

**TO THE WINNEBAGO COUNTY BOARD SUPERVISORS**

Your Planning and Zoning Committee begs leave to report:

WHEREAS, it has reviewed the Petition for Zoning Amendment 2020-ZC-5460 filed with the County Clerk by:

PATOKA REV TST, AUDREY I ; KUEHN, DARRIN , Town of NEENAH and referred to the Planning and Zoning Committee on 11/17/2020 and

WHEREAS, a Public Hearing was held on 11/18/2020, pursuant to mailed and published notice as provided by as on the following:

**PROPERTY INFORMATION:**

Owner(s) of Property: PATOKA REV TST, AUDREY I ; KUEHN, DARRIN  
Agent(s): HAMBLIN, BEN - MCMAHON

Location of Premises Affected: 1403 GREEN VALLEY RD NEENAH, WI 54956

Legal Description: Being a part of the SW 1/4 of the SW 1/4, Section 8, Township 19 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

Tax Parcel No.: 010-0151-05

Sewer:	<input type="checkbox"/>	Existing	<input checked="" type="checkbox"/>	Required	<input type="checkbox"/>	Municipal	<input checked="" type="checkbox"/>	Private System
Overlay:	<input type="checkbox"/>	Airport	<input checked="" type="checkbox"/>	SWDD	<input checked="" type="checkbox"/>	Shoreland		
	<input type="checkbox"/>	Floodplain	<input type="checkbox"/>	Microwave	<input checked="" type="checkbox"/>	Wetlands		

WHEREAS,  
 Applicant is requesting a rezoning to B-3 Regional Business,  
 And  
 WHEREAS, we received notification from the Town of NEENAH recommending No Response  
 And  
 WHEREAS, your Planning and Zoning Committee, being fully informed of the facts, and after full consideration of the matter, making the following findings:

The Town of NEENAH has Not Responded. Town has right of approval or denial per terms of zoning ordinance.

Town findings for No Response were as follows: No response.

1. The Town of Neenah has not responded.
2. There were no objections.
3. Proposed use is compatible with adjacent uses.

Findings were made in consideration of Section 23.7-5(b)(1),(2),&(3).

NOW THEREFORE BE IT RESOLVED, that this committee hereby reports our findings for your consideration and is hereby recommending Approval by a vote of 5-0

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

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For the Planning and Zoning Committee

**AMENDATORY ORDINANCE # 12/02/20**

The Winnebago County Board of Supervisors do ordain Zoning Amendment # 2020-ZC-5460 as follows:

Being a part of the SW 1/4 of the SW 1/4, Section 8, Township 19 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

FROM: I-1 Light Industrial, B-3 Regional Business,

TO: B-3 Regional Business,

Adopted/ Denied this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

Shiloh Ramos, Chairperson

ATTEST:

Susan T. Ertmer, Clerk

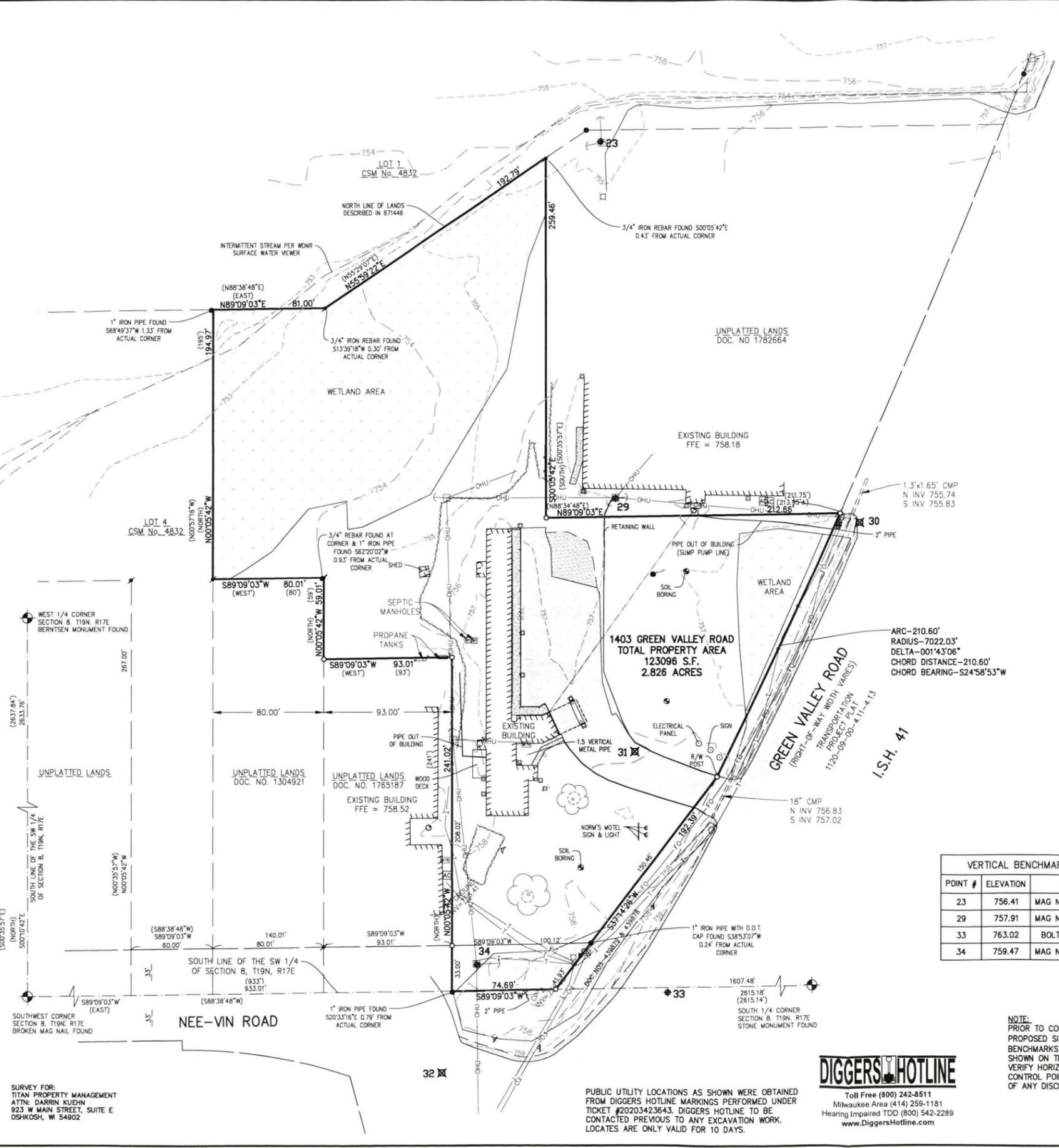
APPROVED BY WINNEBAGO COUNTY EXECUTIVE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Mark Harris  
County Executive

County Board Supervisory district 30-FARREY



mapping\_wi:\p\PROJECTS\101000\192000615\CADD\GISD\SURVEY\Documents\PLAT OF SURVEY\Titan Property Management, 22x34, Plot Date: 10/1/2020 9:31 AM, xref: (norms.bndry.compos.dwg, x-axis: norms.motel, x-axis: topo.norms.motel, x-axis: wetlands, x-axis: shade.norms.motel, x-axis: bndry.compos.dwg, x-axis: norms.motel)



**PROPERTY DESCRIPTION PER DOCUMENT NO. 734276:**

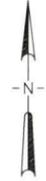
All of the Grantor's real estate in Section 8, Township 19 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

The accurate legal description of this real estate is believed to be as follows:

That part of the South One-half (1/2) of the Southwest One-fourth (1/4) of Section Eight (8), Township Nineteen (19) North, of Range Seventeen (17) East, described as follows viz: Commencing at the Southwest Corner of said section, thence East, along the South line of said Section, 933 feet, the place of beginning, thence North, parallel with the West line of said Section, 241 feet, thence West, parallel with the South line of said Section, 93 feet, thence North, parallel with the West line of said Section, 59 feet, thence West, parallel with the South line of said Section, 80 feet, thence North, parallel with the West line of said Section, 195 feet, thence East, parallel with the South line of said Section, 81 feet, thence North 55 degrees 29 minutes 07 seconds East along the North line of lands described in Document No. 671446, 192.79 feet, thence South, parallel with the West line of said Section, 259.46 feet, thence East, parallel with the South line of said Section, approximately 213.95 feet, to the Westerly right of way line of U.S. Highway No. 41, as established by Project #03-2 (53) of the State Highway Commission, thence Southwesterly, along the Westerly line of said right of way, 380.95 feet, to the South line of said Section, thence West along the South line of said Section 115.23 feet to the place of beginning, less that parcel containing 0.04 acres more or less conveyed to Winnebago County per instruments recorded as Doc. #439878 and Doc. #439879.



BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SW 1/4 OF SECTION 8, T19N, R17E, WHICH BEARS S89°09'03"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR WINNEBAGO COUNTY.



**LEGEND**

- ✕ - 1 1/4" IRON REBAR FOUND
- - 1.315" O.D. IRON PIPE FOUND
- ⦿ - 3/4" ROUND STEEL REBAR FOUND
- ⊙ - CERTIFIED LAND CORNER WINNEBAGO COUNTY
- S.F. - SQUARE FEET
- 29 ⊕ - VERTICAL CONTROL POINT (BENCHMARK)
- 30 ⊕ - HORIZONTAL CONTROL POINT
- ⊠ - EXISTING UTILITY PEDESTAL
- ⊞ - EXISTING LIGHT POLE
- ⊞ - EXISTING UTILITY VAULT
- ⊞ - EXISTING METER
- ⊞ - EXISTING POWER POLE W/GUY WIRE
- ⊞ - EXISTING FLAG POLE
- ⊞ - EXISTING PROPANE TANK
- ⊞ - EXISTING ENDWALL
- ⊞ - EXISTING AIR CONDITIONING UNIT
- ⊞ - EXISTING SEPTIC SYSTEM
- ⊞ - EXISTING WELL
- ⊞ - EXISTING ANTENNA
- ⊞ - EXISTING DOWNSPOUT
- ⊞ - EXISTING POST
- ⊞ - EXISTING SOIL BORING
- ⊞ - EXISTING STREET SIGN
- FFE - FIRST FLOOR ELEVATION
- CMP - CORRUGATED METAL PIPE
- ⊞ - EXISTING TREE
- ⊞ - EXISTING BRUSH LINE
- ⊞ - EXISTING BUILDING OUTLINE
- ⊞ - EXISTING FENCE LINE
- ⊞ - EXISTING CONTOURS
- OHU - EXISTING OVERHEAD UTILITY
- T - EXISTING TELEPHONE - BURIED
- FO - FIBER OPTIC CABLE - BURIED
- - - - - DITCH LINE
- - - - - RIGHT-OF-WAY (R.O.W.) LINE
- - - - - PROPERTY LINE
- - - - - SECTION LINE
- ▭ - ASPHALT PAVEMENT
- ▭ - CONCRETE
- ▭ - GRAVEL AREA
- ▭ - WETLAND DELINEATION BY STACEY CAPLAN-MCMAHON & ASSOCIATES, INC., REPORT DATED AUGUST 24, 2020

VERTICAL BENCHMARK CONTROL		
POINT #	ELEVATION	DESCRIPTION
23	756.41	MAG NAIL IN POWER POLE
29	757.91	MAG NAIL IN POWER POLE
33	763.02	BOLT ON JERSEY WALL
34	759.47	MAG NAIL IN POWER POLE

HORIZONTAL CONTROL POINTS			
POINT #	NORTHING	EASTING	DESCRIPTION
30	513435.03	803373.22	MAG NAIL
31	513269.20	803210.52	MAG NAIL
32	513037.16	803071.38	MAG NAIL

**SURVEYOR'S CERTIFICATE**  
 The property as shown and described on this map was surveyed under my direction and control according to the Wisconsin Administrative Code, Chapter A-17 of Minimum Standards for Property Surveys, and is a correct representation of said survey, to the best of my knowledge and belief.

Date \_\_\_\_\_ Professional Land Surveyor

**NOTE:**  
 PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PROPOSED SITE GRADES BY FIELD CHECKING TWO (2) BENCHMARKS AND A MINIMUM OF ONE (1) SITE FEATURE AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ALSO VERIFY HORIZONTAL CONTROL BY FIELD CHECKING SEVERAL CONTROL POINTS AND SHALL IMMEDIATELY NOTIFY MCMAHON OF ANY DISCREPANCIES.

**VERTICAL DATUM:**  
 ELEVATIONS ON THIS PLAN ARE REFERENCED TO NGVD 29 DATUM: BASED ON GPS OBSERVATION TO NGS CONTROL POINT NAME: 4W18 POINT ID: DE7434 TO ELEVATION = 812.60 NAVD 88(07) THEN CONVERTED TO NGVD 29 DATUM USING VERTCON DATUM CONVERSION SOFTWARE TO ELEVATION 812.78 LEVEL LOOP PER FIELD BOOK 1352 PAGES 72-77 & FIELD BOOK 1492 PAGES 11-12

**HORIZONTAL DATUM:**  
 COORDINATES ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR WINNEBAGO COUNTY NAD83 (1997).

PUBLIC UTILITY LOCATIONS AS SHOWN WERE OBTAINED FROM DIGGERS HOTLINE MARKINGS PERFORMED UNDER TICKET #20203423643. DIGGERS HOTLINE TO BE CONTACTED PREVIOUS TO ANY EXCAVATION WORK. LOCATES ARE ONLY VALID FOR 10 DAYS.

**DIGGERS HOTLINE**  
 Toll Free (800) 242-8511  
 Milwaukee Area (414) 259-1181  
 Hearing Impaired TDD (800) 542-2289  
 www.DiggersHotline.com

SURVEY FOR:  
 TITAN PROPERTY MANAGEMENT  
 ATTN: DARRIN KUEHN  
 923 W MAIN STREET, SUITE E  
 OSHKOSH, WI 54902

**McMAHON**  
 ENGINEERS ARCHITECTS  
 MCMAHON ASSOCIATES, INC.  
 1445 MCMAHON DRIVE, NEENAH, WI 54956  
 Mailing: P.O. BOX 1025, NEENAH, WI 54957-1025  
 PH 920.751.4200, FX 920.751.4284, MCMGRP.COM

NO.	DATE	REVISION

**TITAN PROPERTY MANAGEMENT**  
**1403 GREEN VALLEY ROAD, NEENAH, WI 54956**  
**TOPOGRAPHIC & PROPERTY SURVEY**

SURVEYED	DRAWN
DEW	MJA
PROJECT NO.	K1000 9-20-00615
DATE	SEPTEMBER, 2020
SHEET NO.	01





**Application #20-CU-5450**

Date of Hearing:

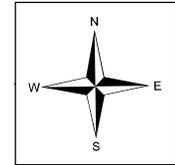
November 18, 2020

Owner(s):

KEEN CAPITAL  
MANAGEMENT, LLC

Subject Parcel(s):

010015105



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

**Application #20-CU-5450**

Date of Hearing:

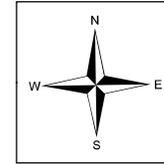
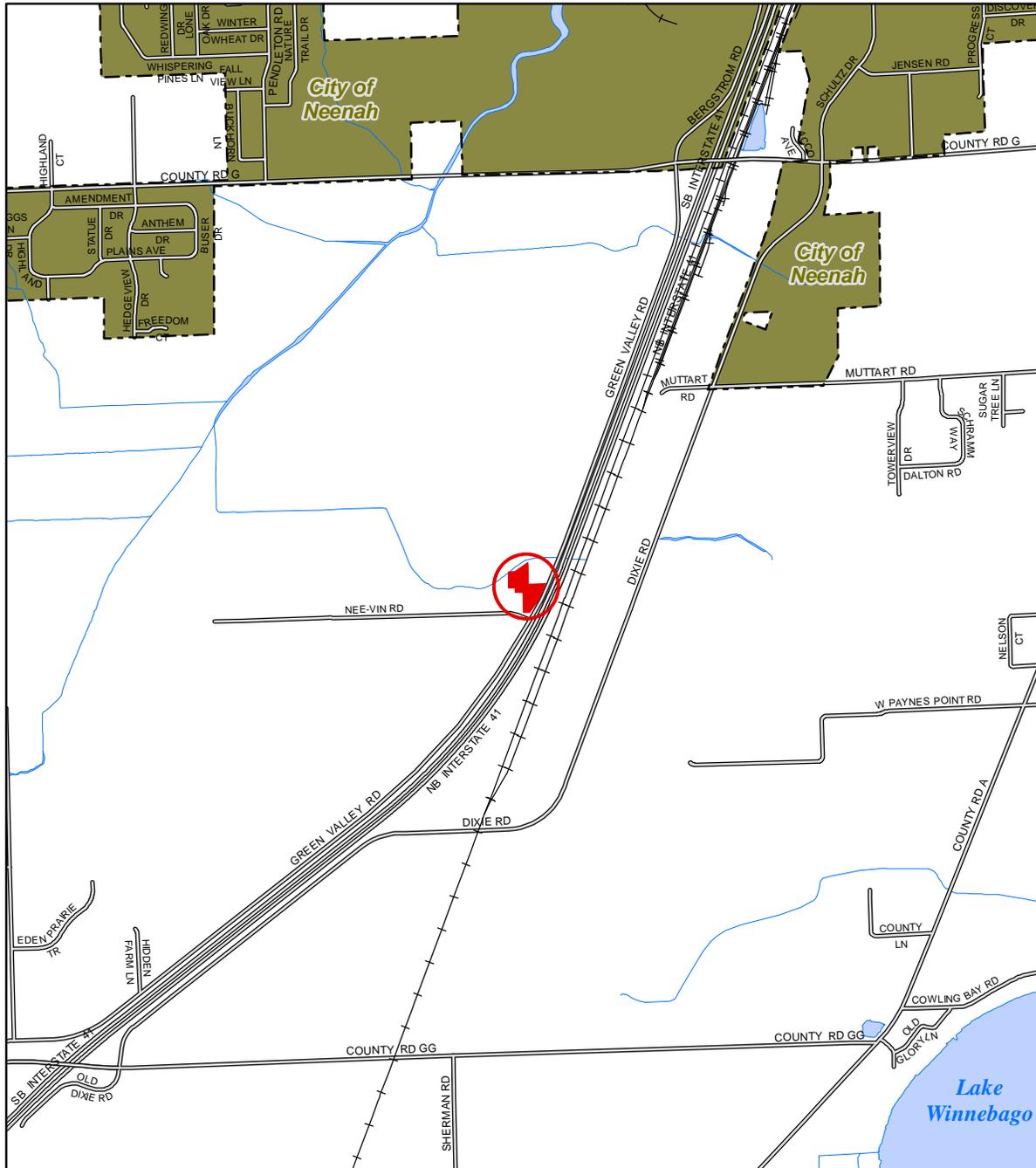
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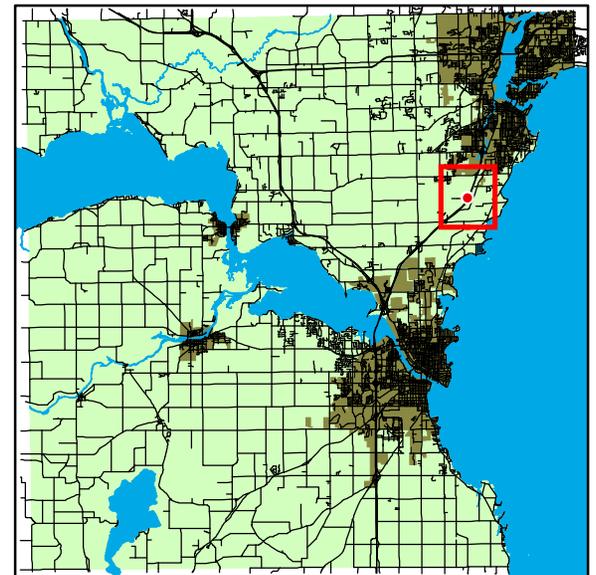
Subject Parcel(s):

010015105



Winnebago County  
WINGS Project

● = SITE



1 inch : 2,000 feet

**WINNEBAGO COUNTY**