

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMITTEE

October 25, 2022

TO WHOM IT MAY CONCERN:

The applicant(s) listed below has requested a Conditional Use which is regulated by either Chapter 23, the Town/County Zoning Code, or Chapter 27, the Shoreland Zoning Code. You are receiving this notice because this application or petition for action: 1. affects area in the immediate vicinity of property which you own; 2. requires your agency to be notified; 3. requires your Town to be notified; or 4. requires you, as the applicant, to be notified.

The Winnebago County Planning and Zoning Committee will be holding a public hearing on October 25, 2022 at 6:30 PM in Conference Room 120 of the County Administration Building located at 112 Otter Ave, Oshkosh, WI.

All interested persons wishing to be heard at the public hearing may appear in person or via Zoom using the meeting information below. A direct link to the Zoom Meeting is available on the Winnebago County Meetings and Agenda calendar on the above indicated date.

Zoom Meeting Information Link: <https://www.co.winnebago.wi.us/planning-and-zoning/p-z-meeting-links>

Additional Instructions can be found at: <https://www.co.winnebago.wi.us/planning-and-zoning>

For further detailed information concerning this notice, contact the Town Clerk or the Winnebago County Zoning office, where the application is available for viewing.

INFORMATION ON CONDITIONAL USE REQUEST

Application No.: 2022-CU-6170

Property Owner(s): GREEN MEADOW ENTERPRISES LLC

Agent: NONE

Tax Parcel No.: 012-034801

Location of Premises: 4304 COUNTY RD N

Legal Description: Being part of the NE 1/4 of the NW 1/4 of Section 20, Township 17 North, Range 16 East, Town of Nekimi, Winnebago County, Wisconsin.

Code Reference: 23.8-14.02

Description of Proposed Use: Applicant is requesting a Conditional Use permit for expansion of existing use.

INITIAL STAFF REPORT

Sanitation: Existing; Private System
Overlays: Wetlands
Current Zoning: B-3 Regional Business
Code Reference: 23.8-14.02

Description of Proposed Use: Applicant is requesting a Conditional Use permit for expansion of existing use.

Surrounding Zoning: North: A-1; South: A-2; East: A-2; West: A-2;

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/AGENT

Describe the proposed use: Same as it is being used currently. Business use for Folske Electric which additional space will be added for materials, and to keep equipment indoors. As well as additional storage units.

Describe how the proposed use will not have any adverse effects on surrounding property: Lighting is all indirect lighting and will not effect any neighbors.

SECTION REFERENCE AND BASIS OF DECISION

Basis of Decision

The town board and town plan commission of the town in which the proposed conditional use is located in making their recommendation and Planning and Zoning Committee in making its decision shall consider the following factors:

- (1) the size of the parcel on which the proposed use will occur;
- (2) the presence of and compatibility with other uses on the subject property;
- (3) the location of the proposed use on the subject property (e.g., proximity of the proposed use to other existing or potential land uses);
- (4) effects of the proposed use on traffic safety and efficiency and pedestrian circulation, both on-site and off-site;
- (5) the suitability of the subject property for the proposed use;
- (6) effects of the proposed use on the natural environment;
- (7) effects of the proposed use on surrounding properties, including operational considerations relating to hours of operation and creation of potential nuisances;
- (8) effects of the proposed use on the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district and adjoining districts; and
- (9) any other factor that relates to the purposes of this chapter as set forth in s. 23.1-5 and other sections as may apply.











In the event the conditional use being proposed is an adult-oriented establishment, the above-named decision-making bodies shall not consider the nature of expressive conduct protected by the U.S. Constitution with regard to any of the above-mentioned criteria.

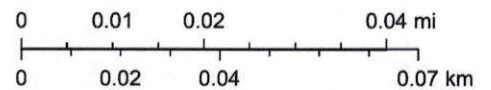
Site Map - Existing



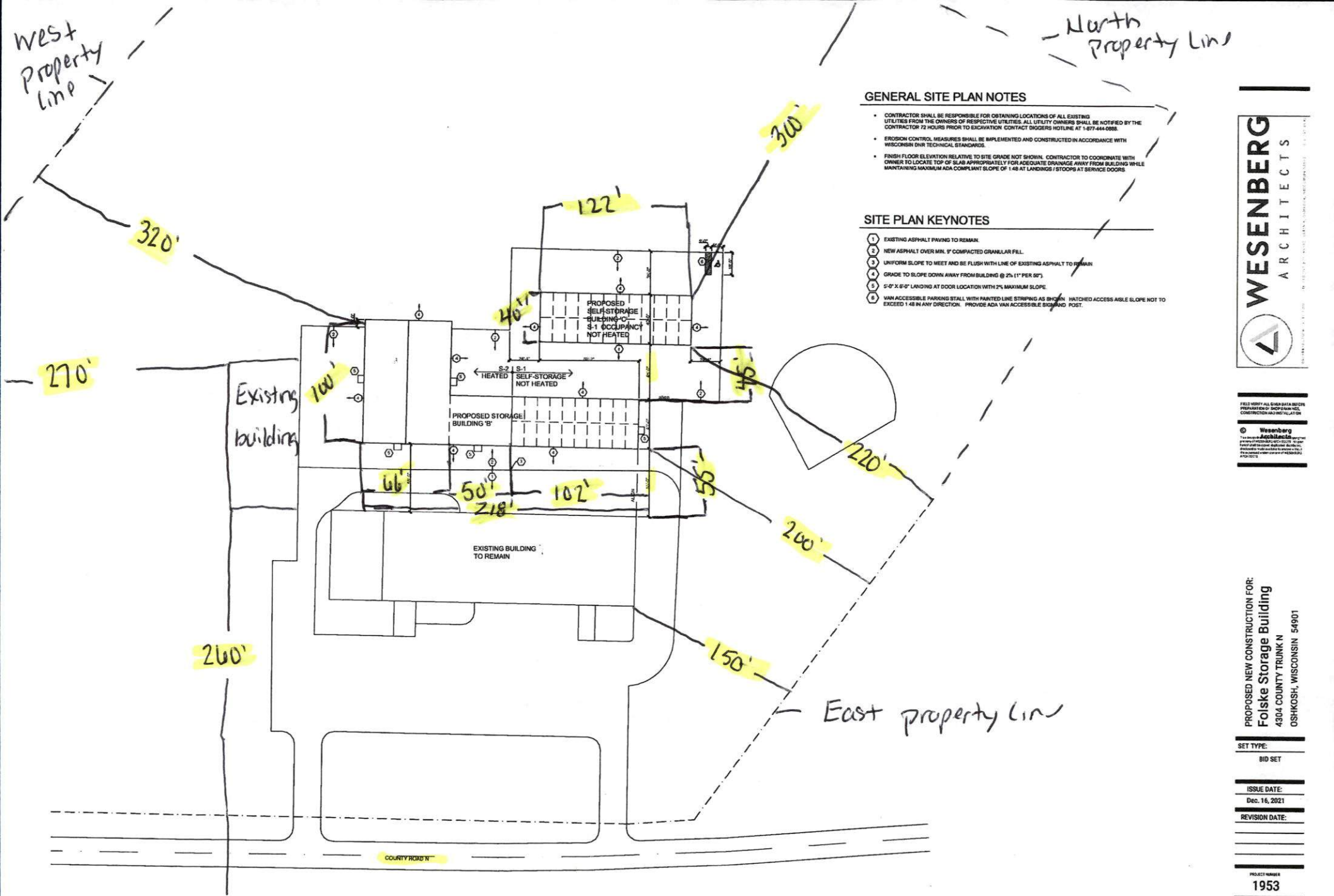
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1:1,341

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



Winnebago County GIS, Imagery Date: April 2020



GENERAL SITE PLAN NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING LOCATIONS OF ALL EXISTING UTILITIES FROM THE OWNERS OF RESPECTIVE UTILITIES. ALL UTILITY OWNERS SHALL BE NOTIFIED BY THE CONTRACTOR 72 HOURS PRIOR TO EXCAVATION. CONTACT DIGGERS HOTLINE AT 1-877-444-0888
- EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AND CONSTRUCTED IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS.
- FINISH FLOOR ELEVATION RELATIVE TO SITE GRADE NOT SHOWN. CONTRACTOR TO COORDINATE WITH OWNER TO LOCATE TOP OF SLAB APPROPRIATELY FOR ADEQUATE DRAINAGE AWAY FROM BUILDING WHILE MAINTAINING MAXIMUM ADA COMPLIANT SLOPE OF 1:48 AT LANDINGS/ STAIRS AT SERVICE DOORS.

SITE PLAN KEYNOTES

- EXISTING ASPHALT PAVING TO REMAIN.
- NEW ASPHALT OVER MIN. 9" COMPACTED GRANULAR FILL.
- UNIFORM SLOPE TO MEET AND BE FLUSH WITH LINE OF EXISTING ASPHALT TO REMAIN.
- GRADE TO SLOPE DOWN AWAY FROM BUILDING @ 2% (1" PER 50')
- 5'-0" X 8'-0" LANDING AT DOOR LOCATION WITH 2% MAXIMUM SLOPE.
- VAN ACCESSIBLE PARKING STALL WITH PAINTED LINE STRIPING AS SHOWN. MATCHED ACCESSIBLE SLOPE NOT TO EXCEED 1:48 IN ANY DIRECTION. PROVIDE ADA VAN ACCESSIBLE SIGN AND POST.

SITE PLAN
SCALE: 1" = 10'-0"

South Property Line



FIELD VERIFY ALL SURVEY DATA BEFORE PREPARING ANY CONSTRUCTION DOCUMENTS. CONSULT WITH SURVEYOR FOR ANY CHANGES TO THE SURVEY DATA. WESENBERG ARCHITECTS, S.C. 4304 COUNTY TRUNK N OSHKOSH, WISCONSIN 54901

PROPOSED NEW CONSTRUCTION FOR:
Folske Storage Building
4304 COUNTY TRUNK N
OSHKOSH, WISCONSIN 54901

SET TYPE:
BID SET

ISSUE DATE:
Dec. 16, 2021

REVISION DATE:

PROJECT NUMBER:
1953

SHEET NUMBER:

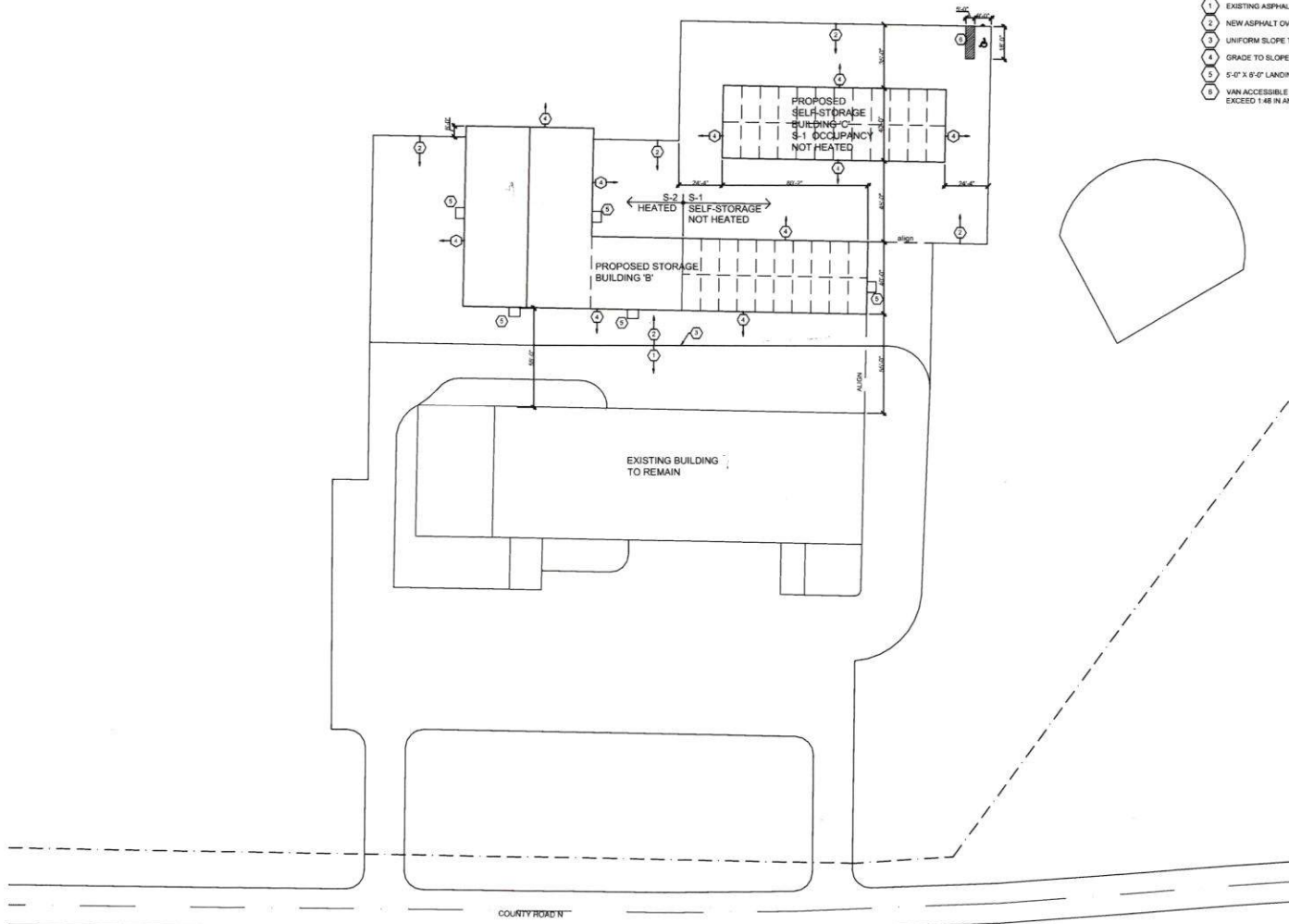
A100

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SITE PLAN
SCALE: 1" = 10'-0"

FIELD VERIFY ALL GIVEN DATA BEFORE PREPARATION OF SHOP DRAWINGS, CONNECTIONS AND INSTALLATION.

Wesenberg Architects
INCORPORATED
11500 WISCONSIN DRIVE, SUITE 100
FOLSOM, WISCONSIN 54901
TEL: 920.734.1000
WWW.WESENBERGARCHITECTS.COM

PROPOSED NEW CONSTRUCTION FOR:
Folske Storage Building
4304 COUNTY TRUNK N
OSHKOSH, WISCONSIN 54901

SET TYPE:
BID SET

ISSUE DATE:
Dec. 16, 2021

REVISION DATE:

PROJECT NUMBER
1953

SHEET NUMBER

A100



Application #22-CU-6170

Date of Hearing:

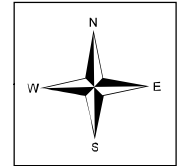
October 25, 2022

Owner(s):

GREEN MEADOW
ENTERPRISES LLC

Subject Parcel(s):

012034801



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 #22-CU-6170

Date of Hearing:

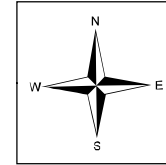
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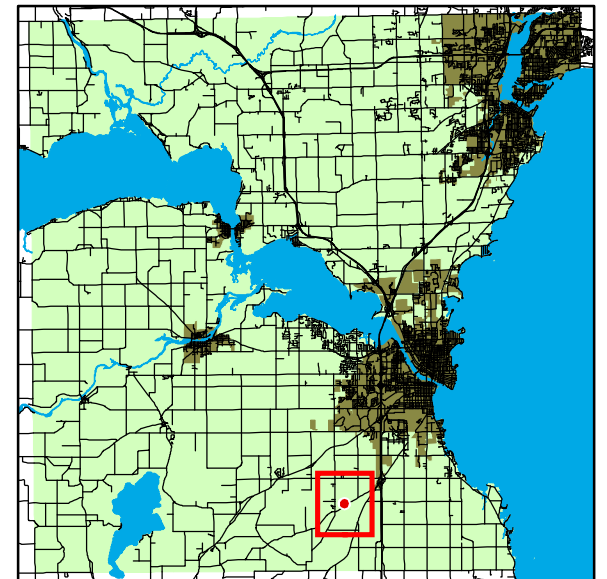
Subject Parcel(s):

012034801

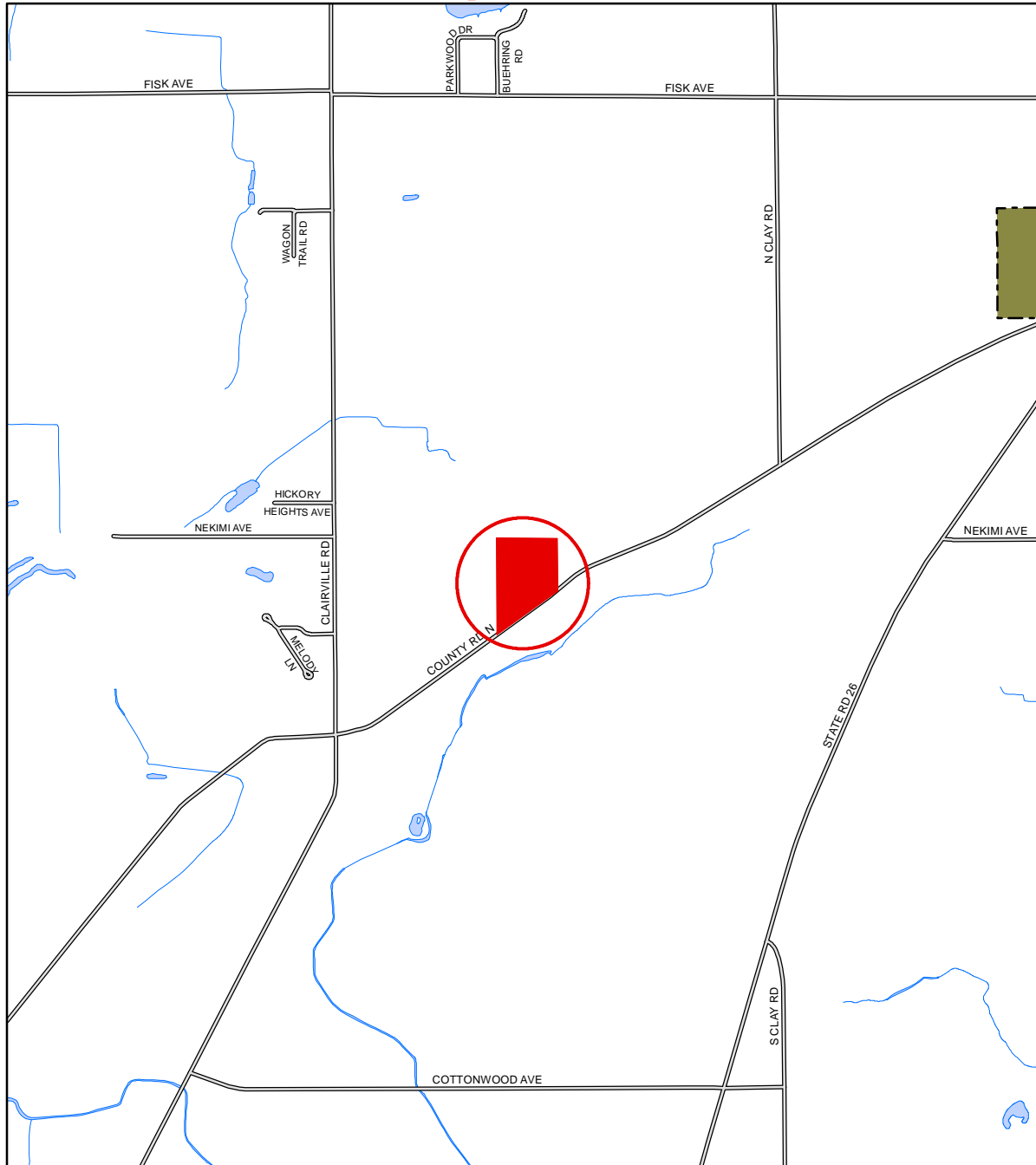


*Winnebago County
WINGS Project*

● = SITE



WINNEBAGO COUNTY



1 inch : 2,000 feet

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMITTEE
August 30, 2022

TO WHOM IT MAY CONCERN:

The applicant(s) listed below has requested a Conditional Use which is regulated by either Chapter 23, the Town/County Zoning Code, or Chapter 27, the Shoreland Zoning Code. You are receiving this notice because this application or petition for action: 1. affects area in the immediate vicinity of property which you own; 2. requires your agency to be notified; 3. requires your Town to be notified; or 4. requires you, as the applicant, to be notified.

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INFORMATION ON CONDITIONAL USE REQUEST

Application No.: 2022-CU-6140

Property Owner(s): STORAGE IN BLACK WOLF LLC

Agent: SEHLOFF, JAMES DAVEL ENGINEERING & ENVIRONMENTAL

Tax Parcel No.: 004-004502

Location of Premises: 3687 FOND DU LAC RD

Legal Description: Being all of Lot 1 of CSM-7927 located in part of Government Lot 3 of Section 1, all in Township 17 North, Range 16 East, Town of Black Wolf, Winnebago County, Wisconsin.

Code Reference: Chapter 23, Article 8, Division 3, Section 23.8-41, Exhibit 8-1, 14.02.

Description of Proposed Use: Applicant is requesting a conditional use permit to operate a personal storage facility.

INITIAL STAFF REPORT

Sanitation: Existing

Overlays: Shoreland

Current Zoning: I-1 Light Industrial; I-2 Heavy Industrial

Code Reference: Chapter 23, Article 8, Division 3, Section 23.8-41, Exhibit 8-1, 14.02.

Description of Proposed Use: Applicant is requesting a conditional use permit to operate a personal storage facility.

Surrounding Zoning: North: R-2; South: R-1; East: R-1; West: Town;

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/AGENT

Describe the proposed use: Seven mini-warehouse buildings and one mixed-use commercial building.

Describe how the proposed use will not have any adverse effects on surrounding property: Existing buildings are in poor condition and will be razed. Mini-warehousing has minimal impact to traffic as the majority of renters may only visit their unit a few times a year. Lighting is to be limited to the property and perimeter will be landscaped. Site will be paved to minimize dust potential

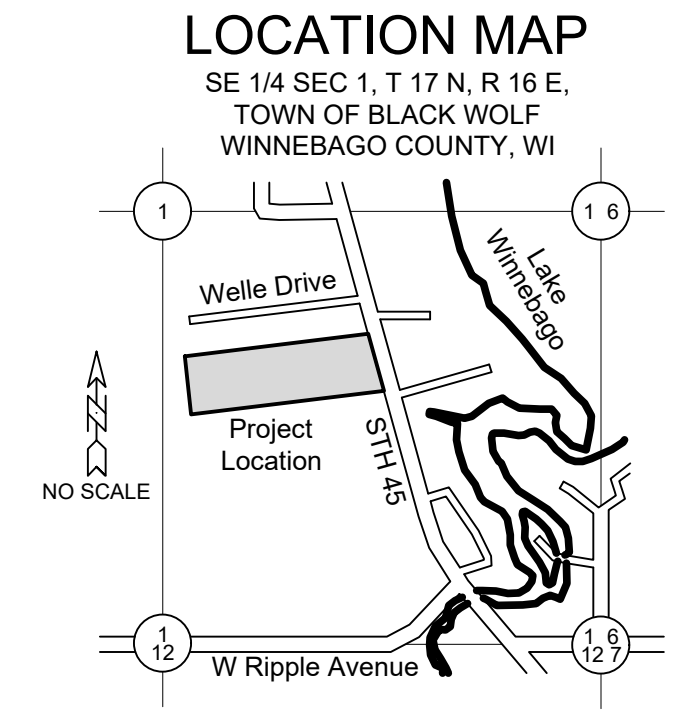
SECTION REFERENCE AND BASIS OF DECISION

Basis of Decision

The town board and town plan commission of the town in which the proposed conditional use is located in making their recommendation and Planning and Zoning Committee in making its decision shall consider the following factors:

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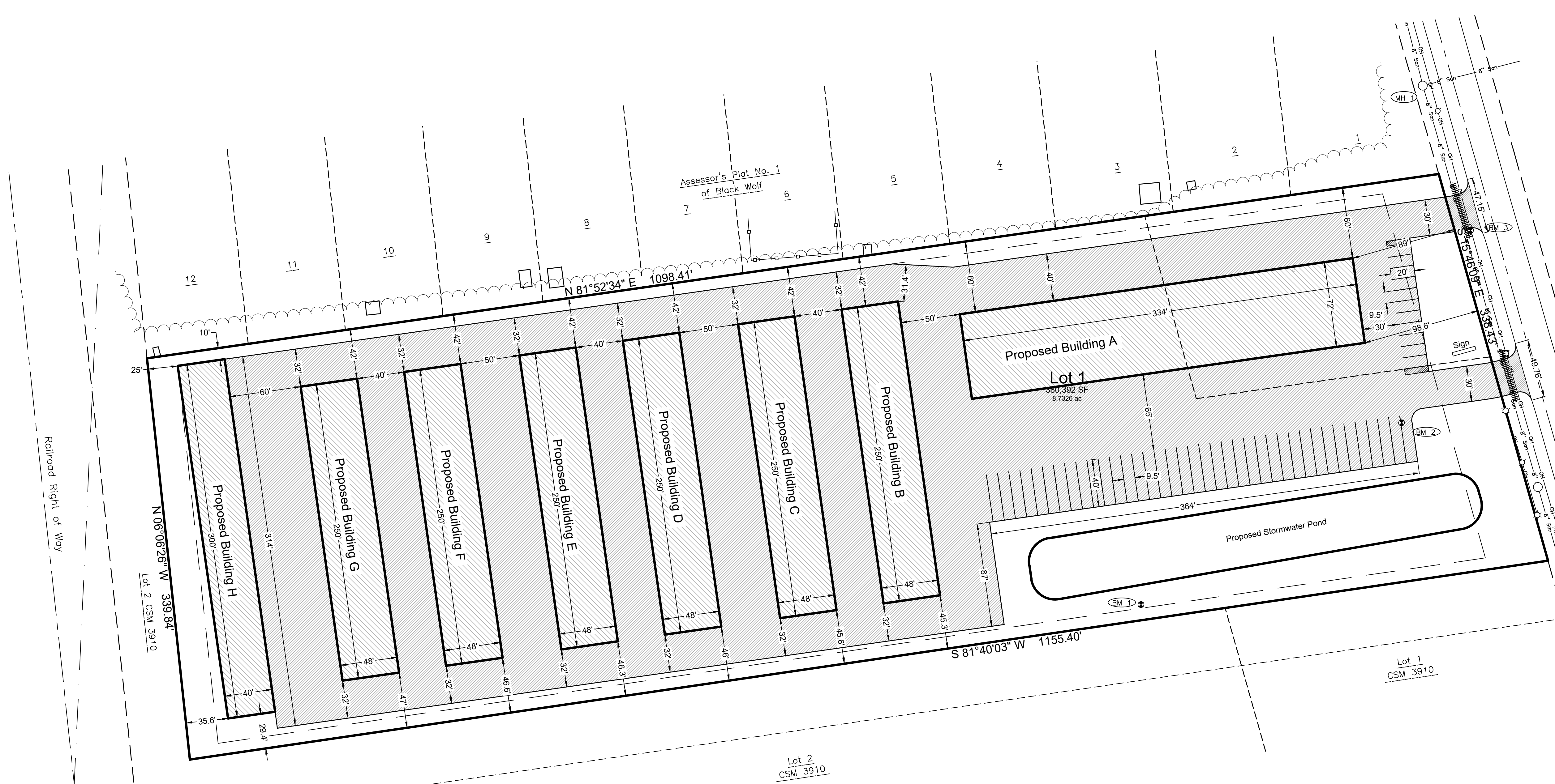
7/14/2022 8:52 AM J:\Projects\6976\6976.dwg Civil 3D\6976engr.dwg Printed by: mitch

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
 Civil Engineers and Land Surveyors
 1184 Province Terrace, Menasha, WI 54952
 Ph: 920-991-1866 Fax: 920-441-0804
 www.davelpro

SITE PLAN

Black Wolf Storage
 Town of Black Wolf, Winnebago County, WI
 For: Jerry VanLanen

Date:	07/14/2022
Filename:	6976engr.dwg
Author:	MDB
Last Saved by:	mitch
Page	C1.0



LEGEND

— CATV — CATV	○ Sanitary MH / Tank / Base	□ CATV Pedestal
— FO — FO	○ Clean Out / Curb Stop / Pull Box	□ Gas Regulator
— OH — OH	○ Storm Manhole	□ Railroad Signal
— Utility Guy Wire	○ Inlet	□ Sign
— San — San	○ Catch Basin / Yard Drain	□ Tower / Silo
— Sto — Sto	○ Water MH / Well	□ Post / Guard Post
— E — E	○ Hydrant	□ Satellite Dish
— G — G	○ Utility Valve	□ Large Rock
— T — T	○ Utility Meter	□ Flag Pole
— W — W	○ Utility Pole	○ Deciduous Tree
— Fence - Steel	○ Light Pole / Signal	○ Coniferous Tree
— Fence - Wood	○ Guy Wire	○ Bush / Hedge
— Fence - Barbed Wire	□ Electric Pedestal	○ Stump
— Treeline	□ Electric Transformer	○ Soil Boring
— Railroad Tracks	□ Air Conditioner	○ Benchmark
— Culvert	□ Telephone Pedestal	□ Asphalt Pavement
— 800 — 800	○ Telephone Manhole	□ Concrete Pavement
— 799 — 799	○ Ex Spot Elevation	□ Gravel
— Delineated Wetlands		
□ Proposed Building		
□ Proposed Asphalt		
□ Proposed Concrete		
□ Proposed Gravel		

SITE INFORMATION:

Parcel #: 0040045, 004004501
 Current Use: Commercial
 Proposed Use: Commercial

Current Zoning: B-2: Community Business District (Winnebago County Zoning District)
 B-3: General Business District (Winnebago County Zoning District)

Proposed Zoning: B-3: General Business District (Winnebago County Zoning District)

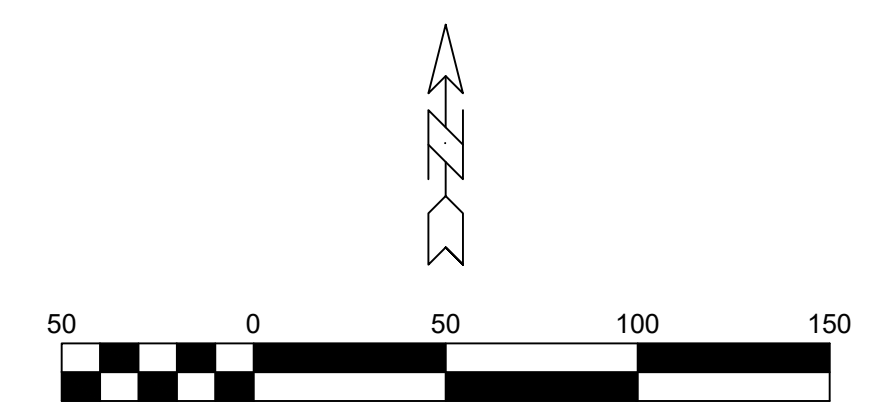
Site Areas

Parcel Area:	380,392 SF	(8.73 Acres)
Total Existing Impervious:	46,838 SF	(12%)
Proposed Building Area:	108,048 SF	
Proposed Pavement Area:	182,996 SF	
Total Proposed Impervious:	108,048 SF	(76.5%)
Total Proposed Greenspace:	89,348 SF	(23.5%)

PROPERTY OWNER:
 Jerry VanLanen
 Fox Valley Storage
 N1213 Mayflower Dr.
 Greenville, WI 54942
 Telephone: (920) 850-0747
 Email: jerry@foxvalleystorage.com

SHEET INDEX:

Sheet	Page
Site Plan	C1.0
Topographic Survey	C1.1
Drainage and Grading Plan	C1.2
Erosion & Sediment Control Plan	C1.3
Utility Plan	C1.4
Construction Details	C2.1
Erosion & Sediment Control Details	C2.2
Stormwater Pond Details	C2.3



City of
Oshkosh

City of
Oshkosh

CHERRY PARK CT

ECHO RESORT LN

WELLE DR

TALBOT LN

004004502
8.73 AC.

FOND DU LAC RD

EDGEWATER LN

EELM LN

Application #22-CU-6140

Date of Hearing:

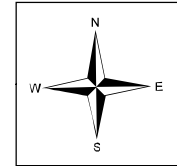
August 30, 2022

Owner(s):

STORAGE IN
BLACK WOLF LLC

Subject Parcel(s):

004004502



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

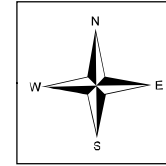
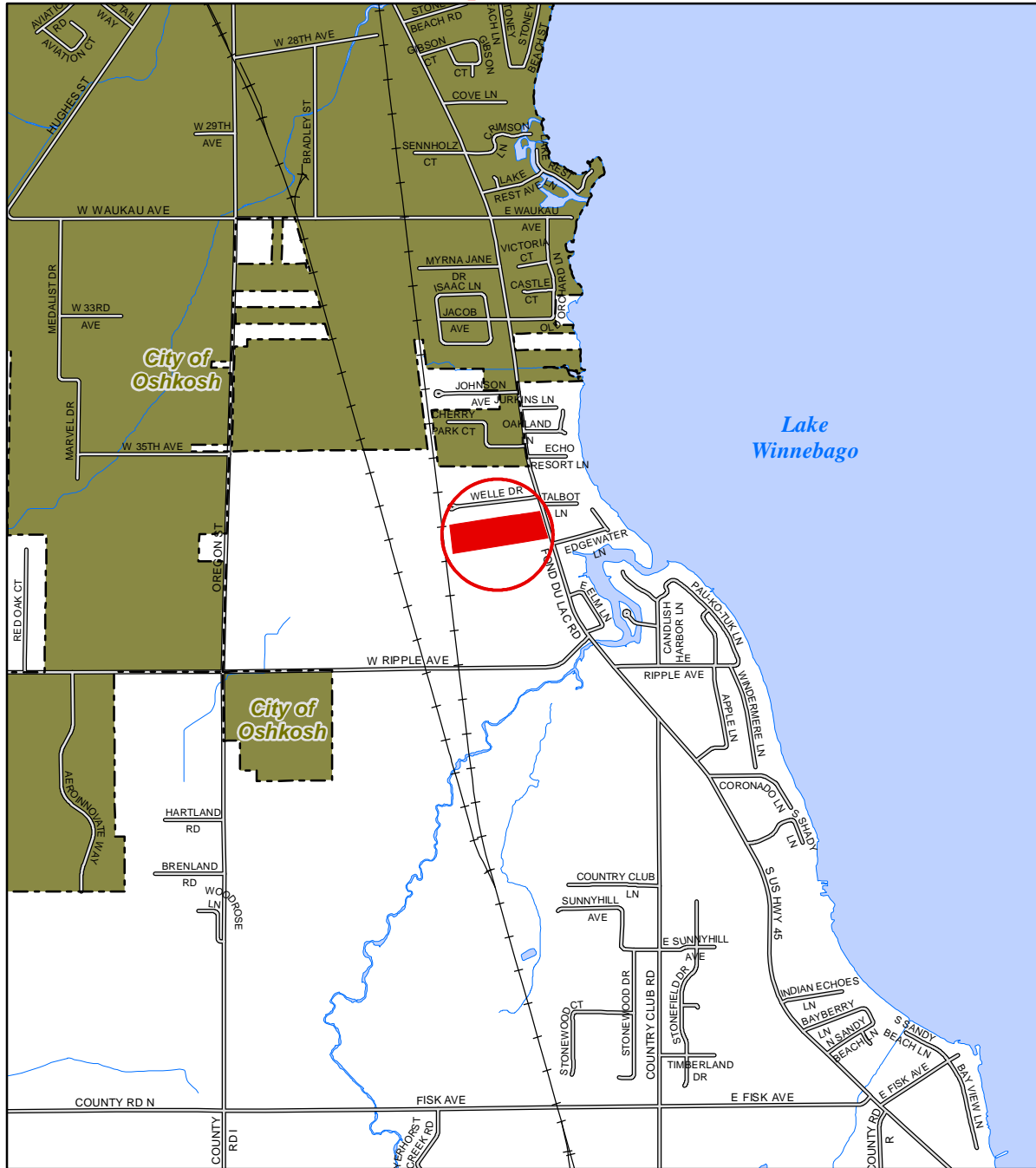
○ = SITE

Application #22-CU-6140

Date of Hearing:
August 30, 2022

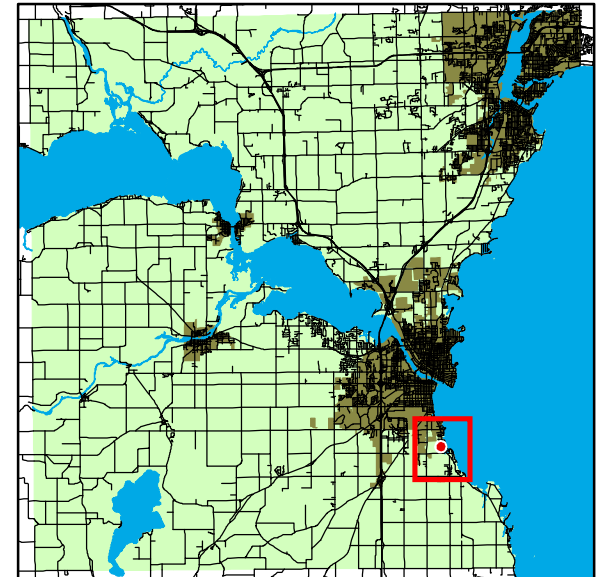
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STORAGE IN BLACK WOLF LLC

Subject Parcel(s):
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Winnebago County
WINGS Project

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WINNEBAGO COUNTY

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMITTEE
August 30, 2022

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The applicant(s) listed below has requested a Zoning Map Amendment which is regulated by the Town/County Zoning Code, Chapter 23. You are receiving this notice because this application or petition for action: 1. affects area in the immediate vicinity of property which you own; 2. requires your agency to be notified; 3. requires your Town to be notified; or 4. requires you, as the applicant, to be notified.

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INFORMATION ON ZONING MAP AMENDMENT REQUEST

Application No.: 2022-ZC-6110

Applicant: STORAGE IN BLACK WOLF LLC

Agent: SEHLOFF, JAMES - DAVEL ENGINEERING & ENVIRONMENTAL

Location of Premises: 3691 FOND DU LAC RD

Tax Parcel No.: 004-004502

Legal Description: Being all of Lot 1 of CSM-7927 located in part of Government Lot 3 of Section 1, all in Township 17 North, Range 16 East, Town of Black Wolf, Winnebago County, Wisconsin.

Explanation: Applicant is requesting a zoning map amendment from B-2 (Community Business District) to B-3 (General Business District) to eliminate dual zoning and develop storage units.

INITIAL STAFF REPORT

Sanitation: Existing; Private System

Overlays: Shoreland

Current Zoning: B-2 Community Business

Proposed Zoning: B-3 Regional Business

Surrounding Zoning: North: R-2; South: R-1; East: R-1; West: Town;

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/APPLICANT

Describe present use(s): Site is currently a vacant commercial building

Describe proposed use(s): Site is to be developed as a storage unit development with mix use building in front

Describe the essential services for present and future use(s): Site has existing well and sanitary sewer. No new services will be required.

Describe why the proposed use would be the highest and best use for the property: Existing site has an unused building in rough shape. The proposed zoning change will allow the parcel to be combined with 004-0045-01 and be redeveloped bringing additional tax base to the town.

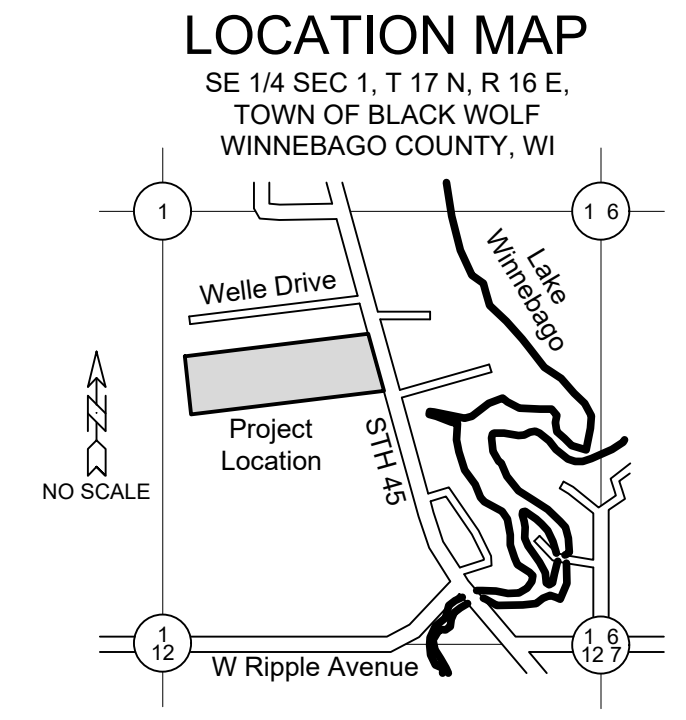
Describe the proposed use(s) compatibility with surrounding land use(s): Existing parcel is zoned B-2. parcel 004-0045-01 is currently zoned B-3 matching the proposed zoning.

SECTION REFERENCE AND BASIS OF DECISION

23.7-5 Basis of Decision

Zoning map amendment initiated by a property owner. If a proposed zoning map amendment is initiated by a property owner and would change the zoning classification of a parcel not classified as A-1, the Planning and Zoning Committee in making its recommendation and the Board of County Supervisors in making its decision shall consider the following factors:

- (1) whether the amendment is consistent with the county's comprehensive plan, including any future land use maps or similar maps;
- (2) the extent to which the lot and structures on the subject property conform to the dimensional standards that apply to the proposed zoning district; and
- (3) any other factor not specifically or generally listed, but deemed appropriate by the committee or board given the particular circumstances.

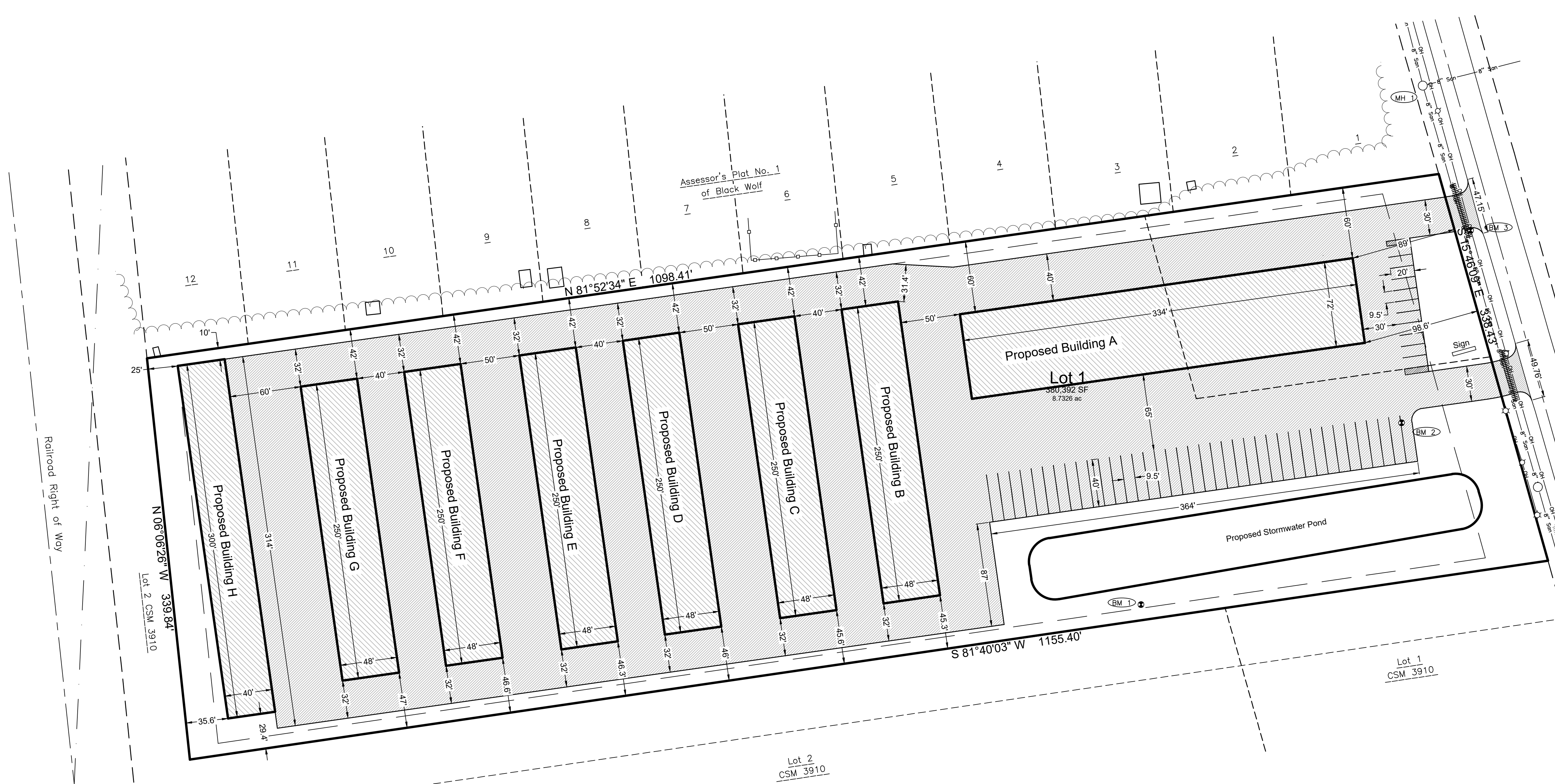


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SITE PLAN

Black Wolf Storage
 Town of Black Wolf, Winnebago County, WI
 For: Jerry VanLanen

Date: 07/14/2022
 Filename: 6976engr.dwg
 Author: MDB
 Last Saved by: mitch
 Page: C1.0



LEGEND

— CATV — CATV	○ Sanitary MH / Tank / Base	□ CATV Pedestal
— FO — FO	⊗ Clean Out / Curb Stop / Pull Box	□ Gas Regulator
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— Sto — Sto	⊕ Water MH / Well	□ Post / Guard Post
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— W — W	⊕ Utility Pole	□ Deciduous Tree
— Fence - Steel	⊕ Light Pole / Signal	□ Coniferous Tree
— Fence - Wood	⊕ Guy Wire	□ Bush / Hedge
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— Treeline	⊕ Electric Transformer	□ Soil Boring
— Railroad Tracks	⊕ Air Conditioner	□ Benchmark
— Culvert	⊕ Telephone Pedestal	□ Asphalt Pavement
— 800 — 800	⊕ Telephone Manhole	□ Concrete Pavement
— 799 — 799	⊕ Ex Spot Elevation	□ Gravel
— Delineated Wetlands		
▨ Proposed Building		
▨ Proposed Asphalt		
▨ Proposed Concrete		
▨ Proposed Gravel		

SITE INFORMATION:

Parcel #: 0040045, 004004501
 Current Use: Commercial
 Proposed Use: Commercial

Current Zoning: B-2: Community Business District (Winnebago County Zoning District)
 B-3: General Business District (Winnebago County Zoning District)

Proposed Zoning: B-3: General Business District (Winnebago County Zoning District)

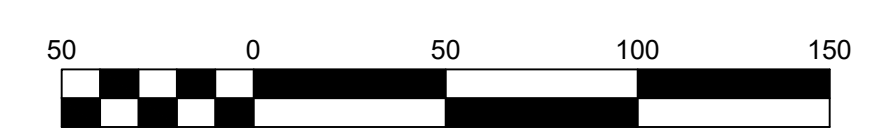
Site Areas

Parcel Area:	380,392 SF	(8.73 Acres)
Total Existing Impervious:	46,838 SF	(12%)
Proposed Building Area:	108,048 SF	
Proposed Pavement Area:	182,996 SF	
Total Proposed Impervious:	108,048 SF	(76.5%)
Total Proposed Greenspace:	89,348 SF	(23.5%)

PROPERTY OWNER:
 Jerry VanLanen
 Fox Valley Storage
 N1213 Mayflower Dr.
 Greenville, WI 54942
 Telephone: (920) 850-0747
 Email: jerry@foxvalleystorage.com

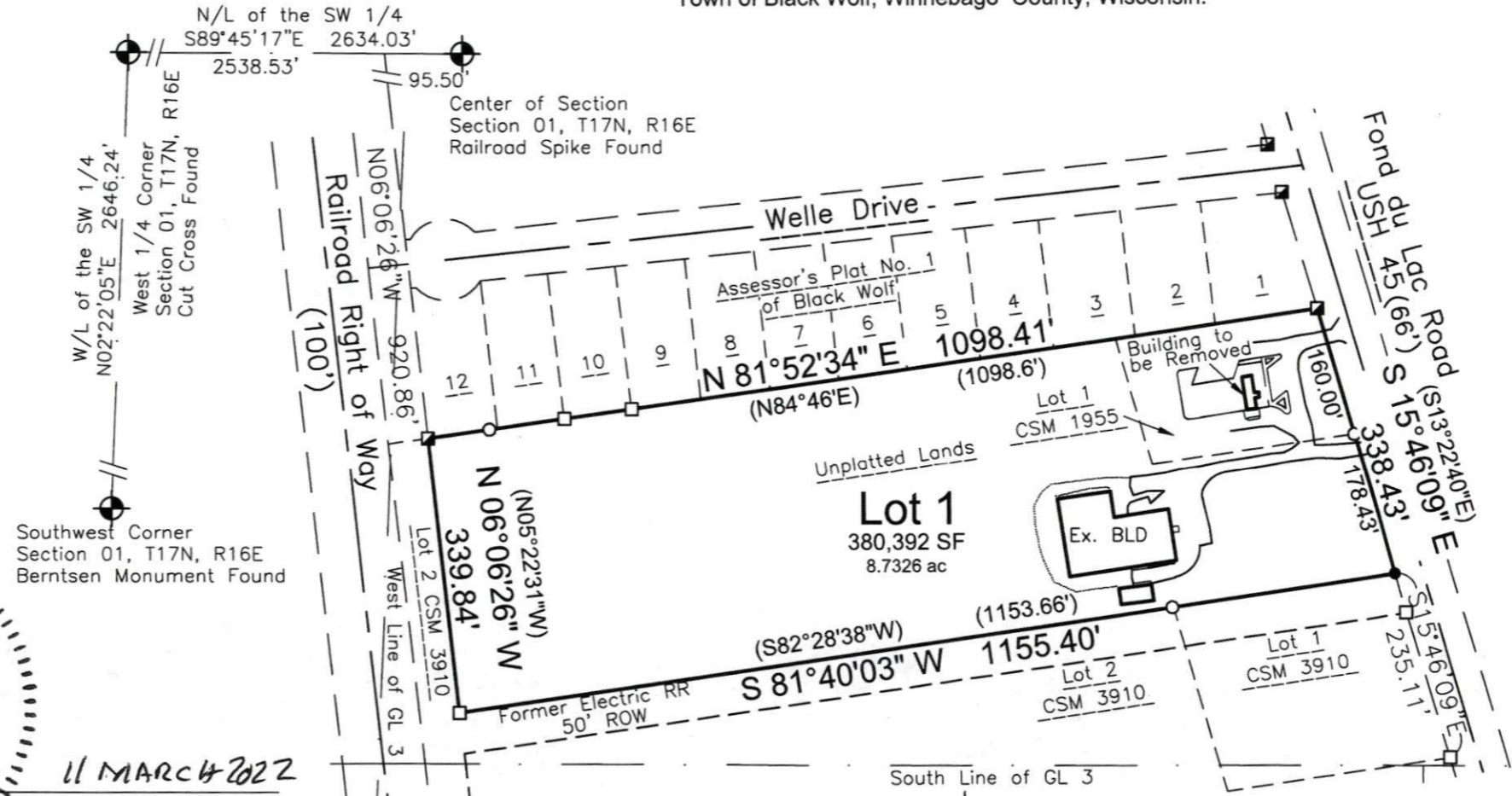
SHEET INDEX:

Sheet	Page
Site Plan	C1.0
Topographic Survey	C1.1
Drainage and Grading Plan	C1.2
Erosion & Sediment Control Plan	C1.3
Utility Plan	C1.4
Construction Details	C2.1
Erosion & Sediment Control Details	C2.2
Stormwater Pond Details	C2.3



Certified Survey Map No. _____

All of Lot 1 Certified Survey Map 1955 and unplatted lands all located in Government Lot 3, Section 1, Township 17 North, Range 16 East, Town of Black Wolf, Winnebago County, Wisconsin.



11 MARCH 2022

James R. Sehloff, Professional Land Surveyor No. S-2692 Date



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors

1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro



Bearings are referenced to the North line of the Southwest 1/4, Section 01, T17N, R16E, assumed to bear S89°45'17"E, base on the Winnebago County Coordinate System.

LEGEND

- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- 3/4" Rebar Found
- 1.3" O.D. Iron Pipe Found
- 2.3" O.D. Iron Pipe Found
- ⊙ Government Corner
- () Recorded As

Survey for:
Fox Valley Storage
N1213 Mayflower Dr.
Greenville, WI 54942

File: 6976CSM.dwg
Date: 03/11/2022
Drafted By: Jim
Sheet: 1 of 4

City of
Oshkosh

City of
Oshkosh

CHERRY PARK CT

ECHO RESORT LN

WELLE DR

TALBOT LN

004004502
8.73 Ac.

FOND DU LAC RD

EDGEWATER LN

EELM LN

Application #22-ZC-6110

Date of Hearing:

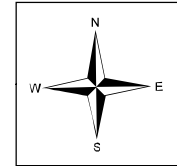
August 30, 2022

Owner(s):

STORAGE IN
BLACK WOLF LLC

Subject Parcel(s):

004004502



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

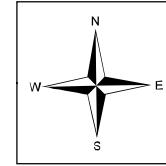
○ = SITE

Application #22-ZC-6110

Date of Hearing:
August 30, 2022

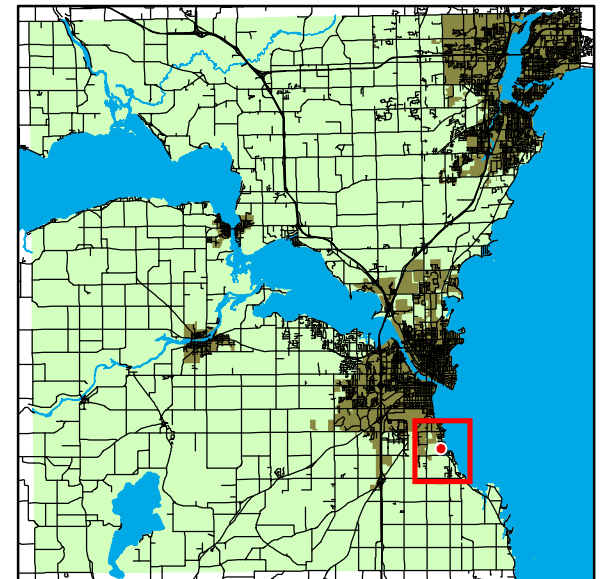
Owner(s):
STORAGE IN BLACK WOLF LLC

Subject Parcel(s):
004004502

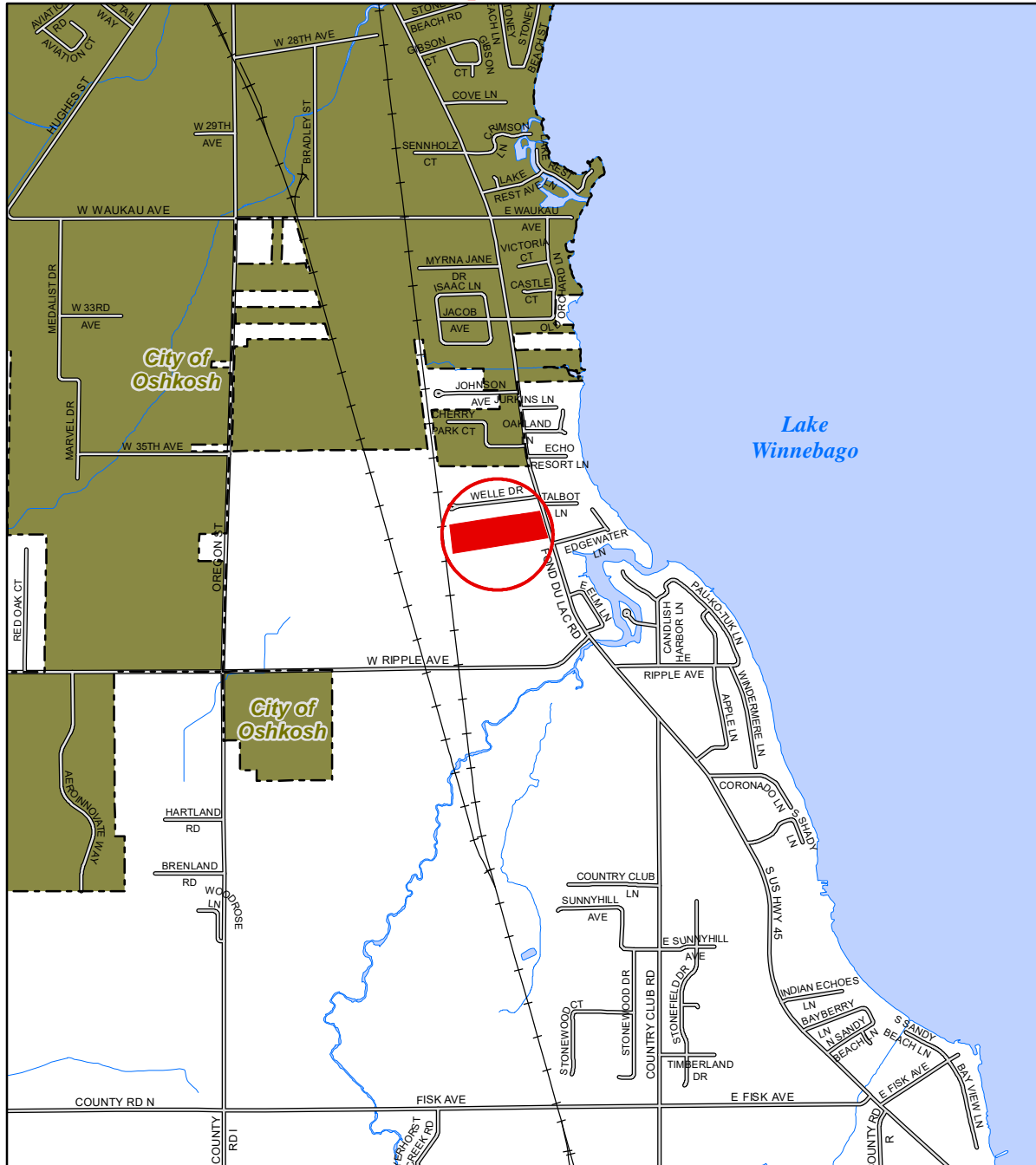


Winnebago County
WINGS Project

● = SITE



WINNEBAGO COUNTY



1 inch : 2,000 feet