TOWN OF NEENAH
Plan Commission Meeting
Regular Meeting Agenda

DATE: Monday, July 20, 2026
TIME: Immediately Following the Public Hearing at 7:00 PM
LOCATION: 1600 Breezewood Lane, Neenah, WI 54956

The meeting will also be offered virtually via ZOOM
Meeting ID: 892 6331 9166 Passcode: 773318 Phone (312) 626-6799

1. Call Meeting to Order
2. Pledge of Allegiance
3. Public Forum
4. Approve Meeting Minutes from June 15, 2026
5. Input/Discussion/Action:
   a. Resolution 2026-22 — Chapter 23 Text Amendment
      Applicant: Winnebago County Planning and Zoning Department
      Agent: Cary Rowe, Zoning Administrator
      Location of Premises: N/A
      Tax Parcel No: N/A
      Explanation: Create and add section 23.8-53 to Chapter 23, Winnebago County Town-County Zoning Codes of the Winnebago County General Code,
      To amend Chapter 23-2 to establish a data center definition and
      To impose a 12-month moratorium on the receipt, processing, and approval of new Date Center Applications

   b. Resolution 2026-21 — Zoning Map Amendment
      Applicant: Devereaux Rev Trust ET AL
      Agent: Ayvar, Rodolfo, Davel Engineering & Environmental Inc
      Location of Premises: Stanford Dr, Neenah (Parcel is west of Terra Cotta Dr)
      Tax Parcel No: 010-1542 Partial, 010-0319 Partial
      Legal Description: Being part of the SE1/4 of the SW1/4 and part of Lo 1 CSM-2553 all being located in part of the SE1/4 of the SW1/4 of Section 30, Township 20 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin
      Explanation: Applicant is requesting a Zoning Map Amendment to change from A-2, General Agriculture District to R-2, Suburban Residential District.

   c. Resolution 2026-17 — Certified Survey Map for Stanford Drive / Terra Cotta Drive
      Applicants: Mark & Lisa James, Craig & Samantha Harvey, Michael & Karen Tippens, and Devereaux Rev Trust
      Agent: Davel Engineering
      Location of Premises: 765, 763 and 791 Terra Cotta Drive
      Tax Parcel No: 010-1970, 010-1969, 010-1967, 010-1542 and 010-0319
6. New Business
7. Old Business
   - Update on Homestead Acres Development
8. Future Meetings / Agenda Items
   a. Next scheduled Plan Commission meeting, Monday August 17, 2026.
9. Adjourn

Closed Session Contemplated: **NO**

Respectfully Submitted,
Ellen Skerke, Administrator-Clerk-Treasurer
July 16, 2026

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 the Town Board, Sanitary Commissions, or other committees may attend, but no official action will be taken by them.

Notice was posted on July 16 , 2026 at www.townofneenah.com and the Town of Neenah Municipal Building, 1600 Breezewood Lane,

TOWN OF NEENAH PLAN COMMISSION MEETING
Monday, June 15, 2026
Held at Town of Neenah Municipal Building, 1600 Breezewood Lane and offered via Zoom.

Present for Plan Commission: Plan Commission Chair Jody Andres, Commissioner Andrea Madsen, Commissioner Jeremy Kwiatkowski, Commissioner Brandon Nielsen, Commissioner Chris Anderson and Commissioner Pete Weyenberg

Also Present: Town Supervisor David Bluma, Town Supervisor Jim Weiss, Richard Schmitz, Cedar Corporation Eric Fowle, Deputy Clerk-Treasurer Cyndi Pleshek and Administrator-Clerk-Treasurer Ellen Skerke.

Also Present Via Zoom: Carrie Sturn.

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

Public Forum
None

Approve April 20, 2026 Plan Commission Meeting Minutes
Motion: P. Weyenberg / C. Anderson to approve.
Motion carried by voice vote.

Input/Discussion/Action
Resolution 2026-15 Winnebago County Zoning Text Amendment
Explanation: Applicant is requesting to amend Chapter 23, Article 7, Division 1, section 23.7-3(10) of the Winnebago County Town County Zoning Code.

- J. Kwiatkowski inquired why the change in number of days. E. Skerke will follow up with County Zoning and email their response

Motion: P. Weyenberg / C. Anderson to approve.
Motion carried , J. Kwiatkowski voted nay.

Resolution 2026-16 Special Exception

Applicant:	Schmitz, Richard
Location of Premises Affected:	Vacant Lot located W of 1374 Firefly Court, Neenah
Tax Parcel No:	010-1833-00

Explanation: The owner/applicant is requesting a special exception to: Construct a shed on a vacant lot adjoining a lot with a principal structure.

- R. Schmitz, 1374 Firefly Ct, explained his request to build an accessory building on the neighboring vacant lot. He has already received permission from the Homeowners Association.
- P. Weyenberg commented that County Zoning code does not permit an accessory structure on a property without a primary structure. R. Schmitz stated that he will be required to add a deed restriction to the property so that it cannot be sold independent of the property with the home.
- J. Weiss inquired if there was a foundation. R. Schmitz responded no, it is a pre-built structure to be placed on a gravel pad.
- P. Weyenberg questioned if this was considered a temporary structure, although that may be true, E. Skerke noted that her understanding was that a building larger than 10 x 10 required a permit.

Motion: P. Weyenberg / J. Kwiatkowski to approve the special exception to install a 14'x32' shed on the vacant installation subject to it being tied to the adjacent personal residence through a deed restriction.
Motion carried by voice vote.

Comprehensive Plan Update Working Session:
Project Hub Usage Report – Apr. 18-Jun 11, 2026.

- E. Fowle presented the Project Hub update, noted there remains to be a large number of hits on the project hub. No new comments in the last month

Review of Draft Introductory "Message from the Plan Commission"

- E. Fowle presented a draft Message from the Plan commission based on the information that Russ Meerdink provided last month. He decided to use the terminology Aspirational Principles and word smithed the language.
- E. Fowle noted that moving into the various Chapters of the Comp Plan, he repeats the Aspiration Principles that tie into it.
- A. Madsen commented that she appreciated that he tied it into each of the chapters.
- E. Fowle noted this is in draft format, any additional comments or corrections can be fixed in the report and that once the Plan Commission is OK with these documents, they will be added to the project hub.
- A. Madsen commented that #5 lead in sentence "incorporate facilities into park facilities" should be changed. General consensus to change the language to read incorporate facilities into recreation areas.
- A. Madsen noted that in #8 there are refences to "this" and "these" that may not be clear what it is referencing. General consensus is to rearrange the sentences, perhaps swap the first and last sentences and it may flow better.
- B. Neilsen noted this is a nice addition to the Comprehensive Plan.

Review of Draft Updated Goals, Strategies, and Policies:

— Issues & Opportunities Element

- E. Fowle noted these items have been discussed over the last several meetings and we are getting close to a final version.
- A. Madsen commented that this chapter reads like more of an introduction, where does the introduction end and issues begin? E. Fowle stated this chapter is more of an over-arching that captures the overall ideas.
- A. Madsen commented there are a lot of tables in the chapter, can you have too many or are they redundant? E. Fowle to look at it again, if there are specific ones in particular, let him know.
- B. Neilsen noted that ADA Compliance on all governmental websites is a new requirement. He advised us to take these requirements into consideration as we work on this plan. E. Skerke noted that yes, it is a requirement that we need to keep that in mind; however, as a smaller community, our deadline to meet these requirements has been delayed so there is little bit of time to manage this as we move forward.

— Housing Element

- E. Fowle noted there are 3 aspirational principles related to housing. This element is more comprehensive and provides more direction.
- A. Madsen noted that strategy 4.1 focuses on a mix of single family , two family, multi-unit and senior housing, the n4.2 puts a focus on senior housing. Discussion about the different style housing in the Town, the vast majority is single family home, how do we incorporate

senior housing? Do we need to incorporate senior housing? Discussed population growth, aging and staying in the community vs staying in their home. Consider the option of combining 4.1 and 4.2 into one strategy.

- J. Kwiatkowski questioned if the Town is trying to do too much, trying to be everything for everyone. E. Fowle noted that perhaps the answer is yes, every Town should try to do too much to allow flexibility. B. Neilsen noted that the Comprehensive Plan is giving the Town options and the ability to consider different housing. The final decision will be made when an actual plan comes forward , the Plan commission and Town Board will determine what is appropriate based on the particular development.
- General Discussion regarding growth in the Town of Neenah

— Economic Development Element

- E Fowle questioned how far the Town wants to pursue economic development, marketing, attracting development. The Town has opportunities; the question is how much effort the Town wants to put into this aspect.
- P. Weyenberg noted that the Town does not have enough land opportunities to actively seek development, we need to remain open minded when approached, not sure how much effort the Town should do to draw them in.
- E. Skerke noted that 7.2.3 regarding Town owned land can be removed, the Town does not own land at this time.
- Discussed home based businesses in the Town.

— Transportation Element

- E. Fowle noted the transportation section in the prior plan did not have much detail. He has added much more to this plan.
- E. Skerke noted that the Officially Mapped roads are an important piece to manage, review what is already officially mapped, and discuss with the City where we may disagree.
- J. Weiss suggested we follow up on ATV/UTV use on neighboring roads as well.
- D. Bluma questioned the need for section 8.2.3 related to street trees, the Town has not been actively planting trees in the road right-of-way. E. Fowle noted this is consistent with one of the aspirational principles. E. Skerke noted the new subdivision coming in does have a landscape plan. Keeping it in allows this for future purposes.
- B. Neilsen noted that as roads are improved, it is important to ensure that the base is important if trees are going to be installed, ensure the correct coils are used and not compacted with poor soil, clay or gravel when street trees are going to be planted.

Review of Draft Chapter 7 Intergovernmental Cooperation (to be handed out at meeting)

- E. Fowle provided a document for this section, asked the Committee to spend time over the next few weeks reviewing this section and sending him comments. The Committee will review this at the next Comprehensive Plan Workshop.
- First half of the document is a background, a lot on state statues with background of intergovernmental agreements. The second half describes the Town's relationships and what's in place now.
- Intergovernmental agreement is critical in this day and age.

Homework – Intergovernmental Cooperation Goals, Strategies, and Policies

Next Steps / Meeting Topics

- Next meeting will discuss the Intergovernmental Chapter and Land Use maps. We are moving along and nearing the end for this process.

- August 17th is the next Plan Commission workshop; we may have to squeeze in an additional meeting in November. Will finalize the schedule at the next meeting.

New Business

- E. Skerke stated there will be a Plan Commission Meeting on July 13th. There will be Zoning Map Amendment and Certified Survey Map related to the property off of Terra Cotta Drive and the Stanford drive discontinuance.

Old Business

- None

Next regularly scheduled Plan Commission Meeting, Monday July 20, 2026 at 7:00 p.m.

Adjourn:
Motion: P. Weyenberg / B. Nielsen to adjourn. Motion carried. Adjourned at 8:38 p.m.

Respectfully submitted,
Ellen Skerke
Administrator-Clerk-Treasurer

Approved: DRAFT – Pending Approval

2026-22

RESOLUTION

Town Board of the Town of Neenah , Winnebago County, WI

RE: Petition of the Winnebago County Planning and Zoning Committee for the proposed code text amendment changes affecting Winnebago County Chapter 23, of the Winnebago County Town County Zoning Code. With the applicant being Winnebago County, all unincorporated towns must be notified of the Public Hearing and may respond in an advisory capacity.

DESCRIPTION OF SUBJECT SITE:

Owner(s) of Property: NA
Applicant(s): Winnebago County Planning & Zoning Committee

EXPLANATION:
Explanation: Applicant is requesting a Text Amendment to Chapter 23 to:

Create and add Section 23.8-53 to Chapter 23, Winnebago County Town County Zoning Codes of the Winnebago County General Code;
To amend Chapter 23.3-2 to establish a data center definition; and
To impose a 12-month Moratorium on the receipt, processing, and approval of new Data Center Zoning Applications

RESOLVED, by the Town Board of the Town of Neenah, Winnebago County, Wisconsin, that the above indicated proposed amendment(s) to the Winnebago County Chapter 23 of the Winnebago County Town County Zoning Code, be and the same is hereby

[ ]APPROVED [ ]DISAPPROVED

Signed: _____
Ellen Skerke, town of Neenah Clerk

TOWN FINDINGS (REASONS):
1.

2.

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 27th DAY OF July, 2026.

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMITTEE
July 28, 2026

TO WHOM IT MAY CONCERN:

The applicant(s) listed below has requested a Text Amendment which is regulated by the Town/County Zoning Code, Chapter 23. You are receiving this notification 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 July 28, 2026 at 6:30 PM at the JP Coughlin Center, Room A & B, 625 E County Y, Oshkosh, WI.

All interested persons wishing to be heard at the public hearing may appear in person or via Microsoft Teams using the 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 TEXT AMENDMENT REQUEST

Application No.: 26-TA-003

Applicant: WINNEBAGO COUNTY PLANNING AND ZONING DEPARTMENT

Agent: CARY ROWE, ZONING ADMINISTRATOR

Location of Premises: N/A

Tax Parcel No.: N/A

Explanation: Create and add Section 23.8-53 to Chapter 23, Winnebago County Town County Zoning Codes of the Winnebago County General Code;
To amend Chapter 23.3-2 to establish a data center definition; and
To impose a 12-month Moratorium on the receipt, processing, and approval of new Data Center Zoning Applications.

Definitions/Sections to be added to Chapter 23:

23.8-53 Moratorium.

(1) For the purposes of this 23.8-53, "data center" is defined as a facility of at least 10,000 square feet of floor space built to support high-volume data management, processing, networking, storage, and transmission of digital information and applications. It includes hosting digital data, cloud computing services, artificial intelligence operations, telecommunications infrastructure, or similar technology functions including but not limited to associated support facilities.

(2) Pursuant to Wis. Stats. § 59.69(4), Winnebago County enacts the following moratorium: Notwithstanding any other provision in Chapter 23, there shall be a moratorium on the receipt, processing, and approval of new data center development applications. The purpose of this moratorium is to allow Winnebago County time to evaluate potential health, safety, and environmental impacts, and develop recommendations regarding infrastructure requirements, operational standards, and future regulations. The moratorium shall be in effect for a period of twelve (12) months from the date of publication or until it is rescinded, whichever is earlier. The moratorium enacted herein is not intended to be, and does not constitute, a "development moratorium" as that term is defined in Wis. Stats. § 7966.1002(1)(b).

15.06A Data Center - A facility of at least 10,000 square feet of floor space built to support high-volume data management, processing, networking, storage, and transmission of digital information and applications. It includes hosting digital data, cloud computing services, artificial intelligence operations, telecommunications infrastructure, or similar technology functions including but not limited to associated support facilities. It is not similar to any other land use listed in Exhibit 8-1.

ORDINANCE: Amend Chapter 23 of the Winnebago County General Code to Impose a 12-month Moratorium on the Receipt, Processing, and Approval of New Data Center Zoning Applications and Establish Data Center Definition.

TO THE WINNEBAGO COUNTY BOARD OF SUPERVISORS:

WHEREAS, pursuant to Wis. Stats. § 59.69(4), Winnebago County possesses authority to exercise powers necessary for the health, safety, and welfare of its residents; and

WHEREAS, Wis. Stats. § 59.69 authorizes counties to adopt and amend zoning regulations governing the use of land and structures within their jurisdiction in order to promote public health, safety, prosperity, aesthetics, and the general welfare and to encourage the most appropriate use of land throughout the county; and

WHEREAS, Wis. Stats. § 59.69(4) authorizes counties to enact temporary moratoria for a limited period of time in order to address the issue giving rise to the need for the moratorium; and

WHEREAS, Winnebago County recognizes that large-scale data centers represent a rapidly emerging category of development associated with cloud computing, artificial intelligence, digital storage, telecommunications infrastructure, and related technologies; and

WHEREAS, modern data center developments may require significant electrical infrastructure, backup generation systems, telecommunications facilities, transportation improvements, land area, emergency response planning, and water resources depending upon facility design and operational requirements; and

WHEREAS, Winnebago County's zoning ordinances do not currently contain regulations specifically addressing the siting, development, operation, expansion, infrastructure impacts, environmental considerations, or compatibility standards associated with large-scale data center development; and

WHEREAS, there are some Towns subject to the zoning jurisdiction of Winnebago County pursuant to Winnebago County General Code Chapter 23; and

WHEREAS, the Winnebago County Board of Supervisors finds that additional study is necessary to evaluate the potential impacts of data center development on land use patterns, agricultural preservation, utility infrastructure, transportation systems, environmental resources, emergency services, economic development objectives, and neighboring property owners; and

WHEREAS, the Winnebago County Board of Supervisors further finds that acceptance of applications for large-scale data center development prior to completion of such study could impair Winnebago County's ability to establish a comprehensive and predictable regulatory framework governing future proposals; and

WHEREAS, local governments throughout Wisconsin have recently considered or adopted temporary data center moratoria or development pauses to provide time for research, public engagement, and ordinance development, including Dane County, Manitowoc County, and the City of Madison; and

WHEREAS, the Winnebago County Board of Supervisors finds that a temporary pause on the acceptance and processing of new data center development applications will provide the opportunity necessary to conduct research, engage stakeholders, evaluate infrastructure impacts, and develop recommendations regarding future zoning and land use regulations; and

WHEREAS, the Winnebago County Board of Supervisors further finds that such action is intended to preserve the County's planning authority while standards are developed; it is not intended to permanently prohibit data center development within Winnebago County; and

WHEREAS, establishing a definition for data centers will eliminate ambiguity.

NOW, THEREFORE, THE WINNEBAGO COUNTY BOARD OF SUPERVISORS DOES ORDAIN that Winnebago County General Code Chapter 23, Article 8, Division 3, covering "Allowable Land Uses", is amended to add the following subdivision:

23.8-53 Moratorium.
(1) For the purposes of this 23.8-53, "data center" is defined as a facility of at least 10,000 square feet of floor space built to support high-volume data management, processing, networking, storage, and transmission of digital information and applications. It includes hosting digital data, cloud computing services, artificial intelligence operations, telecommunications infrastructure, or similar technology functions including but not limited to associated support facilities.
(2) Pursuant to Wis. Stats. § 59.69(4), Winnebago County enacts the following moratorium: Notwithstanding any other provision in Chapter 23, there shall be a moratorium on the receipt, processing, and approval of new data center development applications. The purpose of this moratorium is to allow Winnebago County time to evaluate potential health, safety, and environmental impacts, and develop recommendations regarding infrastructure requirements, operational standards, and future regulations. The moratorium shall be in effect for a period of twelve (12) months from the date of publication or until it is rescinded, whichever is earlier. The moratorium enacted herein is not intended to be, and does not constitute, a "development moratorium" as that term is defined in Wis. Stats. § 66.1002(1)(b).

BE IT FURTHER ORDAINED that the Winnebago County General Code Chapter 23, Article 3, Division 2 "Land Use Definitions" is amended to add the following:

15.06A **Data Center** A facility of at least 10,000 square feet of floor space built to support high-volume data management, processing, networking, storage, and transmission of digital information and applications. It includes hosting digital data, cloud computing services, artificial intelligence operations, telecommunications infrastructure, or similar technology functions including but not limited to associated support facilities. It is not similar to any other land use listed in Exhibit 8-1.

BE IT FURTHER ORDAINED that this Ordinance shall not apply to:
i. Existing lawfully established data center facilities;
ii. Routine maintenance, repair, replacement, or upgrades to existing facilities;
iii. Projects that have received all necessary County approvals prior to the effective date of this Ordinance;
iv. Telecommunications facilities otherwise regulated under state or federal law.

BE IT FURTHER ORDAINED that during the moratorium period, County staff shall:
a. Review existing County ordinances and comprehensive planning documents;
b. Evaluate potential impacts of large-scale data center development on utility infrastructure, transportation systems, emergency services, land use patterns, agricultural resources, environmental resources, and neighboring property owners;
c. Consult with municipalities, utilities, regional planning organizations, economic development entities, industry representatives, property owners, and members of the public;
d. Develop recommendations regarding definitions, zoning classifications, siting criteria, performance standards, buffering requirements, infrastructure requirements, environmental protections, and operational standards applicable to future data center development; and
e. Prepare a report and recommended ordinance amendments for consideration by the Planning and Zoning Committee and County Board.

BE IT FURTHER ORDAINED that the Winnebago County Board of Supervisors declares that the purpose of this temporary moratorium is to facilitate informed planning and development of land use regulations and that nothing contained herein shall be interpreted as a determination that data center development is either appropriate or inappropriate within Winnebago County.

BE IT FURTHER ORDAINED that this ordinance shall be effective for a period of twelve (12) months

upon adoption and the date of publication or until it is rescinded, whichever is earlier.

Respectfully submitted by:
PLANNING AND ZONING COMMITTEE
Committee Vote: 5-0

Fiscal Note:

Vote Required for Passage: **MAJORITY OF MEMBERS PRESENT**

Approved by the Winnebago County Executive on _____.

_____
Gordon Hintz
Winnebago County Executive

RESOLUTION 2026-21

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): DEVEREAUX REV TRUST ET AL
Agent: AYVAR, RODOLFO DAVEL ENGINEERING & ENVIRONMENTAL INC
Parcel No.: 010-1542
Location of Premises Affected: STANFORD DR, NEENAH
Legal Description: Being part of the SE1/4 of the SW1/4 and part of Lot 1 CSM-2553 all being located
in part of the SE1/4 of the SW1/4 of Section 30, Township 20 North, Range 17 East,
Town of Neenah, Winnebago County, Wisconsin.

Current Zoning: A-2 General Agriculture
Proposed Zoning: R-2 Suburban Low Density Residential
Explanation: Applicant is requesting a Zoning Map Amendment to change from A-2, General Agriculture District to R-2, Suburban Residential District

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

Overlays: NONE

Current Zoning: A-2 General Agriculture

Proposed Zoning: R-2 Suburban Low Density Residential

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

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/APPLICANT

Describe present use(s): parcel is currently vacant

Describe proposed use(s): Splitting purchased lot between residential land owners

Describe the essential services for present and future use(s): N/A

Describe why the proposed use would be the highest and best use for the property: Proposed zoning would match neighboring parcels

Describe the proposed use(s) compatibility with surrounding land use(s): Proposed zoning would match neighboring parcels

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.

Docusign Envelope ID: DA00C66A-6382-844E-80C4-B8BC312FA39C

Property Owners

James, Mark & Lisa, Harvey, Craig & Samantha et al
765 Terra Cotta Dr.
Neenah, WI 54956

Devereaux Rev Trust
Katherine G
797 Dartmouth Dr
Neenah, WI 54956

Michael & Karen Tippins
791 Terra Cotta Dr
Neenah, WI 54956

Craig & Samantha Harvey
733 Terra Cotta Dr
Neenah, WI 54956



RESOLUTION 2026-17

TOWN OF NEENAH
WINNEBAGO COUNTY, WISCONSIN

RESOLUTION APPROVING CERTIFIED SURVEY MAP FOR PARCELS ON STANFORD DRIVE and TERRA COTTA DRIVE WINNEBAGO COUNTY PLANNING AND ZONING CSM LOG # 6553

WHEREAS, Winnebago County Planning and Zoning submitted CSM Log # 6553 for Town review, as attached as Exhibit 1; and

WHEREAS, on January 19, 2026, the Town of Neenah Plan Commission held a meeting on a Certified Survey Map (CSM) filed by Davel Engineering on behalf of property owners Mark and Lisa James to establish new lots as described on the attached CSM in the Town of Neenah, Winnebago County Planning and Zoning CSM Log # 6553; 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 Town of Neenah, County Planning and Zoning CSM Log # 6553.

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

Dated this 27th day of July 2026.

TOWN OF NEENAH

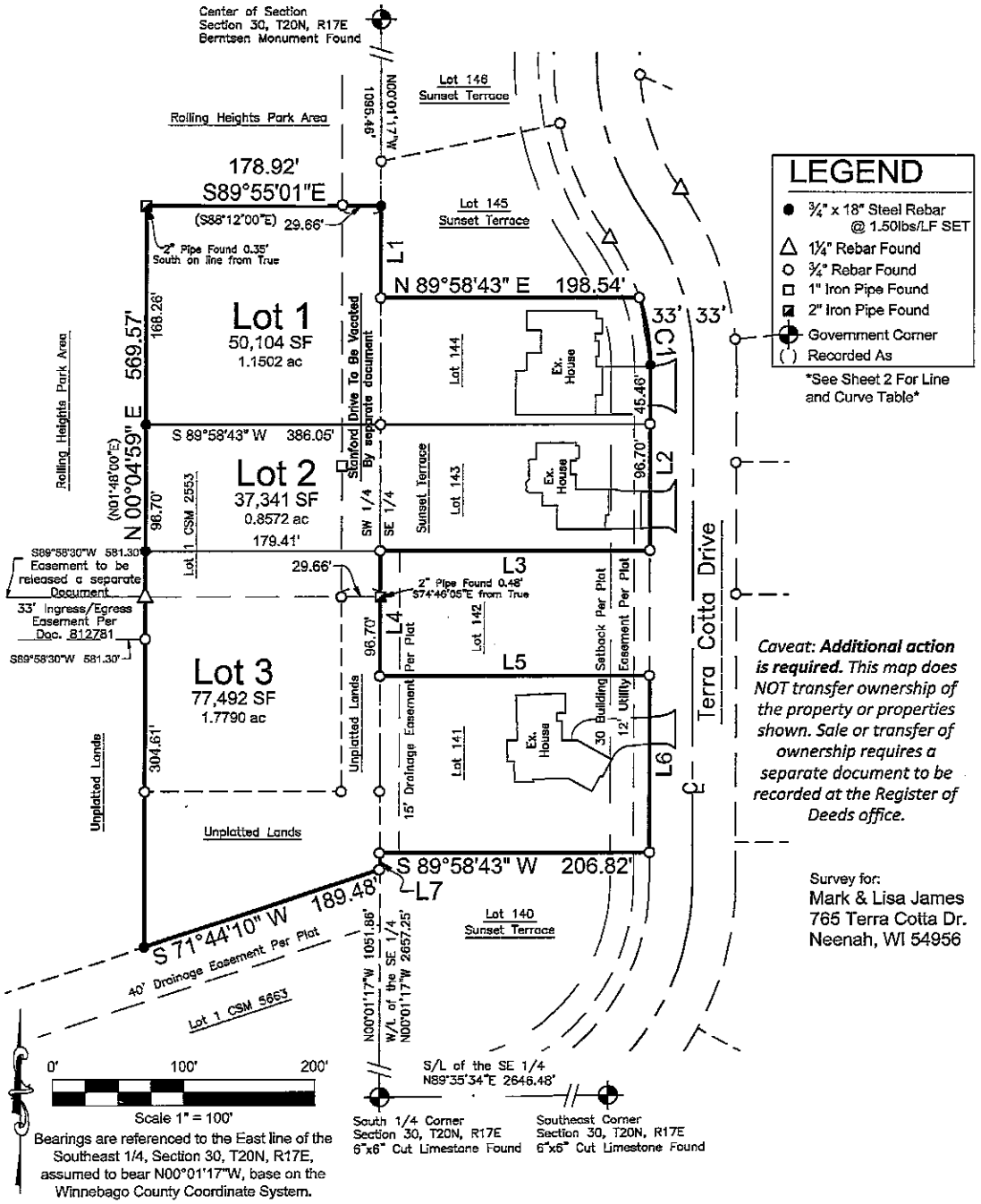
By: _____
Robert Schmeichel,
Town Chairperson

Attest:

_____
Ellen Skerke,
Town Administrator-Clerk-Treasurer

Certified Survey Map No. _____

All of Lot 141, 143 and 144 of Sunset Terrace (Doc. 1348676); All of Lot 1 Certified Survey Map 2553 (Doc. 1962583), also the South 300 feet of Stanford Drive as dedicated by the Plat of Rolling Heights (Doc.356053) and additional lands located in the Southeast 1/4 of the Southwest 1/4 of Section 30, Township 20 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.



LEGEND

- ● ¾" x 18" Steel Rebar @ 1.50lbs/LF SET
- △ 1¼" Rebar Found
- ○ ¾" Rebar Found
- □ 1" Iron Pipe Found
- ▣ 2" Iron Pipe Found
- ⊕ Government Corner
- ( ) Recorded As

See Sheet 2 For Line and Curve Table

*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.*

Survey for:
Mark & Lisa James
765 Terra Cotta Dr.
Neenah, WI 54956

Bearings are referenced to the East line of the Southeast 1/4, Section 30, T20N, R17E, assumed to bear N00°01'17"W, base on the Winnebago County Coordinate System.

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

Rodolfo A. Ayvar Date
Professional Land Surveyor
No. S-4074

File: 9408CSM.dwg
Date: 06/15/2026
Drafted By: rodolfo
Sheet: 1 of 7

Certified Survey Map No. _____

All of Lot 141, 143 and 144 of Sunset Terrace (Doc. 1348676); All of Lot 1 Certified Survey Map 2553 (Doc. 1962583), also the South 300 feet of Stanford Drive as dedicated by the Plat of Rolling Heights (Doc.356053) and additional lands located in the Southeast 1/4 of the Southwest 1/4 of Section 30, Township 20 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

Surveyor's Certificate

I, Rodolfo A. Ayvar, 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 Mark E. James, Lisa M. James, Craig J. Harvey, Samantha J. Harvey, Michael J. Tippins, Karen A. Tippins, and Devereaux Revocable Trust, Katherine G., the property owners of said land, I have surveyed, combined 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 All of Lot 141, 143 and 144 of Sunset Terrace (Doc. 1348676); All of Lot 1 Certified Survey Map 2553 (Doc. 1962583), also the South 300 feet of Stanford Drive as dedicated by the Plat of Rolling Heights (Doc.356053) and additional lands located in the Southeast 1/4 of the Southwest 1/4 of Section 30, Township 20 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin, containing 164,936 Square Feet (3.7864 Acres) of land described as follows:

Commencing at the South 1/4 Corner of Section 30, T20N, R17E; thence N00°01'17"W, along the West line of the Southeast 1/4 of said Section 30, 1051.86 feet to the Northeast Corner of Lot 1 Certified Survey Map No. 5663 being the Point of Beginning; thence along the North line of said Certified Survey Map, S71°44'10"W, 189.48 feet; thence N00°04'59"E, 569.57 feet to the Northwest Corner of Certified Survey Map No. 2553; thence S89°55'09"E, 178.92 feet along the North Line of said Certified Survey Map; thence, S00°01'17"E, 70.53 feet along the West Line of Lot 145 Sunset Terrace to the Northwest Corner of Lot 144 Sunset Terrace; thence N89°58'43"E, 198.54 feet along the North Line of Lot 144 Sunset Terrace to the Northeast Corner of said Lot 144, also being a point on the West Right of Way of Terra Cotta Drive; thence 52.82 feet along the arc of a curve to the left with a radius of 167.00 feet and a chord of 52.60 feet which bears S09°04'55"E to a point on the West Right of Way of Terra Cotta Drive; thence S00°01'17"E, 142.16 feet along said West Right of Way to the Southeast Corner of Lot 143 Sunset Terrace; thence S89°58'43"W, 206.82 feet along the South Line of Lot 143 Sunset Terrace; thence S00°01'17"E, 96.70 feet along the West Line of Lot 142 Sunset Terrace to the Northwest Corner of Lot 141 Sunset Terrace; thence N89°58'43"E, 206.82 feet along the North Line of Lot 141 Sunset Terrace to the Northeast Corner of said Lot 141, said point being on the West Right of Way of Terra Cotta Drive; thence S00°01'17"E, 135.84 feet along the the East Line of Lot 141 Sunset Terrace ; thence S89°58'43"W, 206.82 feet along the South Line of said Lot 141 Sunset Terrace; thence S00°00'51"E, 12.75 feet to the point of beginning, subject to all easements, and restrictions of record.

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

_____

Rodolfo A. Ayvar, Wisconsin Professional Land Surveyor No. S-4074

CURVE TABLE					
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle
C1	167.00'	S 09°04'55" E	52.60'	52.82'	18°07'16"

LINE TABLE		
Line	Bearing	Length
L1	S 00°01'17" E	70.53'
L2	S 00°01'17" E	142.16'
L3	S 89°58'43" W	206.82'
L4	S 00°01'17" E	96.70'
L5	N 89°58'43" E	206.82'
L6	S 00°01'17" E	135.84'
L7	S 00°00'51" E	12.75'

File: 9408CSM.dwg
Date: 06/15/2026
Drafted By: rodolfo
Sheet: 2 of 7

Certified Survey Map No. _____

All of Lot 141, 143 and 144 of Sunset Terrace (Doc. 1348676); All of Lot 1 Certified Survey Map 2553 (Doc. 1962583), also the South 300 feet of Stanford Drive as dedicated by the Plat of Rolling Heights (Doc.356053) and additional lands located in the Southeast 1/4 of the Southwest 1/4 of Section 30, Township 20 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

Town Board Approval

Resolved, that this certified survey map in the Town of Neenah, Winnebago County, Mark E. James, Lisa M. James, Craig J. Harvey, Samantha J. Harvey, Michael J. Tippins, Karen A. Tippins, and Devereaux Revocable Trust, Katherine G., the property owners, is hereby approved by the Town of Neenah.

Authorized Town Representative	Print Name	Date
Clerk	Print Name	Date

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
County Treasurer	Print Name	Date

City of Neenah Approval (Extraterritorial)

Resolved, that this certified survey map in the Town of Neenah, Winnebago County, Mark E. James, Lisa M. James, Craig J. Harvey, Samantha J. Harvey, Michael J. Tippins, Karen A. Tippins, and Devereaux Revocable Trust, Katherine G., the property owners, the property owner, is hereby approved by the City of Neenah.

Community Development Department	Print Name	Date

County Planning Agency Approval Certificate

Resolved, that this certified survey map in the Town of Neenah, Winnebago County, Mark E. James, Lisa M. James, Craig J. Harvey, Samantha J. Harvey, Michael J. Tippins, Karen A. Tippins, and Devereaux Revocable Trust, Katherine G., the property owners, the property owner, is hereby approved by Winnebago County.

Planning & Zoning Chairman	Print Name	Date

This Certified Survey Map is contained wholly within the property described in the following recorded instruments:

the property owners of record:	Recording Information:	Parcel Number(s):
Karen & Michael Tippins	Doc. 1961417	01019667
Craig & Samantha Harvey	Doc. 1927795	0101969
Mark & Lisa James	Doc. 1962583	0101970
Devereaux Rev. Trust, Katherine G.	Doc. 879511	0100319
Town of Neenah	Doc. 356053	010154501

the property owners of record:	Recording Information:	Parcel Number(s):
Karen & Michael Tippins	Doc. 1962583	0101542
Craig & Samantha Harvey	Doc. 1962583	0101542
Mark & Lisa James	Doc. 1962583	0101542

Certified Survey Map No. _____

All of Lot 141, 143 and 144 of Sunset Terrace (Doc. 1348676); All of Lot 1 Certified Survey Map 2553 (Doc. 1962583), also the South 300 feet of Stanford Drive as dedicated by the Plat of Rolling Heights (Doc.356053) and additional lands located in the Southeast 1/4 of the Southwest 1/4 of Section 30, Township 20 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

Owners' Certificate

As the property owners, we hereby certify that we caused the land described on this certified survey map to be surveyed, combined and mapped all as shown and represented on this map.

We do further certify this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Winnebago County Department of Development & Land Services
Town of Neenah
City of Neenah (Extraterritorial)

Dated this _____ day of _____, 20_____

_____ _____
Mark James, Owner Lisa James, Owner

State of Wisconsin)
)SS
_____County)

Personally came before me on the _____ day of _____, 20_____, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

_____ My Commission Expires _____
Notary Public, Wisconsin

_____
Rodolfo A. Ayvar Date
Professional Land Surveyor
No. S-4074

File: 9408CSM.dwg
Date: 06/15/2026
Drafted By: rodolfo
Sheet: 4 of 7

Certified Survey Map No. _____

All of Lot 141, 143 and 144 of Sunset Terrace (Doc. 1348676); All of Lot 1 Certified Survey Map 2553 (Doc. 1962583), also the South 300 feet of Stanford Drive as dedicated by the Plat of Rolling Heights (Doc.356053) and additional lands located in the Southeast 1/4 of the Southwest 1/4 of Section 30, Township 20 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

Owners' Certificate

As the property owners, we hereby certify that we caused the land described on this certified survey map to be surveyed, combined and mapped all as shown and represented on this map.

We do further certify this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Winnebago County Department of Development & Land Services
Town of Neenah
City of Neenah (Extraterritorial)

Dated this _____ day of _____, 20_____

_____ _____
Michael Tippins, Owner Karen Tippins, Owner

State of Wisconsin)
)SS
_____County)

Personally came before me on the _____ day of _____, 20_____, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

_____ My Commission Expires _____
Notary Public, Wisconsin

_____
Rodolfo A. Ayvar Date
Professional Land Surveyor
No. S-4074

Certified Survey Map No. _____

All of Lot 141, 143 and 144 of Sunset Terrace (Doc. 1348676); All of Lot 1 Certified Survey Map 2553 (Doc. 1962583), also the South 300 feet of Stanford Drive as dedicated by the Plat of Rolling Heights (Doc.356053) and additional lands located in the Southeast 1/4 of the Southwest 1/4 of Section 30, Township 20 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

Owners' Certificate

As the property owners, we hereby certify that we caused the land described on this certified survey map to be surveyed, combined and mapped all as shown and represented on this map.

We do further certify this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Winnebago County Department of Development & Land Services
Town of Neenah
City of Neenah (Extraterritorial)

Dated this _____ day of _____, 20_____.

_____ _____
Craig Harvey, Owner Samantha Harvey, Owner

State of Wisconsin)
)SS
_____County)

Personally came before me on the _____ day of _____, 20_____, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

_____ My Commission Expires _____
Notary Public, Wisconsin

_____
Rodolfo A. Ayvar Date
Professional Land Surveyor
No. S-4074

Certified Survey Map No. _____

All of Lot 141, 143 and 144 of Sunset Terrace (Doc. 1348676); All of Lot 1 Certified Survey Map 2553 (Doc. 1962583), also the South 300 feet of Stanford Drive as dedicated by the Plat of Rolling Heights (Doc.356053) and additional lands located in the Southeast 1/4 of the Southwest 1/4 of Section 30, Township 20 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

Owners' Certificate

As the property owners, we hereby certify that we caused the land described on this certified survey map to be surveyed, combined and mapped all as shown and represented on this map.

We do further certify this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Winnebago County Department of Development & Land Services
Town of Neenah
City of Neenah (Extraterritorial)

Dated this _____ day of _____, 20_____

_____
Devereaux Rev. Trust, Katherine G., Owner

State of Wisconsin)
)SS
_____County)

Personally came before me on the _____ day of _____, 20_____, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

_____ My Commission Expires _____
Notary Public, Wisconsin

_____
Rodolfo A. Ayvar Date
Professional Land Surveyor
No. S-4074