

**City of Menasha
Public Hearings**

NOTICE IS HEREBY GIVEN that public hearings will be held by the Menasha Plan Commission and Common Council on an application for a Special Use Permit jointly by Chuck Krause and Dan Gueths to operate a used car lot at 2035 Manitowoc Road, which includes Parcel Number 7-00012-00, City of Menasha, Calumet County, Wisconsin. The subject site is zoned C-1 General Business District and requires a Special Use Permit for automotive sales per Sec. 13-1-29(c)(3) of the City of Menasha Code of Ordinances. The Plan Commission will hold its public hearing on Tuesday, December 22, 2015 at 3:30 PM, or shortly thereafter, in the Council Chambers of Menasha City Hall located at 140 Main Street, Menasha, WI. The Common Council will hold its public hearing on this matter at 6:00 PM, or shortly thereafter, on Monday, January 4, 2016 at the same location. All persons interested in commenting on the application for this Special Use Permit are invited to attend.

Deborah A. Galeazzi, WCMC
City Clerk

Run: December 18 and 28, 2015.

Don Merkes

From: gtodell87@sbcglobal.net
Sent: Wednesday, December 16, 2015 6:34 PM
To: Don Merkes
Subject: Question, Comment, or Request from Website Visitor

Name: Gary O'Dell

Company:

Phone: 9203092477

EmailConfirm: gtodell87@sbcglobal.net

Method: Phone

Comments: It has come to my attention that the storage unit guy on Manitowoc Road by dog club wants to put a used car lot next to it. Will be approved or denied at plan commission next Tuesday at 3:30pm. All I can say is, you have to be kidding! Except for legacy businesses, the ENTIRE area - all the way to Lake Park Road - is residential. Please defeat this proposal. It's bad for our neighborhood. It's bad for Menasha.

Kevin Englebert

From: Heather Louden <hlouded@gmail.com>
Sent: Monday, December 21, 2015 7:28 AM
To: Kevin Englebert
Subject: Special Use Permit Application for 2035 Manitowoc Road

Good Morning Kevin,

I was alarmed when I received the letter in the mail regarding 2035 Manitowoc Rd. I am already not happy with the appearance of this property. I do not want this property to sell used cars. I feel like this property already reduces my property value and adding used car sales will reduce it further. However, if the special use permit is granted I would like to see some changes in the property.

First I would like the two dead trees on the Jeffery side of the property to be removed. They have been dead for over 2 years. If they fall in the road then we or the city will have to remove it. I do not want either party to put forth any funds for the failure of this property owner to maintain the property properly.

Secondly, I would also like to see the landscaping on the Jeffery side updated and maintained. I would considered this property to be a better neighbor if it had well maintained landscaping on this side of the property.

Additionally, since the removal of the natural fence by the city, I would like to see a privacy fence along the entire west side of the property.

Just in general I feel that this property needs a lot of improvement to become a good neighbor. The appearance of this property doesn't fit in our well maintained subdivision.

Heather Louden
1068 Durham Ln

Kevin Englebert

From: Joel Humski <jhumski@gmail.com>
Sent: Tuesday, December 22, 2015 6:51 AM
To: Kevin Englebert; Don Merkes; Kevin Benner
Subject: Special Use on 2035 Manitowoc Road

I received the letter concerning operating a used car lot at 2035 Manitowoc Road.

My family is completely against this.

We have over the years endured listening to the owner work on multiple cars out of these "storage" units.

Behind the "storage" units looks like a junk yard.

There are large junkie signs on and in front of the "storage" units.

The building itself is not maintained.

The whole place is an eyesore.

Their idea of a used care lot would bring the whole neighborhood value down.

I fell over the years Menasha's reputation has been improving. Bringing in this type of car lot would be counterproductive to this.

Sincerely,
Joel Humski
1129 Fieldview Drive
Menasha, WI 54952