

TOWN OF NEENAH TOWN BOARD
Meeting Agenda

DATE: Monday, July 25, 2022
TIME: 7:00 pm
LOCATION: 1600 Breezewood Lane

The meeting will also be offered virtually via ZOOM.

Meeting ID : 861 3231 5109 Passcode: 015083 Phone (312) 626-6799
Zoom <https://us02web.zoom.us/j/86132315109?pwd=dmQ4dUwZUZFZWliczduV1dwamY1dz09>

TOWN BOARD MEETING

1. CALL TO ORDER TOWN BOARD
2. APPROVE MINUTES - July 11, 2022 Town Board Meeting
3. PUBLIC FORUM
4. PUBLIC FORUM FOR RECOGNIZED MUNICIPAL AND COUNTY OFFICIALS
5. CORRESPONDENCES
 - a. Winnebago County Solid Waste -- June 2022 Tonnage Report
 - b. The Lakeland Times newspaper article dated July 15, 2022
6. DISCUSSION / ACTION
 - a. Approve Vouchers, Payroll and Bank Transactions July 25, 2022.
 - b. Approve Resolution 2022-09 Zoning Amendment
Applicant: Gabbert, Danyelle, Et Al
Location of Premises Affected: 1417 Larsen Rd, Neenah WI 54956
Tax Parcel No: 010-0196-02
Explanation: Applicant is requesting a Zoning Map Amendment to A-2 (General Agriculture) to eliminate dual zoning and to continue general agricultural use of the property.
 - c. Resolution 2022-10 – Conditional Use Permit Request
Applicant: Cvengros, Jonathan
Location of Premises Affected: 7070 Woodenshoe Rd, Neenah WI 54956
Tax Parcel No: 010-0089-04
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.
 - d. Discuss allocations of ARPA Funds, Potential for other funds and Larsen Road / Oakridge Road Reconstruction
7. FUTURE AGENDA TOPICS AND MEETINGS
 - a. Parks and Trails Committee Meeting Monday August 1, 2022 6:00 p.m. at Franzoi Park
 - b. In-Person Absentee Voting – Tuesday July 26, 2022 – Friday August 5, 2022 during regular office hours, additional hours on Friday August 5, 2022 from 8:30 am – 12:30 pm or by appointment.
 - c. Fire Department Business Meeting, Wednesday August 3, 2022 at 7:00 p.m.
 - d. Next Regularly Scheduled Town Board Meeting Monday August 8, 2022 at 7:00 p.m.
 - e. Election Day – Partisan Primary, Tuesday August 9, 2022 Polls Open 7:00 a.m. – 8:00 p.m.
8. OLD BUSINESS
9. NEW BUSINESS
10. ADJOURN OPEN SESSION
11. CONVENE INTO CLOSED SESSION
The Town Board will convene into closed session pursuant to Wis. Stats § 19.85 (1) (g) Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. ROLL CALL VOTE
 - a. Request by property owners on Armstrong Street
 - b. Nuisance Properties
12. ADJOURN CLOSED SESSION
The Town Board will not reconvene into open session

Closed Session Contemplated: YES

Ellen Skerke, Administrator-Clerk-Treasurer
July 21, 2022

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 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 July 21, 2022 at www.townofneenah.com and Town of Neenah Municipal Building, 1600 Breezewood Lane.

TOWN OF NEENAH TOWN BOARD MEETING

July 11, 2022

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: Regina Ukerwitz, Fire Chief Chad Dolphin, Administrator-Clerk-Treasurer Ellen Skerke.

Also in Attendance via Zoom: Carrie Sturn.

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

Approval of Minutes

Motion: J. Weiss / T. Wilde to approve June 27, 2022 Town Board meeting minutes.

One typo error to be corrected

Motion carried 5:0:0

Public Forum

- None

Public Forum for Recognized Municipal and County Officials

- None

Correspondences

- Building Permit Report – June 2022

Discussion/Action

Vouchers Payroll and Bank Transactions

Approve Vouchers, Payroll and Bank Transactions July 11, 2022.

E. Skerke made three adjustments, adding two checks and an appropriate transfer of funds.

Motion: T. Wilde / B. Cardoza to approve

Motion Carried 5:0:0.

Quarterly Reports

Quarterly Report from Fire Chief Dolphin

- C. Dolphin gave an update of activity for the second quarter 2022.
 - He provided a report with statistics on fire calls and first responder calls.
 - Reviewed the two grants applied for, one the DNR grant that they apply for each year and the EMS grant, asked for \$16,000 to replace their AEDs.
 - updated the Board on the recent fire call in Little Chute that involved 70 different departments. Town of Neenah Fire Department was one of the responding departments.
 - Explained the levels of fire calls including Auto Aid, Mutual Aid, MABAS – Mutual Aid Box Alarm System
 - The Rolling parade will take place on August 10 and August 11, there is information in the Newsletter, on their Facebook page and they will mail out a postcard.

Quarterly Financial Report from Administrator-Clerk-Treasurer Skerke

- E. Skerke provided the Town of Neenah and Stormwater Utility District Financial Reports with activity through June 30, 2022.

Appointments

Appoint Bob Schmeichel and Ellen Skerke to the Joint Municipal Court Ad Hoc Committee.

Motion: J. Weiss / B. Cardoza to approve.

Motion Carried 5:0:0.

Future Agenda Topics and Meetings

- Town of Neenah Sanitary District #2 Meeting Tuesday July 12, 2022 at 7:00 pm.
- Plan Commission Meeting, Monday July 18, 2022 at 7:00 p.m.
- Next Regularly Scheduled Town Board Meeting Monday July 25, 2022 at 7:00 pm.
- TAC Listening Session, Monday July 18th at the Town of Dale. R. Schmeichel stated he was unable to attend and asked for another Town Board member to attend if possible. T. Wilde stated he would attend.

Unfinished Business

- E. Skerke reported that she was getting the new accounts set up at Prospera Credit union. She provided contact information for the Branch manager and stated that each Town Board member should make an appointment with him to sign the paperwork. She will start the transition process the following week.

New Business

- None

Adjourn Meeting

Motion: B. Cardoza / J. Weiss to adjourn. Motion carried.

Meeting adjourned at 8:17 p.m.

Respectfully submitted,

Ellen Skerke
Administrator Clerk-Treasurer

Approved: DRAFT – Pending Approval

Voucher List Authorization - July 25, 2022

Bank Transfer (Transaction List)

<u>Date</u>	<u>From</u>	<u>To</u>	<u>Amount</u>	<u>Reason</u>
7/26/2022	General MM	Checking	\$ 48,000.00	Vouchers 7/25/2022
7/22/2022	SW Money Market	General MM	\$ 700,000.00	Transition to Prospera CU
7/22/2022	General Savings	General MM	\$ 32,542.13	Transition to Prospera CU
7/22/2022	Impact MM	General MM	\$ 6,000.00	Transition to Prospera CU
7/22/2022	General MM	Checking	\$ 1,545,567.13	Transition to Prospera CU

Check Details:

Accounts Payable: \$ 48,178.67

Transfer to Prospera Credit Union \$ 1,545,567.13 Open new accounts at Prospera CU

Notification of New Vendors NONE

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

Deposit Detail

Date Where Amount

Paid via Bank Transfer:

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

Account Balances as of July 26, 2022 - after requested transfers per this Voucher List

	<u>VERVE CU</u>	<u>PROSPERA CU</u>	<u>Community First CU</u>
Checking	\$ 5,977	\$ 5,000	
Membership account	\$ 5	\$ 25	
General MM	\$ 405,211	\$ 800,000	
General CD - CFCU	n/a	n/a	\$ 403,300
Taxes Collected	\$ 3,960	\$ -	
Impact Fee	\$ 512	\$ 6,000	
Tullar Rd Fund	\$ -	\$ 34,542	
Storm Water	\$ 221,192	\$ 700,000	
TOTAL	\$ 636,857	\$ 1,545,567	\$ 403,300

_____ Schmeichel _____ Bluma _____ Cardoza _____ Weiss _____ Wilde

In Transition to Prospera Credit Union, with a goal to complete the transition by the end of October 2022.

9:22 AM

07/22/22

Town of Neenah
Check Detail
July 25, 2022

Accounts Payable

\$48,178.67

Type	Date	Num	Name	Memo	Account	Paid Amount
Bill P...	07/25/20:	27761	Aberdean Cons...		11010-0 · Checking Accou...	
Bill	07/25/20:	63527		help desk	51420-4 · Office Expenses	-36.25
Bill	07/25/20:	63457		Monthly Billing July	51420-4 · Office Expenses	-379.00
TOTAL						-415.25
Bill P...	07/25/20:	27762	Bitco Insurance...		11010-0 · Checking Accou...	
Bill	07/25/20:	WC3...		July 2022- June 2023 wo...	51938-0 · Insurance	-6,078.00
TOTAL						-6,078.00
Bill P...	07/25/20:	27763	BP Neenah Sta...	52210-4	11010-0 · Checking Accou...	
Bill	07/25/20:	June...			52210-4 · Fire Dept. Fuel	-297.61
TOTAL						-297.61
Bill P...	07/25/20:	27764	Cowling Proper...		11010-0 · Checking Accou...	
Bill	07/25/20:	3702			55200-1 · Parks - Cowling Pr...	-6,633.33
					55200-3 · Parks - Supplies &...	-3,968.50
TOTAL						-10,601.83
Bill P...	07/25/20:	27765	Harters Fox Vall...		11010-0 · Checking Accou...	
Bill	07/25/20:	1649...			55200-6 · Parks - Harter's - ...	-248.57
Bill	07/25/20:	1649...			53634-0 · Garbage Collectio...	-12,490.45
				fuel surcharge	53634-0 · Garbage Collectio...	-2,048.43
					53635-0 · Recycling	-3,913.24
				fuel surcharge	53635-0 · Recycling	-641.77
TOTAL						-19,342.46
Bill P...	07/25/20:	27766	K and C Pest C...		11010-0 · Checking Accou...	
Bill	07/25/20:	1521...		Franzoi	55200-3 · Parks - Supplies &...	-26.00
Bill	07/25/20:	1521...		Mahler	55200-3 · Parks - Supplies &...	-26.00
TOTAL						-52.00
Bill P...	07/25/20:	27767	Lafin Lock & Key		11010-0 · Checking Accou...	
Bill	07/25/20:	2207...		Mahler master	55200-3 · Parks - Supplies &...	-26.00
TOTAL						-26.00
Bill P...	07/25/20:	27768	McMahon Asso...		11010-0 · Checking Accou...	
Bill	07/25/20:	9272...		aquatic planting	6-55200 · SW - CTH "O" Po...	-7,880.40
Bill	07/25/20:	0927...		"Rocket Way"	53314-2 · Larsen Road Reco...	-288.00
Bill	07/25/20:	0927...			53314-1 · Oakridge Rd Reco...	-372.00
TOTAL						-8,540.40

Town of Neenah
Check Detail
 July 25, 2022

Type	Date	Num	Name	Memo	Account	Paid Amount
Bill P...	07/25/20	27769	Rodriguez, Reb...		11010-0 · Checking Accou...	
Bill	07/25/20	June...		return deposit	48200-0 · Mahler Shelter Rent	-50.00
TOTAL						-50.00
Bill P...	07/25/20	27770	WE Energies		11010-0 · Checking Accou...	
Bill	07/25/20	4208...		town led street lights	53420-0 · Street Lighting - Al...	-230.81
				town lights	53420-0 · Street Lighting - Al...	-1,536.73
				fountain pump led lights	55200-8 · Conservancy Park...	-520.15
				Franzoi	55200-7 · Parks - WE Energi...	-61.83
					51420-8 · MB Utilities	-335.60
TOTAL						-2,685.12
Bill P...	07/25/20	27771	Winnebago Liq...	51610-1	11010-0 · Checking Accou...	
Bill	07/25/20	11529		Keating	55200-5 · Parks - Winnebag...	-90.00
TOTAL						-90.00

**Town of Neenah Plan Commission Public Hearing
Zoning Amendment Request for 1417 Larsen Road and
Conditional Use Permit Request for 7070 Woodenshoe Road**

Monday July 18, 2022 7:00 p.m., Held at Town of Neenah Town Hall, 1600 Breezewood Lane and virtually via Zoom.

In Attendance: Pete Weyenberg, Joshua Lautenschlager, Russell Meerdink, Danyele Gabbert, Jeffrey Weichert, Jonathan Cvengros, David Bluma and Administrator-Clerk-Treasurer Ellen Skerke.

In Attendance via Zoom: Carrie Sturn.

Plan Commission Chairman Pete Weyenberg opened the Public Hearing at 7:00 pm.

PUBLIC HEARING REGARDING A ZONING AMENDMENT REQUEST

Zoning Amendment Request

Applicant:	Gabbert, Danyelle, Et Al
Location of Premises Affected:	1417 Larsen Rd, Neenah WI 54956
Tax Parcel No:	010-0196-02
Explanation:	Applicant is requesting a Zoning Map Amendment to A-2 (General Agriculture) to eliminate dual zoning and to continue general agricultural use of the property.

Conditional Use Permit Request

Applicant:	Cvengros, Jonathan
Location of Premises Affected:	7070 Woodenshoe Rd, Neenah WI 54956
Tax Parcel No:	010-0089-04
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.

People who spoke:

- Danyelle Gabbert explained their request for the zoning map amendment request to agricultural use. The property currently has dual zoning, residential and business. Their primary residence in on the property as well as a barn and an area for agriculture storage. They purchased the property in September 2021 and intend to use it for agricultural purposes in the future. They want to have livestock. There is no commercial intended use on the property. Private use only.
- Jonathan Cvengros explained his request for a Conditional Use Permit for a gun smithing business to refurbish antique and used firearms. He has a law enforcement background and is a veteran.

P. Weyenberg closed the Public Hearing at 7:05 pm.

Respectfully submitted,

Ellen Skerke
Administrator-Clerk-Treasurer

TOWN OF NEENAH PLAN COMMISSION MEETING

Monday, July 18, 2022

Held at Town of Neenah Municipal Building, 1600 Breezewood Lane and offered virtually via Zoom

Present for Plan Commission: Plan Commission Chair Pete Weyenberg, Commissioner Joshua Lautenschlager, Commissioner Russ Meerdink, Commissioner Don Nussbaum.

Excused: Commissioner Jody Andres, Commission Brett Armstrong and Commissioner Brandon Nielsen.

Also Present:, Town Board Supervisor David Bluma, Danyelle Gabbert, Jeffery Weichert, Jonathan Cvengros and Administrator-Clerk-Treasurer Ellen Skerke.

Also Present via Zoom: Carrie Sturn.

P. Weyenberg called the meeting to order at 7:05 pm following the Public Hearing. The Pledge of Allegiance was recited.

Approve March 21, 2022 Plan Commission Meeting Minutes

Motion: B. Nielsen / J. Lautenschlager to approve.

Motion carried by voice vote.

Public Forum

None

Input/Discussion/Action

Zoning Map Amendment Request

Resolution 2022-09 – Zoning Amendment

Applicant:	Gabbert, Danyelle, Et Al
Location of Premises Affected:	1417 Larsen Rd, Neenah WI 54956
Tax Parcel No:	010-0196-02

Explanation: Applicant is requesting a Zoning Map Amendment to A-2 (General Agriculture) to eliminate dual zoning and to continue general agricultural use of the property.

- P. Weyenberg stated this property has been used for agricultural purposes for as long as he can remember.
- J. Lautenschlager asked how many livestock will be kept on the property. Property owner Danyelle Gabbert responded it would be for private use only, there would not be a large number of livestock, everything they are doing is within Winnebago County guidelines.
- R. Meerdink stated this request keeps the property in a rural setting, and consistent with the Town of Neenah’s 20 year plan.

Motion: J. Lautenschlager / D. Nussbaum to recommend approval

Motion Carried by voice vote

Conditional Use Permit Request

Resolution 2022-10 – Conditional Use Request

Applicant:	Cvengros, Jonathan
Location of Premises Affected:	7070 Woodenshoe Rd, Neenah WI 54956
Tax Parcel No:	010-0089-04
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.

- Property owner J. Cvengros explained that as part of the Federal Firearms License process to set up the business, he must obtain approval from the Town, County and State before the Federal license will be approved. He does not know the timeline of when the license might be approved.
- Guns will not be discharged as at of the business, the guns and ammo will be stored separately, and clients will come to the business by appointment only.
- R. Meerdink stated that the biggest danger of this business is the potential for theft , he stated that the permit should require conditions that there will be no signage advertising the business and guns must be kept in a gun safe. J. Cvengros replied that there will not be any signs advertising the business and he has gun lockers inside a locked room, every gun will be kept in the lockers.

Motion: R. Meerdink / D. Nussbaum to recommend approval with the following conditions:

1. The conditional use permit will become effective on the date the applicant provides the Town Clerk with a copy of the current license for the operation of a gun repair or gun smithing business on the premises from the Bureau of Alcohol, Tobacco, Firearms and Explosives, and shall expire upon (1) the date on which the license is no longer in effect, or (2) the business is sold or in any other way is turned over to another party or entity.
2. There shall be no signs on the property advertising the business.
3. All guns on the premises, when not actively being repaired, shall be stored in a locked secure gun safe.

Motion Carried by voice vote

New Business

- E. Skerke stated there will be a Public Hearing and Plan Commission meeting in August.

Old Business

- E. Skerke reported that County Planning and Zoning will be sending out letters to all A-1 properties preparing for a zoning map amendment to A-2.
- R. Meerdink requested a copy of the approved landscape plan for the WPS property at the corner of Woodenshoe Rd and Breezewood Lane as required by the Conditional Use Permit that had been issued. E. Skerke stated she does not have an approved landscape plan and will follow up with Chairman.

Next regularly scheduled Plan Commission Meeting, Monday August 15, 2022 at 7:00 pm.

Adjourn

Motion: J. Lautenschlager / R. Meerdink to adjourn
Motion carried. Meeting Adjourned at 7:23 pm

Respectfully submitted,



Ellen Skerke
Administrator-Clerk-Treasurer

Approved: DRAFT – Pending Approval

Resolution 2022-09

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): GABBERT, DANYELLE S, WIECHERT, JEFFREY C

Agent: NONE

Parcel No.: 010-0196-02

Location of Premises Affected: 1417 LARSEN RD

Legal Description: Being part of the SW 1/4 of the SW 1/4 of Section 19, Township 20 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

Current Zoning: B-3 Regional Business; R-1 Rural Residential

Proposed Zoning: A-2 General Agriculture

Explanation: Applicant is requesting a zoning map amendment to A-2 (General Agriculture) to eliminate dual zoning and to continue general agricultural use of the property.

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:

- Approval 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: NONE

Current Zoning: B-3 Regional Business; R-1 Rural Residential

Proposed Zoning: A-2 General Agriculture

Surrounding Zoning: North: A-2; South: B-3; East: R-1; West: Town

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/APPLICANT

Describe present use(s): See attached.

Describe proposed use(s): See attached.

Describe the essential services for present and future use(s): See attached.

Describe why the proposed use would be the highest and best use for the property: See attached.

Describe the proposed use(s) compatibility with surrounding land use(s): See attached.

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.

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

C-1 Describe Present Use(s):

General Agriculture use/livestock & single-family residence (owner occupied); previously
owner used as a commercial horse barn, open to public.

C-2 Describe Proposed Use(s):

General Agriculture use/livestock & single-family residence (owner occupied); PRIVATE USE
ONLY.

C-3 Describe the essential services (sewer, water, streets, etc.) for present and future uses:

Current State: Private sewer & well (water)

Future State: intent to maintain private sewer & well (water) in future.

C-4 Describe why the proposed use would be the highest and best for the property:

Parcel = 6.26 ac. (~5.5 ac. less ROW) meeting AG ac. requirement; livestock barn/shed
located on the parcel designed to house livestock (stalls, hay & equipt. storage). Property has
housed livestock since 1960's & that was/is our future proposed use; only change is for
PRIVATE USE ONLY. We own adjacent parcel #0196 (15.23 acres / A-2); fencing to contain
livestock (no use change). A-2 amendment request aligns with 'future land use planning
information' for BOTH parcels (COUNTY USE: AGRICULTURAL & RURAL & MUNICIPAL
USE: AGRICULTURAL, RURAL RESIDENTIAL).

C-5 Describe the proposed use(s) compatibility with surrounding land uses:

Surrounding parcels (less than 1 mile from our parcel): #0196, #0100194, #0100201,
#010020101 & #0060636 are all zoned A-2 & consistent with our parcel size/acreage in
addition to current and proposed use (barns etc); therefore compatible & support our
amendment request. See attached C-5a document with additional surrounding parcel detail.

Zoning Map Amendment Application – Gabbert & Wiechert (1417 Larsen Road, Neenah, WI – Parcel #019602)

RE: C-5a

C-5: Describe the proposed use(s) compatibility with surrounding land uses:

Surrounding parcels (less than 1 mile from our parcel): #0196, #0100194, #0100201, #010020101 & #0060636 are all zoned A-2 and consistent with our parcel size/acreage in addition to current and proposed use; therefore compatible & support our amendment request.

C-5a – Surrounding Parcel Detail:

(Zoned: A-2) Parcel #0196 (SAME OWNER – Danyelle Gabbert & Jeffrey Wiechert)

- approx. 15.23 acres, fenced livestock pasture

(Zoned: A-2) Parcel #0100194 to north Clayton Rd / Owned by: Dan & Dawn Barker

- approx. 15.71 acres, including residence & barn

(Zoned: A-2) Parcel #0100201 to east on Larsen Rd / Owned by VOGT, KEVIN J

- approx. 5.01 acres including residence and barns

(Zoned: A-2) Parcel #010020101 to east on Larsen Rd / Owned by ERNST, WILLIAM A

- approx. 9.72 acres incl. residence

(Zoned: A-2) Parcel #0060636 to west on Larsen/Clayton Rd ****TOWN OF CLAYTON**** / Owned by: KUEHNL FARMS INC

- approx. 37.26 acres including farm/crop land

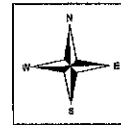
○ = SITE

Application #22-ZC-6080

Date of Hearing:
July 26, 2022

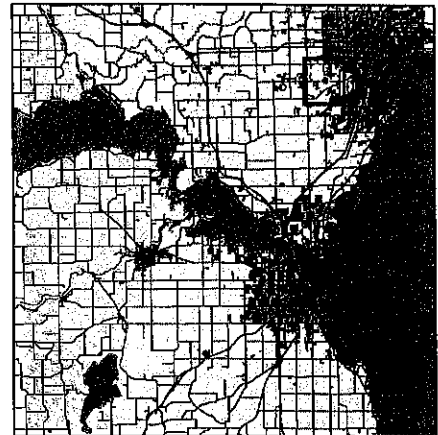
Owner(s):
GABBERT, DANYELLE S /
WIECHERT, JEFFREY C

Subject Parcel(s):
010019602

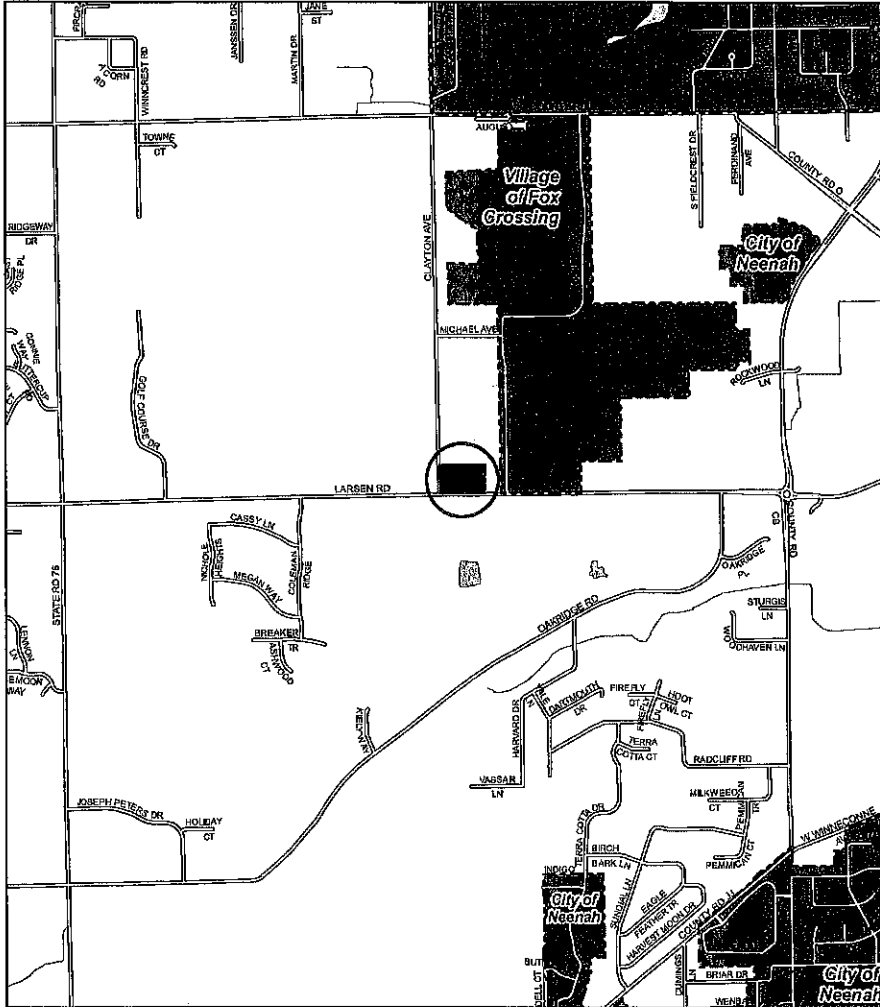


Winnebago County
WINGS Project

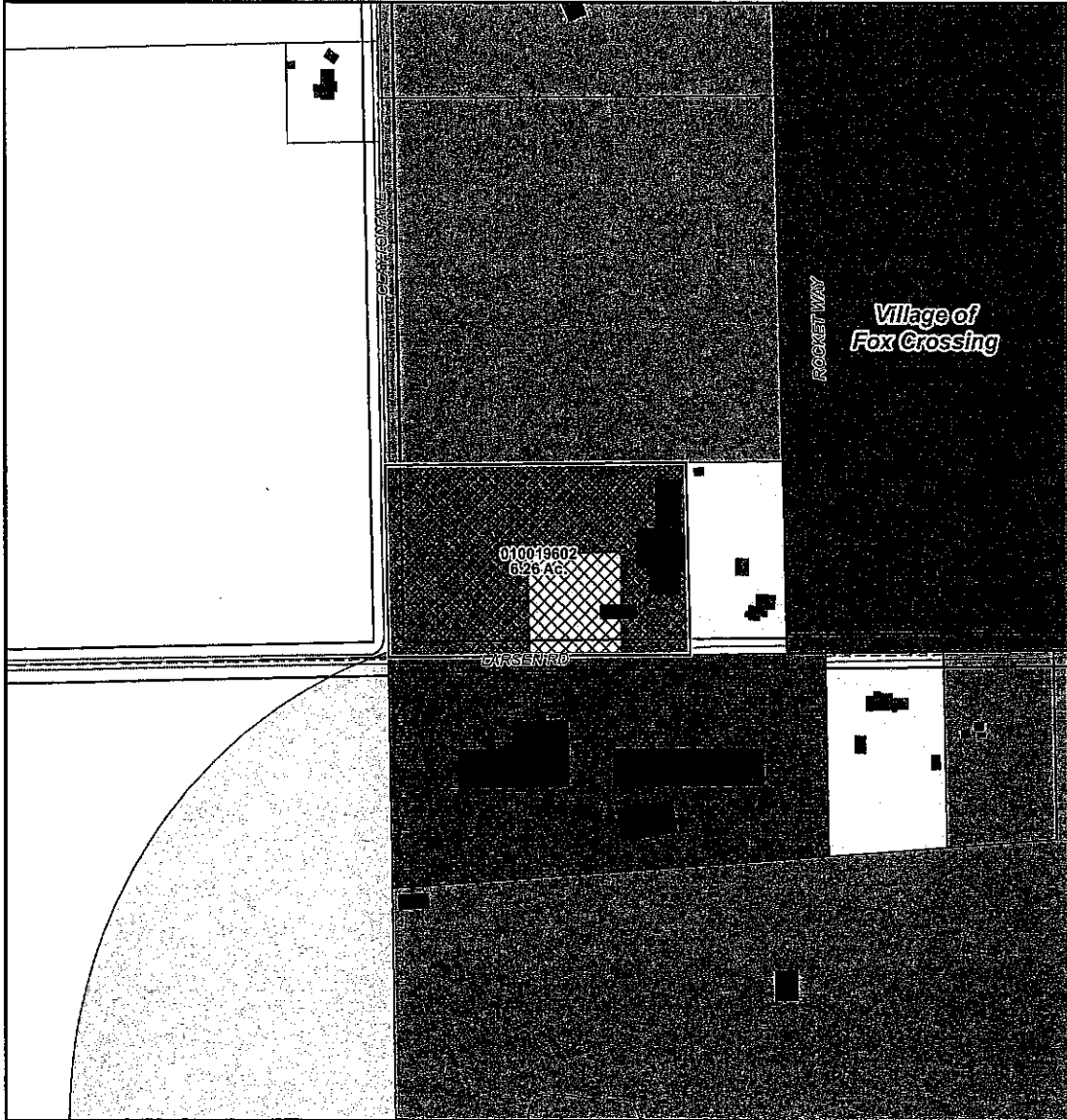
● = SITE



WINNEBAGO COUNTY



1 inch : 2,000 feet

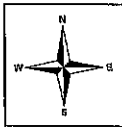


Application #22-ZC-6080

Date of Hearing:
July 26, 2022

Owner(s):
GABBERT, DANYELLE S /
WIECHERT, JEFFREY C

Subject Parcel(s):
010019602



Winnebago County
WINGS Project

Scale
1 inch : 300 feet

County Zoning Districts

R-1	[Solid Black]	B-1
R-2	A-1	B-2
R-3	A-2	[Cross-hatch]
[Solid Black]	E-1	M-1
[Solid Black]	[Solid Black]	Town Zoning

City of Oshkosh Extraterritorial
Zoning Jurisdiction



Resolution 2022-10

FOR TOWN USE ONLY

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

Owner(s): CVENGROS, AMY & JONATHAN W

Agent: NONE

Parcel No.: 010-0089-04

Location of Premises Affected: 7070 WOODENSHOE RD

Legal Description: Being part of the NW 1/4 of the SW 1/4 of Section 6, Township 19 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

Current Zoning: R-1 Rural Residential

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

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.

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: 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.

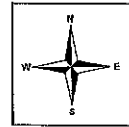


Application #22-CU-6050

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	[Solid Black]	B-
R-2	A-	B
R-3	A-2	[Stippled]
[Solid Black]	E-1	[Stippled]
[Solid Black]	E-2	Town Zoning

City of Oshkosh Extraterritorial
Zoning Jurisdiction



MEMORANDUM

To: Town Board

From: Ellen Skerke, Administrator-Clerk-Treasurer

Date: July 22, 2022

Memo: ARPA Funds / Other Funds and Larsen Road/Oakridge Road Reconstruction

ARPA

ARPA Funds received = \$369,166

Must commit the use by December 31, 2024

Must spend the funds by December 31, 2026

Larsen Road Reconstruction

Estimated Cost per TRIP Application = \$3,133,500

LRIP - TRIS Funds Awarded = \$2,174,649

This is a reimbursement program

Planning for 2024 Construction

Sunset Date = June 30, 2027

Estimates as of May 2022:	Total Cost / Local Share
Roads =	\$1,691,297 / \$517,537
Stormwater =	\$ 812,080 / \$248,496
Village =	\$ 408,993 / \$125,152
NJSD =	<u>\$ 221,130 / \$ 67,666</u>
TOTAL	\$3,133,500/ \$958,851

Oakridge Road Reconstruction

Estimated Cost per TRIP Application = \$2,865,200

Includes inflation assuming a 2025 construction

Cost does NOT include a potential stormwater pond

Rough Estimate as of July 2022

Roads = \$2,007,200

Stormwater = \$ 532,800



2022 - 2023 Local Roads Improvement Program (LRIP) State Municipal Project Agreement - Revised

Date:	July 14, 2022	Program Type:	TRIS
LRIP Project Number:	18103	Project ID:	39508802311
County:	Winnebago	Appropriation:	29400
Recipient:	Town of Neenah	Account:	8700140

The signatory city, village, town or county, hereinafter called the MUNICIPALITY, through its duly authorized officers or officials via the signed LRIP application form and terms and conditions, and the State of Wisconsin Department of Transportation, hereinafter called the STATE, enter into this agreement to accomplish the described project.

The authority for the MUNICIPALITY and the STATE to enter into this agreement is provided by the *Wisconsin Administrative Code TRANS 206.03(12)*.

Improvement Type: **Reconstruction**

Surface Type: **70 - Hot Mix Asphalt Pavement (HMAC)**

On Route 1: **Larsen Rd**
 At Route: **Clayton Ave (Termini)**
 Toward Route: **Oak Ridge Rd (1) (Termini)**

Need for Improvement: **Narrow Traveled Way With Deterioration**

Other Work: **Add or lengthen turn lanes, Clearing and grubbing, Culverts, Driveway joints, Establish drainage, Geotextile grid fabric, Lighting*, Pavement marking, Reconstruct Intersection, Re-grade ditches, Right of Way, Storm sewer, Widening roadway**

Thickness	Travel Width (Per Lane)	Left Shoulder	Curb & Gutter	Right Shoulder	Curb & Gutter
5.00 in	11 ft 0 in	7 ft 0 in	Y	7 ft 0 in	Y

Project Cost Summary	Estimated Costs	LRIP/State Funds	Municipal Funds (includes ineligible costs)
Engineering:	\$213,500.00		
Right-of-Way Acquisition:	\$10,000.00		
Construction:	\$2,910,000.00		
Total Eligible Costs:	\$3,133,500.00		
Total Ineligible Costs	\$0.00		

Total Improvement Costs:	\$3,133,500.00	\$2,174,649.00	\$958,851.00
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This request is subject to the terms and conditions agreed to at the time of application for the designated MUNICIPALITY and upon acceptance by the STATE, per signature below, shall constitute agreement between the MUNICIPALITY and the STATE.

Accepted for the State of Wisconsin, Department of Transportation:

By: <u>Merrill Mechler-Hickson</u>	<u>July 14, 2022</u>
Local Transportation Programs and Finance	Date

2022 - 2023
Local Roads Improvement Program (LRIP)
State Municipal Project Agreement

Project Funding						
Funding Type	From Project	Program Type	Biennium	Sunset Date	Approved Amount	Date
New Biennium Project	N/A	TRIS	2022 - 2023	June 30, 2027	\$2,174,649.00	July 01, 2022
				Total	\$2,174,649.00	

2022 - 2023

Local Roads Improvement Program (LRIP)
State Municipal Project Agreement
Terms and Conditions

1. The initiation and accomplishment of the improvement will be subject to the applicable federal, state and local laws, administrative policy and program rules, ordinances, standards, and contract bidding requirements. Please note that if any portion of an improvement is funded using federal funds (including design, real estate, or other related work activities), the entire improvement will be subject to federal requirements. All components of the improvement must be defined in the environmental document if any portion of the project is federally funded.
2. The construction of the improvement will be in accordance with the appropriate standards unless an exception to standards is granted by the state prior to construction. The entire cost of the improvement not constructed to standards will be the responsibility of the Municipality/County unless such exception is granted.
3. The Municipality/County will assume all responsibility for complying with all applicable environmental requirements for the improvement.
4. The work, which is eligible for state participation will be administered by the Municipality/County. The authority for the state to delegate this responsibility is described in ch. Trans 206.
5. All contracts will be let by competitive bid and awarded to the lowest responsible bidder in accordance with the provisions of s.86.31 Wis. Stats. and all other municipal/county bidding requirements.
6. State financing will be limited to up to 90 percent (%) participation in eligible items or to the limit approved for the improvement - whichever is less.
7. Payments to the Municipality/County will be made after the improvement is completed, and the contractor(s) fully reimbursed.
8. In order to guarantee the Municipality's foregoing agreements to pay the State, the Municipality, through its above duly authorized officers or officials, agrees and authorizes the State to set off and withhold the required reimbursement amount as determined by the State from any moneys otherwise due and payable by the State to the Municipality.
9. The Municipality/County will keep records of the cost of the improvement together with letting documents and will have them available for inspection by representatives of the state and will furnish copies when requested.
10. The design and construction of the improvement must be certified by a registered professional engineer, if the cost of the improvement exceeds \$65,000.
11. Federal Single Audits of Local Government Units:
 - a. The Municipality/County shall have a single organization audit performed by a qualified independent auditor if required to do so under federal law and regulations. (See Federal Circular No. A-133)
 - b. This audit shall be performed in accordance with Federal Circular A-133 issued by the Federal Office of Management and Budget (OMB) and state single audit guidelines issued by the Wisconsin Department of Administration (DOA).
 - c. The Municipality/County will keep records of costs of construction, inspection tests and maintenance done by it to enable the State to review the amount and nature of the expenditure for those purposes. Such accounting records and any other related records shall be subject to a project review or audit as directed by the Department within ten (10) years of project closing.
12. The Municipality/County will maintain, at its own cost and expense, all portions of the project that lie within its jurisdiction and will make ample provision of such maintenance as long as the road remains open to traffic.
13. This agreement is subject to the availability of State funds appropriated for this program. The continuance of this agreement beyond the limits of funds already available to the Wisconsin Department of Transportation is contingent upon appropriation of the necessary funds by the Wisconsin Legislature and the Governor. (Reference 66 OAG 408; State ex rel. LaFollette v. Reuter, 36 Wis. 2d 96, 119 [1967])
14. In accordance with the State's sunset policy for LRIP projects, the subject improvement must be constructed and submitted for reimbursement within three biennium.

Checking this box indicates that the Preparer is authorized to conduct official business for the Municipality/County identified below and upon acceptance by the State shall constitute agreement between the Municipality/County and the State, subject to the terms and conditions above.

Recipient:	Town of Neenah	County:	Winnebago	
Head of Government:	BOB SCHMEICHEL	Title:	Head of Government	
Preparer:	Jill PrahI	Title:	Administrative/Finance	Date: 01/04/2022
Reviewer:	Patrick Vander Sanden	Title:	Government Staff	Date: 05/26/2022