

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE 7/27/2021

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 6/29/2021 at 6:30 p.m. 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.

- Join Zoom Meeting: <https://us02web.zoom.us/j/82615712000?pwd=UjBLSkQwc3ZYc2Q3RkpITWFRQ2xXdz09>
- Dial by your location: +1 312 626 6799 US (Chicago)
- Meeting ID: 826 1571 2000
- Passcode: 164457

Additional virtual appearance 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 ZONING MAP AMENDMENT REQUEST

Application No.: 2021-ZC-5730

Applicant: BECK, MOLLY C; RATAJCZAK, PATRICIA A; RATAJCZAK, STEVEN T; ZIEGENHAGEN, MATTHEW J

Agent: E SMITH, JAMES - MARTENSON & EISELE

Location of Premises: NE CORNER REIGHMOOR RD & STATE RD 21

Tax Parcel No.: 016-038505, 016-038504, 016-0385 (p)

Legal Description: Being all of Lots 7 and 8 of CSM-4494 and part of Lot 9 of CSM-4502, all located in the SW 1/4 of the NE 1/4, Section 14, Township 18 North, Range 15 East, Town of Omro, Winnebago County, Wisconsin.

Explanation: For the creation of two lots the applicant is requesting a Zoning Map Amendment from A-2 (General Agriculture) & B-2 (Community Business) Districts to B-3 (General Business) District, and a Zoning Map Amendment from B-2 (Community Business) to A-2 (General Agriculture) Districts.

INITIAL STAFF REPORT

Sanitation: System Required; Private System

Overlays: Shoreland

Current Zoning: B-2 Community Business, A-2 General Agriculture

Proposed Zoning: B-3 Regional Business, A-2 General Agriculture

Surrounding Zoning: **North:** A-2
South: A-2
East: A-2
West: R-1;B-3

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe Present Use(s): General Ag

Describe Proposed Use(s): Personal storage

Describe The Essential Services For Present And Future Uses: none

Describe Why The Proposed Use Would Be The Highest And Best Use For The Property:
Frontage on STH "21" makes this property desirable for commercial use.

Describe The Proposed Use(s) Compatibility With Surrounding Land Uses:
Typically commercial use fronting along state trunk highways will buffer busy hwy activity from surrounding land uses.

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.

(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.

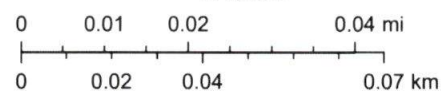
Site Map



4/29/2021, 10:48:06 AM

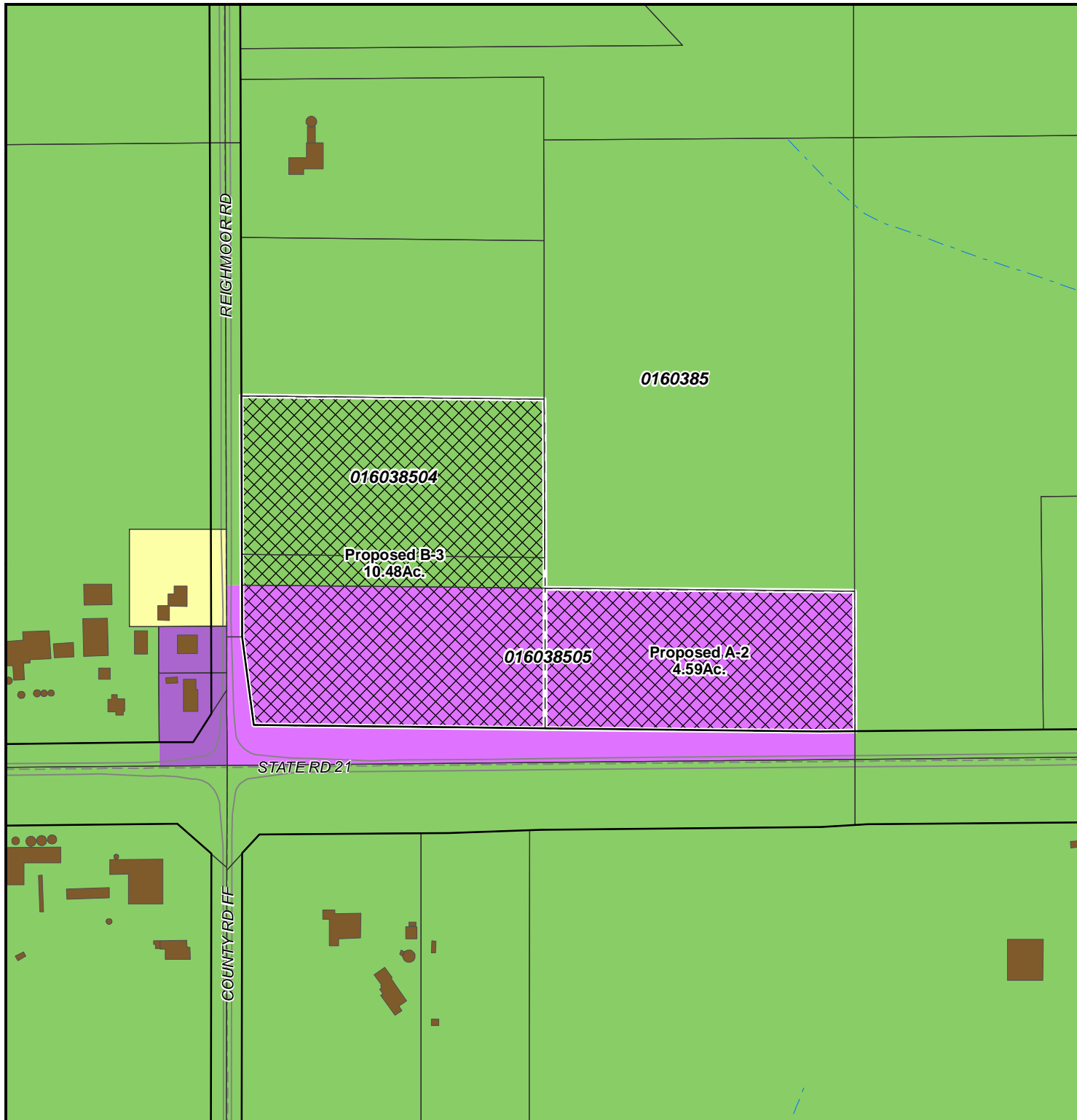
1:1,450

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



本

Winnebago County GIS, Imagery Date: April 2020



Application #21-ZC-5730

Date of Hearing:

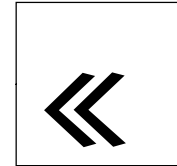
June 29, 2021

Owner(s):

RATAJCZAK, STEVEN T /
RATAJCZAK, PATRICIA A /
ZIEGENHAGEN, MATTHEW J /
BECK, MOLLY C

Subject Parcel(s):

016038504 / 016038505 /
0160385(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

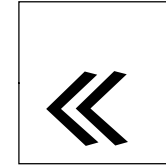
○ = SITE

Application #21-ZC-5730

Date of Hearing:
June 29, 2021

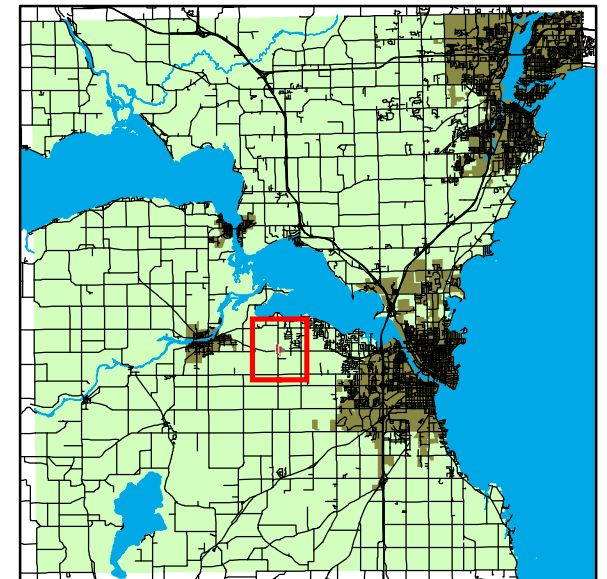
Owner(s):
RATAJCZAK, STEVEN T /
RATAJCZAK, PATRICIA A /
ZIEGENHAGEN, MATTHEW J /
BECK, MOLLY C

Subject Parcel(s):
016038504 / 016038505 / 0160385(P)

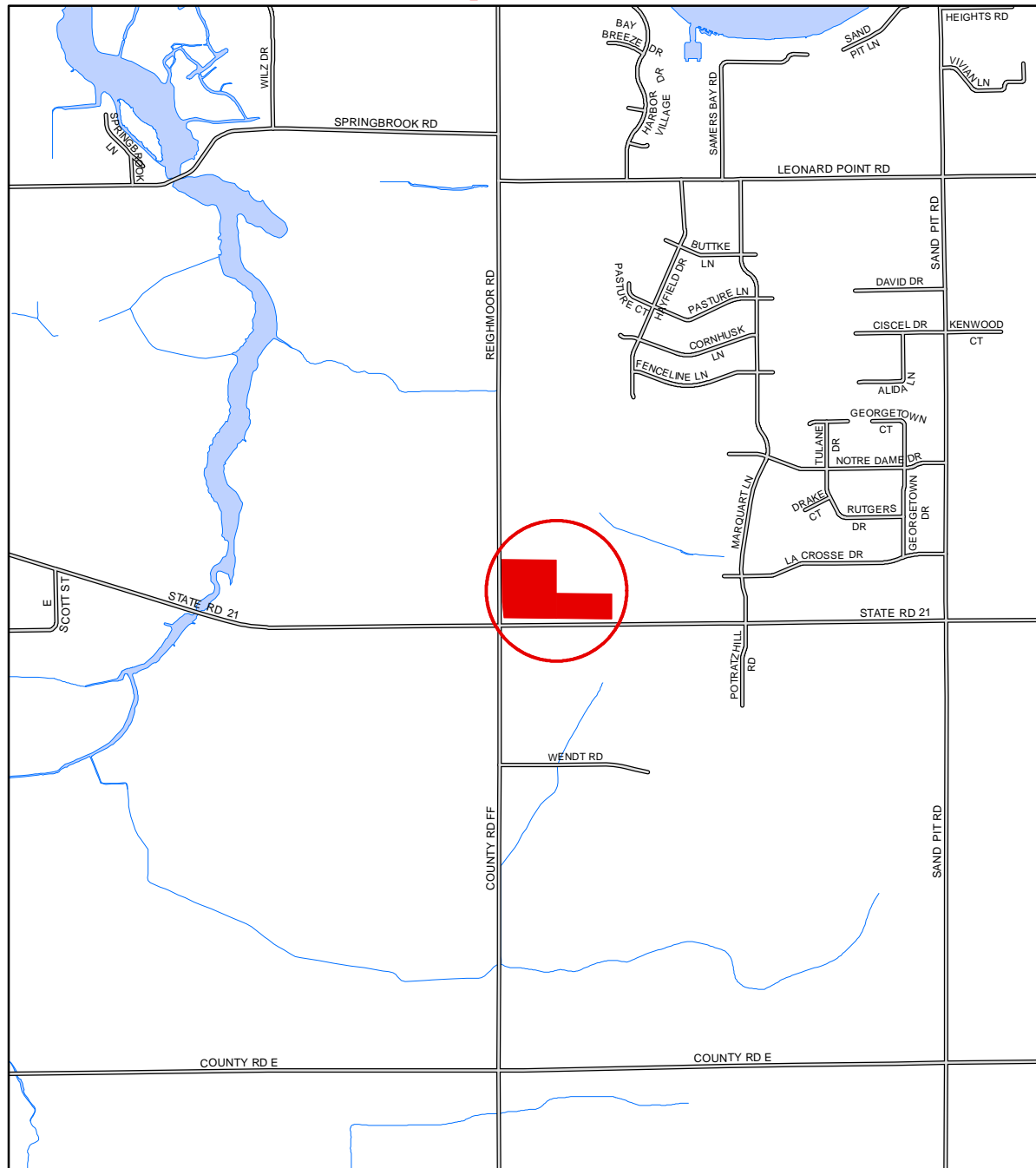


Winnebago County
WINGS Project

● = SITE



WINNEBAGO COUNTY



1 inch : 2,000 feet

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE 7/27/2021

TO WHOM IT MAY CONCERN:

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The Winnebago County Planning and Zoning Committee will be holding a public hearing on 7/27/2021 at 6:30 p.m. 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.

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- **Meeting ID:** 826 1571 2000
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INFORMATION ON CONDITIONAL USE REQUEST

Application No.: 2021-CU-5750

Applicant: BRUCKS, KATIE I BRUCKS, LUKE R

Agent: None

Location of Premises:
6976 WOODENSHOE RD
NEENAH, WI 54956

Tax Parcel No.: 010-0088-04-03

Legal Description:
Being all of Lot 3 of CSM-7385, located in the W 1/2 of the SW 1/4, Section 6, Township 19 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

Code Reference: 23.8-41, exhibit 8-1, 9.05

Description of Proposed Use: Applicant is requesting a conditional use permit to expand an existing commercial stable.

INITIAL STAFF REPORT

Sanitation: System Required, Private System

Overlays: Wetlands

Current or Proposed Zoning: A-2 General Agriculture

Code Reference: 23.8-41, exhibit 8-1, 9.05

Description of Proposed Use: Applicant is requesting a conditional use permit to expand an existing commercial stable.

Surrounding Zoning:

North: R-1;A-2

South: R-1;A-2

East: R-1; City

West: R-1; Town

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe the Proposed Use: Indoor horse riding arena

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

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.

**Winnebago County Zoning Department**

P.O. Box 2808
 112 Otter Ave, 3rd Floor
 Oshkosh, WI 54903-2808
 (920) 232-3344
 (920) 232-3347 (fax)



For office use only

Receipt # 0
 Application #: 21-CU-5750

SITE PLAN AND PLAN OF OPERATION APPLICATION**Fee: \$0.00**

(Please print or type. Please use black ink for duplicating purposes.)

Payable to: Winnebago County**A. PROPERTY OWNER:**

A-1 NAME: Luke + Katie Brooks
 Mailing Address: 6976 Woodenshoe Rd.
Neenah WI 54956
 Phone: (920) 2135203 E-mail: Lbrooks@icloud.com

Permission is hereby granted for appropriate County 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 effect until the conclusion of the Public Hearing and is binding upon all heirs and assigns.

Property Owner's Signature

Date

I HEREBY APPOINT THE FOLLOWING AS MY AGENT FOR PURPOSES OF THIS APPLICATION:

A-2 AGENT (NAME): _____
 Mailing Address: _____

 Phone: _____ E-mail: _____
 Agent's Signature: _____ Date: _____

B. PROPERTY INFORMATION:

B-1 Tax Key/Parcel #: 01000880403
 B-2 Location of affected property: Winnebago County

C. TYPE OF APPLICATION: (check all that apply)

☒ Site Plan (complete **Section D** of this application)
 _____ New site plan
 _____ Amendment of a site plan approved on: _____
 _____ Plan of Operation (complete **Section E** of this application)
 _____ New plan of operation
 _____ Amendment of a plan of operation approved on: _____

D. SITE PLAN:

D-1 Site plan. Attach the site plan (8 1/2" x 11" or 11" x 17") to this application. The site plan can consist of a single page or multiple pages depending on the complexity of the features that need to be depicted.

Please refer to the special standards of each use, found in Article 8 of the Town/County Zoning Code for additional requirements that must be indicated.

The following items must be included:

- exact dimensions of all existing and proposed structures
- setback distances from all lot lines to all existing and proposed structures
- distances between existing and proposed structures at their closest points
- street yard setback(s), measured to the road right-of-way (not pavement or centerline)
- shore yard setback(s), measured from the closest point of the ordinary high water mark to all proposed and existing structures; zoning staff must delineate the OHWM and verify setback when within 100ft

In addition, site plans should also include, if applicable:

- outdoor storage/activity areas
- landscaping features to include: fences, buffers, and berms; trees/shrubs to be retained; and trees/shrubs to be planted including a plant list and specs
- wetland and floodplain boundaries
- parking features including dimensions of stalls, access aisles, and driveways and designation of accessible parking stalls
- signage including setbacks and specifications of type, height, etc. (see Article 12 of Town/County Zoning Code)

D-2 Potential Expansion. If expansion of the building, parking lot, outdoor storage area, or other similar feature is anticipated, describe the expansion and timeline, and show such areas on the site plan.

New Indoor riding Arena to be built in July

D-3 Parking. The number of required parking spaces is dependent on the type of use present/proposed. Refer to Article 11 of the Town/County Zoning Code to determine the standard by which the number of spaces is calculated.

Standard (from Exhibit 11-1): _____

Calculation (show determination):

Required spaces as determined above (a) _____

Spaces Provided

Regular _____

Compact _____

Accessible _____

Total (b) _____

Spaces exceeding requirements as a percent _____

Note: calculate this value by dividing (b) by (a). If the number of spaces provided exceeds the number of required spaces by more than 15 percent, a special exception as approved by the Planning and Zoning Committee is required.

Will the project share parking spaces with an adjoining business as allowed under Article 11 of the Town/County Zoning Code?

☒ No
☐ Yes If yes, attach one copy of an existing or proposed Shared Parking Agreement.

Will the parking lot have outdoor lighting?

☒ No
☐ Yes If yes, attach one copy of the proposed outdoor lighting plan.

D-4 Miscellaneous

Is a landscape plan required? A landscape plan is required when a proposed project meets one of the following criteria:

- (1) construction of a principal building, except for single-family and two-family residences and agricultural buildings;
- (2) accumulative expansion of a principal building by 50 percent or more of the original square footage of the building;
- (3) construction of a principal structure such as fueling stations and telecommunication towers, when the principal structure is the only principal structure/use on the lot; or
- (4) is a condition of a conditional use permit approved by the Planning and Zoning Committee?

☐ No
☐ Yes If yes, attached a landscape plan that meets the requirements of Article 9 of the Town/County Zoning Code.

Does the subject property adjoin another property that is located in a zoning district that is different than the zoning district in which the subject property is located (i.e. your property is zoned B-2 and adjoins a parcel that is zoned I-2)?

☒ No
☐ Yes If yes, is a buffer yard required under Article 9 of the Town/County Zoning Code? See Exhibit 9-1.
☐ No
☐ Yes If yes, show the buffer yard on the landscape plan.

Is there or will there be a trash enclosure?

☒ No
☐ Yes If yes, show the location on the site plan and provide a set of plans for the enclosure that includes dimensions, materials, and setbacks.

Will the site require a new access onto a state, county, or town road?

☒ No
☐ Yes If yes, attach one copy of the access and/or culvert permit.

Will the site share a single street access with an adjoining parcel?

☒ No
☐ Yes If yes, attach one copy of an existing or proposed joint access easement.

Will the project disturb more than 1,000 square feet?

☒ No
☐ Yes If yes, attach one copy of a stormwater and/or erosion control permit.

Will the project require a new or expanded private on-site waste water treatment system (POWTS)?

☒ No
☐ Yes If yes, attach one copy of the sanitary permit card.

E. PLAN OF OPERATION:

E-1 Describe the proposed use:

New indoor riding arena

E-2 Gross floor area:

Floor	Floor area (sq. ft.)	Uses (e.g., retail, office, storage, kitchen, manufacturing, warehousing, etc.)
	<u>15,400</u>	<u>horseback riding</u>

E-3 Describe the days of operation and hours of operation:

8am-8pm M-F

E-4 Miscellaneous

Will you need to obtain a permit, license, or other approval from the State of Wisconsin to operate this use?

☒ No
☐ Yes

If yes, please explain: _____

Will you need to obtain a liquor license from the Town?

☒ No
☐ Yes

Does the use involve the production of any items?

☒ No
☐ Yes

If yes, please explain: _____

Will the use emit any type of smoke, vapor, steam, or dust?

☒ No
☐ Yes

If yes, please describe in detail (e.g., type, point of emission, emission levels, etc.): _____

Will the use utilize, store, or manufacture any Extremely Hazardous Substance (EHS) as regulated under Section 302 of the Emergency Planning and Community Right-to-Know Act (EPCRA)? Refer to the "Consolidated List of Lists" which is published by the U.S. EPA.

☒ No
☐ Yes

If yes, please list each substance and include the estimated quantity. Depending on the quantity, you may be required to develop a response plan in collaboration with Wisconsin Emergency Management and/or the Winnebago County Emergency Management Department. Attach additional pages if necessary.

1. _____
2. _____

Does the use utilize, store, or manufacture gasoline, diesel fuel, or any other petroleum-based fuel?

☒ No
☐ Yes

If yes, please explain: _____

Will the use include outdoor storage of materials or equipment?

☒ No
☐ Yes

If yes, please explain: _____

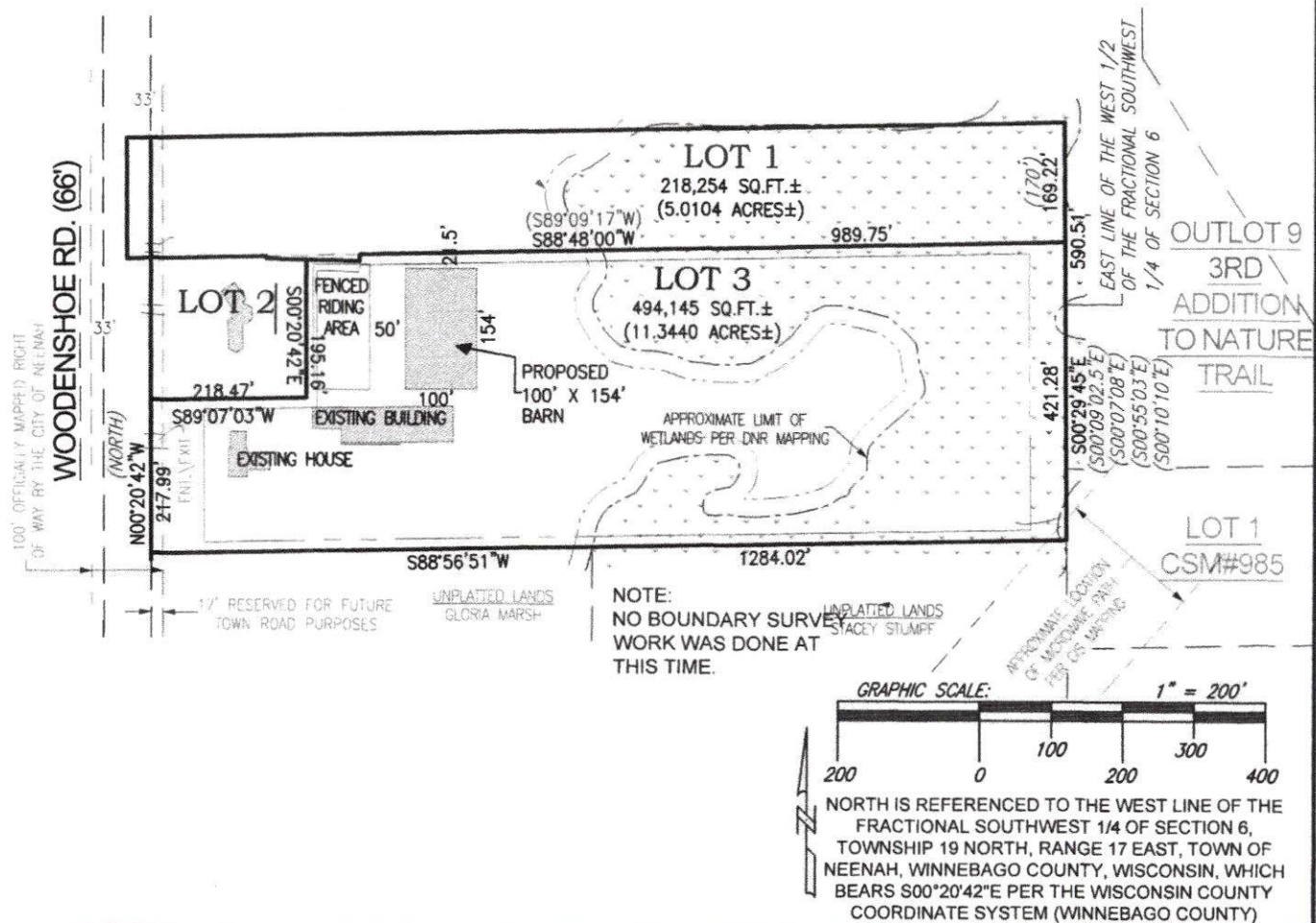
SITE PLAN

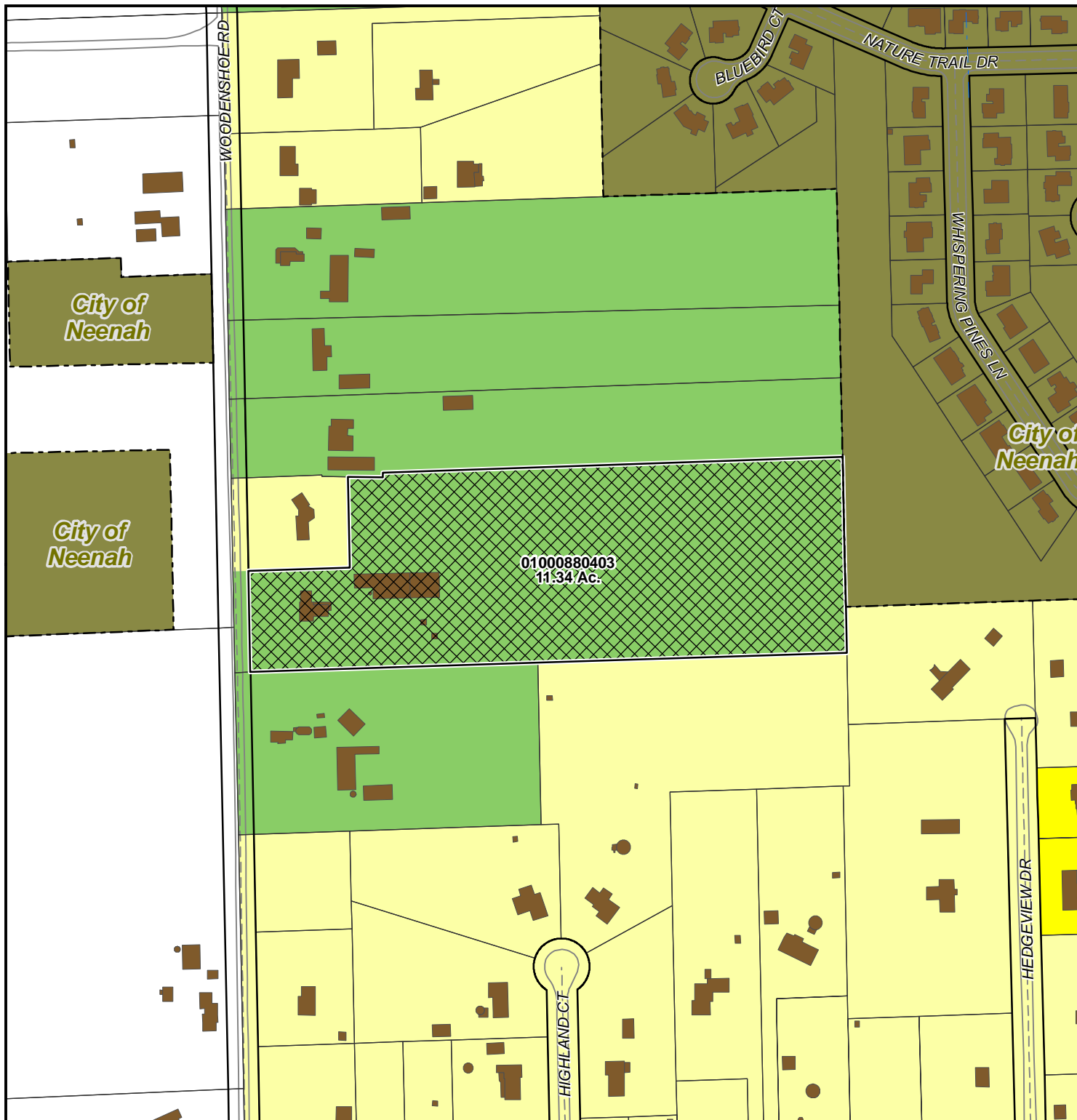
BEING ALL OF LOT 3 OF CERTIFIED SURVEY MAP NO. 7385 AS DOCUMENT NUMBER 1772064, SECTION 6, TOWNSHIP 19 NORTH, RANGE 17 EAST, TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

SETBACKS

FRONT YARD - 75'
SIDE YARD - 15'
REAR YARD - 50'

CLIENT:
KATIE BRUCKS
6976 WOODENSHOE ROAD
NEENAH, 54956





Application #21-CU-5750

Date of Hearing:

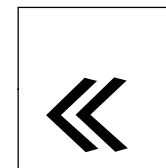
July 27, 2021

Owner(s):

BRUCKS, LUKE R /
BRUCKS, KATIE I

Subject Parcel(s):

01000880403



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

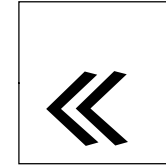
○ = SITE

Application #21-CU-5750

Date of Hearing:
July 27, 2021

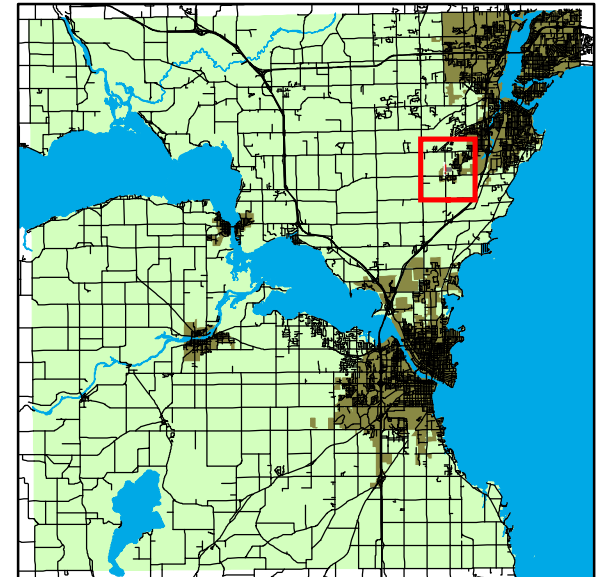
Owner(s):
BRUCKS, LUKE R /
BRUCKS, KATIE I

Subject Parcel(s):
01000880403

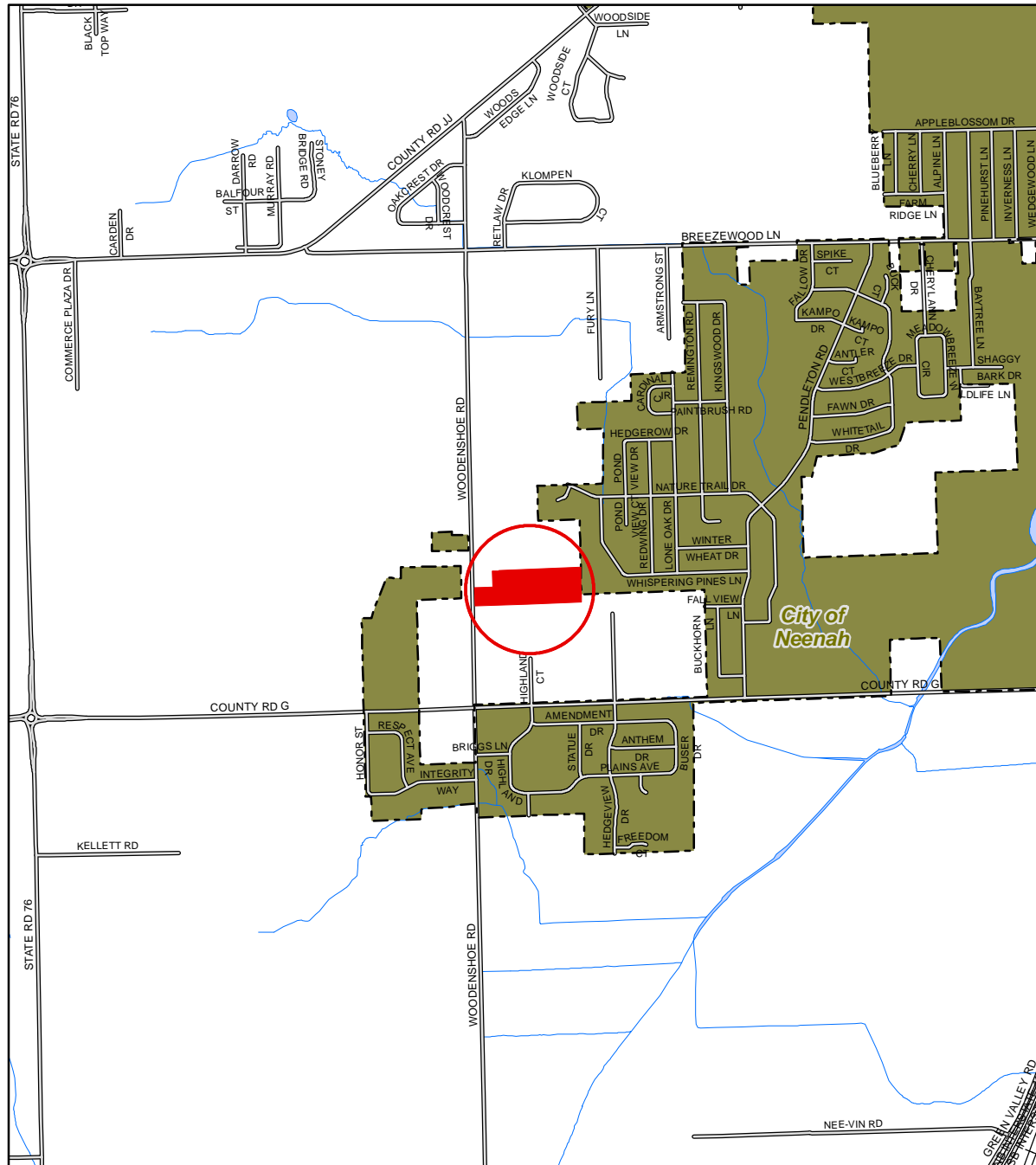


Winnebago County
WINGS Project

● = SITE



WINNEBAGO COUNTY



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Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE 7/27/2021

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INFORMATION ON CONDITIONAL USE REQUEST

Application No.: 2021-CU-5760

Applicant: PAZOS, ALEJANDRO R

Agent: BINAGHI, GABRIELA

Location of Premises: 6890 COUNTY RD T, OSHKOSH, WI 54904

Tax Parcel No.: 026-0083-01

Legal Description:

Being a part of Lot 1 of CSM-3819, located in the S 1/2 of the SW 1/4, Section 4, Township 19 North, Range 16 East, Town of Vinland, Winnebago County, Wisconsin.

Code Reference: 23.8-41, exhibit 8-1, 17.31

Description of Proposed Use: Applicant is requesting a conditional use permit for a hobby kennel.

INITIAL STAFF REPORT

Sanitation: Existing System, Private System

Overlays: Shoreland

Current or Proposed Zoning: A-2 General Agriculture NO CHANGE

Code Reference: 23.8-41, exhibit 8-1, 17.31

Description of Proposed Use: Applicant is requesting a conditional use permit for a hobby kennel.

Surrounding Zoning:

North: Town

South: A-2

East: A-2; Town

West: A-2; Town

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe the Proposed Use:

SEE ATTACHED.

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

SEE ATTACHED.

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);
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- (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.

CONDITIONAL USE APPLICATION

Responses may be typed on a separate sheet and attached to this form.

Applicant, please fill out of all the questions in your own words.

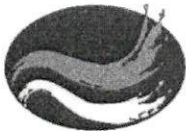
C-1 Describe the proposed use:

Small hobby kennel to breed only one or two litters of purebred puppies a year. We do NOT breed all year round. We only breed a very small number of puppies a year. We do NOT have employees. We do not get visits from customers

C-2 Describe how the proposed use will not have adverse effects on surrounding

property: (Potential adverse impacts include but are not limited to traffic, environmental impacts, lighting, smoke, odor, glare, noise, dust, vibration, fire hazard, and electrical interference.)

Dogs are contained in kennel building (30 x 60 ft building) and in a 6 feet tall securely fenced area. Dogs are NEVER allowed to roam freely in our 13 acres property. Dogs are let in the fenced area in the morning to relieve themselves and are contained in kennel building no later than 8AM with doors totally closed. Waste is disposed safely without affecting environment. Kennel and fenced areas are in middle of property and far away from neighboring properties. All installations (electric, heating etc.) have been performed by certified technicians and do not represent a hazard -

**Winnebago County Zoning Department**

P.O. Box 2808
112 Otter Ave, 3rd Floor
Oshkosh, WI 54903-2808
(920) 232-3344
(920) 232-3347 (fax)

For office use only

Receipt # _____

Application #: _____

SITE PLAN AND PLAN OF OPERATION APPLICATION**Fee: \$0.00**

(Please print or type. Please use black ink for duplicating purposes.)

Payable to: Winnebago County**A. PROPERTY OWNER:**A-1 NAME: ALEJANDRO PAZOS & GABRIELA BINAGHIMailing Address: 6890 COUNTY RD T
OSHKOSH WI 54904Phone: 920 252 0900 E-mail: gabriela.binaghi@gmail.com

Permission is hereby granted for appropriate County 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 effect until the conclusion of the Public Hearing and is binding upon all heirs and assigns.

Property Owner's Signature

Date

5/22/2021**I HEREBY APPOINT THE FOLLOWING AS MY AGENT FOR PURPOSES OF THIS APPLICATION:**A-2 AGENT (NAME): GABRIELA BINAGHIMailing Address: 6890 COUNTY RD T
OSHKOSH WI 54904Phone: 920 252 0900 E-mail: gabriela.binaghi@gmail.com

Agent's Signature:

Date:

5/22/21**B. PROPERTY INFORMATION:**B-1 Tax Key/Parcel #: 026-0083-01B-2 Location of affected property: 6890 COUNTY RD T, Oshkosh, WI 54904**C. TYPE OF APPLICATION: (check all that apply)**☒ Site Plan (complete **Section D** of this application)☒ New site plan☐ Amendment of a site plan approved on: _____☒ Plan of Operation (complete **Section E** of this application)☒ New plan of operation☐ Amendment of a plan of operation approved on: _____

D. SITE PLAN:

D-1 Site plan. Attach the site plan (8 1/2" x 11" or 11" x 17") to this application. The site plan can consist of a single page or multiple pages depending on the complexity of the features that need to be depicted.

Please refer to the special standards of each use, found in Article 8 of the Town/County Zoning Code for additional requirements that must be indicated.

The following items must be included:

- exact dimensions of all existing and proposed structures
- setback distances from all lot lines to all existing and proposed structures
- distances between existing and proposed structures at their closest points
- street yard setback(s), measured to the road right-of-way (not pavement or centerline)
- shore yard setback(s), measured from the closest point of the ordinary high water mark to all proposed and existing structures; zoning staff must delineate the OHWM and verify setback when within 100ft

In addition, site plans should also include, if applicable:

- outdoor storage/activity areas
- landscaping features to include: fences, buffers, and berms; trees/shrubs to be retained; and trees/shrubs to be planted including a plant list and specs
- wetland and floodplain boundaries
- parking features including dimensions of stalls, access aisles, and driveways and designation of accessible parking stalls
- signage including setbacks and specifications of type, height, etc. (see Article 12 of Town/County Zoning Code)

D-2 Potential Expansion. If expansion of the building, parking lot, outdoor storage area, or other similar feature is anticipated, describe the expansion and timeline, and show such areas on the site plan.

NO PLANS OF EXPANSION

D-3 Parking. The number of required parking spaces is dependent on the type of use present/proposed. Refer to Article 11 of the Town/County Zoning Code to determine the standard by which the number of spaces is calculated.

Standard (from Exhibit 11-1): Not applicable (we don't have employees, we don't receive customers, it's NOT a commercial area)

Calculation (show determination):

N/A

Required spaces as determined above (a) N/A

Spaces Provided	<u>N/A</u>
Regular	<u>N/A</u>
Compact	<u>N/A</u>
Accessible	<u>N/A</u>
Total (b)	<u>N/A</u>

Spaces exceeding requirements as a percent N/A

Note: calculate this value by dividing (b) by (a). If the number of spaces provided exceeds the number of required spaces by more than 15 percent, a special exception as approved by the Planning and Zoning Committee is required.

E. PLAN OF OPERATION:

E-1 Describe the proposed use: Small hobby kennel, to breed only one or two litters of purebred dogs a year. We do not breed all year round. We do not have employees. Family based activity, all work done by family

E-2 Gross floor area:

Floor	Floor area (sq. ft.)	Uses (e.g., retail, office, storage, kitchen, manufacturing, warehousing, etc.)
	1800sqft	Kennel building

E-3 Describe the days of operation and hours of operation: We are not a commercial building, not applicable to hobby kennel.

E-4 Miscellaneous

Will you need to obtain a permit, license, or other approval from the State of Wisconsin to operate this use?

☒ No
☐ Yes

If yes, please explain: _____

Will you need to obtain a liquor license from the Town?

☒ No
☐ Yes

Does the use involve the production of any items?

☒ No
☐ Yes

If yes, please explain: _____

Will the use emit any type of smoke, vapor, steam, or dust?

☒ No
☐ Yes

If yes, please describe in detail (e.g., type, point of emission, emission levels, etc.): _____

Will the use utilize, store, or manufacture any Extremely Hazardous Substance (EHS) as regulated under Section 302 of the Emergency Planning and Community Right-to-Know Act (EPCRA)? Refer to the "Consolidated List of Lists" which is published by the U.S. EPA.

☒ No
☐ Yes

If yes, please list each substance and include the estimated quantity. Depending on the quantity, you may be required to develop a response plan in collaboration with Wisconsin Emergency Management and/or the Winnebago County Emergency Management Department. Attach additional pages if necessary.

1. _____
2. _____

Does the use utilize, store, or manufacture gasoline, diesel fuel, or any other petroleum-based fuel?

☒ No
☐ Yes

If yes, please explain: _____

Will the use include outdoor storage of materials or equipment?

☒ No
☐ Yes

If yes, please explain: _____

Will the project share parking spaces with an adjoining business as allowed under Article 11 of the Town/County Zoning Code?
☒ No
☐ Yes If yes, attach one copy of an existing or proposed Shared Parking Agreement.

Will the parking lot have outdoor lighting?
☒ No
☐ Yes If yes, attach one copy of the proposed outdoor lighting plan.

D-4 Miscellaneous

Is a landscape plan required? A landscape plan is required when a proposed project meets one of the following criteria:

- (1) construction of a principal building, except for single-family and two-family residences and agricultural buildings;
- (2) accumulative expansion of a principal building by 50 percent or more of the original square footage of the building;
- (3) construction of a principal structure such as fueling stations and telecommunication towers, when the principal structure is the only principal structure/use on the lot; or
- (4) is a condition of a conditional use permit approved by the Planning and Zoning Committee?

☒ No
☐ Yes If yes, attached a landscape plan that meets the requirements of Article 9 of the Town/County Zoning Code.

Does the subject property adjoin another property that is located in a zoning district that is different than the zoning district in which the subject property is located (i.e. your property is zoned B-2 and adjoins a parcel that is zoned I-2)?

☒ No
☐ Yes If yes, is a buffer yard required under Article 9 of the Town/County Zoning Code? See Exhibit 9-1.
☐ No
☐ Yes If yes, show the buffer yard on the landscape plan.

Is there or will there be a trash enclosure?

☒ No
☐ Yes If yes, show the location on the site plan and provide a set of plans for the enclosure that includes dimensions, materials, and setbacks.

Will the site require a new access onto a state, county, or town road?

☒ No
☐ Yes If yes, attach one copy of the access and/or culvert permit.

Will the site share a single street access with an adjoining parcel?

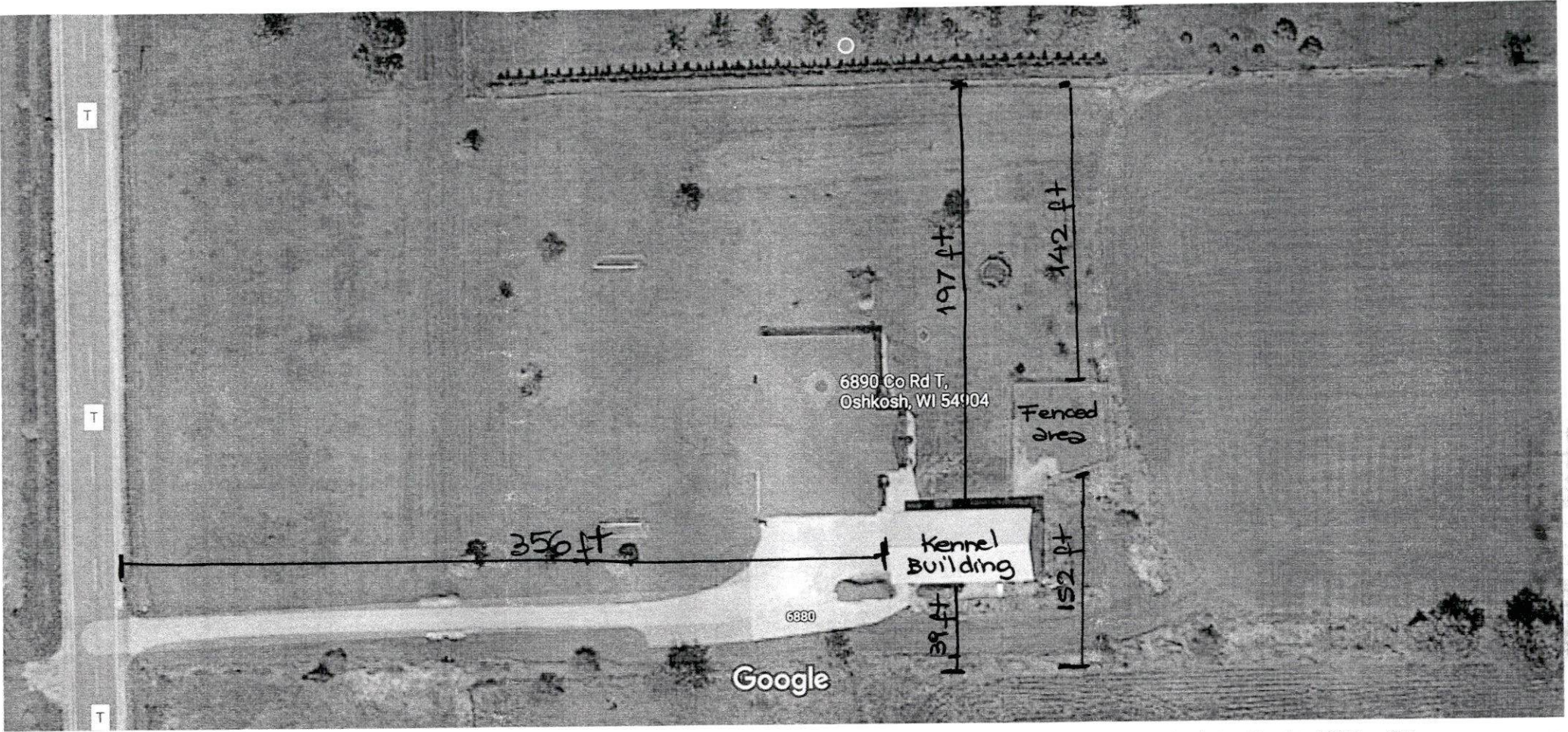
☒ No
☐ Yes If yes, attach one copy of an existing or proposed joint access easement.

Will the project disturb more than 1,000 square feet?

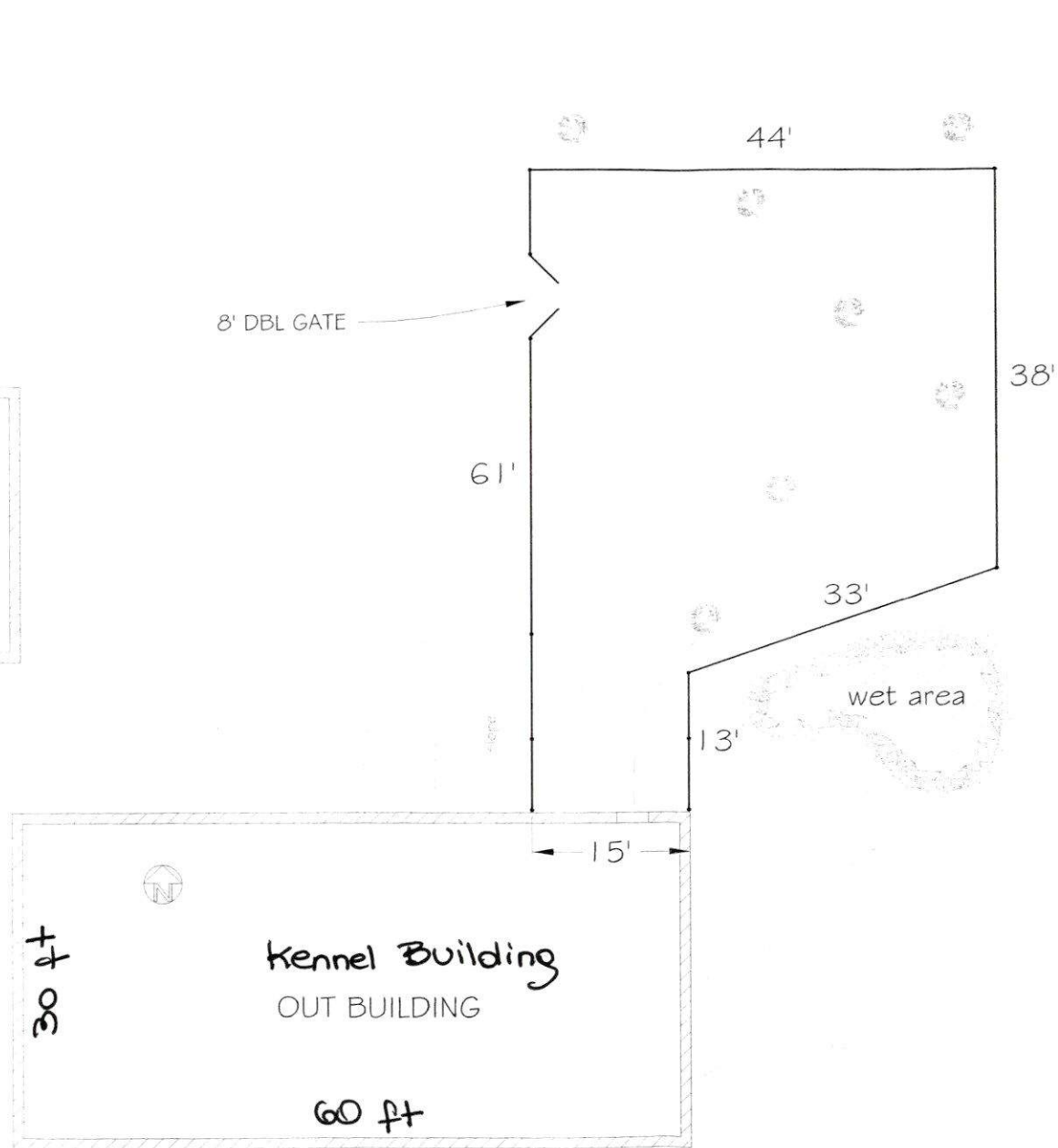
☒ No
☐ Yes If yes, attach one copy of a stormwater and/or erosion control permit.

Will the project require a new or expanded private on-site waste water treatment system (POWTS)?

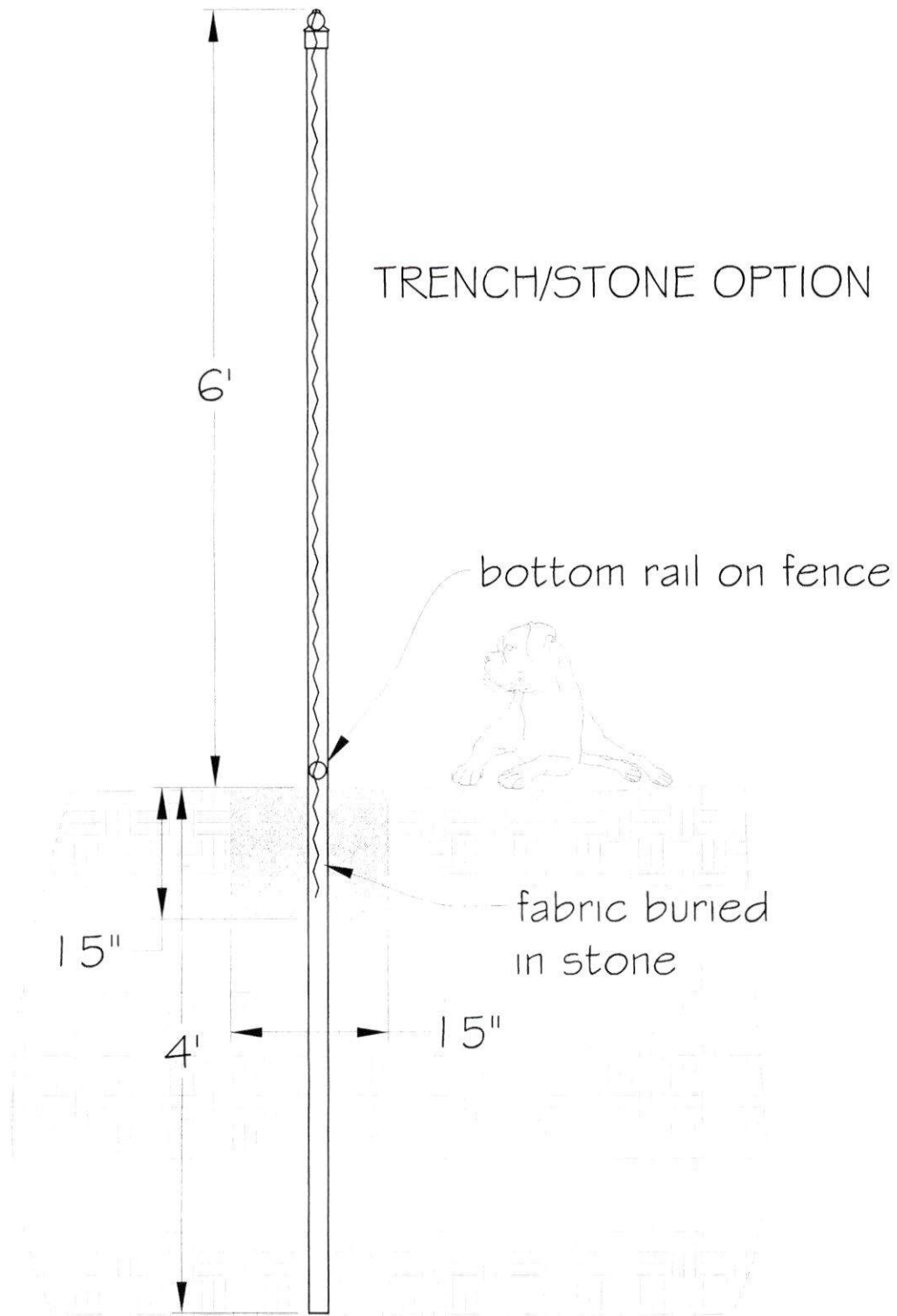
☒ No
☐ Yes If yes, attach one copy of the sanitary permit card.



GABBY & ALEJANDRO PAZOS
WG890 CR T
OSHKOSH, WI



TRENCH/STONE OPTION



Application #21-CU-5760

Date of Hearing:

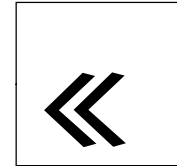
July 27, 2021

Owner(s):

PAZOS, ALEJANDRO R

Subject Parcel(s):

026008301



Winnebago County
WINGS Project

Scale

1 inch : 300 feet

County Zoning Districts

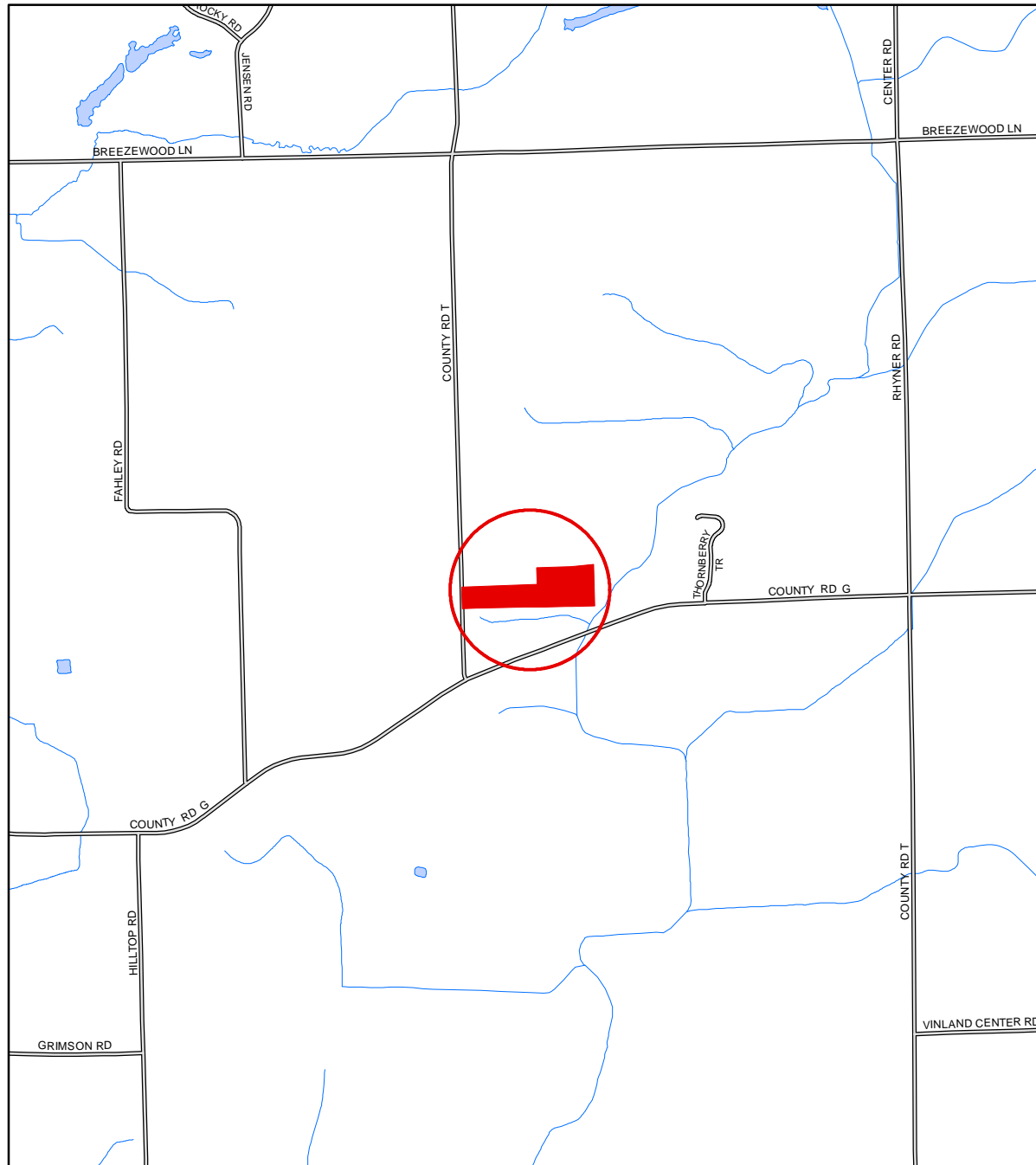
R-1	PDD	B-1
R-2	A-1	B-2
R-3	A-2	B-3
R-4	I-1	M-1
R-8	I-2	Town Zoning

City of Oshkosh Extraterritorial
Zoning Jurisdiction

Incorporated Area



○ = SITE



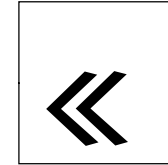
1 inch : 2,000 feet

Application #21-CU-5760

Date of Hearing:
July 27, 2021

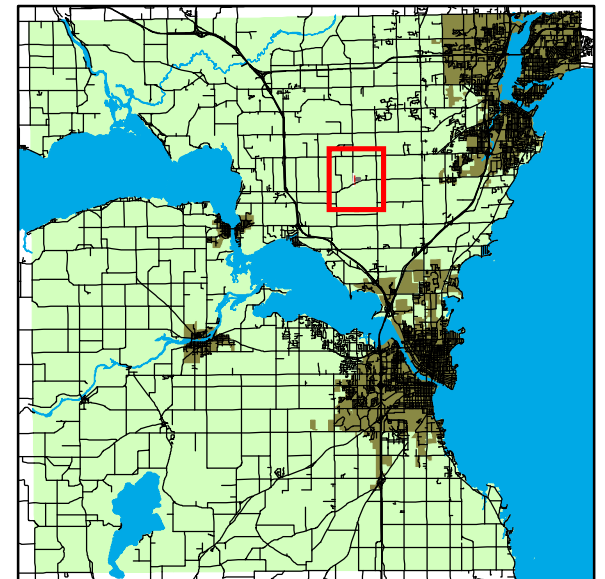
Owner(s):
PAZOS, ALEJANDRO R

Subject Parcel(s):
026008301



*Winnebago County
WINGS Project*

● = SITE



WINNEBAGO COUNTY