City of Menasha
Plan Commission
council Chambers
140 Main Street, Menasha 54952

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To: Greg Keil - city planner
and to the plan commission.
In regards to the Public
hearing regarding the special use
permit application for 2035
Manitowoc Rd. Proposed used car
lot. I am writting to meet with
the Plan Commission again. I
feel that the hearing on Dec 22nd
2015 at 3:30 was very unfair
and bias and a personal attack
on me by Alderman Benner.
Very little of the points he

brought up had anything to do with the Special Use Permit. Alderman Benner brought up that it was not conforming, however that is because the City changed the zoning, not me. However the current zoning is C-1 and with a special use permit a used car lot is allowed. So the point was mute. He also brought up that he simply didn't like the storage building being there. The storage garage has been there for 30 years with the city collecting taxes for 30 years. Long before Alderman Benner, another mute point. I had put a ten foot berm up at substancial cost to block the building from view to the public. When the City aquired my empty lot

they took the berm down. Again this city doing. Alderman Benner complained about the fenced in area on the south end of the lot used for outside storage the fence was built before I applied for a special use permit for outside storage. And no permit was needed for the fence. the condition of the permit was that I kept the box trucks and enclosed commercial trailers that I used for my tire business inside of the fence during over nite hours. which I have always done. another mute point by Alderman Benner. And to note that fence cost me $30,000 to build. That is why I asked, why Todd Smith was allowed by the city of Menasha to gravel out his entire lawn to park large

enclosed stock car trailers and cube vans and a whole cluster of vehicles in his yard and allowed to run a two stock car race team, (father + son) out of his residential garage. I sent Greg Feil a certified letter back in 2011 reporting what I thought to be illegal use of residential property, but it has been allowed to go on. Getting back on track to the special use permit the other concern was the use of evergreens for the landscaping what ever you want I will plant. I don't care, just that evergreens were not recommended. Again a mute point I feel. alderman Benner was also concerned about overnite parking. As I mentioned the Dog club next door to me and the Stone Toad

in eye sight from my property & both have parking for hundreds of cars. I only want to park 4 or 5 cars. And as I stated Chuck Krause and myself are mainly interested in getting a dealers license as more of a hobby and for our personal use. By state law we are required to have commercial property and a building with an office and a stall for a 20' area to park one car. We would be willing to stipulate that no more then (5) five cars for sale would be parked overnite. Also there was a concern that the front of the building be dressed up some. As I stated, we had intentions of putting simulated brick on the lower front of the building and to dress up the front doors.

There was also a concern to fix some pot holes in the black top in front of the building. We planned on doing repairs to fix the pot holes. Alderman Benner made an unrealistic comment about putting a hundred thousand dollars in a fund. We estimate about $5,00 which we would deposit in a fund. Also it is to our benefit to keep the place looking nice. As I stated I built a $30,000 fence to keep things out of site. And I built a large berm to shield the storage from sights, Alderman Benner even commented at a common council meeting that the berm looked good. But the City removed the berm.

But Alderman Benner personally attacks me. I have commercial

property and I should be allowed to run a commercial business. Alderman Benner also had a concern about doing repairs to vehicles. We plan on selling vehicles that are still under factory warranty. One to three year old vehicles mainly. We realize that there will be older trade ins. But older cars are not what we want to deal with. Then you do have repairs and we don't want that. As I stated that to get a dealer license we have to meet state requirements also and one requirement is that as a dealer we need to have a contract or agreement with a repair facility to repair our cars. Now if it would of been positive conversation at the hearing, then we could of discussed what was important. As I stated that I felt it

a personal attack against me. Most of his comments were not relevant. I ask the commission to meet again. If you have someone to sit in for Alderman Benner I feel it would be a good idea. He hates seeing my building and appears to have a personal vendetta against me. As stated under Sec 13-1-29 C-1 General Commercial District intent. The purpose of this district is to accomidate a wide range of retail and commercial services and product establishments. It is also intended to accomidate the development of mixed land uses which will allow the association of commercial and residential land uses in the same zoning district. Alderm Benner has to accept this and quit with

the personal attacks. And I will agree not to retaliate. Hopefully in the future some apartments buildings or something else will be built next to me so Alderman Benner doesn't have to see my storage building everyday. So please notify me when your next meeting will be so I can attend to discuss this matter further.

Sincerely

Daniel A Guetle

2035 Manitowoc Rd.

Menasha, WI 54952