

**NOTICE OF PUBLIC HEARING
TOWN OF NEENAH PLAN COMMISSION
May 15, 2023**

TO WHOM IT MAY CONCERN:

The applicant(s) listed below has requested a variance which is regulated by one or more of the following ordinances, the Town/County Zoning Code Chapter 23, Flood Plain Zoning Code Chapter 26, and Shoreland Zoning Code Chapter 27. You are receiving this notice because the application or petition for action: 1. affects the area in the immediate vicinity of the property which you own; 2. requires your agency to be notified; or 3. 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, May 15, 2023 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: 852 0149 3385 / **Passcode:** 920057 **Phone** (312)626-6799
<https://us02web.zoom.us/j/85201493385?pwd=SEJTMVN5N0pCSHB0MWtMMklhY2JHZz09>

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

INFORMATION ON VARIANCE REQUEST

Applicant:	Hot Head Properties LLC
Agent:	None
Location of Premises Affected:	1577 Deerwood Drive, Neenah Wisconsin
Tax Parcel No:	010-0203-03
Legal Description:	Being part of the NE 1/4 of the NW 1/4 of Section 20, Township 20 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.
Explanation:	Applicant is requesting a zoning change from B-3 (Regional Business District) to I-1 (Light Industrial Business District) for expansion of an existing business.

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.

INITIAL STAFF REPORT

Sanitation: Existing; Municipal

Overlays: Wetlands

Current Zoning: B-3 Regional Business

Proposed Zoning: I-1 Light Industrial

Surrounding Zoning: North: I-2;B-3; South: B-3; East: R-2; West: I-2;

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/APPLICANT

Describe present use(s): Landscape/construction business

Describe proposed use(s): Rental unit(s) for construction trades. Existing business to remain in current building, new building to be rented as multiple "like trade" construction businesses.

Describe the essential services for present and future use(s): Existing sewer, water, electric to be used for new rental building.

Describe why the proposed use would be the highest and best use for the property: The proposed rental building would generate additional businesses to be located in the Neenah area which will increase revenue for area business. This building will also make use of the current "non-used" area which will increase the value of the property and generate more more tax revenue for the Town/County/State.

Describe the proposed use(s) compatibility with surrounding land use(s): Surrounding propoerties are zoned I-2 & B-3.

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.

PLAT OF SURVEY

A PART OF THE NE.1/4 OF THE NW.1/4 OF SECTION 20' T.20N., R.17E.,
TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

SURVEY PERFORMED PER DOCUMENT NO. 488667

PROPERTY DESCRIPTION

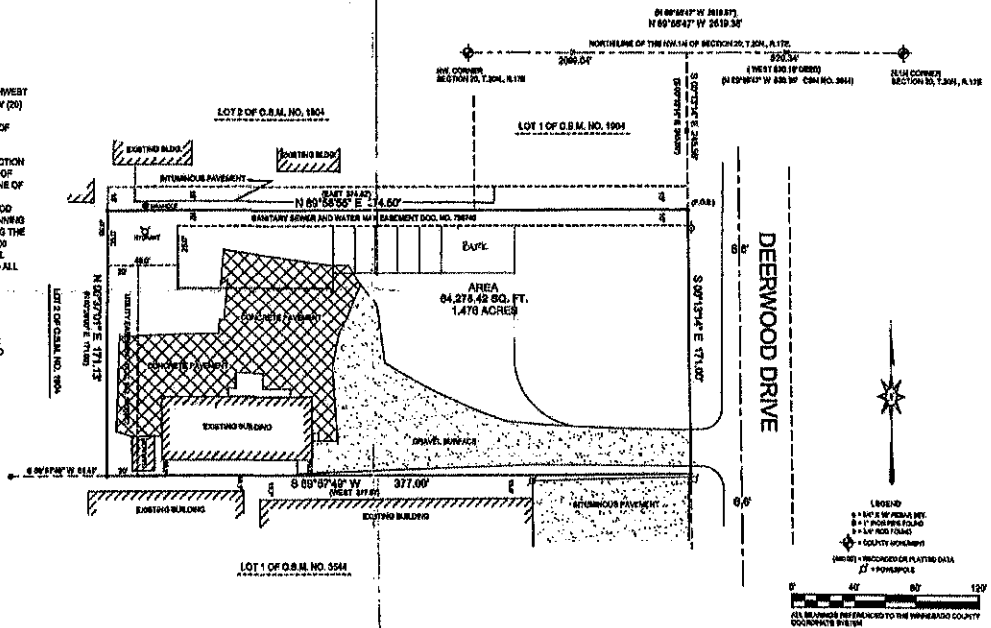
A PART OF THE NORTHEAST QUARTER (NE.1/4) OF THE NORTHWEST QUARTER (NW.1/4), SECTION TWENTY (20), TOWNSHIP TWENTY (20) NORTH, RANGE SEVENTEEN (17) EAST, TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN CONTAINING 1.478 ACRES OF LAND AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 20; THENCE N 89°58'47"W, 323.54 FEET ALONG THE NORTH LINE OF THE NW.1/4 OF SAID SECTION 20 TO A POINT ON THE WEST LINE OF DEERWOOD DRIVE AND ITS EXTENSION THEREOF; THENCE S 0°13'14"E, 246.85 FEET ALONG THE WEST LINE OF DEERWOOD DRIVE AND ITS EXTENSION THEREOF TO THE POINT OF BEGINNING (P.O.B.); THENCE CONTINUING S 0°18'14"E, 171.00 FEET ALONG THE WEST LINE OF DEERWOOD DRIVE; THENCE S 89°57'49"W, 377.00 FEET; THENCE N 80°37'16"E, 171.13 FEET; THENCE N 88°58'02"E, 314.26 FEET TO THE POINT OF BEGINNING BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

L. LAWRENCE G. KRIESCHER, WISCONSIN REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE MAP SHOWN IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 5TH DAY OF October 2007

Lawrence G. Kriescher
WISCONSIN REGISTERED LAND SURVEYOR S-1599
LAWRENCE G. KRIESCHER

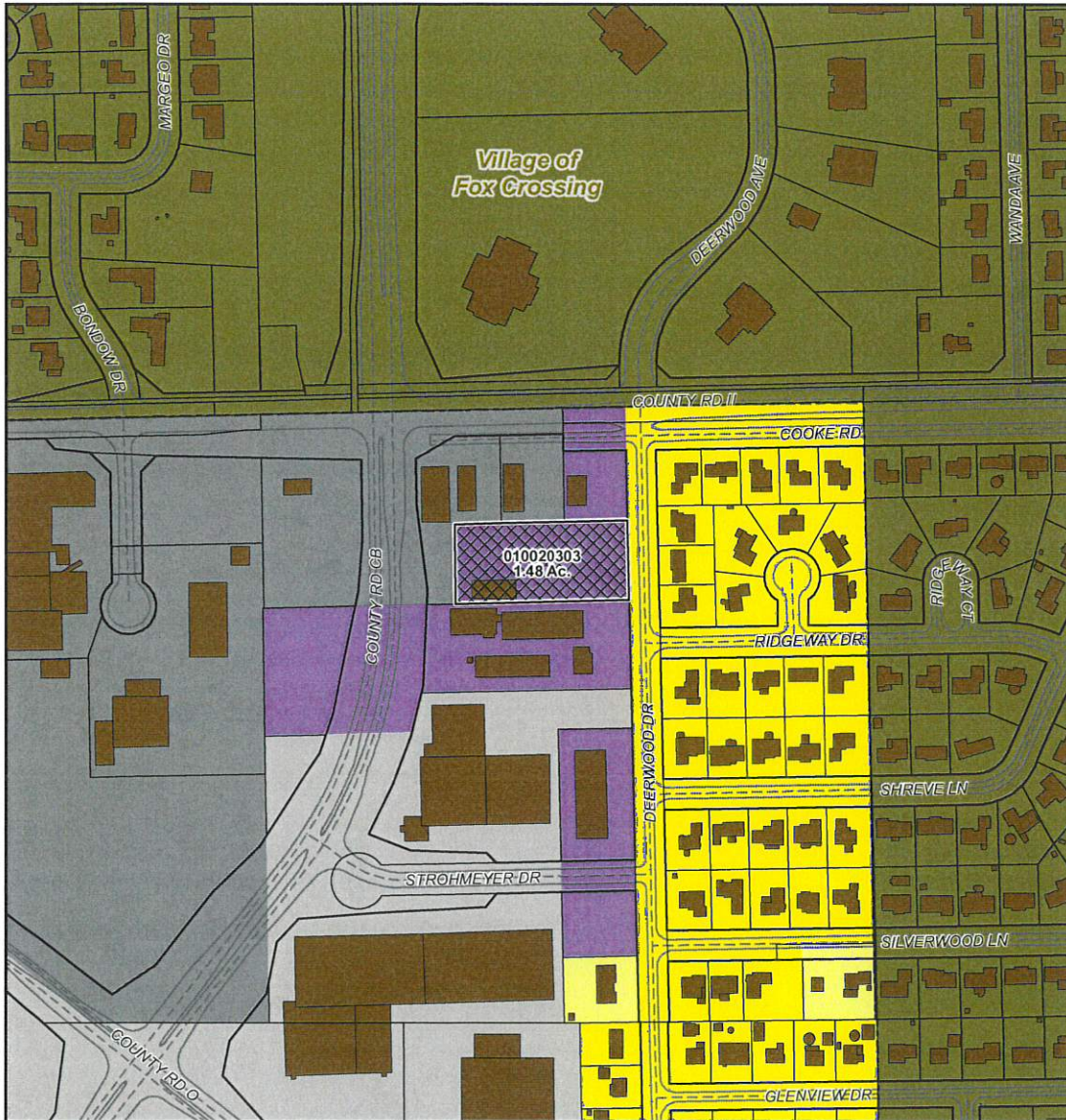


L.C. KRIESCHER AND ASSOCIATES LLC.
140 WEST MAIN STREET P.O. BOX 14
WINNECONNE, WI 54986
820-582-0133

BOUNDARY SURVEY
&
LAND DESIGN

SURVEY FOR:
STROHMEYER EXCAVATING CO.
1577 DEERWOOD DR.
NEENAH, WI 54956

PROJECT NO. 270961
FILE: STROHMEYER.DWG
DATE: 10/05/07
DWG. NO. D-01



Application #23-ZC-6330

Date of Hearing:
May 30, 2023

Owner(s):
HOT HEAD PROPERTIES LLC

Subject Parcel(s):
010020303



Winnebago County
 WINGS Project

Scale
 1 inch : 300 feet

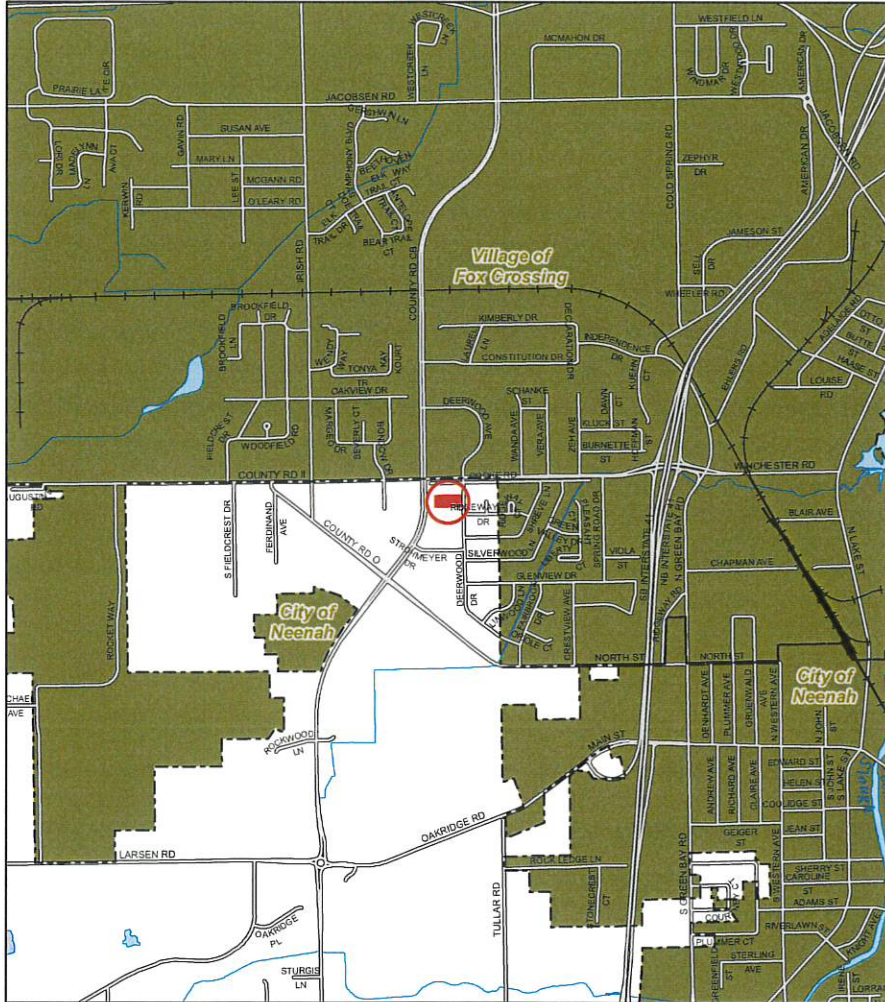
County Zoning Districts

R-1	PDD	B-1
R-2	A-1	B-2
R-3	A-2	B-3
R-4	I-1	M-1
R-8	I-2	Town Zoning

City of Oshkosh Extraterritorial Zoning Jurisdiction

Incorporated Area

○ = SITE



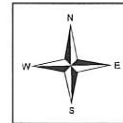
1 inch : 2,000 feet

Application #23-ZC-6330

Date of Hearing:
May 30, 2023

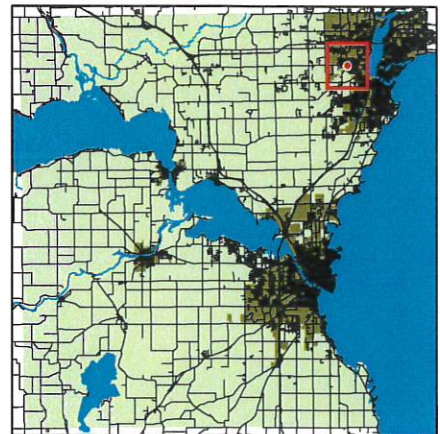
Owner(s):
HOT HEAD PROPERTIES LLC

Subject Parcel(s):
010020303



*Winnebago County
WINGS Project*

● = SITE



WINNEBAGO COUNTY