

DATE: 10/19/21

# R E S O L U T I O N

No. 008

To The Board of Supervisors of Winnebago County, Wisconsin:

## AMENDATORY ORDINANCE 10/08/21

WHEREAS, it is desirable to amend the Zoning Map of the TOWN OF VINLAND in accordance with the petition of Steve Liermann/Nik's Auto Parts Inc and

WHEREAS, said request is in compliance with the adopted Winnebago County Land Use Plan.

NOW, THEREFORE, the County Board of Supervisors of Winnebago County do ordain that the Zoning Ordinance and the Zoning Map of the TOWN OF VINLAND, be and the same, are amended to provide that the attached described property be changed from the classification of **B2 (Highway Business Park District) AND B3 (General Business District)** of said ordinance, which it now and heretofore had, to the zoned district of **M2 (Heavy Industrial District)**.

AND BE IT FURTHER RESOLVED, by the Winnebago County Board of Supervisors, that the enclosed Ordinance is hereby  **ADOPTED** OR  **DENIED**.

\_\_\_\_\_  
County Board Supervisor  
(Town of VINLAND)

PARCEL NO: **026-0050-01, 026-0051-01, 026-0051-02, 026-0051-03. 026-0050-01-01;** FROM **B2 & B3 TO M2**

### COUNTY DISCLAIMER:

County Board approval does not include any responsibility for County liability for the legality or effectiveness of the Town Zoning Amendment or the Town Zoning Ordinance.

APPROVED BY WINNEBAGO COUNTY EXECUTIVE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
Jon Doemel

County Board Supervisory district **30 - Farrey**



## Winnebago County

Zoning Department

*The Wave of the Future*

MEMO FOR P & Z MEETING AGENDA OF SEPTEMBER 10, 2021

TO: Planning & Zoning Committee

FM: Zoning Administrator

RE: Review of Town Zoning Changes

1. Leonard & Teresa Schmick - Town Zoning Change (Tax ID No: 024-0164-02) – Town of Utica.

The town zoning change for Leonard & Teresa Schmick is consistent with Winnebago County's Future Land Use Plan. The Town of Utica approved the zoning change from R-1 (Rural Residential) to RR (Rural Residential Recreational) and Winnebago County's future land use plan shows future land use as Agricultural and Rural.

**RECOMMENDATION: Approve a motion to forward zone change to County Board for action.** *BD, RK<sub>2</sub> 4-0*

2. Gregory Jackson - Town Zoning Change (Tax ID No: 020-0469-03) – Town of Poygan.

The town zoning change for Gregory Jackson is consistent with Winnebago County's Future Land Use Plan. The Town of Poygan approved the zoning change from RR (Rural Residential) to A2 (General Agricultural) and Winnebago County's future land use plan shows future land use as Agricultural and Rural.

**RECOMMENDATION: Approve a motion to forward zone change to County Board for action.** *BD, BJ<sub>2</sub> 4-0*

3. Mary Alice Eisch - Town Zoning Change (Tax ID Nos: 028-0957, 028-0636, 028-0636-02-01, 028-0636-06, 028-0636-07 and 028-0636-08) – Town of Winchester.

The town zoning change for Mary Alice Eisch is consistent with Winnebago County's Future Land Use Plan. The Town of Winchester approved the zoning

change from R-1 (Rural Residential District) and R-2 (Suburban Residential District) to R-2 (Suburban Residential District) and Winnebago County's future land use plan shows future land use as Residential.

**RECOMMENDATION: Approve a motion to forward zone change to County Board for action.** *BJ, BD<sub>2</sub> 4-0*

4. Michael and Cindy Kronberg - Town Zoning Change (Tax ID No: 028-0661) – Town of Winchester.

The town zoning change for Michael and Cindy Kronberg is consistent with Winnebago County's Future Land Use Plan. The Town of Winchester approved the zoning change from A-2 (General Agricultural District) to I-1 (Light Industrial District) and Winnebago County's future land use plan shows future land use as Non-Residential.

**RECOMMENDATION: Approve a motion to forward zone change to County Board for action.** *BJ, RK<sub>2</sub> 4-0*

5. Steve Liermann / Nik's Auto Parts Inc / Breezewood Yards LLC - Town Zoning Change (Tax ID Nos: 026-0050-01, 026-0051-01, 026-0051-02, 026-0051-03 and 026-0050-01-01) – Town of Vinland.

The town zoning change for Steve Liermann / Nik's Auto Parts Inc / Breezewood Yards LLC is consistent with Winnebago County's Future Land Use Plan. The Town of Vinland approved the zoning change from B2 (Highway Business Park District) and B3 (General Business District) to M2 (Heavy Industrial District) and Winnebago County's future land use plan shows future land use as Non-Residential.

**RECOMMENDATION: Approve a motion to forward zone change to County Board for action.** *BJ, BD<sub>2</sub> 4-0*

8-24 B-3 to M-2 FLD: Non Res

**TOWN OF VINLAND**  
6085 COUNTY ROAD T  
OSHKOSH, WI. 54904  
PHONE: (920) 235-6953 \*\* FAX: (920) 235-6994

**ZONING SUBMITTAL FORM**

Name of Property Owner: Steve Liermann/ Nik's Auto Parts Inc/Breezewood Yards LLC

Address of Owner: 3581 Breezewood Lane Neenah, WI 54956

Name of Applicant: Steve Liermann/ Nik's Auto Parts Inc

Address of Applicant: same as above

Legal Description of Area to be Rezoned: PT E 1/2 NE NW DESC AS LOT 1 and 2 OF CSM-5706, CSM 3366, LOT 1 and 2 OF CSM 2729, CSM; total of approx. 22.83A.

Tax Parcel Numbers: 026005001, 026-005101, 026-005102, 026-005103, 026-0050-01-01

Section 3 Town 19 N. Range 16E.

Existing Zoning: B2 & B3 Name of District: Highway Business Park District, General Business District

Proposed Zoning: M2 Name of District: Heavy Industrial District

Town Board Action: **Approved: XX** Denied:    

Findings:

1. Does the Town have an adopted land use plan? Yes
2. Does the request agree with the plan? Yes
3. Other findings (List). **Approved by Town Board vote 3-0**
4. Parcel# 02600500101 was missed in the publication, but **approved for change as well.**

I, Karen Brazee, Clerk/Treasurer of the Town of Vinland, hereby certify that a public hearing was conducted on 8/09/2021 and that all required notices were posted and/or mailed as required by local ordinance.

Signed: Karen Brazee Dated: 8-9-21  
Clerk/Treasurer: Karen Brazee

Town of Vinland  
General Application Form



APPLICATION TYPE:  ZONING CHANGE (\$300.00)  
 VARIANCE (\$300.00)  
 CONDITIONAL USE PERMIT (\$300.00)  
 SWIMMING POOL PERMIT (\$40.00)  
 POND PERMIT (\$40.00)  
 SIGN PERMIT (\$50.00)  
 CSM REVIEW (\$150.00)

SITE PLAN IS REQUIRED

PLEASE PRINT OR TYPE:

PROPERTY OWNER: Steven T. Liermann

MAILING ADDRESS: 3581 Breewood Ln.

CITY: Neenah STATE: WI ZIP CODE: 54956

PHONE: 920 836 2036 FAX: 920 836 2010 DATE: 7-2-21

SIGNATURE: [Signature]

APPLICANT'S NAME: Steven T. Liermann

MAILING ADDRESS: 3581 Breewood Ln.

CITY: Neenah STATE: WI ZIP CODE: 54956

PHONE: 920 836 2036 FAX: 920 836 2010 DATE: 7-2-21

SIGNATURE: [Signature]

ADDRESS OF AFFECTED PROPERTY: 3581 Breewood Ln, Neenah WI 54956

TAX KEY/PARCEL NO. 005001, 00500101, 005101, 005102, 005103  
SECTION 3 TIGRIBE RANGE: \_\_\_\_\_

1. ZONING: EXISTING B2 OVERLAY \_\_\_\_\_ PROPOSED M2

2. SEWER: EXISTING: \_\_\_\_\_ NEW \_\_\_\_\_ COUNTY PERMIT# \_\_\_\_\_

3. EXISTING USE OF PROPERTY: Auto Salvage/Parts Business

**FILE**  
in parcel folder

Town of Vinland  
General Application Form

4. PROPOSED USE OF THE PROPERTY: *Auto Salvage Parts Business*

5. ATTACH A COPY OF A DETAILED LEGAL DESCRIPTION OF THE PROPERTY.

PLEASE MAKE ALL CHECKS PAYABLE TO THE TOWN OF VINLAND

PLEASE SEND THE REQUIRED INFORMATION TO:

TOM SPIEROWSKI  
6085 County Rd. T  
Oshkosh, WI 54904

IF YOU HAVE ANY QUESTIONS, PLEASE CALL TOM AT:  
920-428-3361

**REMEMBER! ALL APPLICATIONS MUST BE RECEIVED A MINIMUM OF TWENTY-ONE (21) DAYS PRIOR TO MONTHLY TOWN BOARD MEETINGS WHICH ARE HELD THE SECOND MONDAY OF EACH MONTH.**

**TOWN OF VINLAND**  
**6085 COUNTY ROAD T**  
**OSHKOSH, WI. 54904**

PHONE: (920) 235-6953 \*\* FAX: (920) 235-6994

**NOTICE OF PUBLIC HEARING**

The Town of Vinland, Winnebago County, WI. Plan Commission & Town Board will hold the following Public Hearings at the Vinland Town Hall.

**DATES/TIMES:** August 2, 2021 @ 6:30 PM.--PLAN COMMISSION  
August 9, 2021 @ 6:45 PM.-- TOWN BOARD

**SUBJECT:** CONDITIONAL USE PERMIT (CUP) APPLICATION/ ZONING CHANGE.

**DESCRIPTION OF SUBJECT SITES:** Four Parcels totaling 7.63 Acres, Zoned B-2 and B-3 .

**PROPERTY OWNER:** Niks Auto Parts Inc  
3581 Breezewood Ln  
Neenah WI 54956

**APPLICANT:** Steve Liermann 3581 Breezewood Ln Neenah WI 54956

**EXISTING ZONING:** B-2, B-3 A-2.

**PROPOSED ZONING:** M-2

**LOCATION OF PREMISES AFFECTED:** 3581 Breezewood Ln.

**LEGAL DESCRIPTION:** PART OF SECTION 19, TOWN 19N. RANGE16E., TOWN OF VINLAND, WINNEBAGO COUNTY, WI.

**TAX PARCEL NOS:** 026-0050-01, 026-0051-01, 026-0051-02, 026-0051-03

**EXPLANATION:** APPLICANT IS APPLYING FOR A CONDITIONAL USE PERMIT FOR AN AUTO SALVAGE YARD/RECYCLING CENTER

**ORDINANCE & SECTION AFFECTED:** CHAPTER 410, TOWN OF VINLAND ZONING CODE, ARTICLE IV, CONDITIONAL USES.

All interested persons wishing to be heard are invited to be present.  
Tom Spierowski, Zoning Administrator, Town of Vinland.

**PUBLIC HEARING MINUTES**  
**Monday, August 9, 2021 @ 6:45 PM**

The public hearing for the zoning change for Nik's Auto Parts Inc/Breezewood Yard LLC/tax# 026-0050-01, 026-0051-01, 026-0051-02 and 026-0051-03.

ZA Spierowski noted that the multiple parcels had different zoning, and this change would match the correct zoning for the business. ZA Spierowski will check with Winnebago County Planning and Zoning to see if they will allow an administrative decision to add the missed parcel of 026-005001-01 will allow the parcels to all match the correct zoning. 2<sup>nd</sup> and 3<sup>rd</sup> notice for any input was put forth without input. **Motion made by Devens to close public hearing/seconded by Frakes.**

**Town Board Meeting of August 9, 2021 Minutes**

The Vinland Town Board held its monthly meeting in the Vinland Town Hall, 6085 County Road T Oshkosh, WI 54904. Present were Supervisors Todd Devens & Stacy Frakes, Clerk/Treasurer Karen Brazee, Building Inspector Tom Spierowski and 13 others. Chairman Don O'Connell was in attendance by phone.

Clerk/Treasurer Brazee called the meeting to order asking for a motion to appoint Stacy Frakes as pro tem of the meeting. Motion made by Devens/seconded by O'Connell.

Supervisor Frakes began by asking all present to join in the pledge of allegiance.

Approval of Minutes:

1. Town Board Meeting minutes of 7/12/21; **O'Connell/Devens, accepted as submitted.**
2. Special Town Board Mtg minutes of 7/23/21; **O'Connell/Devens, accepted as submitted.**

County Supervisor Report: County Supervisor Chuck Farrey extended a belated thank you to everyone for the retirement party and all the well wishes, cards and gifts.

He then asked the Town Board to support his concern on a committee looking to reduce the number of County Supervisors from 38 to 26. Rural areas need the support. He request the Board send a letter or adopt a resolution noting the concern regarding the number reduction.

County Executive Doemel is looking for options to utilize the \$30 million in surplus while trying to avoid affecting tax levy limits. Co Supervisor Farrey did get support from other County Supervisors to diminish the County debt.

Public Input:

1. Greater Oshkosh just got approval from the USDA for revolving loan fund to be available to companies outside of the City of Oshkosh city limits.

Zoning:

1. Zoning change for Nik's Auto Parts Inc/Breezewood Yards LLC parcels noted above:  
Per ZA Spierowski- looking to update the zoning of the multiple parcels to coincide with the business use. **Motion to approve zoning change to M2 made by Devens/seconded by O'Connell. Motion carried.**



2. CUP application for Nik's Auto Salvage/Breezewood Yard LLC: ZA Spierowski noted that the Vinland Town Board would like CUP for every salvage yard. He's received no complaints on Nik's Auto Salvage/Breezewood Yard LLC. **Motion made by Devens to approve CUP with following conditions/seconded by O'Connell.**

1. **Maintain fence**
2. **Continue normal business hours (Monday thru Friday from 8am to 5pm)**
3. **Provide results of a well test**
4. **Provide copy of DNR permit for salvage**
5. **Obtain annual salvage permit from the Town of Vinland.**

**Motion carried.**

Clerk/Treasurer Brazee noted the total of all bank accounts as \$357,321.26 with outstanding checks totaling \$30,967.66 and the total of receipts for the month of July equaling \$61,187.58.

Discussion/Action Items:

1. Approve financial report, vouchers, payroll and banking transactions: **Motion to approve by Devens/seconded by O'Connell. Motion carried.**
2. Board of Appeals: **Motion made by Devens to reappoint Matt Kirkman as Chairman and Jerry Maxwell as an alternate/seconded by O'Connell. Motion carried.**
3. Operator's license for Jocelyn Harvell: **Motion made by O'Connell to approve based on knowing that Angie Dorton is aware of Jocelyn's background record/seconded by Devens. Motion carried.**
4. Operator's license for Jennifer Kealiher: **Motion to approve made by Devens/seconded by O'Connell. Motion carried.**
5. Salvage permit for Nik's Auto Parts Inc: **Motion to approve made by Devens/seconded by Frakes. Motion carried.**
6. Site plan review for Chris Thorpe/mini storage units/parcel# 026-058303: Stormwater Erosion permit is pending with Winnebago County. Mr. Thorpe does not expect any drastic changes to the site plan. ZA Spierowski indicated that he will not be able to issue a building permit until the Stormwater Erosion permit is obtained, so he did not see any reason to hold up the site plan because of the County permit. **Motion by Frakes to approve site plan with condition that Mr. Thorpe acquires the Winnebago County Stormwater Erosion permit and proceeds with current site plan. Any major changes on site plan will need a new site plan review by the Town Board/seconded by Devens. Motion carried.**
7. Site plan review for WI Superior Painting & Coating/ parcel# 026-050205: Owners are currently working with the County and have an addition planned for 2021 to add an enclosed blasting booth. They are in the process of obtaining the Stormwater/Erosion permit from Winnebago County also. Chairman O'Connell asked if they have been in contact with the DNR. Owners advised that due to the size of their company/business- the DNR are not required to be involved, but will confirm. **Motion made by Devens to approve site plan with condition that property owners acquire the Winnebago County Stormwater Erosion permit and proceeds with current site plan. Any major changes on site plan will need a new site plan review by the Town Board/seconded by Frakes. Motion carried.**

8. Letter regarding the number of Winnebago County Supervisors: Supervisor Frakes read the letter drafted by Chairman O'Connell. **Motion made by Frakes to approve/send letter/seconded by Devens. Motion carried.** County Supervisor Farrey advised to have letter sent to the County Clerk to distribute to all Winnebago County Supervisors.

Sharing of correspondence:

1. Chairman O'Connell gave brief synopsis of his meeting w/ County Executive Doemel. Doemel would like to continue quarterly meetings with Town Chairpersons. Chairman O'Connell requested for anyone to reach out to him if there's anything that they would like addressed at the next meeting.
2. MS4: (Municipal Stormwater Management). Chairman O'Connell gave input to attendees on how the Town will need to resubmit their MS4 plan for 2021 to be in compliance. 3 major areas are needing to be addressed (public education, outreach and illicit discharge monitoring). Will plan on addressing MS4 concerns at future town board meetings more extensively.

**Motion to adjourn made by Devens/seconded by O'Connell.**

Meeting adjourned at 7:45pm

Respectfully submitted,

Karen Brazee  
Clerk/Treasurer

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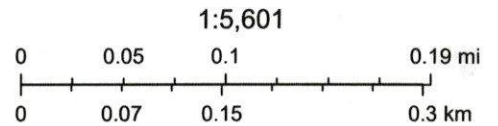
Don O'Connell, Chairman

# Site Map



8/16/2021, 8:15:51 AM

- |                                      |                                    |
|--------------------------------------|------------------------------------|
| Adjacent Counties                    | Navigable - Permanent (checked)    |
| Lakes, Ponds and Rivers              | Navigable - Intermittent (checked) |
| <b>Navigable Waterways</b>           | Navigable - Stream (checked)       |
| Navigable - Permanent (unchecked)    | Tax Parcel Boundary                |
| Navigable - Intermittent (unchecked) | Road ROW                           |
| Navigable - Stream (unchecked)       | Municipal Boundary                 |













Winnebago County GIS, Imagery Date: April 2020

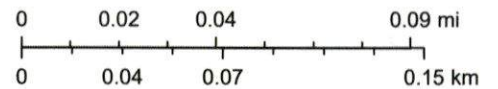
# Site Map



8/16/2021, 8:15:03 AM

1:2,801

- |  |  |
|--|--|
|  Adjacent Counties                    |  Navigable - Permanent (checked)    |
|  Lakes, Ponds and Rivers              |  Navigable - Intermittent (checked) |
| <b>Navigable Waterways</b>   |  |
|  Navigable - Permanent (unchecked)    |  Tax Parcel Boundary                |
|  Navigable - Intermittent (unchecked) |  Road ROW                           |
|  Navigable - Stream (unchecked)       |  Municipal Boundary                 |



Winnebago County GIS, Imagery Date: April 2020

**CONFIRMATION**



PART OF THE USA TODAY NETWORK

435 E. Walnut  
Green Bay, WI 54301  
(888)774-7744

TOWN OF VINLAND  
6085 COUNTY ROAD T  
OSHKOSH WI 54904-9734

Account	AD#	Net Amount	Tax Amount	Total Amount	Payment Method	Payment Amount	Amount Due
GWM-N5845	0004837969	\$58.83	\$0.00	\$58.83	Credit Card	\$0.00	\$58.83

Sales Rep: asathisarg

Order Taker: asathisarg

Order Created 07/23/2021

Product	# Ins	Start Date	End Date
GWM-ONW-Oshkosh Northwestern	2	07/26/2021	08/02/2021
GWM-ONWW-Oshkosh Northwestern Digital	28	07/26/2021	08/22/2021

\* ALL TRANSACTIONS CONSIDERED PAID IN FULL UPON CLEARANCE OF FINANCIAL INSTITUTION

**Text of Ad: 07/23/2021**

TOWN OF VINLAND  
6085 COUNTY ROAD T  
OSHKOSH, WI. 54904  
PHONE: (920) 235-6953  
\*\* FAX: (920) 235-6994

NOTICE OF PUBLIC HEARING  
The Town of Vinland, Winnebago County, WI. Plan Commission & Town Board will hold the following Public Hearings at the Vinland Town Hall.  
DATES/TIMES:  
August 2, 2021 @ 6:30 PM.--PLAN COMMISSION  
August 9, 2021 @ 6:45 PM.-- TOWN BOARD  
SUBJECT: CONDITIONAL USE PERMIT (CUP) APPLICATION/ ZONING CHANGE.  
DESCRIPTION OF SUBJECT SITES:  
Four Parcels totaling 7.63 Acres, Zoned B-2 and B-3.  
PROPERTY OWNER:  
Niks Auto Parts Inc  
3581 Breezewood Ln  
Neenah WI 54956  
APPLICANT: Steve Liermann 3581 Breezewood Ln Neenah WI 54956  
EXISTING ZONING: B-2, B-3.  
PROPOSED ZONING: M-2  
LOCATION OF PREMISES AFFECTED:  
3581 Breezewood Ln.  
LEGAL DESCRIPTION: PART OF SECTION 19, TOWN 19N, RANGE 16E., TOWN OF VINLAND, WINNEBAGO COUNTY, WI.  
TAX PARCEL NOS: 026-0050-01, 026-0051-01, 026-0051-02, 026-0051-03  
EXPLANATION: APPLICANT IS APPLYING FOR A CONDITIONAL USE PERMIT FOR AN AUTO SALVAGE YARD/RECYCLING CENTER  
ORDINANCE & SECTION AFFECTED: CHAPTER 410, TOWN OF VINLAND ZONING CODE, ARTICLE IV, CONDITIONAL USES.  
All interested persons wishing to be heard are invited to be present.  
Tom Spierowski, Zoning Administrator,  
Town of Vinland.  
Run: July 26, August 2, 2021 WNAXLP

To print, click the disk icon below -&gt; then PDF



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# Parcel Profile Report for 02600500101

## Real Estate Property & Tax Information

[Interactive Map](#)

This tax information was compiled on THURSDAY, JULY 15, 2021

[More Details](#)

Mailing Address:

BREEZEWOOD YARD LLC  
3581 BREEZEWOOD LN  
NEENAH WI 54956

Owner(s):

BREEZEWOOD YARD LLC

Tax Parcel Number:

02600500101

Tax District:

026-TOWN OF VINLAND

Acres:

15.20

School District:

6608-WINNECONNE COMMUNITY SCHOOL DISTRICT

[Interactive Map](#)

Assessed Values

[More Assessment Details](#)

Land:

\$2,400

Improvements:

\$0

Total:

\$2,400

Brief Property Description (for a complete legal description, see recorded document):

PT E1/2 NE NW DESC AS LOT 2 OF CSM-5706 15.20 A.

Document Number:

1352984

Site Address(es):

NO SITE ADDRESS ASSIGNED

## Public Land Survey System (PLSS) Information

[Interactive Map](#)

Physical Location(s):

NE 1/4, NW 1/4 of Section 3, T.19N. - R.16E., TOWN OF VINLAND

## General Zoning Information

District:

Description:

Jurisdiction:

A-2

GENERAL FARMING DISTRICT

TOWN OF VINLAND

[Interactive Map](#)

A-2

GENERAL AGRICULTURE DISTRICT

WINNEBAGO COUNTY

[Interactive Map](#)

Extraterritorial:

CITY OF NEENAH

Shoreland:

ALL OR A PORTION OF THIS PROPERTY IS LOCATED IN THE SHORELAND AREA

[Interactive Map](#)

## Navigable Stream and Surface Water Drainage Information

[Interactive Map](#)

Classification:

NON-NAVIGABLE - PERMANENT (CHECKED)

Source:

WI DNR DETERMINATION

Type:

UNKNOWN

Surface Water Drainage Dist:

NONE

## Airport Zoning and Height Limitation Information

Airport:

NONE

District(s):

Elevation Range:

820 - 828

Height Limitation(s):

NONE

Building Height:

## County Floodplain and FEMA Special Flood Hazard Area (SFHA) Information

[Interactive Map](#)

County District:

NONE

SFHA Zone:

ZONE X

SFHA Zone Type:

OUTSIDE FLOODPLAIN

FIRM Panel:

55139C0100E

Map Effective Date:

MARCH 17, 2003

## Wisconsin Wetland Inventory Information

[Interactive Map](#)

Area Code: Area Description:

Source:

To print, click the disk icon below -&gt; then PDF

1 of 1

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## Parcel Profile Report for 026005103

### Real Estate Property & Tax Information

[Interactive Map](#)

This tax information was compiled on THURSDAY, JULY 15, 2021

[More Details](#)

Mailing Address:

**BREEZEWOOD YARD LLC  
3581 BREEZEWOOD LN  
NEENAH WI 54956**

Owner(s):

**BREEZEWOOD YARD LLC**

Tax Parcel Number:

**026005103**

Tax District:

**026-TOWN OF VINLAND**

Acres:

**3.73**

School District:

**6608-WINNECONNE COMMUNITY SCHOOL DISTRICT**

[Interactive Map](#)

Assessed Values

[More Assessment Details](#)

Land:

**\$48,000**

Improvements:

**\$348,100**

Total:

**\$396,100**

Brief Property Description (for a complete legal description, see recorded document):

**PT NE NW DESC AS LOT 1 OF CSM-3366 3.73 A.**

Document Number:

**1225011**

Site Address(es):

**3581 BREEZEWOOD LN**

**NEENAH WI 54956**

### Public Land Survey System (PLSS) Information

[Interactive Map](#)

Physical Location(s):

**NE 1/4, NW 1/4 of Section 3, T.19N. - R.16E., TOWN OF VINLAND**

### General Zoning Information

District:

**B-3**

Description:

**GENERAL BUSINESS DISTRICT**

Jurisdiction:

**TOWN OF VINLAND**

[Interactive Map](#)

Extraterritorial:

**CITY OF NEENAH**

Shoreland:

**NONE**

[Interactive Map](#)

### Navigable Stream and Surface Water Drainage Information

[Interactive Map](#)

Classification:

**NONE**

Source:

Type:

Surface Water Drainage Dist:

**NONE**

### Airport Zoning and Height Limitation Information

Airport:

**NONE**

District(s):

Elevation Range:

**826 - 830**

Height Limitation(s):

**NONE**

Building Height:

### County Floodplain and FEMA Special Flood Hazard Area (SFHA) Information

[Interactive Map](#)

County District:

**NONE**

SFHA Zone:

**ZONE X**

SFHA Zone Type:

**OUTSIDE FLOODPLAIN**

FIRM Panel:

**55139C0100E**

Map Effective Date:

**MARCH 17, 2003**

### Wisconsin Wetland Inventory Information

[Interactive Map](#)

Area Code: Area Description:

**NONE**

Source:

### Future Land Use Planning Information

To print, click the disk icon below -&gt; then PDF

1 of 1

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## Parcel Profile Report for 026005102

### Real Estate Property & Tax Information

[Interactive Map](#)

This tax information was compiled on THURSDAY, JULY 15, 2021

[More Details](#)

Mailing Address:

**BREEZEWOOD YARD LLC  
3581 BREEZEWOOD LN  
NEENAH WI 54956**

Owner(s):

**BREEZEWOOD YARD LLC**

Tax Parcel Number:

**026005102**

Tax District:

**026-TOWN OF VINLAND**

Acres:

**0.30**

School District:

**6608-WINNECONNE COMMUNITY SCHOOL DISTRICT**

[Interactive Map](#)

Assessed Values

[More Assessment Details](#)

Land:

**\$3,900**

Improvements:

**\$0**

Total:

**\$3,900**

Brief Property Description (for a complete legal description, see recorded document):

**PT NW1/4 DESC AS LOT 1 OF CSM-2729 .30 A.**

Document Number:

**1225011**

Site Address(es):

**NO SITE ADDRESS ASSIGNED**

### Public Land Survey System (PLSS) Information

[Interactive Map](#)

Physical Location(s):

**NE 1/4, NW 1/4 of Section 3, T.19N. - R.16E., TOWN OF VINLAND**

**NW 1/4, NW 1/4 of Section 3, T.19N. - R.16E., TOWN OF VINLAND**

### General Zoning Information

District:

Description:

Jurisdiction:

**B-2**

**HIGHWAY BUSINESS PARK  
DISTRICT**

**TOWN OF VINLAND**

[Interactive Map](#)

Extraterritorial:

Shoreland:

**CITY OF NEENAH**

**NONE**

[Interactive Map](#)

### Navigable Stream and Surface Water Drainage Information

[Interactive Map](#)

Classification:

Source:

Type:

Surface Water Drainage Dist:

**NONE**

**NONE**

### Airport Zoning and Height Limitation Information

Airport:

District(s):

Elevation Range:

Height Limitation(s):

Building Height:

**NONE**

**830 - 830**

**NONE**

### County Floodplain and FEMA Special Flood Hazard Area (SFHA) Information

[Interactive Map](#)

County District:

SFHA Zone:

SFHA Zone Type:

FIRM Panel:

Map Effective Date:

**NONE**

**ZONE X**

**OUTSIDE FLOODPLAIN**

**55139C0100E**

**MARCH 17, 2003**

### Wisconsin Wetland Inventory Information

[Interactive Map](#)

Area Code: Area Description:

Source:

**NONE**



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# Parcel Profile Report for 026005101

## Real Estate Property & Tax Information

[Interactive Map](#)

This tax information was compiled on THURSDAY, JULY 15, 2021

[More Details](#)

Mailing Address:

**BREEZEWOOD YARD LLC  
3581 BREEZEWOOD LN  
NEENAH WI 54956**

Owner(s):

**BREEZEWOOD YARD LLC**

Tax Parcel Number:

**026005101**

Tax District:

**026-TOWN OF VINLAND**

Acres:

**1.34**

School District:

**6608-WINNECONNE COMMUNITY SCHOOL DISTRICT**

[Interactive Map](#)

Assessed Values

[More Assessment Details](#)

Land:

**\$17,400**

Improvements:

**\$0**

Total:

**\$17,400**

Brief Property Description (for a complete legal description, see recorded document):

**PT NE NW COM CL RD AT PT S25DG4W 142.7 FT FR N SL SW ON RD 220.8 FT W 173.6 FT N  
200 FT E 267.1 FT TO BEG NOW DESC AS LOT 2 OF CSM-2729 1.34 A.**

Document Number:

**1225011**

Site Address(es):

**3583 BREEZEWOOD LN**

**NEENAH WI 54956**

## Public Land Survey System (PLSS) Information

[Interactive Map](#)

Physical Location(s):

**NE 1/4, NW 1/4 of Section 3, T.19N. - R.16E., TOWN OF VINLAND**

**NW 1/4, NW 1/4 of Section 3, T.19N. - R.16E., TOWN OF VINLAND**

## General Zoning Information

District:

Description:

Jurisdiction:

**B-2**

**HIGHWAY BUSINESS PARK  
DISTRICT**

**TOWN OF VINLAND**

[Interactive Map](#)

Extraterritorial:

**CITY OF NEENAH**

Shoreland:

**NONE**

[Interactive Map](#)

## Navigable Stream and Surface Water Drainage Information

[Interactive Map](#)

Classification:

**NONE**

Source:

Type:

Surface Water Drainage Dist:

**NONE**

## Airport Zoning and Height Limitation Information

Airport:

**NONE**

District(s):

Elevation Range:

**828 - 830**

Height Limitation(s):

**NONE**

Building Height:

## County Floodplain and FEMA Special Flood Hazard Area (SFHA) Information

[Interactive Map](#)

County District:

**NONE**

SFHA Zone:

**ZONE X**

SFHA Zone Type:

**OUTSIDE FLOODPLAIN**

FIRM Panel:

**55139C0100E**

Map Effective Date:

**MARCH 17, 2003**

## Wisconsin Wetland Inventory Information

[Interactive Map](#)

Area Code: Area Description:

Source:

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## Parcel Profile Report for 026005001

### Real Estate Property & Tax Information

[Interactive Map](#)

This tax information was compiled on THURSDAY, JULY 15, 2021

[More Details](#)

Mailing Address:

**BREEZEWOOD YARD LLC  
3581 BREEZEWOOD LN  
NEENAH WI 54956**

Owner(s):

**BREEZEWOOD YARD LLC**

Tax Parcel Number:

**026005001**

Tax District:

**026-TOWN OF VINLAND**

Acres:

**2.26**

School District:

**6608-WINNECONNE COMMUNITY SCHOOL DISTRICT**

[Interactive Map](#)

Assessed Values

[More Assessment Details](#)

Land:

**\$29,300**

Improvements:

**\$0**

Total:

**\$29,300**

Brief Property Description (for a complete legal description, see recorded document):

**PT E1/2 NE NW DESC AS LOT 1 OF CSM-5706 2.26 A.**

Document Number:

**1352984**

Site Address(es):

**NO SITE ADDRESS ASSIGNED**

### Public Land Survey System (PLSS) Information

[Interactive Map](#)

Physical Location(s):

**NE 1/4, NW 1/4 of Section 3, T.19N. - R.16E., TOWN OF VINLAND**

### General Zoning Information

District:

Description:

Jurisdiction:

**B-2**

**HIGHWAY BUSINESS PARK  
DISTRICT**

**TOWN OF VINLAND**

[Interactive Map](#)

Extraterritorial:

**CITY OF NEENAH**

Shoreland:

**NONE**

[Interactive Map](#)

### Navigable Stream and Surface Water Drainage Information

[Interactive Map](#)

Classification:

**NONE**

Source:

Type:

Surface Water Drainage Dist:

**NONE**

### Airport Zoning and Height Limitation Information

Airport:

**NONE**

District(s):

Elevation Range:

**824 - 828**

Height Limitation(s):

**NONE**

Building Height:

### County Floodplain and FEMA Special Flood Hazard Area (SFHA) Information

[Interactive Map](#)

County District:

**NONE**

SFHA Zone:

**ZONE X**

SFHA Zone Type:

**OUTSIDE FLOODPLAIN**

FIRM Panel:

**55139C0100E**

Map Effective Date:

**MARCH 17, 2003**

### Wisconsin Wetland Inventory Information

[Interactive Map](#)

Area Code: Area Description:

**NONE**

Source: