

# Winnebago County Planning and Zoning Department

## NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE

6/27/2017

### TO WHOM IT MAY CONCERN:

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.

The Winnebago County Planning and Zoning Committee will be holding a public hearing on 6/27/2017 at 6:30 p.m on the 3<sup>rd</sup> floor of the County Administration Building located at 112 Otter Ave, Oshkosh, WI.

All interested persons wishing to be heard at the public hearing are invited to be present. 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 ZONING MAP AMENDMENT REQUEST

**Application No.:**

2017-ZC-4170

**Applicant:**

IDEUS, JASON

**Agent:**

MARKS, ELIZABETH

**Location of Premises:**

NORTH OF 1490 LEONARD POINT RD  
OSHKOSH, WI 54904

**Tax Parcel No.:**

002-0135(p)

**Legal Description:**

Being a part of the NW 1/4 of the NW 1/4, Section 17, Township 18 North, Range 16 East, Town of Algoma, Winnebago County, Wisconsin.

**Explanation:**

Applicant is requesting a Zoning Change to be allowed to develop two residential lots. The Zoning Change is a condition of CSM approval

**INITIAL STAFF REPORT**

**Sanitation:**

Existing System  
Municipal System

**Overlays:**

None

**Current Zoning:**

A-2 General Agriculture

**Proposed Zoning:**

R-1 Rural Residential

**Surrounding Zoning:**

**North:** A-2

**South:** R-2

**East:** R-2

**West:** R-1

**THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT**

**Describe Present Use(s):**

The land is currently being rented out to be actively farmed.

**Describe Proposed Use(s):**

The lots would be sold as single family residential.

**Describe The Essential Services For Present And Future Uses:**

For it's current use, the lot does not need any services. For the propose use, the lot would need street access, sewer, and water which are available to the lot from Nelson Road.

**Describe Why The Proposed Use Would Be The Highest And Best Use For The Property:**

The proposed land use would be best for this property because it is surrounded by other residential lots. There are residential areas to the east of the proposed residential lots. The Town of Algoma shows this area as low density residential on the their future land use map.

**Describe The Proposed Use(s) Compatibility With Surrounding Land Uses:**

The proposed use is compatible with the surrounding land use in that it would be residential lots adjacent ot residential lots 99 and 100 of the 3rd Addition to Butte Des Morte Meadows Subdivision.

## SECTION REFERENCE AND BASIS OF DECISION

### **23.7-5 Basis of decision**

(b) **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.

If a proposed zoning map amendment is initiated by a property owner and would change the zoning classification of land classified as A-1, the Planning and Zoning Committee shall only recommend approval and the Board of County Supervisors shall only approve the proposed amendment when all of the following findings can be made:

- (1) Such land is better suited for a use not otherwise allowed in the A-1 district.
- (2) The amendment is consistent with the county's comprehensive plan.
- (3) The amendment is substantially consistent with the county's farmland preservation plan as certified by the Wisconsin Department of Agriculture, Trade and Consumer Protection.
- (4) The amendment will not substantially impair or limit current or future agricultural use of other protected farmland in the area.

The special requirements stated above relating to the rezoning of land in a A-1 district do not apply to a map amendment that (1) is certified by the Wisconsin Department of Agriculture, Trade and Consumer Protection under ch. 91, Wis. Stats., or (2) makes the zoning map more consistent with county's farmland preservation plan map, certified under ch. 91, Wis. Stats., which is in effect at the time of the amendment.

(c) **Zoning map amendment initiated by the county.** If a proposed zoning map amendment is initiated by the county, 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) whether the amendment is consistent with other planning documents adopted by the Board of County Supervisors; and
- (3) any other factor not specifically or generally listed, but deemed appropriate by the committee or board given the particular circumstances.

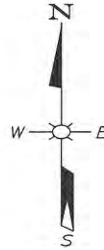
# CERTIFIED SURVEY MAP NUMBER

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 17, T18N, R16E, TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN

**PRELIMINARY**

## LEGEND

●	WINNEBAGO COUNTY SECTION CORNER MONUMENT
●	1" IRON PIPE FOUND
●	3/4" STEEL REBAR FOUND
●	1 1/4" STEEL REBAR FOUND
○	1 1/4" x 30" STEEL REBAR SET WEIGHING 4.303 LBS./LINEAL FT.
○	3/4" x 24" STEEL REBAR SET WEIGHING 1.502 LBS./LIN. FT.
( )	RECORDED AS INFORMATION

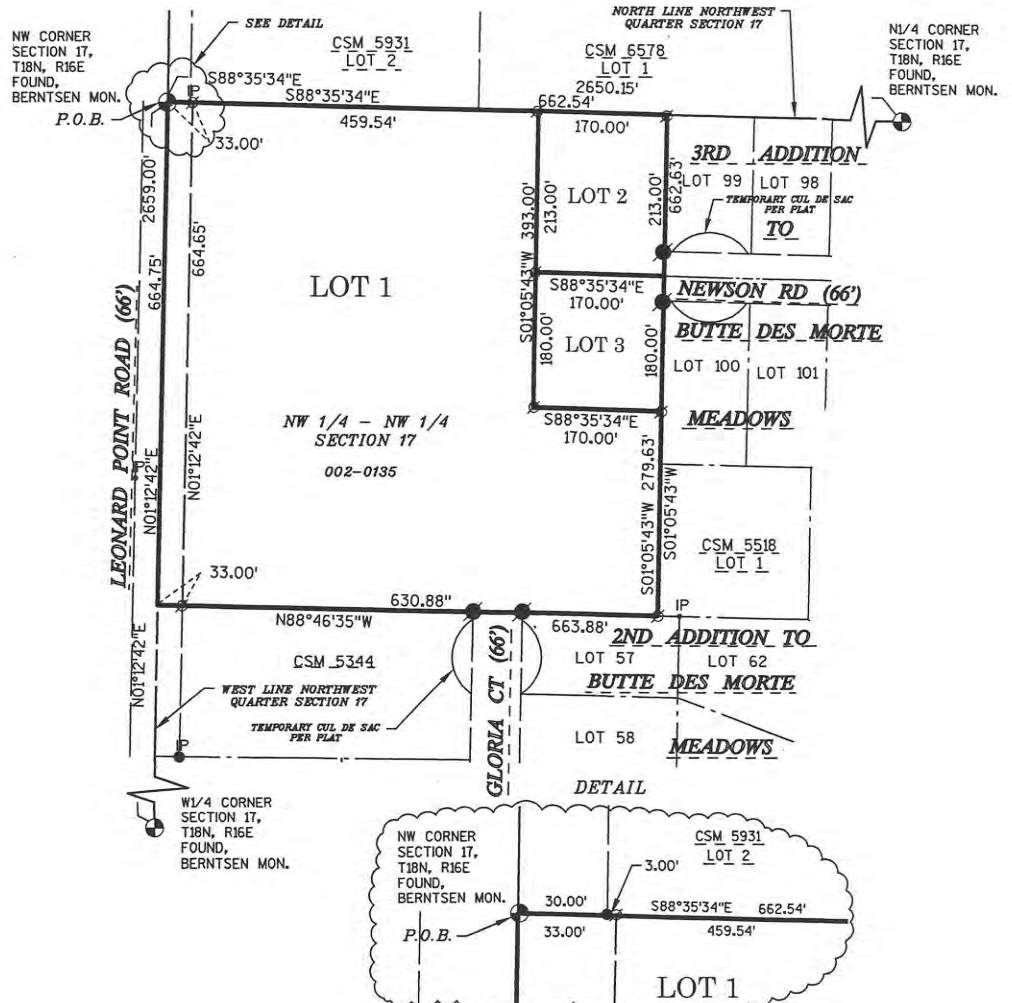


## LOT AREA TABLE

LOT 1	R/W AREA = 21,935 SQ FT±
	0.504 ACRES±
	LESS R/W = 351,411 SQ FT±
	8.067 ACRES±
TOTAL	= 373,346 SQ FT±
	8.571 ACRES±
LOT 2	36,210 SQ FT±
	0.831 ACRES±
LOT 3	30,600 SQ FT±
	0.702 ACRES±
TOTAL	440,156 SQ FT±
	10.104 ACRES±



NORTH IS REFERENCED TO THE NORTH LINE OF THE NW 1/4 OF SECTION 17, T18N, R16E, TOWN ALGOMA, WISCONSIN COUNTY COORDINATE SYSTEM FOR WINNEBAGO COUNTY WHICH IS ASSUMED TO BEAR S88°35'34"E.

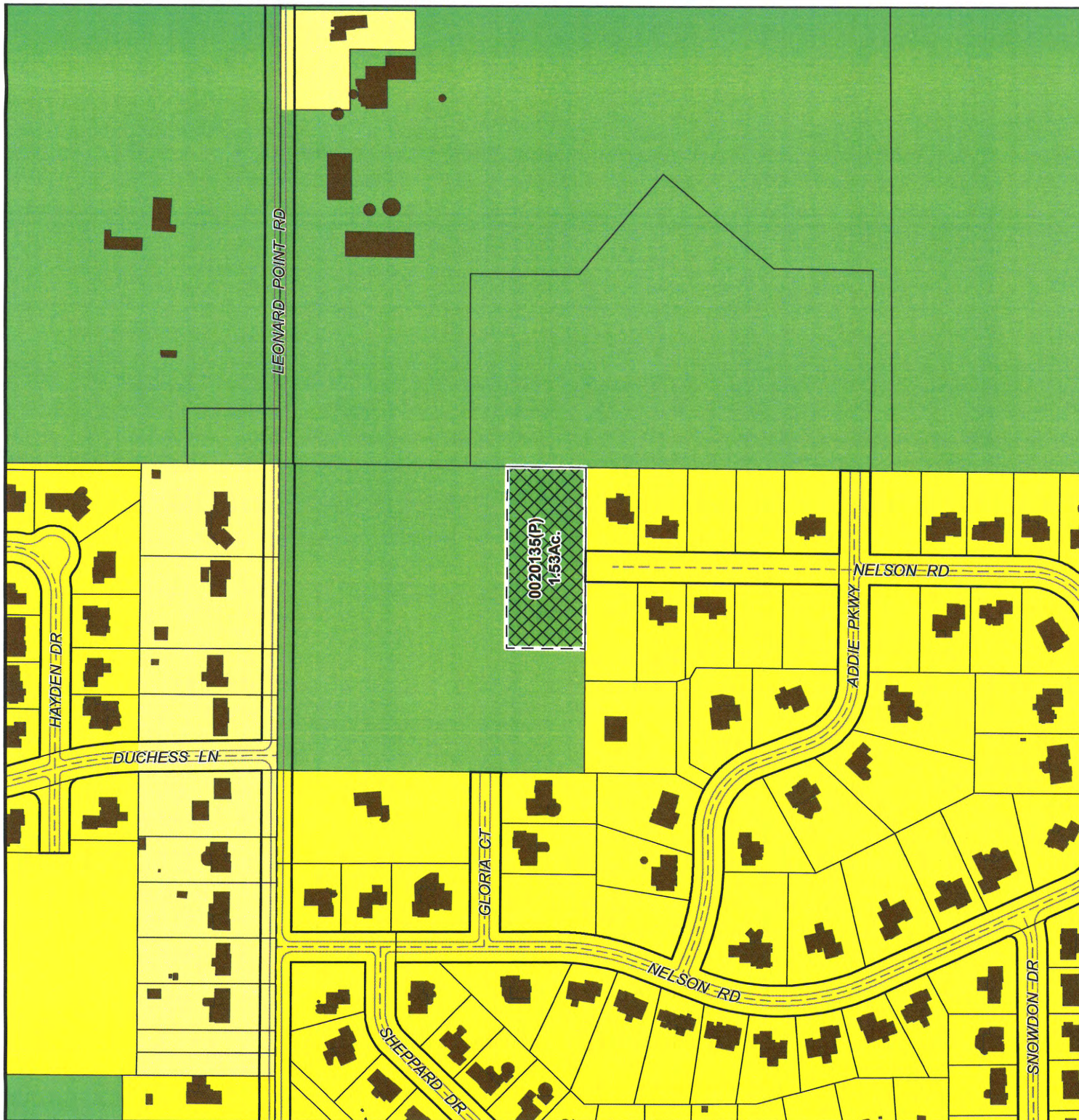


DATE 4-13-17	DIRECTORY NO.
PROJECT NO. M1483A17	DRAFTED BY JLS
SHEET 1 OF 3	DRAWING NAME CSM

SURVEY FOR: JASON M. IDEUS  
 1515 ADDIE PARKWAY  
 OSHKOSH, WI 54904

**OMNI ASSOCIATES**  
 OMNI ASSOCIATES  
 ONE SYSTEMS DRIVE  
 APPLETON, WI 54914  
 PHONE (920) 735-6900  
 FAX (920) 830-8100





## Application #17-ZC-4170

Date of Hearing:

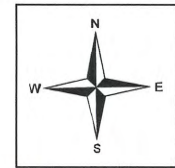
June 27, 2017

Owner(s):

Ideus, Jason

Subject Parcel(s):

0020135(P)



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



1 inch : 2,000 feet

# Winnebago County Planning and Zoning Department

## NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE 6/27/2017

### 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 6/27/2017 at 6:30 p.m. on the 3<sup>rd</sup> floor of the County Administration Building located at 112 Otter Ave, Oshkosh, WI.

All interested persons wishing to be heard at the public hearing are invited to be present. 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.:**  
2017-CU-4150

**Applicant:**  
IDEUS, JASON

**Agent:**  
MARKS, ELIZABETH

**Location of Premises:**  
NORTH OF 1490 LEONARD POINT RD  
OSHKOSH, WI 54904

**Tax Parcel No.:**  
002-0135(p)

**Legal Description:**  
Being a part of the NW 1/4 of the NW 1/4, Section 17, Township 18 North, Range 16 East, Town of Algoma, Winnebago County, Wisconsin.

**Code Reference:**  
Chapter 8, Article 8, Exhibit 8-1, of the Winnebago County Town/County Zoning Code

**Description of Proposed Use:**  
Applicant is requesting a Conditional Use to be allowed to construct a self storage facility in the A-2 Zoning District

## INITIAL STAFF REPORT

**Sanitation:**

System Required  
Private System

**Overlays:**

None

**Current or Proposed Zoning:**

A-2 General Agriculture

**Code Reference:**

Chapter 8, Article 8, Exhibit 8-1, of the Winnebago County Town/County Zoning Code

**Description of Proposed Use:**

Applicant is requesting a Conditional Use to be allowed to construct a self storage facility in the A-2 Zoning District

**Surrounding Zoning:**

**North:** A-2

**South:** R-2

**East:** R-2

**West:** R-1

### THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

**Describe the Proposed Use:**

The existing parcel is currently being farmed. If is proposed to be used as a self-storage facility. The work being proposed now consists of two modern, non-temperature controlled storage facilities that are approximately 40 ft by 250 ft with an ultimate build-out approximately five 40 ft by 250 ft buildings and potentially one 60 ft by 282 ft temperature controlled building. The driveway and interior aisles shall be asphaltic concrete with 4 ft gravel shoulders. There will be no designated parking onsite because there will be no office provided and no employees continually onsite during regular business hours. Proposed road frontage signs will be in accordance to Section 23.12-10.

**Describe How the Proposed Use Will Not Have Any Adverse Effects on Surrounding Property:**

The proposed buildings have been designed to minimize adverse visual impacts on nearby properties. The buildings will be oriented so that the doors will open on the north, south, and east faces of the building and not towards Leonard Point Road. The exterior colors of the proposed metal building will be earth tones like those on the attached photo. Small end-cap planters are proposed for the west side of the buildings along Leonard Point Road that may contain small evergreens or plants to enhance aesthetics. The site will have six trees with a maturation height exceeding 15 ft in the set-back area along Leonard Point Road. The trees to the north of the site and along the north property line will remain. Any proposed lighting will be down lighting fixed to the exterior of the buildings. The developed site will meet all County erosion control and stormwater requirements. The wet pond will be constructed first and used as a sediment basin. A sediment basin is the best sediment control practice in reducing the amount of sediment leaving the site during construction.



## SECTION REFERENCE AND BASIS OF DECISION

### 23.7-114 Basis of decision

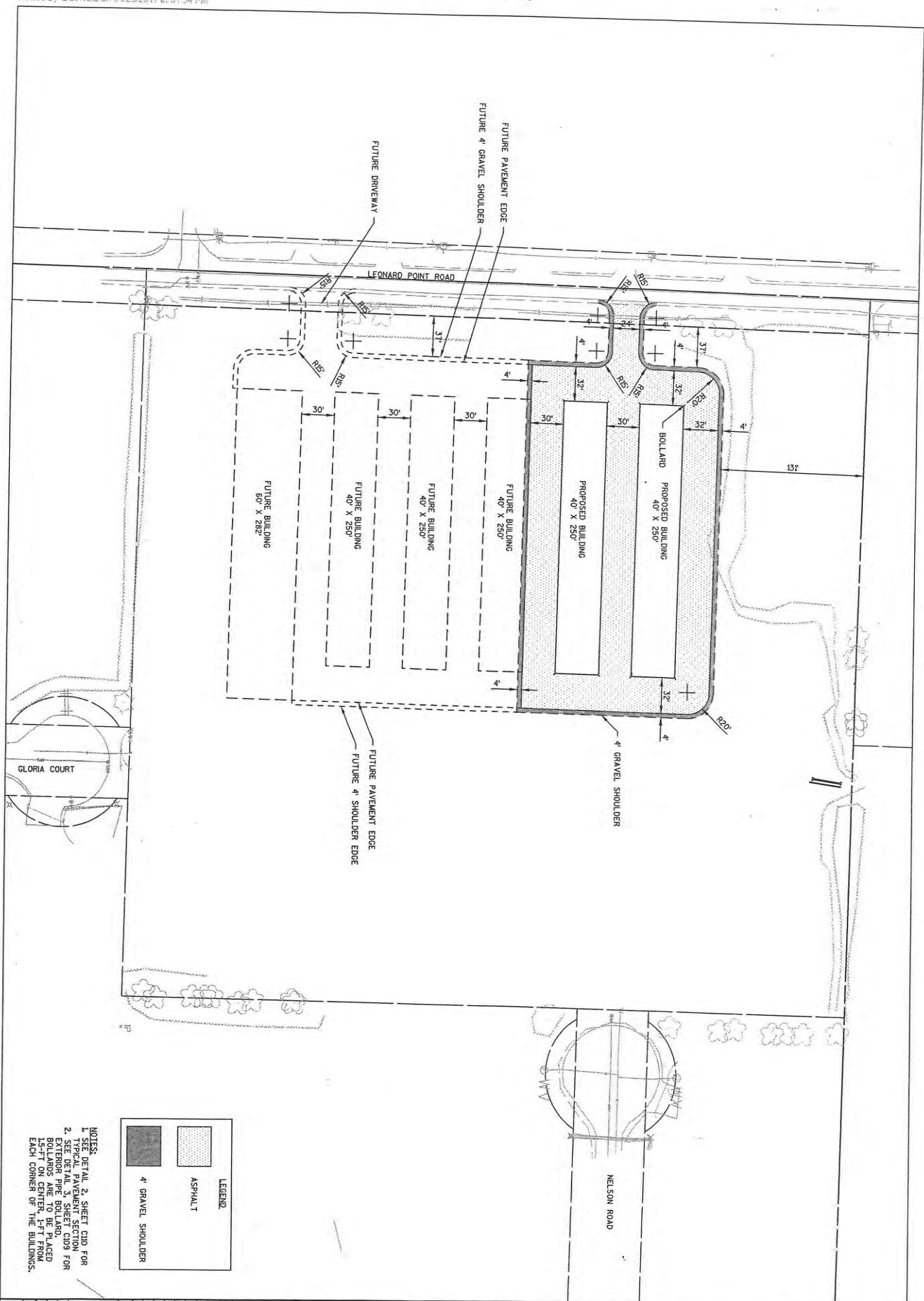
The town board and town plan commission of the town in which the proposed conditional use is located in making their recommendation and Planning and Zoning Committee in making its decision shall consider the following factors:

- (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.







NOTES:  
1. SEE DETAIL 2, SHEET C10 FOR  
TYPICAL PAVEMENT SECTION  
2. SEE DETAIL 3, SHEET C109 FOR  
EXTERIOR PIPE BOLLARD.  
BOLLARDS ARE TO BE PLACED  
15-FT ON CENTER, 1-FT FROM  
EACH CORNER OF THE BUILDINGS.

**LEGEND**

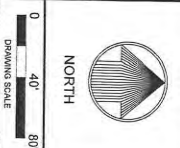
ASPHALT

4' GRAVEL SHOULDER

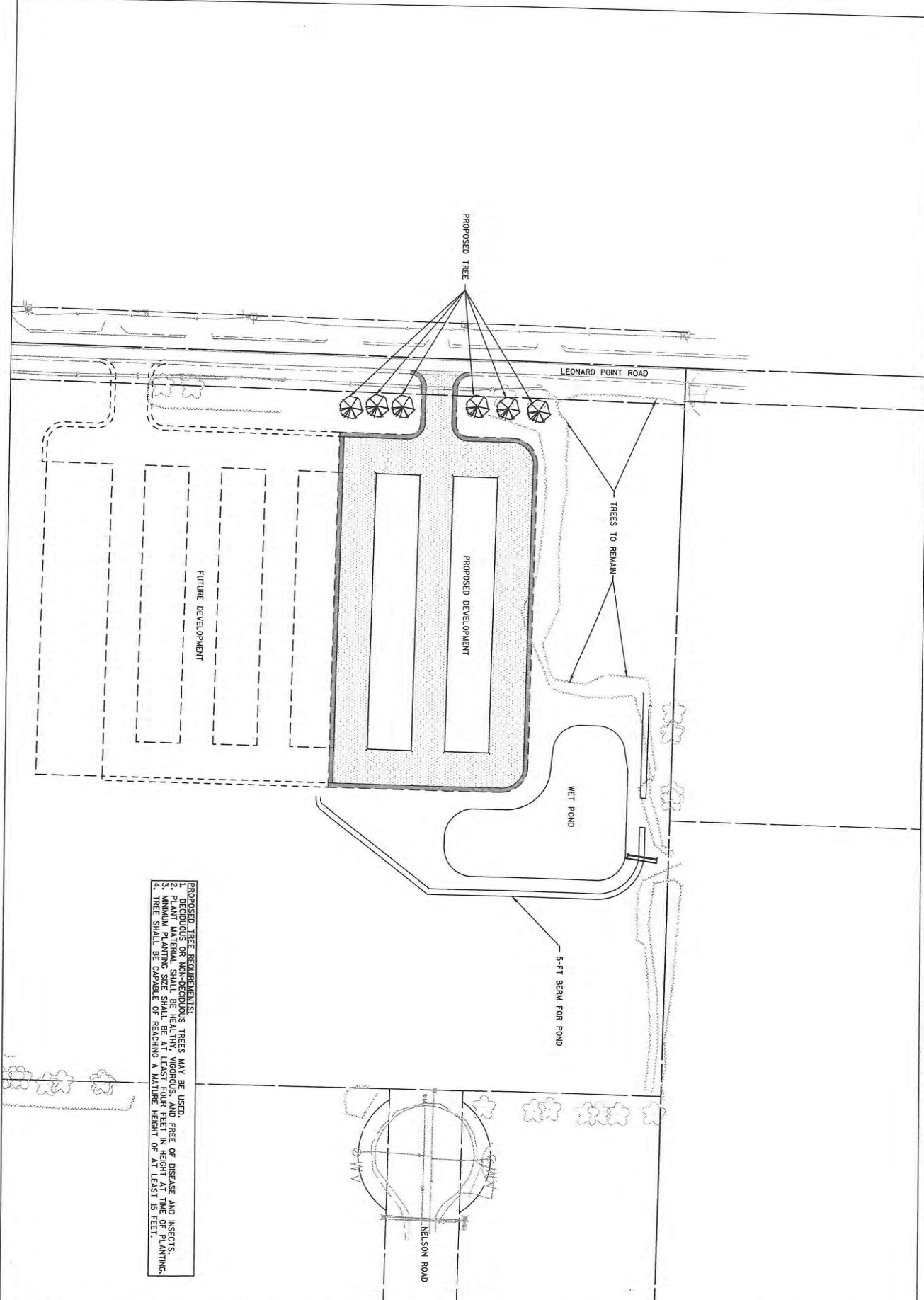
[illegible]

**ALGOMA SELF-STORAGE UNITS**



**TOWN OF ALGOMA**  
**WINNEBAGO COUNTY, WI**







- PROPOSED TREE REQUIREMENTS:**
- 1. DECIDUOUS OR NON-DECIDUOUS TREES MAY BE USED.
  - 2. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF DISEASE AND INSECTS.
  - 3. MINIMUM PLANTING SIZE SHALL BE AT LEAST FOUR FEET IN HEIGHT AT TIME OF PLANTING.
  - 4. TREE SHALL BE CAPABLE OF REACHING A MATURE HEIGHT OF AT LEAST 15 FEET.

 NORTH		0 40' 80' DRAWING SCALE	
<b>ALGOMA SELF-STORAGE UNITS</b>			
<b>TOWN OF ALGOMA</b>			
<b>WINNEBAGO COUNTY, WI</b>			
 <b>OMNI ASSOCIATES</b> ONE EIGHT SEVEN NORTH WISCONSIN APPLETON, WI 54914 (920) 734-8000		REV. DATE DESCRIPTION	
LANDSCAPE PLAN			
PROJECT MANAGER: EAM			
PROJECT NO. 1453A17			
DATE: 3/26/2017			
DRAWING NO.			
<b>C111</b>			





**Application #17-CU-4150**

Date of Hearing:

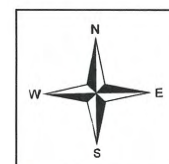
June 27, 2017

Owner(s):

Ideus, Jason

Subject Parcel(s):

0020135(P)



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 #17-CU-4150**

Date of Hearing:

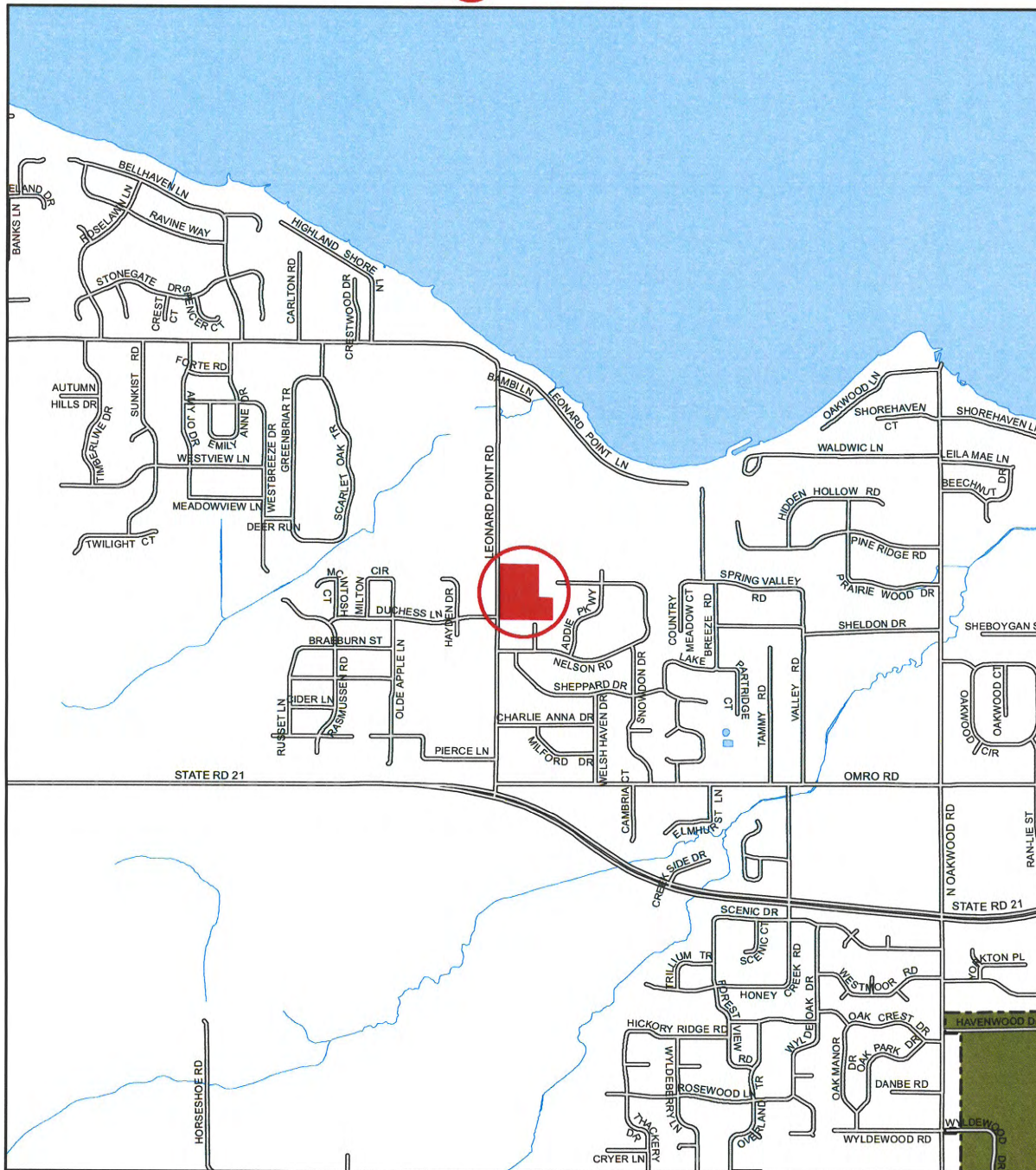
June 27, 2017

Owner(s):

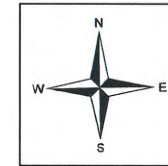
Ideus, Jason

Subject Parcel(s):

0020135(P)

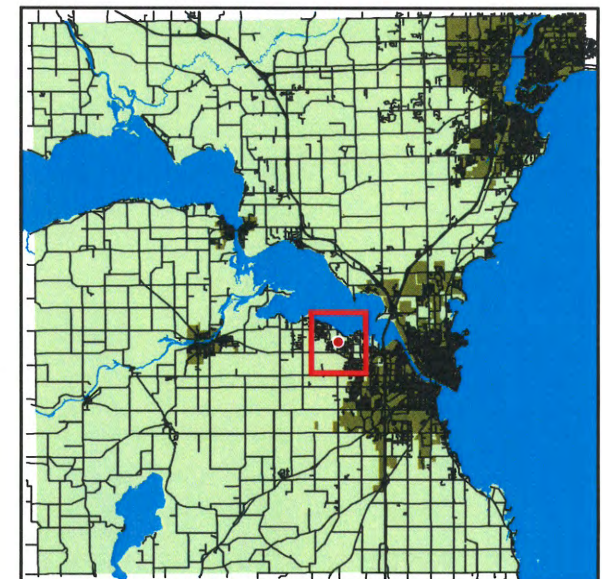


1 inch : 2,000 feet



*Winnebago County  
WINGS Project*

● = SITE

**WINNEBAGO COUNTY**

**AMENDED \***

WINNEBAGO COUNTY PLANNING & ZONING DEPARTMENT

NOTICE OF MEETING  
PLANNING & ZONING COMMITTEE

July 6<sup>TH</sup> 7<sup>TH</sup> , 2017 \*

TO WHOM IT MAY CONCERN:

The property owner/applicant listed below has requested a SPECIAL EXCEPTION which is regulated by the Town/County Zoning Code, Chapter 23. You are receiving this notice because this application or petition for action affects area within the Town of Neenah.

The Winnebago County Planning & Zoning Committee will be holding a deliberative meeting in which the application will be decided upon on Friday, ~~July 6<sup>th</sup>~~ July 7<sup>th</sup>, \* 2017, at 7:30 AM in the 3rd Floor Conference Room of the County Administration Building located at 112 Otter Ave, Oshkosh WI. The full application can be viewed at the Winnebago County Planning and Zoning Department.

**INFORMATION ON SPECIAL EXCEPTION REQUEST**

**Owner(s) of Property:** Harrison Sturgis

**Location of Premises Affected:** North of 167 Rockwood Ln, Neenah, WI 54956

**Tax Parcel Number:** 010-0199

**Legal Description:** Being a part of the NE 1/4 of the SE 1/4, Section 19, and part of the NW 1/4 of the SW 1/4, Section 20, all in Township 20 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

**Explanation:** Applicant is requesting a special exception to place gravel travel ways around personal storage units as opposed to concrete or asphaltic concrete.

DESCRIPTION	CODE REFERENCE
The Zoning Code allows the placement of gravel as opposed to concrete or asphalt with approval of special exception.	23.8-402(c) "Consistent with the procedures and requirements of article 7 of this chapter, the Planning and Zoning Committee may allow gravel surfaces as a special exception and require, as a condition of approval additional buffer yard and landscaping requirements deemed necessary to provide adequate screening between this use and adjoining properties".

**OVERLAYS:**Shoreland: NOFloodplain: NOSWDD: NO Wetlands: YESMicrowave: NOAirport: NOCounty Highway Access: YES**Current Zoning:** A-2 General Agricultural District**Existing Use of Property:** Vacant**Proposed Use of Property:** Personal Storage Units**Surrounding Zoning Classifications:**

<b>North</b>	I-1/I-2
<b>South</b>	R-2
<b>East</b>	I-1
<b>West</b>	A-2

**SECTION REFERENCE OF REGULATION:** 23.8-402(c)**ORDINANCE PROVISION:** The Zoning Code allows the placement of gravel for travel ways as opposed to concrete or asphalt.**EXPLANATION:** Applicant is requesting a special exception to place gravel for travel ways as opposed to concrete or asphalt.**DESCRIBE THE PROPOSED PROJECT/REQUEST:**

Request to keep the driving and parking areas as gravel and not asphalt.

**DESCRIBE HOW THE PROPOSED USE WILL BE COMPATIBLE WITH ADJACENT USES AND WILL NOT HAVE ADVERSE EFFECTS ON NEIGHBORING PROPERTIES:**

1. Similar self storage facilities in the area have gravel and parking areas.
2. The use of gravel would allow for more absorption and lesser runoff of rainwater on such a large area.
3. Cost prohibitive to asphalt such a large area.

**BASIS OF DECISION:**

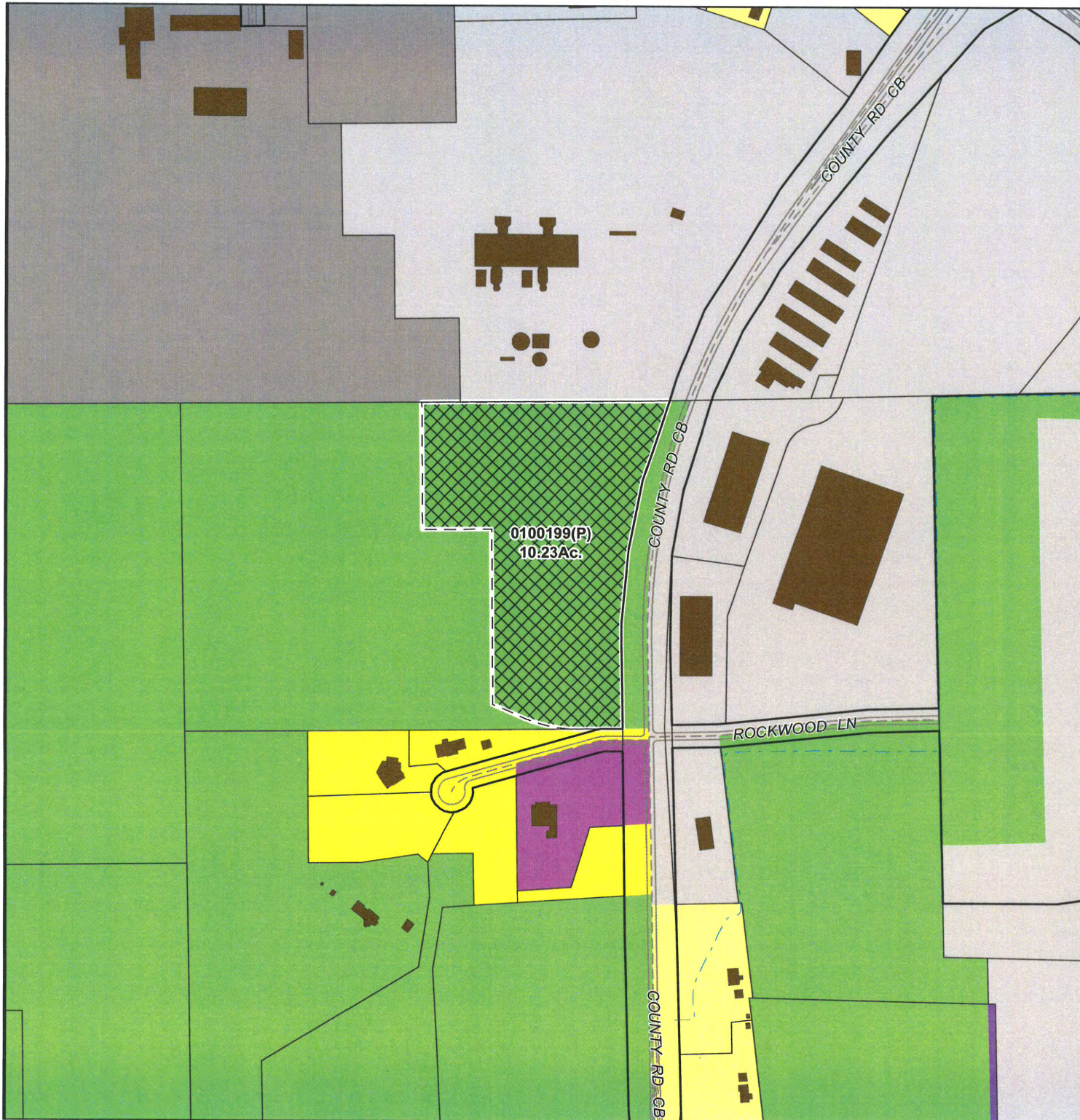
The Planning and Zoning Committee in making its decision shall consider the following factors:

- (1) the size of the property in comparison to other properties in the area;
- (2) the extent to which the issuance of the special exception permit would be in keeping with the overall intent of this chapter;
- (3) whether there are any unique circumstances and the nature of those circumstances that warrant the issuance of the special exception permit;
- (4) the nature and extent of anticipated impacts to the natural environment that could potentially occur if the special exception permit was granted;



- (5) the nature and extent of anticipated positive and negative effects on properties in the area;
- (6) actions the applicant will undertake to mitigate the negative effects, if any, of the proposed special exception;
- (7) a factor specifically listed under a section of this chapter authorizing the issuance of a special exception permit; and
- (8) 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.





## Application #17-SE-04

Date of Hearing:

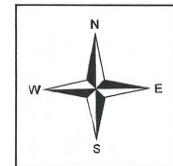
July 7, 2017

Owner(s):

Harrison Sturgis, Jr. Living Trust  
Harrison & Lisa Sturgis, Trustees

Subject Parcel(s):

0100199(P)



Winnebago County  
WINGS Project

**Scale**

1 inch : 400 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 #17-SE-04**

Date of Hearing:

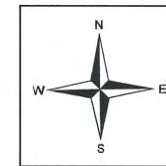
July 7, 2017

Owner(s):

Harrison Sturgis, Jr. Living Trust  
Harrison & Lisa Sturgis, Trustees

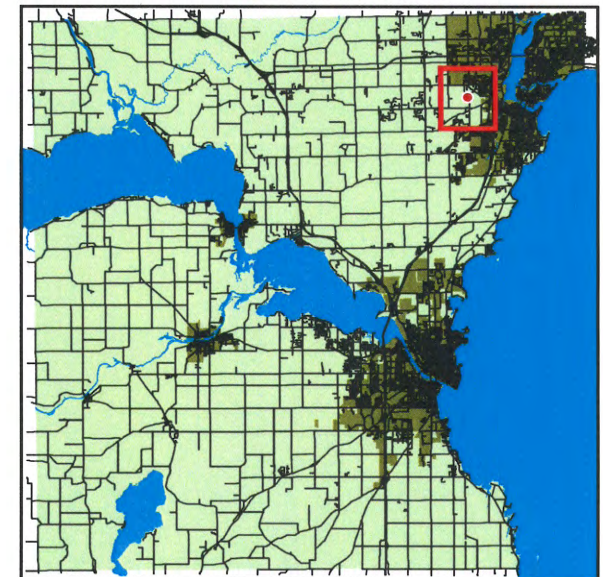
Subject Parcel(s):

0100199(P)



*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 6/27/2017

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All interested persons wishing to be heard at the public hearing are invited to be present. 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.:**

2017-CU-4160

**Applicant:**

STURGIS LIV TST, HARRISON JR  
STURGIS TSTE, HARRISON JR  
STURGIS TSTE, LISA A

**Agent:**

TUCHSCHERER, JAMES PAUL

**Location of Premises:**

NORTH OF 167 ROCKWOOD LN  
NEENAH, WI 54956

**Tax Parcel No.:**

010-0199(p)

**Legal Description:**

Being a part of the NE 1/4 of the SE 1/4, Section 19, and part of the NW 1/4 of the SW 1/4, Section 20, all in Township 20 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

**Code Reference:**

Chapter 23, Article 8, Exhibit 8-1 of the Winnebago County Town/County Zoning Code

**Description of Proposed Use:**

Applicant is requesting a conditional use permit to be allowed to construct a self-storage facility in the A-2 Zoning District.



## INITIAL STAFF REPORT

**Sanitation:**

System Required  
Municipal System

**Overlays:**

None

**Current or Proposed Zoning:**

A-2 General Agriculture

**Code Reference:**

Chapter 23, Article 8, Exhibit 8-1 of the Winnebago County Town/County Zoning Code

**Description of Proposed Use:**

Applicant is requesting a conditional use permit to be allowed to construct a self-storage facility in the A-2 Zoning District.

**Surrounding Zoning:**

**North:** I-1

**South:** R-2

**East:** I-1

**West:** A-2

### THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

**Describe the Proposed Use:**

The proposed purchaser of land is seeking a conditional use permit for development of inside and outside storage on lot 1 of CSM map attached labeled Exhibit #2. Outside storage to consist of a fenced, numeric keypad gated area. In addition, it will have LED lighting and security cameras surveying the area. There will be privacy screening in the fence along County Rd CB and the Southern portion of the fenced area. We are requesting a maximum of 160 spaces for development, though the number will most likely be around 142 spaces. The inside storage area will consist of 6 buildings totaling approximately 210 units ranging in size from 10' x 10' through 15' x 50'. All buildings will have LED lighting on the exterior. All parking and drive areas to be gravel surface. In addition there will be an approximate 2,800 sq ft office and personal storage building with 7 customer parking spaces and one employee parking space.

**Describe How the Proposed Use Will Not Have Any Adverse Effects on Surrounding Property:**

The proposed project will have negligible adverse effects on the surrounding properties. The development of the property fits in with the future land use being light industrial or commercial. To the north is a power plant, to the south is a medical clinic, to the west is wetlands and forest areas, and to the east is County Rd CB with industrial facilities across the street. Traffic count to be up to approximately 50 vehicles per day but probably closer to 20. Lighting will be LED lights on the buildings to the south and pole lighting to the north in the outside spaces by the power plant. There are no daily operations at the facility other than paperwork and facility maintenance. The facility will have security cameras on all buildings and outside storage areas deterring the possibility of theft. Along with approximately 9,000 vehicles a day passing by the facility provides visibility protection. There is only one employee and the owner maintaining and working at the facility. Office hours are by appointment between 7:00 a.m. and 7:00 p.m. However customers area allowed 24-7 access to their belongings. Seasonal requirements to include snow plowing in the winter and lawn mowing and weed removal in the spring, summer and fall months. Landscaping to comply with the Winnebago County landscaping requirements.

## SECTION REFERENCE AND BASIS OF DECISION

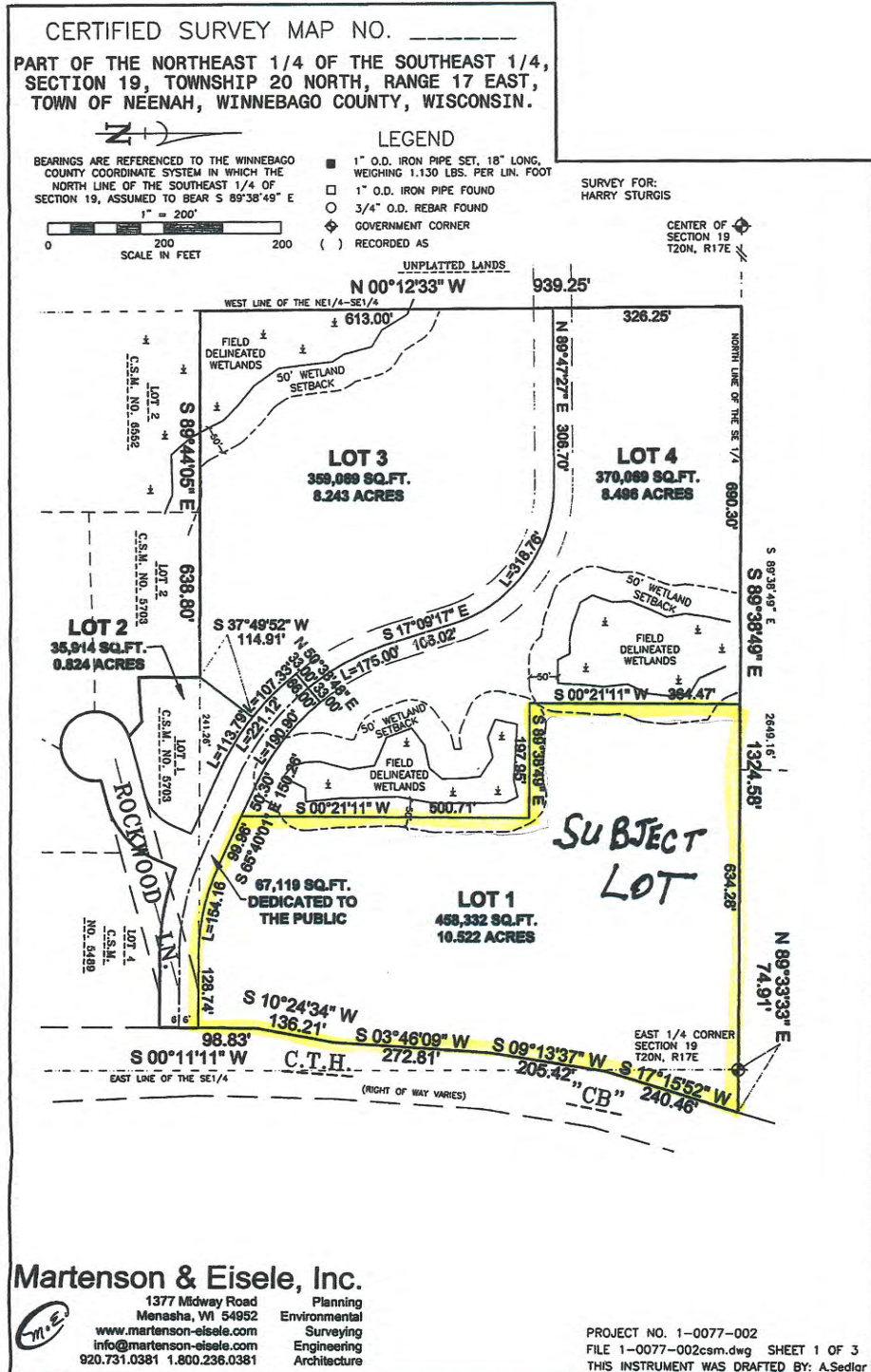
### 23.7-114 Basis of decision

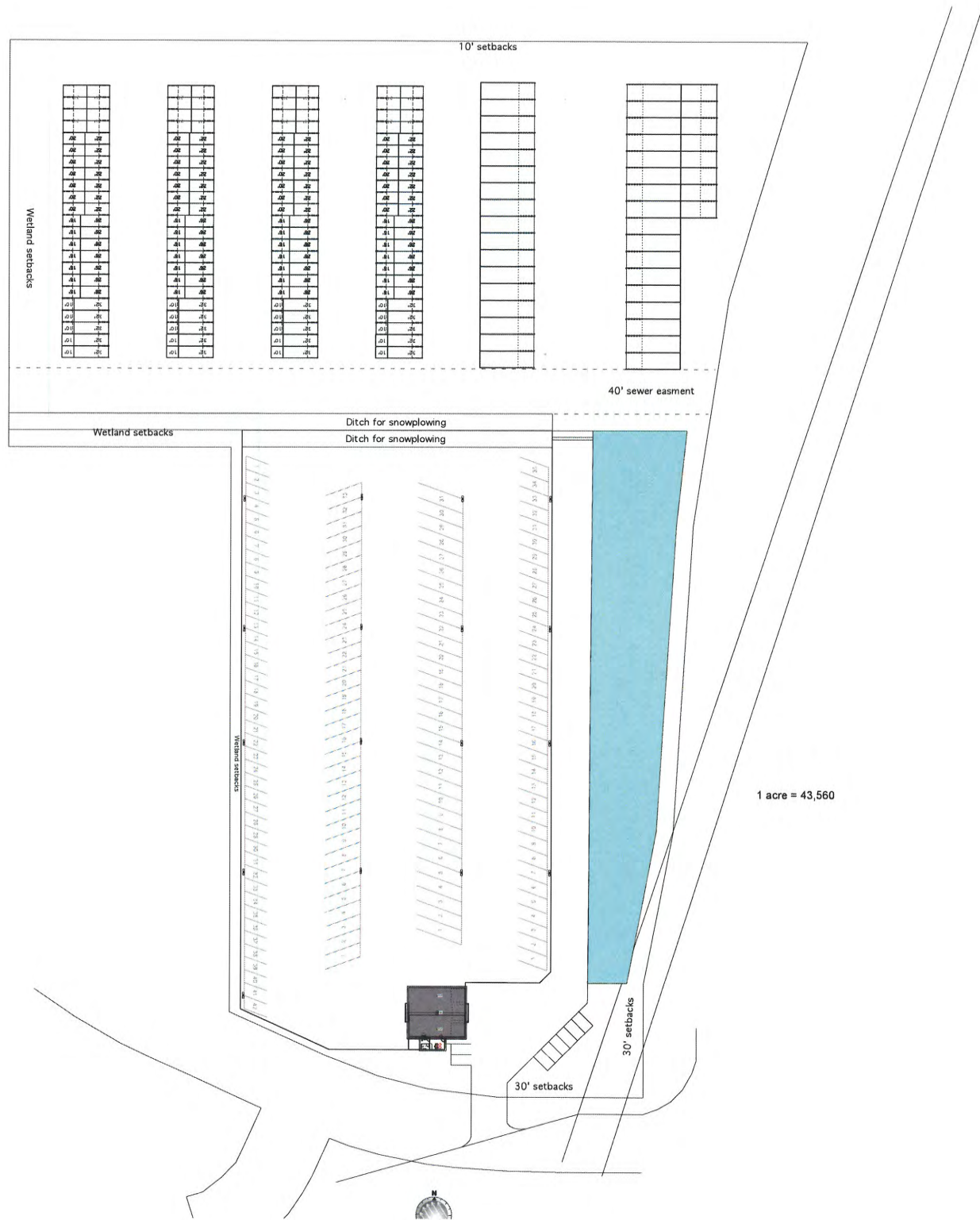
The town board and town plan commission of the town in which the proposed conditional use is located in making their recommendation and Planning and Zoning Committee in making its decision shall consider the following factors:

- (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.

# OFFER TO PURCHASE EXHIBIT #2







S FIELDCREST DR

*water*

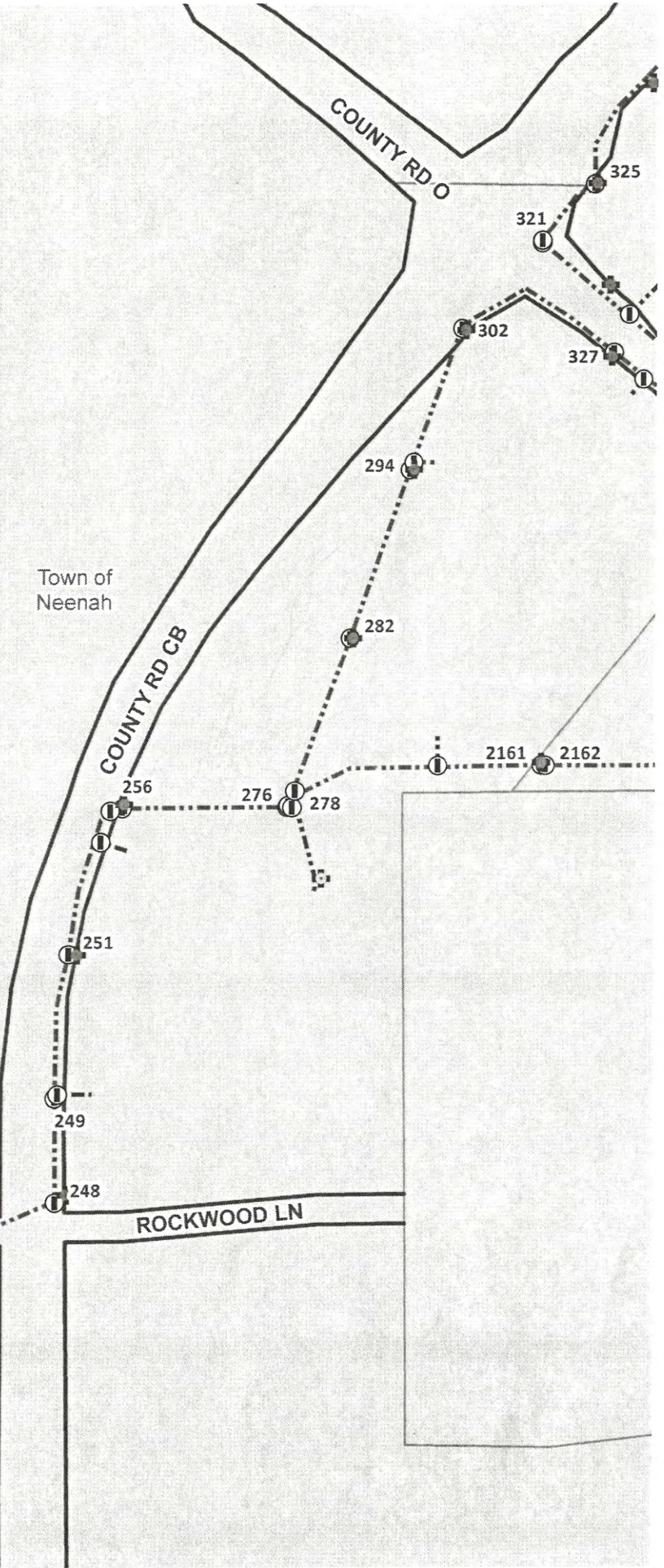
Town of Neenah

COUNTY RD CB

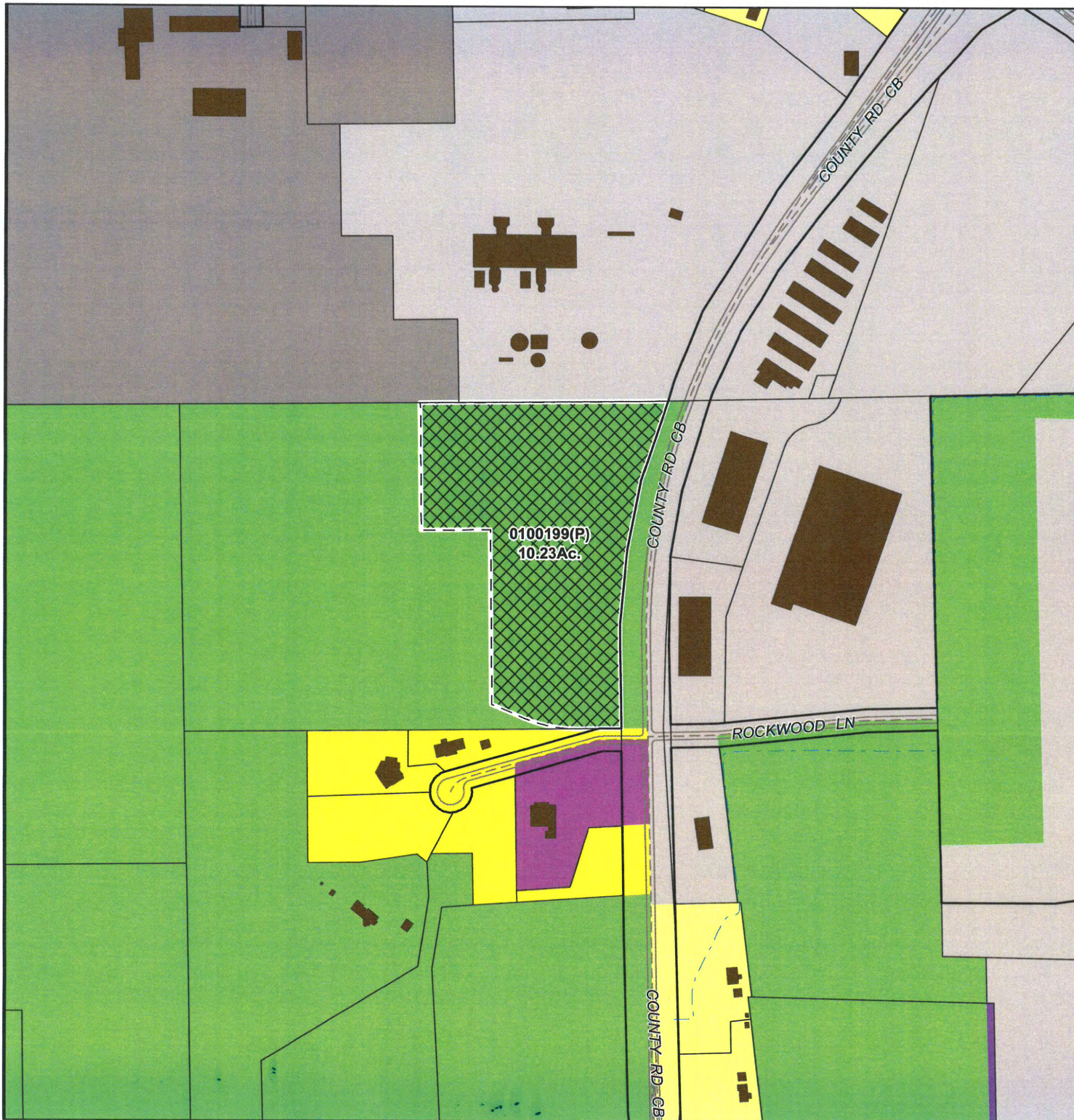
COUNTY RD O

ROCKWOOD LN

*Water  
Sewer  
connection*







**Application #17-CU-4160**

Date of Hearing:

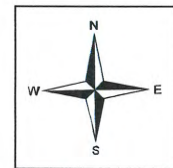
June 27, 2017

Owner(s):

Harrison Sturgis, Jr. Living Trust  
Harrison & Lisa Sturgis, Trustees

Subject Parcel(s):

0100199(P)



Winnebago County  
WINGS Project

**Scale**

1 inch : 400 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 #17-CU-4160

Date of Hearing:

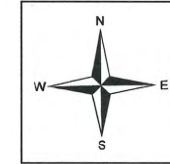
June 27, 2017

Owner(s):

Harrison Sturgis, Jr. Living Trust  
Harrison & Lisa Sturgis, Trustees

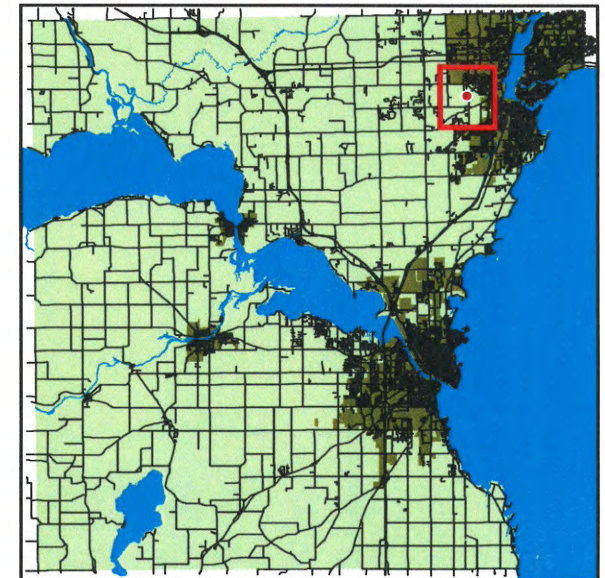
Subject Parcel(s):

0100199(P)

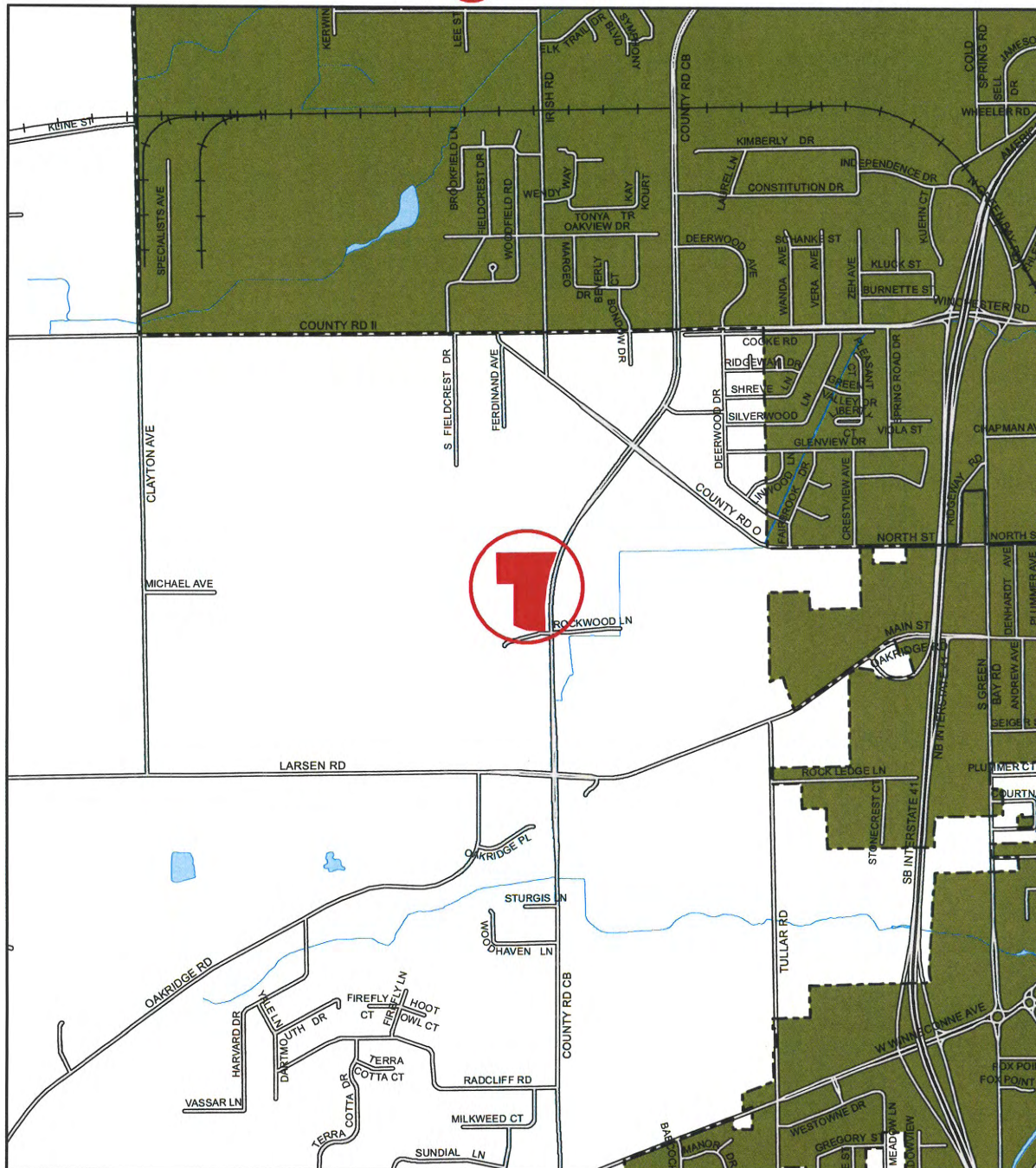


Winnebago County  
WINGS Project

● = SITE



WINNEBAGO COUNTY



1 inch : 2,000 feet