

**NOTICE OF PUBLIC HEARING
TOWN OF NEENAH PLAN COMMISSION
July 18, 2022**

TO WHOM IT MAY CONCERN:

The applicant(s) listed below has requested a Conditional Use Permit which is regulated by the Town/County Zoning Code Chapter 23. 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, July 18, 2022 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: 831 8222 2985 / **Passcode:** 216625 **Phone** (312)626-6799

Zoom Link: <https://us02web.zoom.us/j/83182222985?pwd=QVhJcThRbXlwVTV4dTZNUi9ETFI4Zz09>

For additional information you may contact the Clerk's office or Winnebago County Zoning Office where the application is available for viewing.

INFORMATION ON CONDITIONAL USE REQUEST

| | |
|---------------------------------------|---|
| Applicant: | Cvengros, Jonathan |
| Agent: | None |
| Location of Premises Affected: | 7070 Woodenshoe Rd , Neenah WI 54956 |
| Tax Parcel No: | 010-0089-04 |
| Legal Description: | Being a part of NW 1/4 of the SW 1/4 of Section 6, Township 19 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin. |
| Explanation: | Applicant is requesting a Conditional Use Permit for a major home occupation described as used firearm refinishing and repair as permitted by a Federal Firearms License. |
| Code Reference: | Chapter 23, Section 23.8-41, exhibit 8-1 17.25 |

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.

July 6, 2022 mailed to 14 addresses, posted to website and at the Town Hall posting Board

INITIAL STAFF REPORT

Sanitation: Existing; Private System

Overlays: NONE

Current Zoning: R-1 Rural Residential

Code Reference: Chapter 23, Section 23.8-41, Exhibit 8-1, 17.25

Description of Proposed Use: Applicant is requesting a conditional use permit for a major home occupation described as used firearm refinishing and repair as permitted by a Federal Firearms License.

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

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/AGENT

Describe the proposed use: See Attached.

Describe how the proposed use will not have any adverse effects on surrounding property: See Attached.

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.

CONDITIONAL USE APPLICATION

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

Applicant, please fill out of all the questions in your own words.

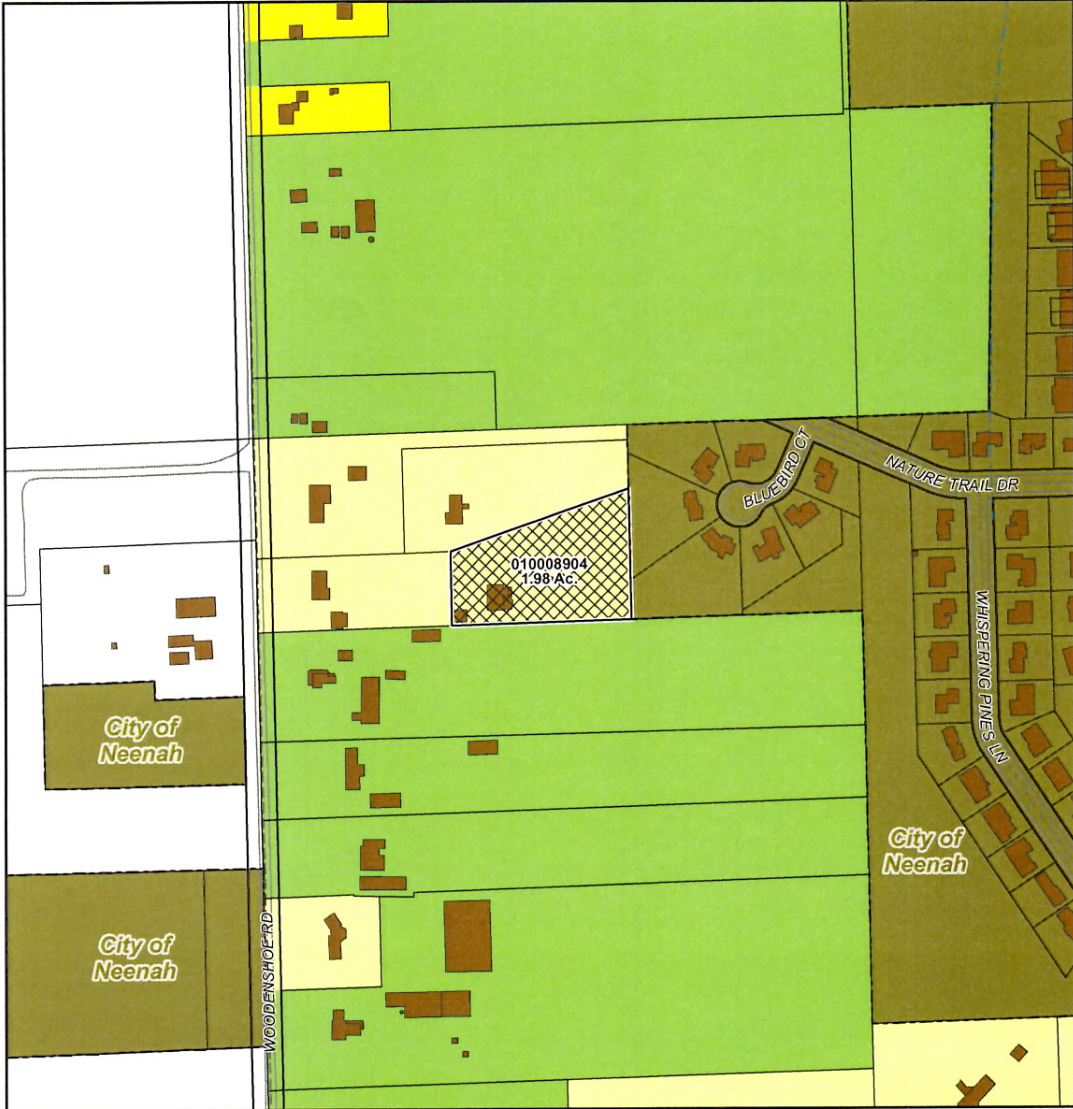
C-1 Describe the proposed use:

I will use the detached garage as a work space to refinish, repair, and clean the metal and wood components of used firearms. Test firing will occur at a shooting range off-site. No live ammo will be permitted in the work space. The power tools I use consist of a bead blasting cabinet, electric buffer/polishing wheels, an air compressor, and a drill press. Once a firearm is polished to the desired effect I may use boiling water to heat some of the metal parts to prepare them for bluing. The freshly blued metal parts then cure in a bath of water dispersing oil. The woodworking may consist of stripping off old finish, sanding, and re-applying a desired finish to the wood components. I will have a Federal Firearms License which makes it possible for a customer to transfer a firearm to me for gunsmithing service and for me to return the firearm back to the person who dropped it off. I will not be operating a retail business and my gunsmithing services are by appointment only. Assembled, functioning firearms will be stored in a locked room within the main residence. The detached garage will remain locked when not in use.

C-2 Describe how the proposed use will not have adverse effects on surrounding

property: (Potential adverse impacts include but are not limited to traffic, environmental impacts, lighting, smoke, odor, glare, noise, dust, vibration, fire hazard, and electrical interference.)

Most of the work I do is by hand and creates no noise. The tools mentioned above, in the manner I will use them, do not create noise inside the garage substantial enough to require ear plugs. I've put consideration in the tools I've purchased to ensure they are the quietest version. All of my tools run on 110v at a maximum of 1hp. I cannot hear my air compressor, buffing wheel, or drill press from inside my house. From outside my garage, these tools are quietly audible. Only one tool is used at a time and their total use over all is infrequent compared to hand work. My bluing tanks are stainless steel and are heated by well-insulated, propane burners (otherwise used for making maple syrup). The bluing tanks and burners are mounted to a 4x8 foot, sheet rock covered, table. The bluing process itself creates as much noise as water boiling. The rust remover and degreasers I use are both non-hazardous, non-toxic, and biodegradable. My bluing process (Hot Water Accelerated Rust Bluing) uses mostly boiling distilled water. The water displacing oil I use to cure freshly blued pieces of steel is reusable and will remain in the tank it is in. My main method of advertisement will be "word of mouth" and I may drop business cards off at some local establishments. There will be no signage indicating my business on Woodenshoe Rd. One customer at a time will arrive by appointment during daylight hours.



Application #22-CU-6050

Date of Hearing:
July 26, 2022

Owner(s):
CVENGROS, JONATHAN W /
CVENGROS, AMY

Subject Parcel(s):
010008904



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

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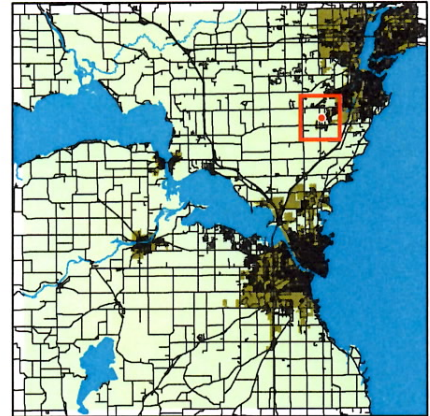
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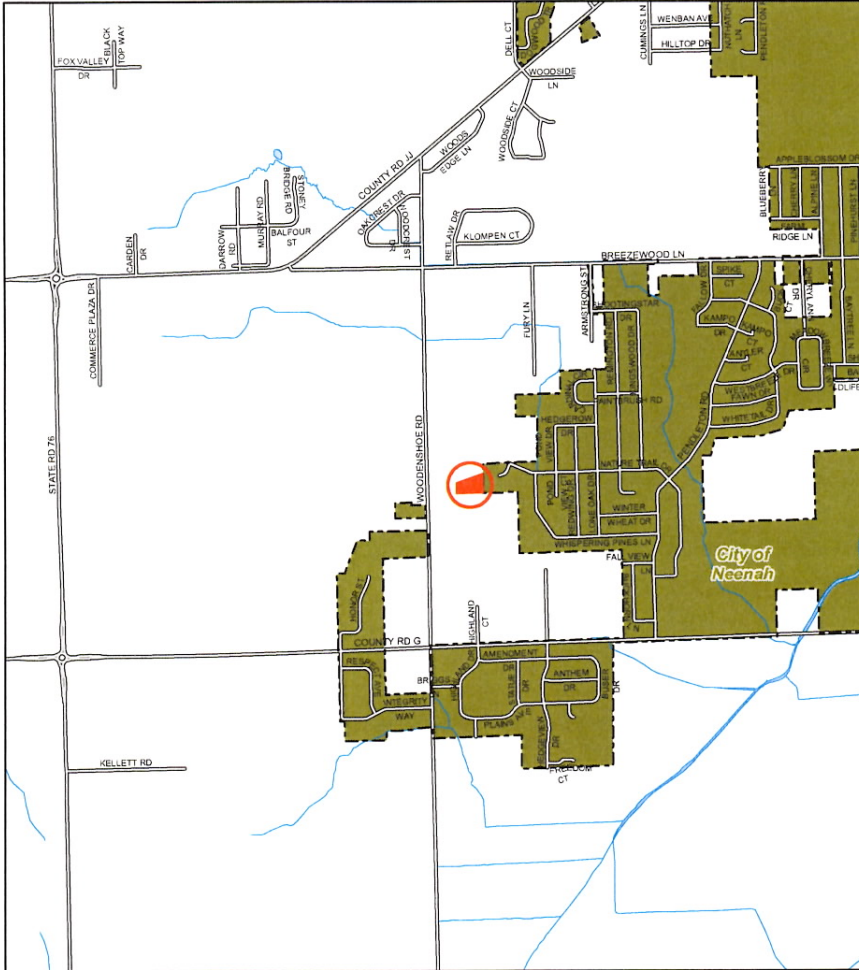


Winnebago County
WINGS Project

● = SITE



WINNEBAGO COUNTY



1 inch : 2,000 feet