

# R E S O L U T I O N

DATE: October 8, 2014

To The Board of Supervisors of Winnebago County, Wisconsin:

## AMENDATORY ORDINANCE 3

WHEREAS, it is desirable to amend the Zoning Ordinance and the Zoning Map of the TOWN OF OSHKOSH in accordance with the petition of Grundy Enterprises and

WHEREAS, said request is in compliance with the adopted Winnebago County Land Use Plan and Winnebago County's Farmland Preservation 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 OSHKOSH, be and the same, are amended to provide that the attached described property be changed from the classification of A-2 of said ordinance, which it now and heretofore had, to the zoned district of B-3.

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 OSHKOSH)

PARCEL NO: 018-0409 FROM A-2 TO B-3.

### 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 \_\_\_\_\_,  
2014.

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Mark Harris

County Board Supervisory district **12**

**TOWN OF OSHKOSH  
RESOLUTION Z-2014-01**

**A RESOLUTION ADOPTING AN ORDINANCE TO AMEND THE OFFICIAL TOWN OF OSHKOSH  
ZONING ORDINANCE MAP**

**WHEREAS**, one or more applications for amendments to the Map of the Town of Oshkosh Zoning Code of Ordinances have been filed with the Town Clerk as described herein; and

**WHEREAS**, following the requisite Notices and Public Hearings the proposed amendments have been reviewed and recommended to the Town Board by the Town's Planning & Zoning Commission; and

**WHEREAS**, all other procedural requirements have been met for purposes of consideration of the amendment(s) as provided in Title 16 of the Town of Oshkosh Zoning Code of Ordinances; and

**NOW, THEREFORE, BE IT ORDAINED THAT**, the Town Board of the Town of Oshkosh, County of Winnebago, State of Wisconsin, pursuant to Title 16 of The Town of Oshkosh Zoning Code of Ordinances hereby adopts the following Amendment(s) to the Map of the Town's Zoning Code of Ordinances:

**Section 1:** The Official Zoning Map of the Town of Oshkosh is amended as follows:

A. **Applicant:** Go Green Properties LLC – Dan Dringeli, 1325 Egg Harbor Lane, Oshkosh, WI 54904

**Property Owner:** Grundy Enterprises, 5148 Sand Pit Lane, Oshkosh, WI 54901

**Legal description of property:**

Property located at 4362 COUNTY ROAD S, OSHKOSH, WI 54901; specifically described as Tax ID # 018-0409, being PT NW NE & PT NE NW COM NE COR SEC 33 W 2093.75 FT POB S4DGE 1180 FT W 8.45 FT N25DGW 519.67 FT TO BELY COR D719289 S59DGW 198.78 FT TO HWY NWLY 890 FT TO EL RR NW TO NL SEC 33 E 460 FT E 538.65 FT TO POB D762362 EXC HWY-D1172236-12.00A ALSO PT DESC IN D1449282 3.52 A, Town of Oshkosh, County of Winnebago, State of Wisconsin (see Attachment A).

**The above described property is hereby rezoned from:**

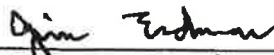
**A-2 (GENERAL FARMING DISTRICT) to B-3 (GENERAL BUSINESS DISTRICT)**


**Findings/Reasons.**

Reasoned property is found to be consist with Town's Comprehensive Map and the surrounding area.

**Section 2:** This Ordinance shall be submitted to the Winnebago County Board for approval. This amendment to the Town of Oshkosh Zoning Code of Ordinances shall be effective upon approval by the Winnebago County Board.

Adopted this 27<sup>th</sup>, day of May, 2014 by the Town Board of the Town of Oshkosh

  
Jim Erdman, Chair  
ATTEST:

  
Jeannette Merten/Town Clerk

**Town of Oshkosh**  
**Zoning Change Petition Application**

Check or Money Order payable to Town of Oshkosh Fee: \$450.00 receipt # 615734 Number ZC002  
(Please print using black ink for duplication purposes)

A.

**1.) PROPERTY OWNER:**

Name: Grundy Enterprises

Mailing Address: 5148 Sand Pit Lane

Phone: \_\_\_\_\_ Cell: 920-420-1681 Email: jpo@bha.com

Permission is hereby granted for appropriate Town Staff to enter upon the property for the placement and removal of hearing notices, and conducting inspections prior to hearing. Said permission is to remain in force until the conclusion of the Public Hearing and is binding upon all heirs and assigns.

Signature: Paul J. Grundy Date: 03-21-11

**2.) APPLICANT INFORMATION (If different than owner):**

Name: Go Green Properties LLC - Dan Dringoli

Mailing Address: 1325 Egg Harbor Lane Oshkosh WI 54904

Phone: (920) 232-3511 Cell: (920) 740-6654 Email: dan@gopurd.com

**B. PROPERTY INFORMATION:**

1.) Tax Key/Parcel #: 018-409

2.) Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision see attached or CSM# \_\_\_\_\_  
Section \_\_\_\_\_ Town \_\_\_\_\_ North \_\_\_\_\_ Range \_\_\_\_\_ East Acres \_\_\_\_\_

3.) Location of Property: 4362 County Rd S

4.) Zoning (Existing): A2 Zoning Proposed: B3

5.) Use (Existing): empty lot - Farm land

Use (Proposed): service business shop, microbrewery & tap house

6.) Existing Sewer: Septic \_\_\_\_\_ Mound \_\_\_\_\_ Holding Tank \_\_\_\_\_ Municipal \_\_\_\_\_ or Needed \_\_\_\_\_

7.) Proposed site plan included: \_\_\_\_\_

C.)

Describe the main use:

currently and previously - vacant farm land

Describe PROPOSED USE:

Approximately 8000 sq ft building containing office, shop area, microbrewery & bar. Potentially make 2 lots by dividing at a later date

Describe the essential services (sewer, water, streets, etc.) for present and future uses:

Currently there is phase 3 power, phone, natural gas at lot line  
Future use it would be nice for water, sewer cable

Describe why the proposed use would be the highest and best for the property:

its on Frontage rd right adjacent Highway 45 there are  
businesses in the immediate area

Describe the property use compatibility with surrounding land use:

The Brewery & Tap house (beer bar) would be nice for people  
using the Wiowasha trail in winter & summer. Shop use  
is nice for easy highway access

A Public Hearing will be set upon the receipt of this application and the fee, whereas the applicant will furnish information to the Town Plan commission necessary for processing of the application.

I ACCEPT THESE TERMS AND HEREBY SUBMIT THE APPLICATION FOR APPROVAL:

SIGNED: \_\_\_\_\_

DATE: 3/26/14

Date Application Received by Town: 3/26/2014

Public Hearing Date: Apr. 17, 2014

Received by: \_\_\_\_\_

\* May 1st, 2014

**RECOMMENDATION OF APPROVAL OF ZONING CHANGE TO PLANNING & ZONING COMMISSION**

Town Plan Commission Secretary: \_\_\_\_\_

Date: 5-28-2014

Town Plan Commission Chair: \_\_\_\_\_

Date: 5-28-2014

Stipulations: \_\_\_\_\_

**FINAL APPROVAL OF ZONING CHANGE BY TOWN BOARD**

Town Clerk: \_\_\_\_\_

Date: 5-27-14

Town Board Chairman: \_\_\_\_\_

Date: 5-28-2014

Owner (s):

Location:

Mailing Address:

**GRUNDY ENTERPRISES  
5148 SAND PIT LN  
OSHKOSH, WI 54904-0000**

School District:

**4179 - OSHKOSH SCHOOL DIST**

**0409**

Tax District:

**018-TOWN OF OSHKOSH**

Status:

**Active**

Acres:

**3.5200**

For a complete legal

description, see recorded document.):

**PT NW NE & PT NE NW COM NE COR SEC 33 W 2093.75 FT POB S4DGE 1180 FT W 8.45 FT N25DGW  
519.67 FT TO NELY COR D719289 S59DGW 198.78 FT TO HWY NWLY 890 FT TO EL RR NW TO NL SEC 33  
E 460 FT E 538.65 FT TO POB D762362 EXC HWY-D1172236-12.00A ALSO PT DESC IN D1449282 3.52 A.**

Site Address (es):

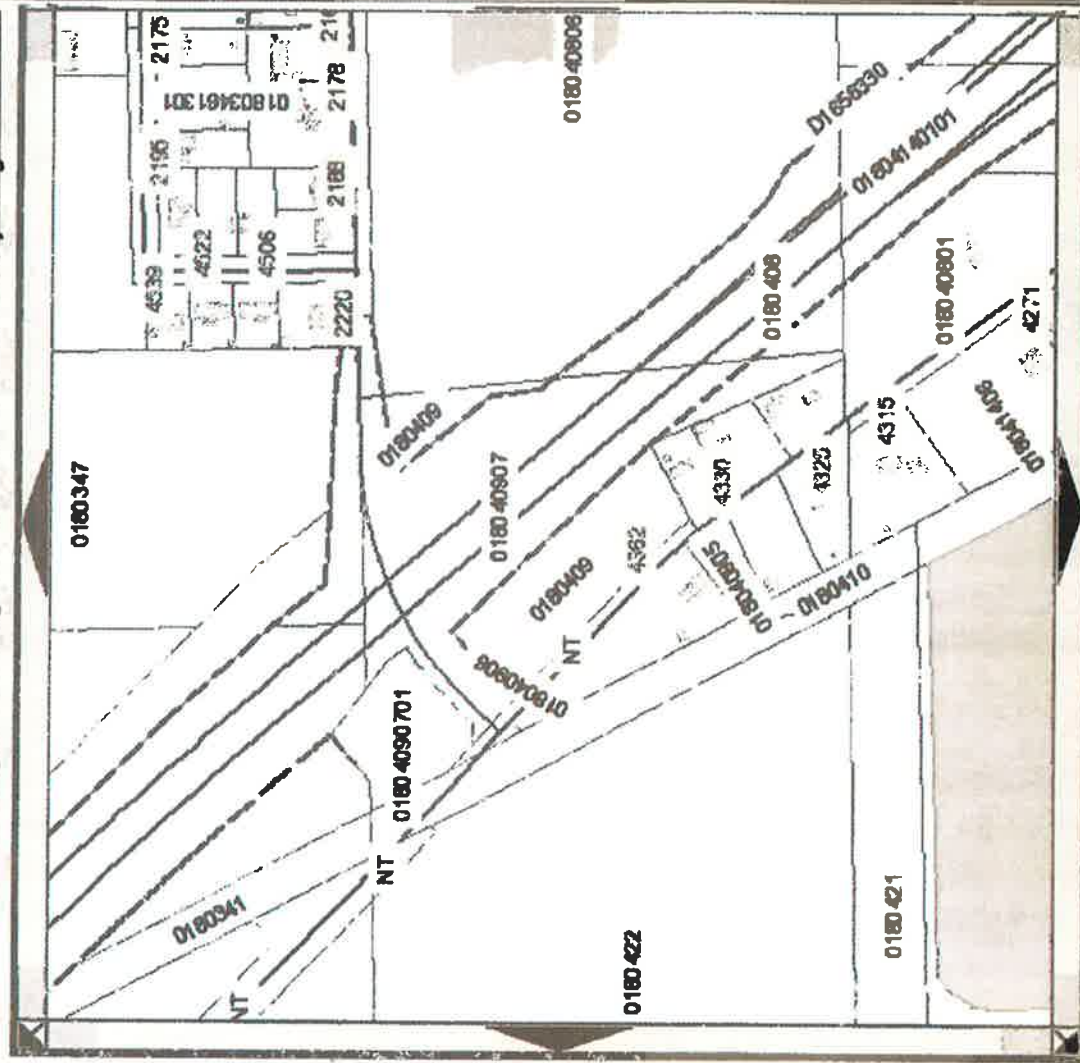
*address*

*in lieu of legal description.)*

**4362 COUNTY RD S OSHKOSH, WI 54904**

# Winnebago County Geographic Information System

## Winnebago County GIS Viewer and Property Profiler



**Reset**

\*\*\* Powered by Macoserver \*\*\*



**STATE OF WISCONSIN  
BROWN COUNTY**

**OSHKOSH, TOWN OF  
1065 COZY LANE  
OSHKOSH, WI 549011404**

**Erin Duffy**

Being duly sworn, doth depose and say that she/he is an authorized representative of the Oshkosh Northwestern, a daily newspaper published in the city of Oshkosh, in Winnebago County, Wisconsin, and that an advertisement of which the annexed is a true copy, taken from said paper, which was published therein on

Account Number: N5839


Ad Number: 6971615

Published Date: May 05, 2014

Published Date: May 12, 2014

Total Ad Cost: \$59.38

(Signed)

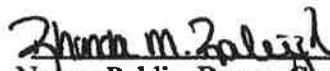


Legal Clerk

(Date)

5-12-14

Signed and sworn before me



Notary Public, Brown County, Wisconsin

My commission expires

9/25/2017

TOWN OF OSHKOSH  
NOTICE OF  
PUBLIC HEARING  
NOTICE IS HEREBY  
GIVEN THAT THE  
PLANNING & ZONING  
COMMISSION OF THE  
TOWN OF OSHKOSH  
will conduct PUBLIC  
HEARINGS at 8:00 P.M.  
on THURSDAY, MAY  
22ND, 2014, in the  
TOWN HALL located at  
230 E. COUNTY RD. Y,  
OSHKOSH, WI 54901.  
The purpose of the Pub-  
lic Hearings is to RE-  
CEIVE PUBLIC COM-  
MENT regarding the fol-  
lowing RE-ZONING ap-  
plications:  
A. THE PETITIONERS:  
Applicant: GO GREEN  
PROPERTIES LLC  
DAN DRINGELL, 1325  
EGG HARBOR LANE,  
OSHKOSH WI 54904  
and Property Owner:  
Grundy Enterprises,  
5148 Sand Pit Land,  
Oshkosh, WI, 54901 re-  
quest that the following  
property be rezoned from  
A-2 (GENERAL FARM-  
ING DISTRICT) to B-3  
(GENERAL BUSINESS  
DISTRICT), property lo-  
cated at 4382 COUNTY  
ROAD S, OSHKOSH, WI  
54901; specifically de-  
scribed as Tax ID # C18-  
0409, being PT NW NE  
& PT NE NW COM NE  
COR SEC 33 W 2093.75  
FT POB S4DGE 1180' FT  
W 8.45 FT N25DGW  
519.67 FT TO BELLY  
COR D718289 S59DGW  
189.78 FT TO HWY  
NWLY 890 FT TO EL RR  
NW TO NL SEC 33 E  
460 FT E 538.65 FT TO  
POB D762962 EXC  
HWY-D1172236-12.00A  
ALSO PT DESC IN  
D1449282 3.52 A, Town  
of Oshkosh, County of  
Winnebago, State of  
Wisconsin.  
All interested parties and  
any objections to these  
requests being granted  
will be heard at the Pub-  
lic Hearings.  
Dated this 30TH, day of  
April, 2014  
I RUN: May 5 & 12, 2014  
WNAXLP

OSHKOSH, TOW

Re: Notice public



## PLAN COMMISSION STAFF REPORT

JULY 1, 2014

### ITEM VII: COMPREHENSIVE LAND USE PLAN MAP AMENDMENT FOR PROPERTY BOUNDED BY U.S. HIGHWAY 45, COUNTY ROAD Y, RYF ROAD AND THE WIOUWASH STATE RECREATIONAL TRAIL

#### GENERAL INFORMATION

Petitioner: Daniel Dringoli, Go Green Properties, LLC  
Owner: Grundy Enterprises

#### **Action(s) Requested:**

The applicant is requesting an amendment to the Recommended Land Use Map in the Comprehensive Plan. The subject area is designated for residential and industrial use; the applicant is requesting a change to a commercial land use designation.

#### **Property Location and Background Information:**

The petitioner is requesting a comprehensive land use map amendment of a 2.849 acre parcel located between U.S. Highway 45 and County Road S, south of County Road Y. The petitioner is interested in purchasing the property to develop a 9,000 square foot commercial structure to be occupied by PuroClean Disaster Recovery and possibly, a microbrewery. The property currently has a Town of Oshkosh zoning designation of A-2, General Farming District; on May 22, 2014 the Town of Oshkosh Planning and Zoning Commission approved a zone change from the A-2 District to B-3, General Business District to allow the proposed development, which is consistent with the Town of Oshkosh's comprehensive land use plan recommendation. However, the Winnebago County Planning and Zoning Department will not accept the zone change due to the conflict with the City of Oshkosh's residential land use recommendation.

#### **Subject Site**

<i><b>Existing Land Use</b></i>	<i><b>Zoning</b></i>
Undeveloped/Agricultural	A-2 (Town of Oshkosh)

#### **Adjacent Land Use and Zoning**

<i><b>Existing Uses</b></i>		<i><b>Zoning</b></i>
NW	Transportation (park & ride)	A-2 (Town of Oshkosh)
NE	U.S. Highway 45	A-2 (Town of Oshkosh)
SE	Residential	A-2 (Town of Oshkosh)
SW	Residential	R-1 (Town of Oshkosh)



## Comprehensive Plan

<i>Land Use Recommendation</i>	<i>Land Use</i>
10 Year Recommendation	Residential
20 Year Recommendation	Residential

## ANALYSIS

In March of 2005, the City adopted the 2005-2025 Comprehensive Plan, an update to the previous plan from 1993. Part of the update entailed refining the 20-Year Recommended Land Use Map and the creation of a 10-Year Land Use Map. The Land Use section of the plan states that, *the maps are used to give the community a better idea of how land in the city will be used in the future. The future land use maps were created using a variety of resources. These resources include the existing land use map and special area plans, aerial photography, land use maps of adjoining communities, soils and environmentally sensitive areas map (which help to understand development limitations), utility and facility service area maps, and existing and future transportation corridors. The maps show the general location and type of land uses within the city and on the city's periphery. The maps are to be used as a basis for making general land use decisions relative to the City's land use control regulations. Land use designations will be evaluated in terms of their consistency with these maps and other applicable elements of this Plan and all other applicable Ordinances.*

Again, these maps are intended to be used as a general reference tool for determining appropriate future land use and growth patterns. When creating the maps, recommended uses were determined on a broader scale rather than a parcel by parcel basis. The County correctly determined that the rezoning conflicted with the City's future recommended land use designation and denied the rezoning request.

Staff realizes that sections of the Comprehensive Plan, including mapping portions, need to be updated or revised periodically to accommodate logical requests/changes in future land use. In this case, the mapping was completed prior to the U.S. Highway 45 expansion and change in plans of the Oshkosh Area School District developing their site on Ryf Road. In looking at the current land use map, it is understandable why a residential designation was placed on the subject site, with it containing several existing residential uses, potential residential development to the west and the potential school location.

During staff review of the single lot designation change, it was determined that it would be logical to expand the review area and amend the entire area bounded by Highway 45, County Road Y, Ryf Road and the WIOUWASH State Recreational Trail, to be consistent with the Town of Oshkosh Comprehensive Plan's commercial land use recommendation. The area contains 20 parcels totaling approximately 34.16 acres (including right-of-way) and consists of 11 single-family parcels, a stand-alone accessory structure, mini warehousing, contractor yard and several vacant/undeveloped parcels and parcel remnants owned by the Wisconsin Department of Transportation. The expanded amendment area also includes a small portion of industrial designated land which was mapped to

accommodate the quarry operation east of Highway 45 (prior to Highway 45's construction). The use status of the existing homes would be unchanged as their use allowance is regulated by the base zoning the property is located in and no zone district changes (other than the petitioner's) is being proposed.

Upon review of the request, staff supports changing the projected land use from residential and industrial to commercial. County Road S generally serves as a frontage-style road for Highway 45 and is an appropriate location for commercial development as it is a frontage road similar to Koeller and Washburn Streets. The lot sizes and potential availability of land along County Road S is suitable to allow for future commercial development when the market dictates. In addition, with the Oshkosh Area School District abandoning its plans to build a school on Ryf Road, the demand for residentially designated land in this area has lessened. Staff feels the highest and best future use of this area is for commercial development and therefore believes this map change request is warranted.

### **RECOMMENDATION**

Staff recommends approval of the Comprehensive Land Use Map amendment from residential and industrial to commercial for property bounded by U.S. Highway 45, County Road Y, Ryf Road and the WIOUWASH State Recreational Trail as proposed.



# City of Oshkosh General Application

SUBMIT TO:  
Dept. of Community Development  
215 Church Ave., P.O. Box 1130  
Oshkosh, WI 54901  
PHONE: (920) 236-5059

**\*\*PLEASE TYPE OR PRINT USING BLACK INK\*\***

## APPLICANT INFORMATION

Petitioner: Go Green Properties LLC, owner Daniel Dringoli Date: June 3, 2014

Petitioner's Address: 1325 Egg Harbor Lane City: Neenah State: WI Zip: 54904

Telephone #: (920) 232-3511 Fax: (866) 408-8914 Other Contact # or Email: dan@gopuro.com

Status of Petitioner (Please Check): ☐ Owner ☐ Representative ☐ Tenant ☒ Prospective Buyer

Petitioner's Signature (required):  Date: June 3, 2014

## OWNER INFORMATION

Owner(s): Grundy Enterprises Date: June 3, 2014


Owner(s) Address: 5148 Sand Pit Lane City: Oshkosh State: WI Zip: 54904

Telephone #: (920) 420-1681 Fax: ( ) Other Contact # or Email: \_\_\_\_\_

Ownership Status (Please Check): ☐ Individual ☐ Trust ☒ Partnership ☐ Corporation

### **Property Owner Consent: (required)**

By signature hereon, I/We acknowledge that City officials and/or employees may, in the performance of their functions, enter upon the property to inspect or gather other information necessary to process this application. I also understand that all meeting dates are tentative and may be postponed by the Planning Services Division for incomplete submissions or other administrative reasons.

Property Owner's Signature:  Date: 06-03-14

## TYPE OF REQUEST:

- |                                     |  |
|-------------------------------------|--|
| <input type="checkbox"/>            | Access Control Variance                      |
| <input type="checkbox"/>            | Easement                                     |
| <input type="checkbox"/>            | Privilege in Street (identify) _____         |
| <input checked="" type="checkbox"/> | Other (identify) <u>Comp Use Plan Change</u> |

## SITE INFORMATION

Address/Location of Proposed Project: 4362 County Rd S , Oshkosh WI 54904

Proposed Project Type: Commercial use

Current Use of Property: empty lot Zoning: Agricultural

Land Uses Surrounding Your Site: North: parking ,lot for Wiouwash trail

South: House and outbuilding

East: State Highway 45

West: Empty lot which appears to be farmed

- Application fees are due at time of submittal. Make check payable to City of Oshkosh.
- Please refer to the fee schedule for appropriate fee. FEE IS NON-REFUNDABLE

For more information please visit the City's website at [www.ci.oshkosh.wi.us/Community\\_Development/Planning.htm](http://www.ci.oshkosh.wi.us/Community_Development/Planning.htm)

Staff DB Date Rec'd 6/9/14

Written Explanation:

We are planning to build a 9000 square ft. steel structure with masonry façade on County Rd S. The building height would have 16' walls, single story along with a 4/12 roof pitch. The property is located at the southeast corner of the intersection of CTY S & CTY Y in the Town of Oshkosh. The building will house PuroClean Disaster Recovery which is a water/fire/mold property restoration company. PuroClean will have office and shop space in the structure totaling approximately 6,500 sq ft. Also with in the building is plans for 1250 sq ft microbrewery and 1250 sq ft tap room to serve micro brewed beer.

Currently the vacant 2.8 acre parcel is zoned agricultural and is farmed. There are no structures on the property at this time. There will be no proposed living areas on the lot as well. The Town of Oshkosh has approved the change from Agricultural to Commercial. It is our understanding the City of Oshkosh has on the "Future use plan" the lot is designated as residential. This designation may have been done prior to the new HWY 45. Based on the fact the lot abuts US HWY 45 , and the frontage road has numerous business along the Cty S frontage road, we believe the better use for zoning would be commercial.

PuroClean has 8 employees and rarely has more than deliveries to the business. The anticipated Brewery traffic will be minimal as well. The tap room is estimated to have 30-40 visitors a day for the consumption of beer and the purchasing of take home ½ gallon "Growlers" of beer. The Wiouwash trail is expected to bring bicycle traffic in the summer. This would be a great draw for residents of Oshkosh to use the biking trail from the City and head north. The southernmost business with bathroom and accommodations would be Two Brothers restaurant at the corner of 21 & 41. The next stop north along the trail with any services would be approximately 15 miles north in the Town of Clayton. Our tap room would provide bottled soda, tap root beer, regular micro beer and bottled water to patrons using the trail as well as provide running water and fully functional bathrooms. This could be a great stop for patrons of the trail to take a nice bike ride or jog and have a place to stop and refresh.

Dan Dringoli

920-740-6654

# PLAT OF SURVEY

A PARCEL OF LAND LOCATED IN PART OF THE N.E. 1/4 OF THE N.W. 1/4 AND PART OF THE N.W. 1/4 OF THE N.E. 1/4 OF, ALL IN SECTION 33, TOWNSHIP 19 NORTH, RANGE 16 EAST, IN THE TOWN OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

## SURVEYOR'S CERTIFICATE:

I, PATRICK G. KRIER, WISCONSIN REGISTERED LAND SURVEYOR, HEREBY CERTIFY: THAT UNDER THE DIRECTION OF GRUNDY ENTERPRISES, I HAVE SURVEYED AND MAPPED THE LANDS AS DESCRIBED ABOVE. SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. THAT I HAVE PERFORMED SAID SURVEY ACCORDING TO THE OFFICIAL RECORDS AND IN FULL COMPLIANCE WITH WISCONSIN ADMINISTRATIVE CODE, CHAPTER A-E7 OF MINIMUM STANDARDS FOR PROPERTY SURVEYS AND IS A CORRECT REPRESENTATION OF THE ABOVE DESCRIBED PROPERTY TO THE BEST OF MY KNOWLEDGE AND BELIEF

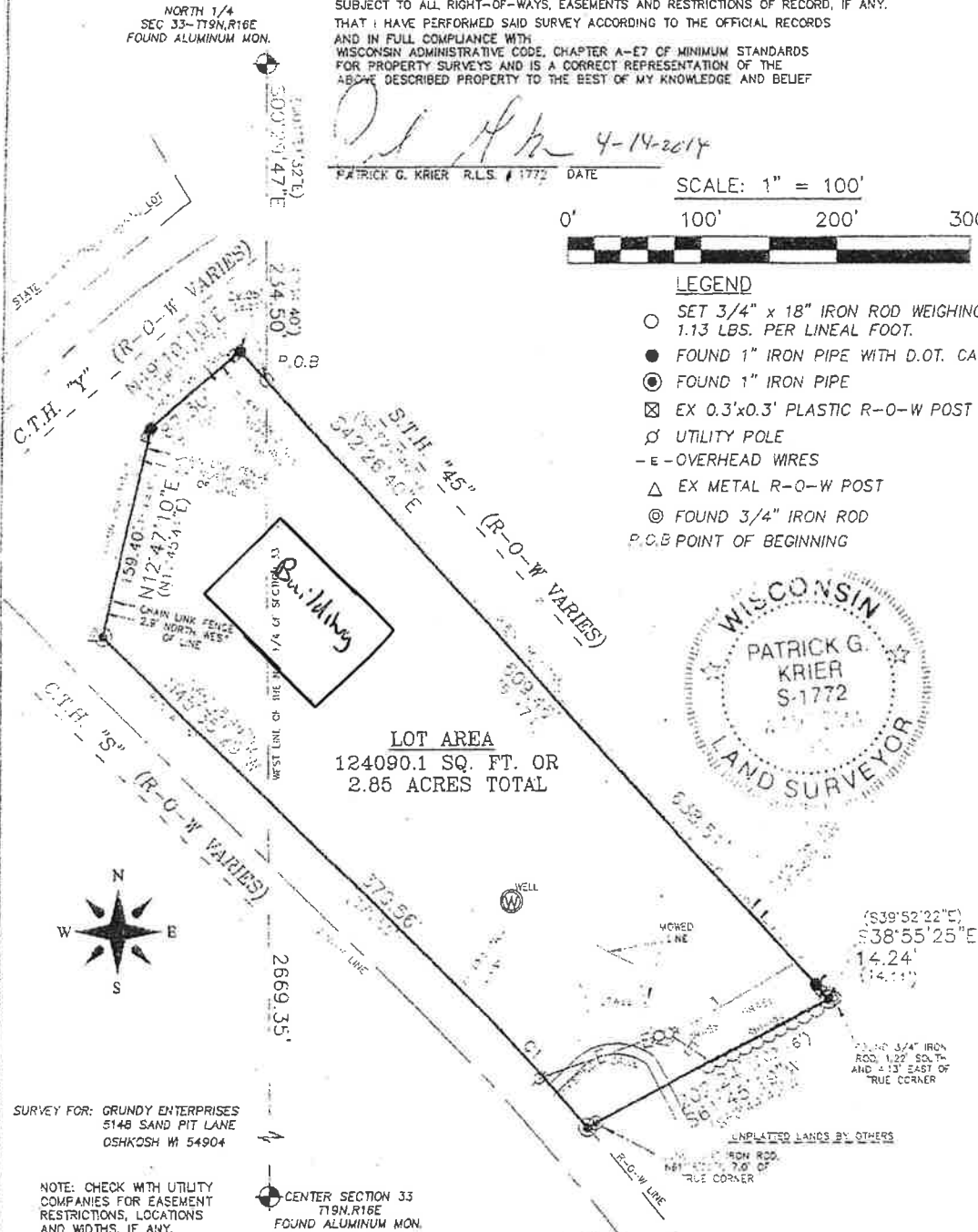
PATRICK G. KRIER R.L.S. # 1772 DATE 4-14-2014

SCALE: 1" = 100'



## LEGEND

- SET 3/4" x 18" IRON ROD WEIGHING 1.13 LBS. PER LINEAL FOOT.
- FOUND 1" IRON PIPE WITH D.O.T. CAP
- ⊙ FOUND 1" IRON PIPE
- ⊠ EX 0.3'x0.3' PLASTIC R-O-W POST
- ⊕ UTILITY POLE
- E- OVERHEAD WIRES
- △ EX METAL R-O-W POST
- ⊙ FOUND 3/4" IRON ROD
- P.O.B POINT OF BEGINNING



SURVEY FOR: GRUNDY ENTERPRISES  
5148 SAND PIT LANE  
OSHKOSH WI 54904

NOTE: CHECK WITH UTILITY COMPANIES FOR EASEMENT RESTRICTIONS, LOCATIONS AND WIDTHS, IF ANY.

CENTER SECTION 33  
T19N,R16E  
FOUND ALUMINUM MON.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2154.14'	144.70'	144.68' (144.68')	N42°48'37"W	03°50'56"

SHEET 1 OF 1

BEARINGS ARE REFERENCED TO THE WEST LINE OF THE N.E. 1/4 OF SEC. 33, WHICH IS ASSUMED TO BEAR S 00°29'47" E.

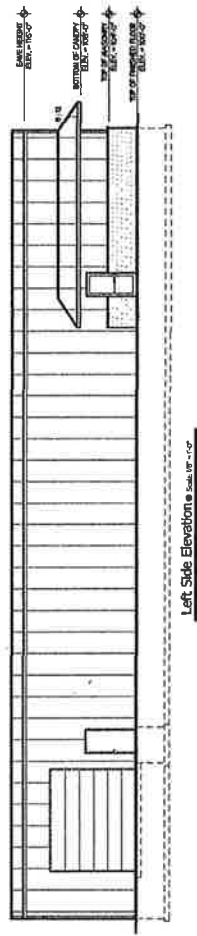
THIS DOCUMENT WAS DRAFTED BY:  
KRIER LAND SURVEYING INC.  
PATRICK G. KRIER

APRIL 11, 2014  
JOB NO. 14126



**Krier**  
LAND SURVEYING  
INC.

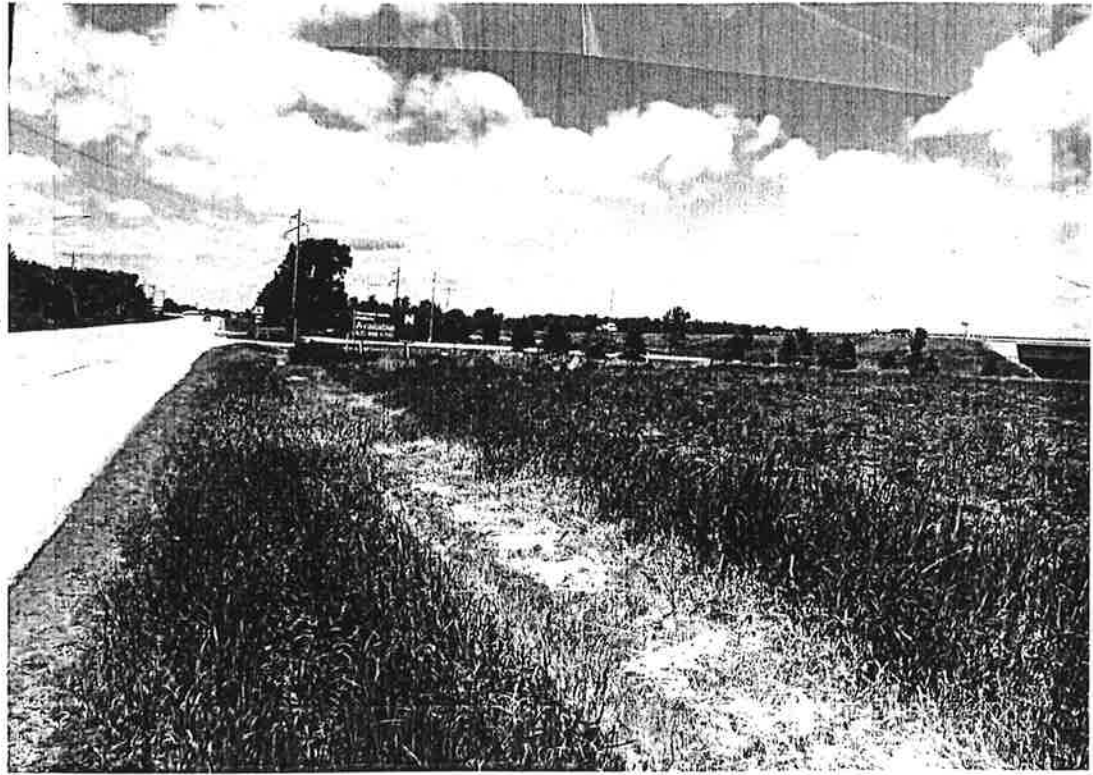
PATRICK G. KRIER, R.L.S. 1772  
116 WEST MAIN STREET • P.O. BOX 418  
WAUTOMA WI • 54982  
(920) 787-3500



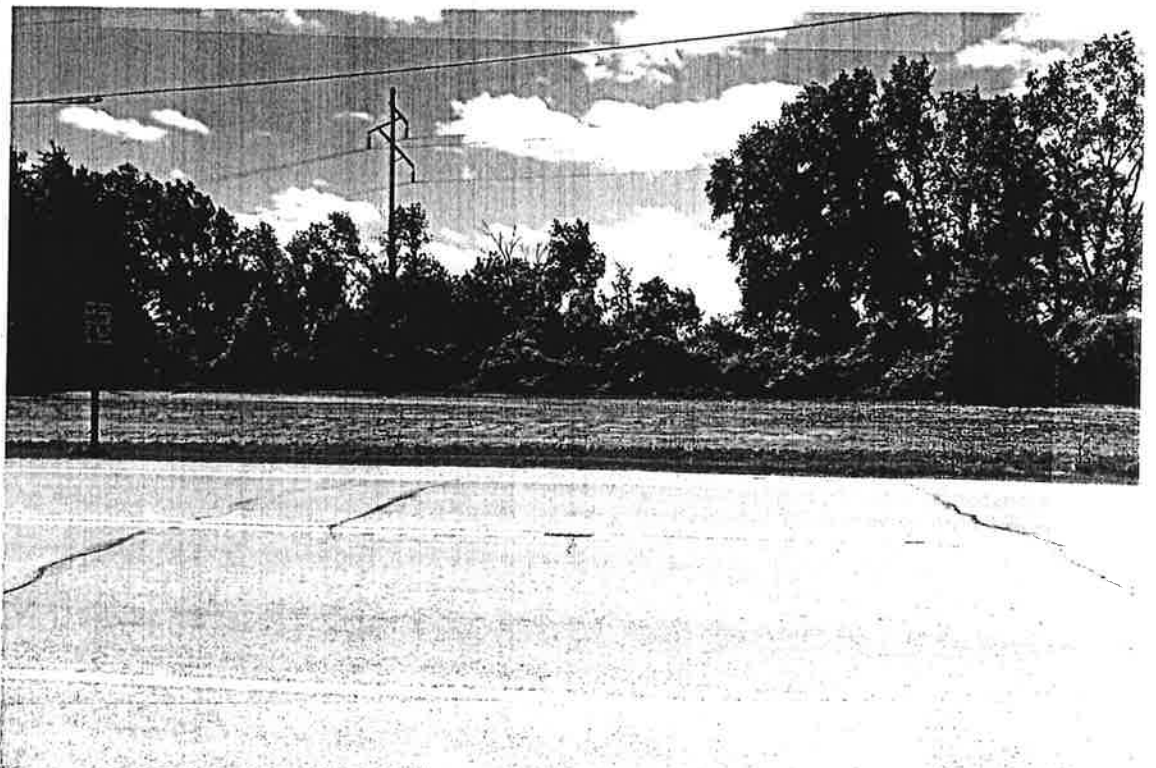




Facing north standing mid lot on County S



Facing East empty lot



Facing South there is a garage



Facing East is HWY 45 right on the lot line



LAND USE AMENDMENT  
4362 COUNTY RD S  
PC: 07-01-14

JACOBSON, DAVID W  
1020 TIMBER RUN DR  
NEENAH WI 54956 0000

WINNEBAGO COUNTY  
PO BOX 2808  
OSHKOSH WI 54903 2808

GRUNDY ENTERPRISES  
5148 SAND PIT LN  
OSHKOSH WI 54904 0000

DERBER, RYAN P  
4357 COUNTY RD S  
OSHKOSH WI 54904 0000

HABER, THOMAS L  
4325 COUNTY RD S  
OSHKOSH WI 54904 0000

CARNEY, BRAD M  
4315 COUNTY RD S  
OSHKOSH WI 54904 0000

GUNTHER, GERALD J  
1239 BAY SHORE DR  
OSHKOSH WI 54901 0000

PASCARELLA CONSTRUCTION LLC  
5159 HIGH POINTE DR  
WINNECONNE WI 54986 0000

GERLACH, RICHARD L  
4253 COUNTY RD S  
OSHKOSH WI 54904 0000

BUELOW, JON L  
645 W FULTON ST  
WAUPACA WI 54981 0000

REICHENBERGER, NORMAN  
4209 COUNTY RD S  
OSHKOSH WI 54904 0000

TOWN OF OSHKOSH  
JEANNETTE MERTEN  
1076 COZY LN  
OSHKOSH WI 54901  
STATE OF WISCONSIN  
944 VANDERPERREN WAY  
GREEN BAY WI 54324 0080

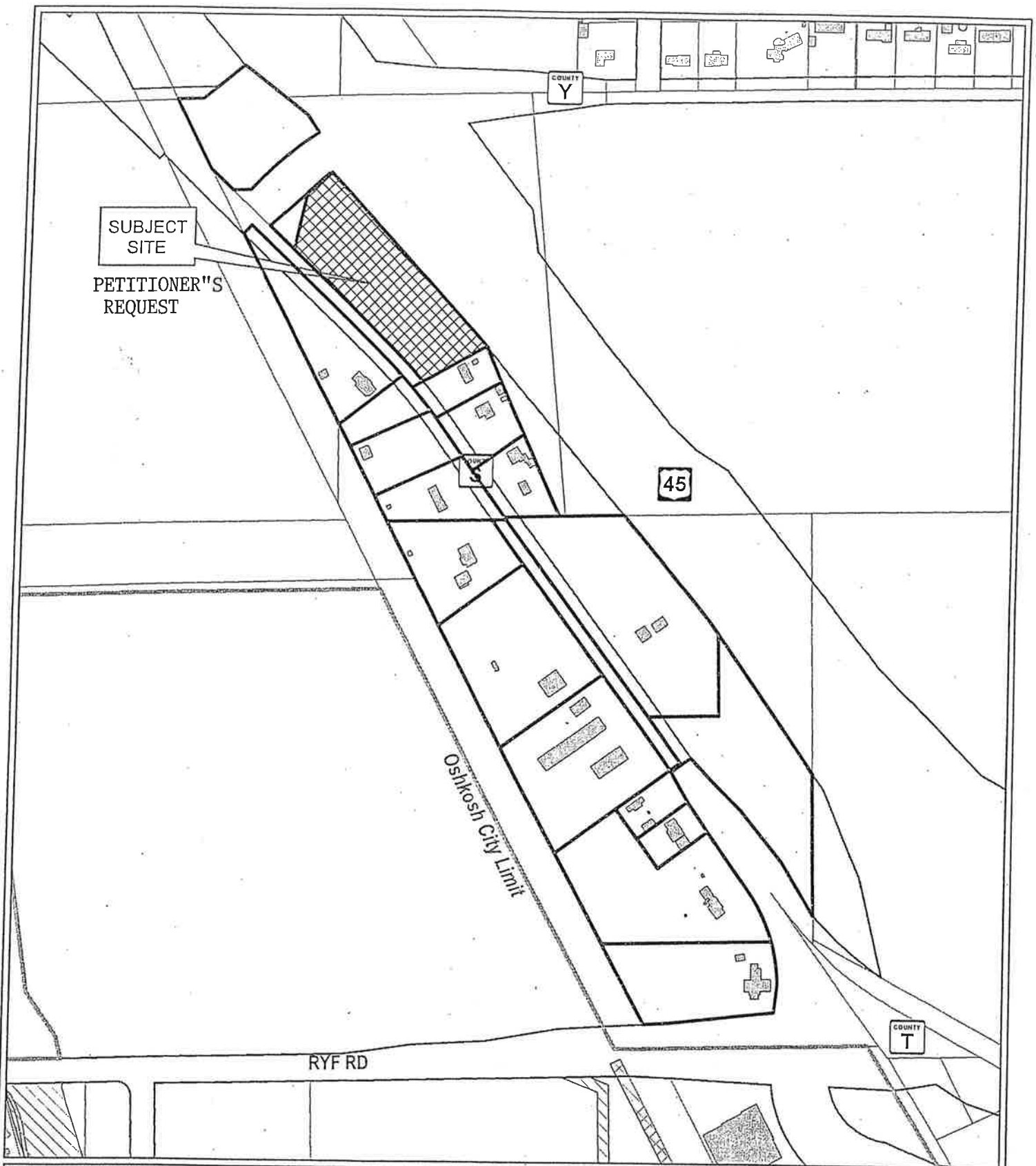
WET PAINT LLC  
4189 COUNTY RD S  
OSHKOSH WI 54904 0000

WINNEBAGO COUNTY ZONING  
112 OTTER AV  
OSHKOSH WI 54901

GO GREEN PROPERTIES  
DANIEL DRINGOLI  
1325 EGG HARBOR LN  
OSHKOSH WI 54904

BRADLEY, BRIAN  
4330 COUNTY RD S  
OSHKOSH WI 54904 0000

MACDONALD, JEFFREY S  
4324 COUNTY RD S  
OSHKOSH WI 54904 0000



## 4362 COUNTY RD S

The City of Oshkosh creates and maintains GIS maps and data for its own use. They may show the approximate relative location of property, boundaries and other feature from a variety of sources. These map(s)/datasets are provided for information purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes. They are provided "AS-IS" without warranties of any kind and the City of Oshkosh assumes no liability for use or misuse.



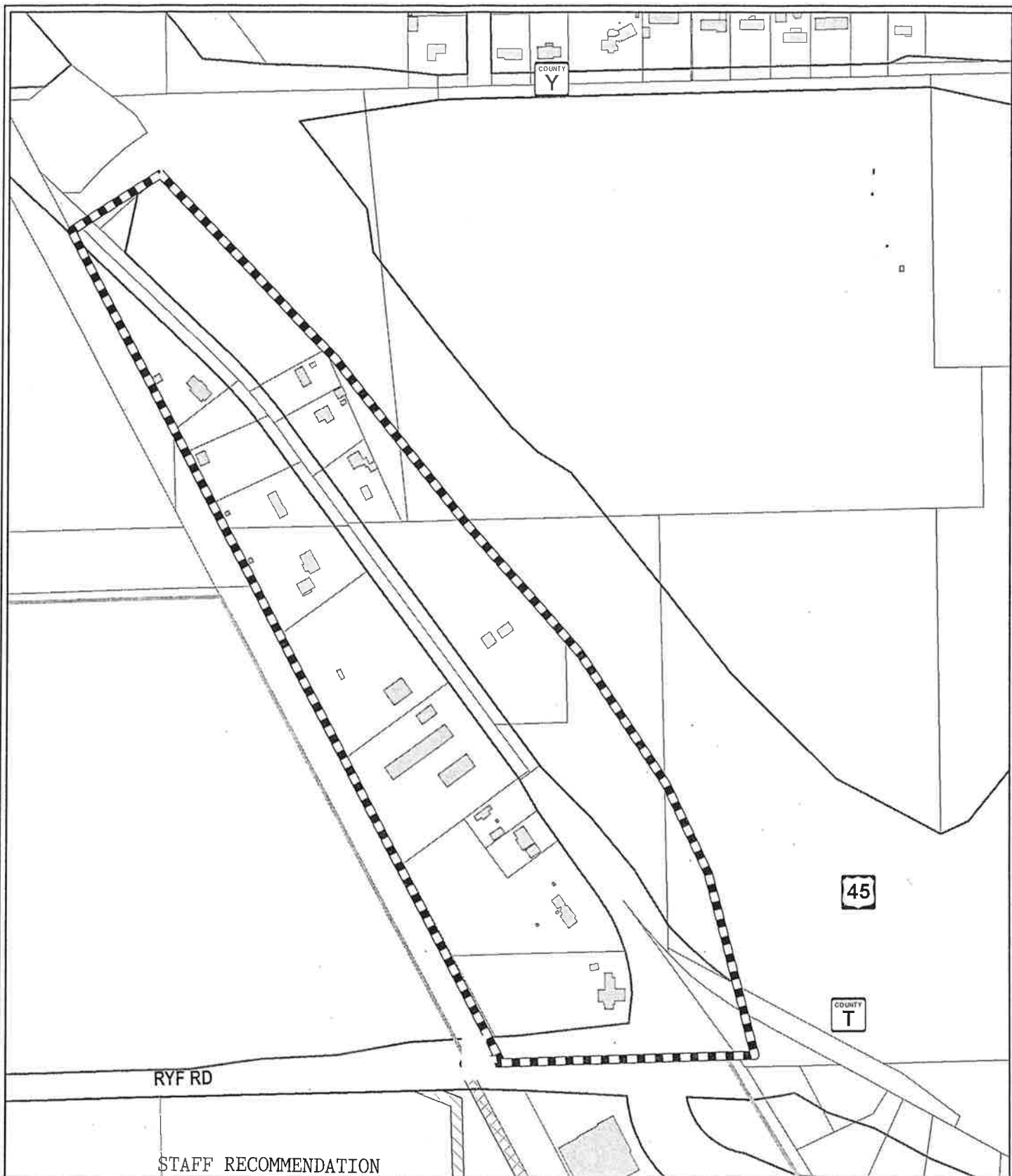
1 in = 0.07 mi  
1 in = 350 ft

Printing Date: 6/13/2014

Prepared by: City of Oshkosh, WI



**OSHKOSH**  
ON THE WATER



### Comp Plan Land Use Map Amendment Town of Oshkosh

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1 in = 0.07 mi  
1 in = 350 ft

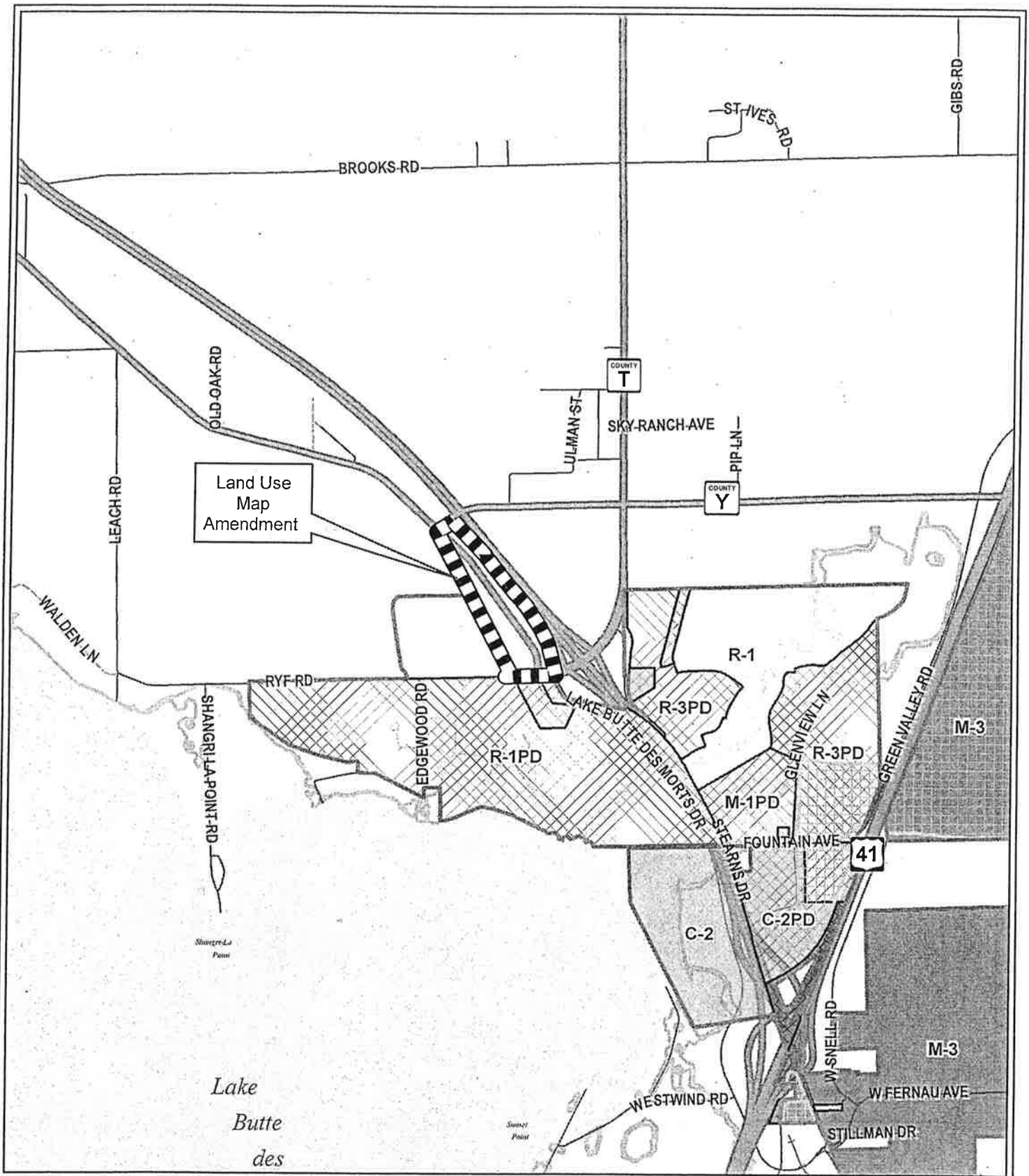
Printing Date: 6/26/2014

Prepared by: City of Oshkosh, WI



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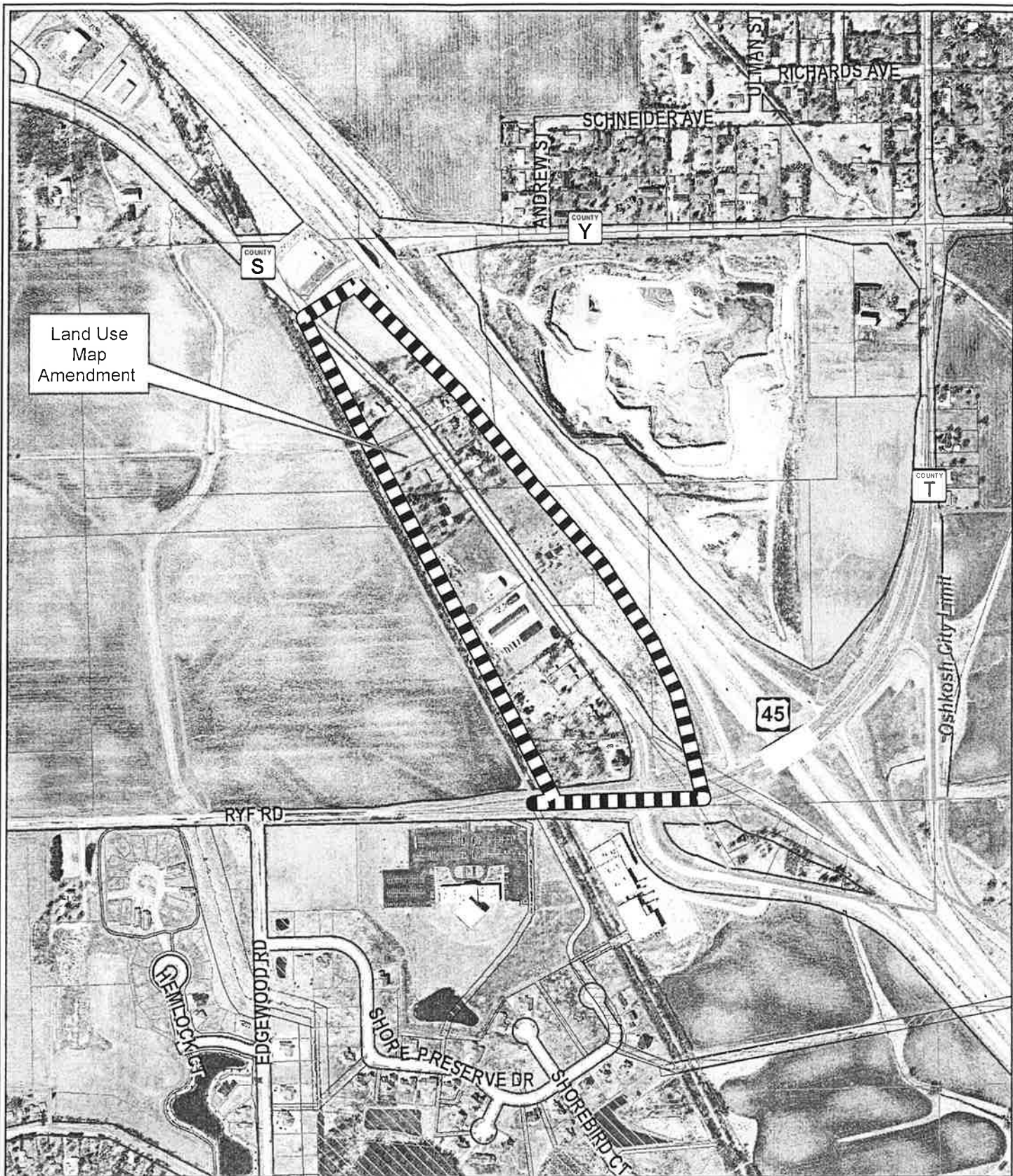
1 in = 0.38 mi  
1 in = 2,000 ft

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1 in = 0.11 mi  
1 in = 600 ft

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