritycare.org>
Sent: Wednesday, January 29, 2025 1:46 PM
To: Rick Schmidt
Cc: Dean Schiller; Steve Horstmann
Subject: 509 Section St, Nekoosa Conditional Permit
Attachments: Floorplan-Dell_509SSectionSt.pdf

Tech Pros

Warning: Sender Holly.Schlag@claritycare.org has never sent any emails to your organization. Please be careful before replying or clicking/downloading the attachment and URLs.

[Report Phishing](#) [Remove Banner](#)

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Good Afternoon Rick,

Clarity Care is a nonprofit organization that provides services for individuals with varying abilities so they can achieve independent and fulfilling lives within their community. Please note that Clarity Care Inc. goal is to be a good neighbor and provide a safe home for our members and a safe workplace for our employees. We have identify that 2 of the 4 members have caused in increase in calls involving Fire and Police. We have issued both of these members a 30 day notice to find them a new placement. Our goal and hope is that this will solve the numerous calls to this location.

I just submitted the Conditional Permit for 509 Section St. Nekossa. I also am attaching Clarity Care's Floor Plan as I am unsure if that is what was needed for the site sketch.

Please let us know what to expect as next steps and any further questions you may have.

Thank you,

Holly Schlag RN, BSN
Vice President of Operations
2649 Manitowoc Rd - Green Bay, WI 54311
P 920-469-5240 x 2510 - C 920-619-0834 - F 920-469-5249





City of Nekoosa

CONDITIONAL USE PERMIT APPLICATION

951 Market Street Nekoosa, WI 54457

715.886.7877 – City Clerk

A Conditional Use is a land use or development that would not generally be appropriate within a district but might be allowed in certain locations within the district if specific requirements are met. The compatibility must be judged on the basis of the particular circumstances and may require additional conditions set by the Planning Commission & Common Council before development or occupancy is permitted. The intent is to allow a reasonable degree of discretion in determining the suitability of a particular development at a specific location.

Proposed conditional use must meet the requirements of Nekoosa City Ordinance. Per Wisconsin's Open Meeting Law, comments on this permit application, either by the applicant or concerned citizen, shall be raised in person at the scheduled meeting or brought up to City Staff (through conversation, written letter or email) for review at the scheduled meeting. Due to Wisconsin's Open Meeting Law, Plan Commissioners and City Alderpersons are unable to discuss this matter outside of a scheduled public meeting.

The following checklist will ensure timely processing of your application:

- Description of proposed conditional use
- Description of how proposed conditional use meets City Ordinance standards
- Site Sketch and Photographs (if applicable)
- Plat of survey prepared by a registered land surveyor if required by the Zoning Administrator
- \$50 Permit Application Fee (payable to the City of Nekoosa)

If incomplete, no further processing of the application will occur until the deficiencies are corrected

PROPERTY ADDRESS

509 South Section Street, Nekoosa, WI 54457

PARCEL NUMBER

3000679

30-XXXXX

ZONING DISTRICT

☐ R1

☒ R2

☐ R3

☐ R4

☐ B1

☐ B1

☐ M1

☐ A1

FIRST NAME

Holly

LAST NAME

Schlag

APPLICANT ADDRESS

424 Washington Avenue, Oshkosh, WI 54901

APPLICANT PHONE #

(920) 619-0834

APPLICANT EMAIL

holly.schlag@claritycare.org

FIRST NAME

Clarity Care

LAST NAME

Inc.

PROPERTY OWNER ADDRESS

424 Washington Ave, OSHKOSH, WI 54901-5044

PROPERTY OWNER PHONE

(920) 619-0834

PROPERTY OWNER EMAIL

Holly.Schlag@claritycare.org

BUSINESS NAME

Clarity Care Inc.

BUSINESS ADDRESS

424 Washington Avenue, OSHKOSH, WI 54901-5044

BUSINESS PHONE

(920) 965-7910

BUSINESS EMAIL

Holly.Schlag@claritycare.org

DESCRIPTION OF PROPOSED CONDITIONAL USE

Clarity Care is a nonprofit organization that provides services for individuals with varying abilities so they can achieve independent and fulfilling lives within their community. Clarity Care would like to Operate a 4 bed Adult Family Home in the community of Nekoosa where members can feel welcomed and safe in a home setting within their community.

DESCRIPTION OF HOW PROPOSED CONDITIONAL USE MEETS CITY ORDINANCE STANDARDS

AFH (Adult Family Home) that is for up to 4 members, males or females. It is a residential group home to have members feel a part of the society and a part of their community.

COMPATIBILITY WITH SURROUNDING NEIGHBORHOOD

The home add extra security in the community as it has 24/7 staffing. Citizens within the Nekoosa area can have a group home for their loved ones to live and still be close to family for visits and outings. Clarity Care Inc. has been operating group homes since 1972 and provides employment for the Citizens of Nekoosa.

IMPORTANCE OF SERVICES TO THE COMMUNITY

Clarity Care is a non profit that provides services for individuals with varying abilities so they can achieve independent and fulfilling lives within their community.

NEIGHBORHOOD PROTECTIONS

We assess the members prior to admission and do everything we can to keep non behavior members in the home. If behaviors increase, we do give them a 30 day notice.

(avoidance of negative externalities)

OTHER FACTORS

We monitor daily, the members and the impact they make within their community and home. We are willing to discuss any concerns and work with the community to ensure the members and community are safe.

Pertinent to the proposed use

SITE SKETCH AND PHOTOGRAPHS

if applicable

PLAT OF SURVEY PREPARED BY A REGISTERED LAND SURVEYOR IF REQUIRED BY THE ZONING ADMINISTRATOR

nekoosa-conditional-report-
1738179050809.docx

Visit heygov.co/cityofnekoosa.org/fr_01jjsq8x293xrf7ej6bn6k11aa to view or download full files.

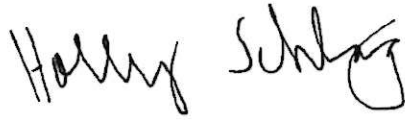
The undersigned hereby makes application at the location stated herein. The undersigned agrees that all work shall be done in accordance with the requirements of the City of Nekoosa Zoning Ordinance and with all other applicable City Ordinances and the laws and regulations of the State of Wisconsin.

SIGNATURE OF APPLICANT/PERMIT HOLDER

C C I

Signed electronically on 1/29/2025

SIGNATURE OF PROPERTY OWNER



Signed electronically on 1/29/2025

PAYMENT

PAID \$50.00

SUBMITTED AT: 1/29/2025

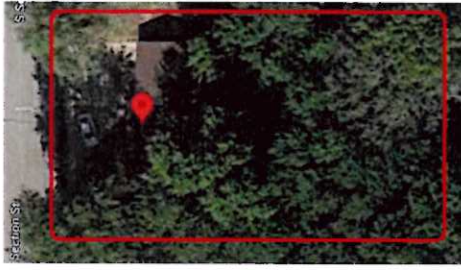
For Public Works use only

PERMIT NUMBER

COPY TO FIRE DEPT?

☐ Yes

☐ No



Clarity Care – Dell
509 S Section St
Nekoosa, WI 54447

Scale: 1/4" = 1'-0"

