

Mayor  
Charlie Wielgosh

City Administrator  
Mary Lou Neubauer



City Alderpersons  
Lara Roehl  
Patti Garro  
Joshua Zamzow  
Jasper Kallenbach  
Mary Ernest  
Dan Kallas

531 S. Fulton Street, P O Box 53 Princeton WI 54968  
(920) 295-6612

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## CITY OF PRINCETON PLAN COMMISSION

Thursday, December 19, 2024 – 10:30 a.m.  
City Council Chambers, 431 W Main Street, Princeton WI

- 1) Call to Order
- 2) Pledge of Allegiance.
- 3) Approval of minutes from August 21, 2024 Plan Commission meeting.
- 4) Conditional Use Permit request 230 Mechanic Street. Request from Liang Wang for the manufacturing use of noted property as outlined on information provided.  
Recommendation to schedule a public hearing for January City Council meeting 2025.
- 5) Items for future agendas
- 6) Adjournment.

## Mary Neubauer

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**From:** Liang Wang <liang.wang@helicitytech.com>  
**Sent:** Thursday, October 17, 2024 10:14 PM  
**To:** Mary Neubauer  
**Subject:** Re: C-Princeton availability for Plan Commission-City Council approvals - 230 Mechanic Street

Dear Mary Neubauer:

Thanks for your email. Please let me explain. The raw materials are hydrophobic (water insoluble). The product synthesized by a catalysis from the raw materials goes to the final product. It is hydrophobic. No water or wastewater are involved in the process. Final product is a polymer cross-linking formulated as an ice-phobic coating. Synthesized few grams of ice-phobic coating theoretically can coating 1 square meter of glass for a solar panel. The thickness required is a quarter of visible light wavelength. The product is expensive. No waste will be created.

Our laboratory has been working at 3655 James Road, Suite 110, Acworth GA 30102 for 7 years, and moved to 3380 Town Point Dr. NW, Suite 150, Kennesaw, GA 30144 for 6 years. There is no chemical waste created or any waste created. You can search on our website

[https://link.edgepilot.com/s/23ffd826/JHS0e2DgQEyl8zFS\\_4aL9A?u=http://www.helicitytech.com/](https://link.edgepilot.com/s/23ffd826/JHS0e2DgQEyl8zFS_4aL9A?u=http://www.helicitytech.com/). Any record in Georgia DEP. We have been supported by NASA 2016-2017 SBIR and others. The reason we move to Princeton WI is two: economy and weather. We pay \$7200/month for rent and Georgia is very warm during winter. Our anti-icing research requires cold weather.

We are in an office complex area. We are at 3380 Town Point Dr NW. Building 100 Kennesaw GA 30144 which is close to Kennesaw State University and Marriott Hotel. A part of Kennesaw University is located at 3380 Town Point Dr NW Building 300, Kennesaw GA 30144. The Kennesaw University police department patrols in our areas. I think our laboratory moving from an office complex area to your industrial area should not create any problem.

Our laboratory is the same as before. After years of development, in the future we will increase and test anti-icing products on the market. We will report to you and wait for approval of scale up. But we do not know yet what is the future, it depends not on science or technology. You know solar cells technology has been invented and developed in the US, not by China. But China now controls the most manufacturing even the solar panels produced in the US are assembled of Asian products. Why? The problem is US burireacrafts. Hopefully, the very recent US superior court judge will overcome this problem!

I am a Ph.D. in physical chemistry. I was a faculty researcher in the chemistry department of Northwestern University and worked as a chemist in the Florida Department of Environmental Protection. I can answer most environmental technical questions. I am an expert in this area.

Best Regards!

Liang Wang, Ph.D.  
Manager  
Helicity Technologies, Inc.  
3380 Town Point Dr. NW Suite 150  
Kennesaw, GA 30144  
Liang Wang, Ph.D/

## Mary Neubauer

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**From:** Liang Wang <liang.wang@helicitytech.com>  
**Sent:** Thursday, October 10, 2024 7:54 PM  
**To:** Mary Neubauer  
**Subject:** Re: Princeton 230 Mechanic Street  
**Attachments:** Icephobic Coatings Helicity 20190910[8828].pdf; 2023-S-10 Helicity Final Version (5).pdf

Dear Mary Neubauer:

Our laboratory is at the leading edge of ice-phobic coatings. Attached please find the test reports from Evonik and LIMA AMIL

Present ice-phobic coating with the best result is a functional silane single molecular coating but with the coating layers only in nanometer thickness. That is impractical for real world applications. Our coating is solid coating with micrometer thickness. It is a practical solution for various applications. Attached please find the test results from Evonik and AMIL

Best Regards!

Liang Wang, Ph.D.  
Manager  
Helicity technologies, Inc,  
3380 Town Point Dr. NW.  
Suite 150  
Kennesaw, GA 30144

On Thu, Oct 10, 2024 at 8:20 PM Liang Wang <[liang.wang@helicitytech.com](mailto:liang.wang@helicitytech.com)> wrote:

Dear Mary Neubauer:

Thanks for your help! Attached please find the video showing our ice-phobic coating with delay icing capability at -19 C.

Best Regards!

Liang Wang, Ph.D.  
Manager  
Helicity Technologies, inc.  
3380 Town Point Dr. NW.  
Suite 150  
Kennesaw, GA 30144





## Mary Neubauer

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**From:** Liang Wang <liang.wang@helicitytech.com>  
**Sent:** Thursday, October 10, 2024 5:31 PM  
**To:** Mary Neubauer  
**Subject:** Re: Princeton 230 Mechanic Street  
**Attachments:** polymethylhydrosiloxane-thermo-scientific.pdf; 37\_1596189241\_POLYMETHYLHYDROSILOXANECASNO63148-57-2MSDS.pdf; Anti-ice-test.PDF; Cobb-Occupation.PDF; Delta-Airline.PDF; Delta-GeorgiaTech.PDF; Low-Refractive.PDF; Solar-Panel.PDF

Dear Mary Neubauer:

At present, we do not sell any product on the market, not on Amazon or other. We are in the research development stage.

The main raw material is polymethylhydrosiloxane. It is non-hazardous material. The MSDS for that material is attached from 2 sources.

Our research products in small quantities have been supplied to Boeing, GE, NASA, and many others. Since we have signed the NDA with all customers.

Attached please find the MSDS of polymethylhydrosiloxane.

Our occupation license copy is attached.

Our research topics are: (1) anti-icing coating with extreme low ice adhesion and delay icing; (2) anti-icing, self-cleaning, anti-reflective coating for solar panels and optics.

Our anti-icing coating has been tested in NASA's icing-research tunnel, Evonik GmbH and LIMA AMIL, the latest test results proven 96% ice adhesion reduction (adhesion reduction factor 28.0).

Our anti-reflective coating material has a refractive index 1.33 lower than any transparent organic coating known. Some related documents are attached.

Best Regards!

Liang Wang, Ph.D.  
Manager  
Helicity Technologies, Inc,  
3380 Town Point Dr. NW. Suite 150  
Kennesaw, GA 30144  
(678)448-8975

On Thu, Oct 10, 2024 at 10:10 AM Mary Neubauer <[MNeubauer@cityofprincetonwi.com](mailto:MNeubauer@cityofprincetonwi.com)> wrote:

Good morning Liang;

I am continuing to work on scheduling the meetings for the Conditional Use Permit which is necessary for a manufacturing operation to take place in the property at 230 Mechanic Street in Princeton WI.

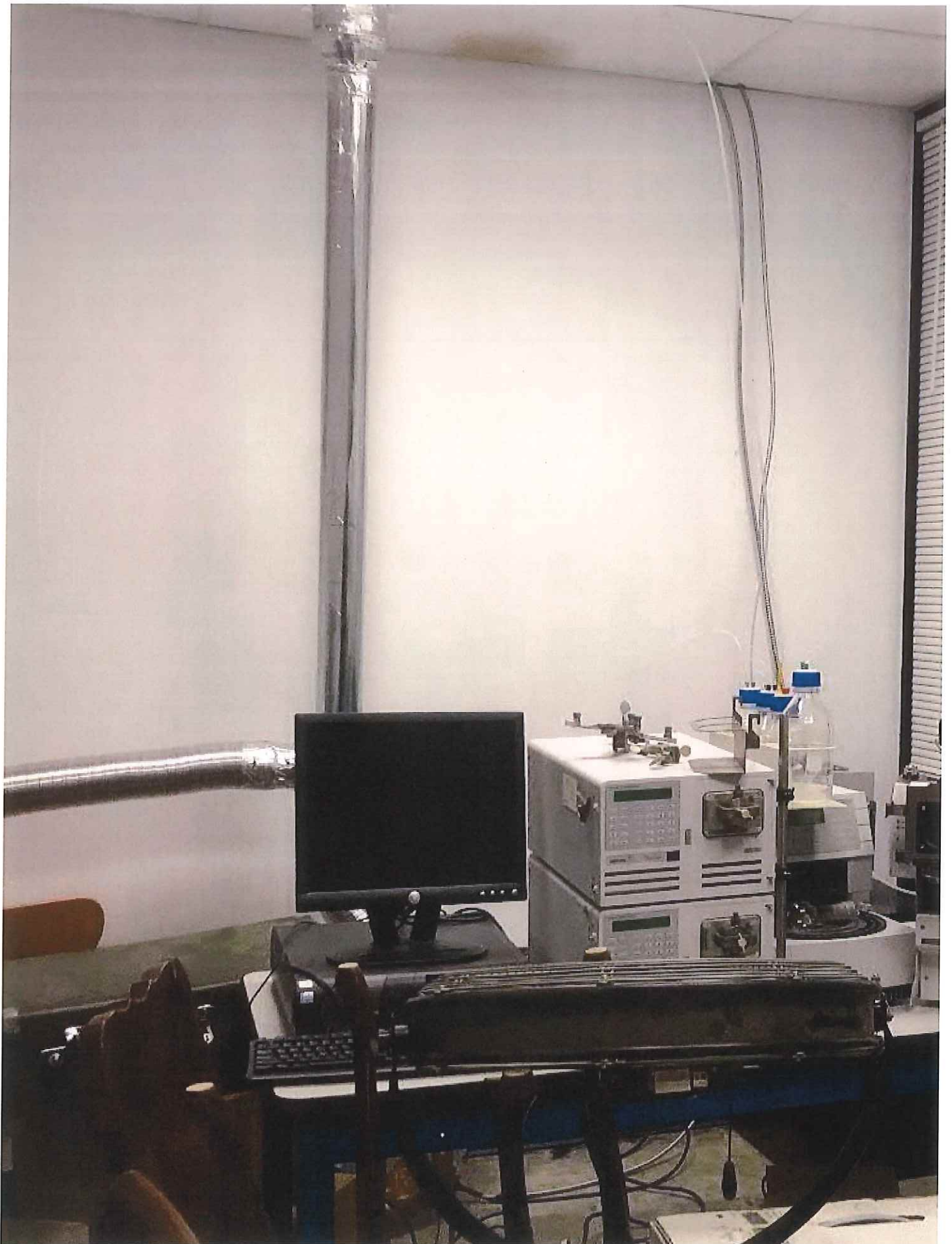
**Mary Neubauer**

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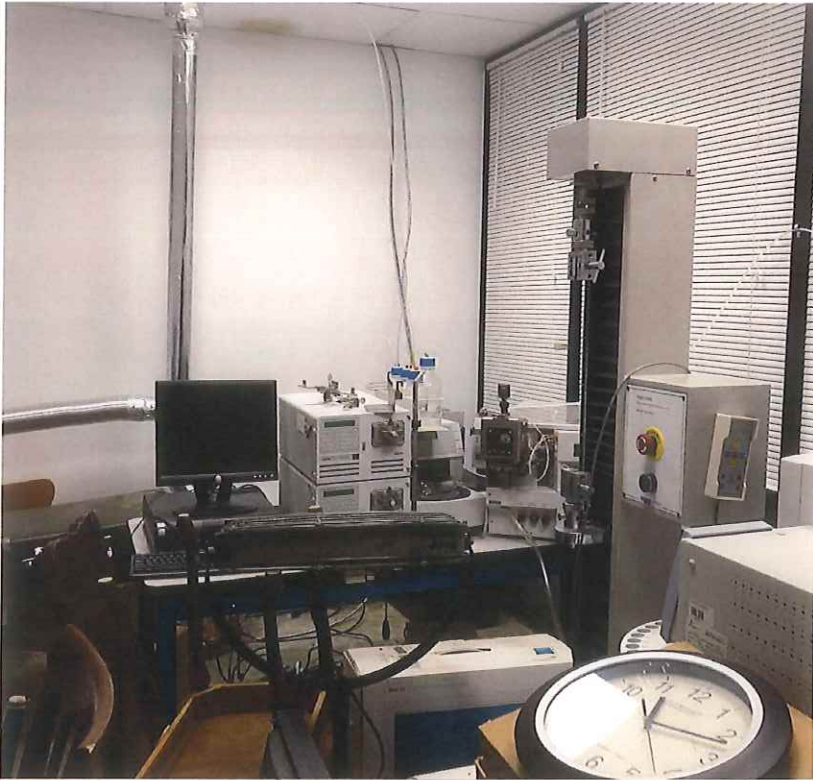
**From:** [mary.neubauer@helicitytechnologies.com](mailto:mary.neubauer@helicitytechnologies.com)  
**Sent:** Monday, January 27, 2014 1:47 PM  
**To:** Mary Neubauer  
**Subject:** Pictures for Helicity Technologies

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged





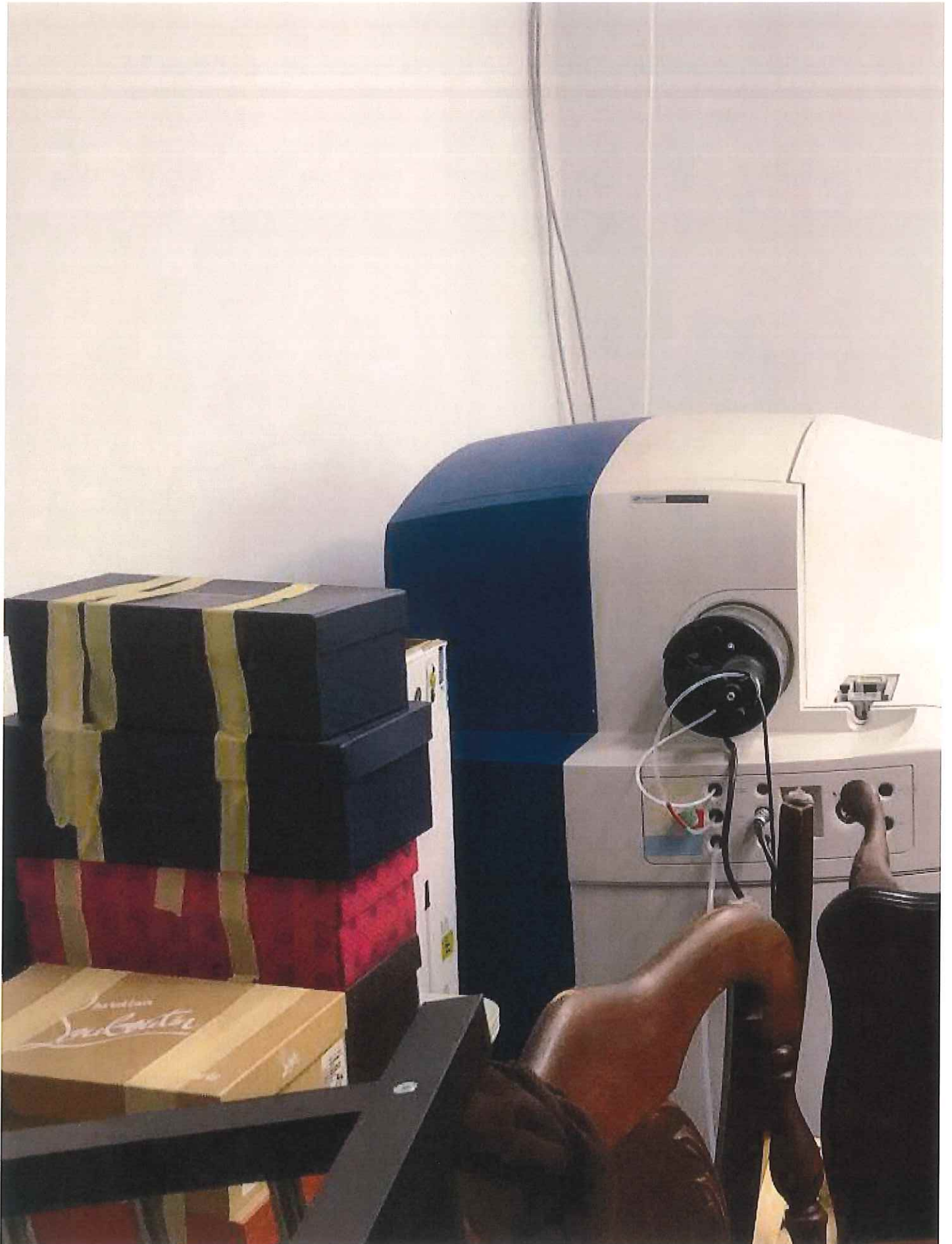












*City of Princeton, WI  
Friday, December 13, 2024*

## Chapter 430. Zoning

### Article V. Conditional Uses

#### § 430-34. Statement of purpose.

The development and execution of this article is based upon the division of the City of Princeton into districts, within which districts the use of land and buildings, and bulk and location of buildings and structures in relation to the land, are mutually compatible and substantially uniform. However, there are certain uses which, because of their unique characteristics, cannot be properly classified as unrestricted permitted uses in any particular district or districts, without consideration, in each case, of the impact of those uses upon neighboring land or public facilities, and of the public need for the particular use of a particular location. Such uses, nevertheless, may be necessary or desirable to be allowed in a particular district, provided that due consideration is given to location, development and operation of such uses. Such uses are classified as conditional uses.

#### § 430-35. Authority of Plan Commission and Common Council; requirements.

- A. The Common Council hereby authorizes the Zoning Administrator to issue a conditional use permit after review, public hearing, and approval from the Common Council, upon the recommendation of the Plan Commission, provided that such conditional use and involved structure(s) are found to be in accordance with the purpose and intent of this Zoning Code and are further found to be not hazardous, harmful, offensive or otherwise adverse to the environment or the value of the neighborhood or the community. Such action, and the resulting conditional use permit, when, shall specify the period of time for which effective, if specified, the name of the permittee, the location and legal description of the affected premises. Prior to the granting of a conditional use, the Common Council, upon the recommendation of the Plan Commission, shall make findings based upon the evidence presented that the standards herein prescribed are being complied with.
- B. Any development within 500 feet of the existing or proposed rights-of-way of freeways, expressways and within 1/2 mile of their existing or proposed interchange or turning lane rights-of-way shall be specifically reviewed by the highway agency that has jurisdiction over the traffic way. The City shall request such review and await the highway agency's recommendation for a period not to exceed 20 days before taking final action.
- C. Conditions such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, planting screens, operation control, hours of operation, improved traffic circulation, deed restrictions, highway access restrictions, increased yards or parking requirements may be required by the Common Council, upon the recommendation of the Plan Commission, upon its finding that these are necessary to fulfill the purpose and intent of this chapter.
- D. Compliance with all other provisions of this chapter, such as lot width and area, yards, height, parking, loading, traffic, highway access and performance standards shall be required of all conditional uses.



## § 430-36. Initiation of conditional use.

Any person, firm, corporation or organization having a freehold interest or a possessory interest entitled to exclusive possession, or a contractual interest which may become a freehold interest, or an exclusive possessory interest, and which is specifically enforceable in the land for which a conditional use is sought may file an application to use such land for one or more of the conditional uses provided for in this article in the zoning district in which such land is located.

## § 430-37. Application for conditional use.

An application for a conditional use shall be filed on a form prescribed by the City and a fee paid as prescribed in Chapter 182, Fees. The application shall be accompanied by a plan showing the location, size and shape of the lot(s) involved and of any proposed structures, the existing and proposed use of each structure and lot, and shall include a statement in writing by the applicant and adequate evidence showing that the proposed conditional use shall conform to the standards set forth in § 430-40 hereinafter. The application shall also be accompanied by a list of the names and addresses of all persons owning land within 300 feet of the property for which the conditional use permit is requested. The Plan Commission or Common Council may require such other information as may be necessary to determine and provide for an enforcement of this chapter, including a plan showing contours and soil types; high-water mark and groundwater conditions; bedrock, vegetative cover, specifications for areas of proposed filling, grading, and lagooning; location of buildings, parking areas, traffic access, driveways, walkways, open spaces and landscaping; plans of buildings, sewage disposal facilities, water supply systems and arrangements of operations.

## § 430-38. Hearing on application.

All requests for conditional uses shall be to the Plan Commission and Common Council, or either body can, on their own motion, apply conditional uses when applications for rezoning come before it. Upon receipt of the application and statement referred to in § 430-37 above, the Plan Commission will accept the request and review it for conformance with the code. The item is then forwarded to the Common Council for a public hearing and final action taken by the Council on each application for a conditional use within 30 days after such request is filed at such time and place as shall be established by the Commission. The hearing shall be conducted and a record of the proceedings shall be preserved in such a manner and according to such procedures as the Plan Commission shall, by rule, prescribe from time to time.

[1] *Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).*

## § 430-39. Notice of hearing on application.

Notice of the time, place and purpose of such hearing shall be given by publication of a Class 1 notice under the Wisconsin Statutes in the official City newspaper. Notice of the time, place and purpose of such public hearing shall also be sent to the applicant, the Zoning Administrator, members of the Common Council and Plan Commission, and the owners of record as listed in the office of the City Assessor who are owners of property in whole or in part situated within 100 feet of the boundaries of the properties affected, said notice to be sent at least 10 days prior to the date of such public hearing.

[1] *Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).*

## § 430-40. Standards for conditional uses.

A. Standards. No application for a conditional use shall be recommended for approval by the Plan Commission or granted by the Common Council, unless these bodies shall find all of the following

conditions are present:

- (1) That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
  - (2) That the uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use and the proposed use is compatible with the use of adjacent land.
  - (3) That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
  - (4) That adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.
  - (5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
  - (6) That the conditional use shall, except for yard requirements, conform to all applicable regulations of the district in which it is located.
  - (7) That the proposed use does not violate floodplain regulations governing the site.
  - (8) That adequate measures have been or will be taken to prevent and control water pollution, including sedimentation, erosion and runoff.
- B. Application of standards. When applying the above standards to any new construction of a building or an addition to an existing building, the Common Council and Plan Commission shall bear in mind the statement of purpose for the zoning district such that the proposed building or addition at its location does not defeat the purposes and objective of the zoning district.
- C. Additional considerations. In addition, in passing upon a conditional use permit, the Plan Commission shall also evaluate the effect of the proposed use upon:
- (1) The maintenance of safe and healthful conditions.
  - (2) The prevention and control of water pollution including sedimentation.
  - (3) Existing topographic and drainage features and vegetative cover on the site.
  - (4) The location of the site with respect to floodplains and floodways of rivers and streams.
  - (5) The erosion potential of the site based upon degree and direction of slope, soil type and vegetative cover.
  - (6) The location of the site with respect to existing or future access roads.
  - (7) The need of the proposed use for a shoreland location.
  - (8) Its compatibility with uses on adjacent land.
  - (9) The amount of liquid wastes to be generated and the adequacy of the proposed disposal systems.

## § 430-41. Denial of application for conditional use permit.

When an advisory recommendation of denial of a conditional use application is made by the Plan Commission or an actual denial by the Common Council, the City shall furnish the applicant, in writing when so requested, those standards that are not met and enumerate reasons the Commission and/or Council has used in determining that each standard was not met.

## § 430-42. Conditions and guarantees.

The following conditions shall apply to all conditional uses:

- A. Conditions. Prior to the granting of any conditional use, the Plan Commission may recommend and the Common Council may stipulate such conditions and restrictions upon the establishment, location, construction, maintenance and operation of the conditional use as deemed necessary to promote the public health, safety and general welfare of the community, and to secure compliance with the standards and requirements specified in § 430-40 above. In all cases in which conditional uses are granted, the City shall require such evidence and guarantees as it may deem necessary as proof that the conditions stipulated in connection therewith are being and will be complied with. Such conditions may include specifications for, without limitation because of specific enumeration:
- (1) Landscaping;
  - (2) Type of construction;
  - (3) Construction commencement and completion dates;
  - (4) Sureties;
  - (5) Lighting;
  - (6) Fencing;
  - (7) Operational control;
  - (8) Hours of operation;
  - (9) Traffic circulation;
  - (10) Deed restrictions;
  - (11) Access restrictions;
  - (12) Setbacks and yards;
  - (13) Type of shore cover;
  - (14) Specified sewage disposal and water supply systems;
  - (15) Planting screens;
  - (16) Piers and docks;
  - (17) Increased parking; or
  - (18) Any other requirements necessary to fulfill the purpose and intent of this chapter.
- B. Site review. In making its recommendation, the Plan Commission shall evaluate each application and may request assistance from any source which can provide technical assistance. The Commission may review the site, existing and proposed structures, architectural plans, neighboring uses, parking areas, driveway locations, highway access, traffic generation and circulation, drainage, sewerage and water systems and the proposed operation/use.
- C. Alteration of conditional use. No alteration of a conditional use shall be permitted unless approved by the Common Council, upon the recommendation of the Plan Commission.
- D. Architectural treatment. Proposed architectural treatment will be in general harmony with surrounding uses and the landscape. To this end, the Common Council, upon the recommendation of the Plan Commission, may require the use of certain general types of exterior construction materials and/or architectural treatment.



- E. Sloped sites; unsuitable soils. Where slopes exceed 6% and/or where a use is proposed to be located on areas indicated as having soils that are unsuitable or marginal for development, on-site soil tests and/or construction plans shall be provided that clearly indicate that the soil conditions are adequate to accommodate the development contemplated and/or that any inherent soil condition or slope problems will be overcome by special construction techniques. Such special construction might include, among other techniques, terracing, retaining walls, oversized foundations and footings, drain tile, etc.

## § 430-43. Validity of conditional use permit.

Where a conditional use application has been approved or conditionally approved, such approval shall become null and void within 24 months of the date of the approval unless the use is commenced, construction is underway or the current owner possesses a valid building permit under which construction is commenced within six months of the date of issuance and which shall not be renewed unless construction has commenced and is being diligently performed. Approximately 45 days prior to the automatic revocation of such permit, the Zoning Administrator shall notify the holder by certified mail of such revocation. The Common Council may extend such permit for a period of 90 days for justifiable cause, if application is made to the Common Council at least 30 days before the expiration of said permit.

## § 430-44. Complaints regarding conditional uses.

The Common Council shall retain continuing jurisdiction over all conditional uses for the purpose of resolving complaints against all previously approved conditional uses. Such authority shall be in addition to the enforcement authority of the Zoning Administrator to order the removal or discontinuance of any unauthorized alterations of an approved conditional use, and the elimination, removal or discontinuance of any violation of a condition imposed prior to or after approval or violation of any other provision of this code. Upon written complaint by any citizen or official, the Common Council shall initially determine whether said complaint indicates a reasonable probability that the subject conditional use is in violation of either one or more of the standards set forth in § 430-40 above, a condition of approval or other requirement imposed hereunder. Upon reaching a positive initial determination, a hearing shall be held upon notice as provided in § 430-39 above. Any person may appear at such hearing and testify in person or represented by an agent or attorney. The Common Council may, in order to bring the subject conditional use into compliance with the standards set forth in § 430-40 or conditions previously imposed by the Common Council, modify existing conditions upon such use and impose additional reasonable conditions upon the subject conditional use. In the event that no reasonable modification of such conditional use can be made in order to assure that § 430-40A and B will be met, the Common Council may revoke the subject conditional approval and direct the Zoning Administrator and the City Attorney to seek elimination of the subject use. Following any such hearing, the decision of the Common Council shall be furnished to the current owner of the conditional use in writing stating the reasons therefor.

## § 430-45. Bed-and-breakfast establishments.

- A. As conditional use. Bed-and-breakfast establishments shall be considered conditional uses and may be permitted in residential districts pursuant to this article.
- B. Definition. As used in this chapter, the following terms shall have the meanings indicated:

### **BED-AND-BREAKFAST ESTABLISHMENT**

Any place of lodging that provides eight or fewer rooms for rent to no more than a total of 20 tourists or other transients for more than 10 nights in a twelve-month period, is the owner's personal residence, is occupied by the owner at the time of rental, and in which the only meal served to guests is breakfast.<sup>[1]</sup>

[1] *Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).*

- C. State standards. Bed-and-breakfast establishments shall comply with the standards of Ch. ATCP 73, Wis. Adm. Code.