

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE

8/29/2017

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 8/29/2017 at 6:30 p.m. in the 3RD floor Conference Room 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-4250

Applicant:

P&Q OSHKOSH LLC

Agent:

BINGEN, ROBERT

Location of Premises:

EAST OF 1687 OLD KNAPP RD
OSHKOSH, WI 54902

Tax Parcel No.:

012-0224
012-0225
012-022501
012-02250101
012-0225-02

Legal Description:

Being a part of the NW 1/4 of the NW 1/4 and all of the SW 1/4 of the NW 1/4, Section 14, Township 17 North, Range 16 East, Town of Nekimi, Winnebago County, Wisconsin.

Code Reference:

Chapter 23, Article 8, Division 3, Section 23.8-41 (a) 11.15 "Unspecified public use" of the Winnebago County Town/County Zoning Code.

Description of Proposed Use:

Applicant is requesting a conditional use to store government owned military vehicles in an A-2 (General Agriculture) district.

INITIAL STAFF REPORT

Sanitation:

System Required
Private System

Overlays:

Shoreland
Wittman Airport

Current or Proposed Zoning:

A-2 General Agriculture

Code Reference:

Chapter 23, Article 8, Division 3, Section 23.8-41 (a) 11.15 "Unspecified public use" of the Winnebago County Town/County Zoning Code.

Description of Proposed Use:

a conditional use to store government owned military vehicles in an A-2 (General Agriculture) district.

Surrounding Zoning:

North: I-1

South: A-2

East: A-2

West: R-1;B-3;A-2

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe the Proposed Use:

Oshkosh Truck is proposing to utilize P & Q Oshkosh LLC property to house military vehicles.

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

Topsoil will be stripped back and shaped into berms along Old Knapp Rd and continue along CTH N. The berm will help reduce noise and camouflage the activity in the yard. A chained link fence will surround yard and inward lighting will also be installed for safety. The yard will be surfaced with road gravel. The entrance will be locked at all times and authorized personnel will only be allowed to enter. There will be two storm water ponds created on site to limit any impact on the environment.

SECTION REFERENCE AND BASIS OF DECISION

23.7-114 Basis of decision

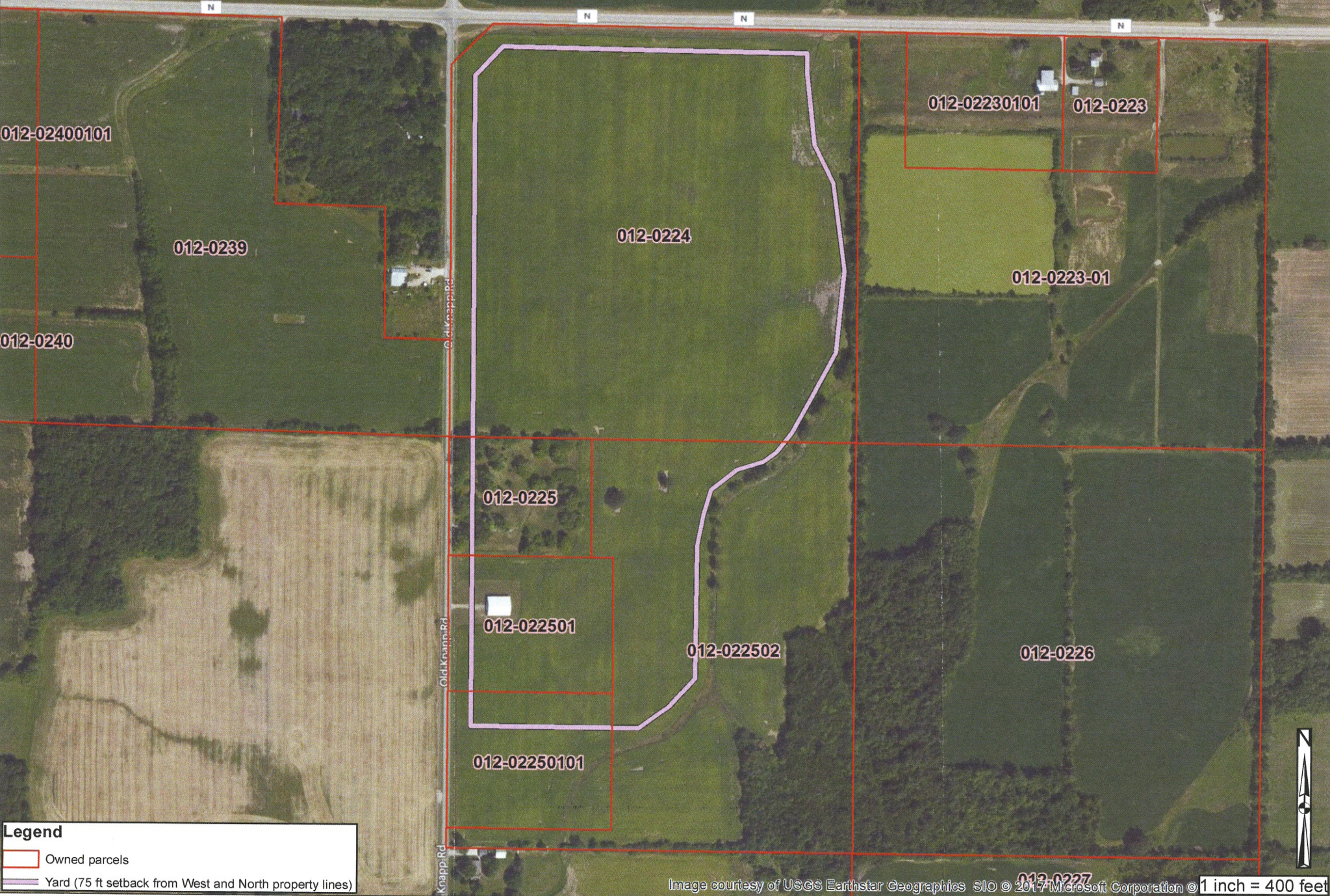
The town board and town plan commission of the town in which the proposed conditional use is located in making their recommendation and Planning and Zoning Committee in making its decision shall consider the following factors:

- (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.



Nekimi Quarry - Proposal of Oshkosh Truck Yard



Legend

- Owned parcels
- Yard (75 ft setback from West and North property lines)



Application #17-CU-4250

Date of Hearing:

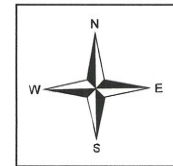
August 29, 2017

Owner(s):

P&Q Oshkosh LLC
(Andrew Schmitt)

Subject Parcel(s):

0120224 / 0120225 /
012022501 / 01202250101 /
012022502



Winnebago County
WINGS Project

Scale

1 inch : 500 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

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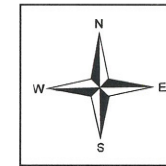
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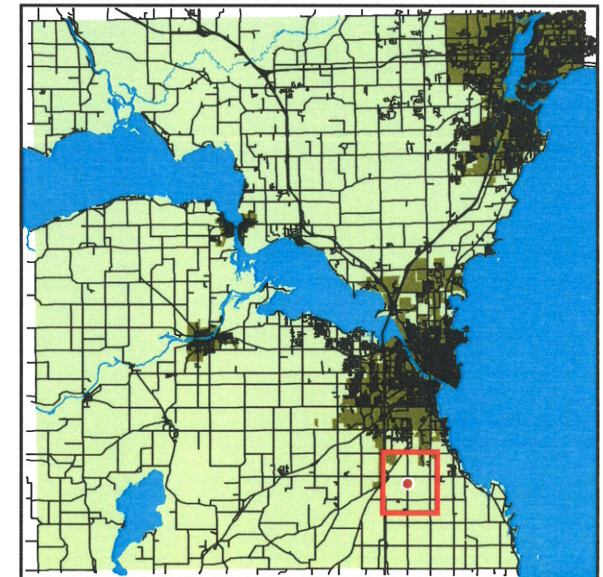
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01202250101 / 012022502

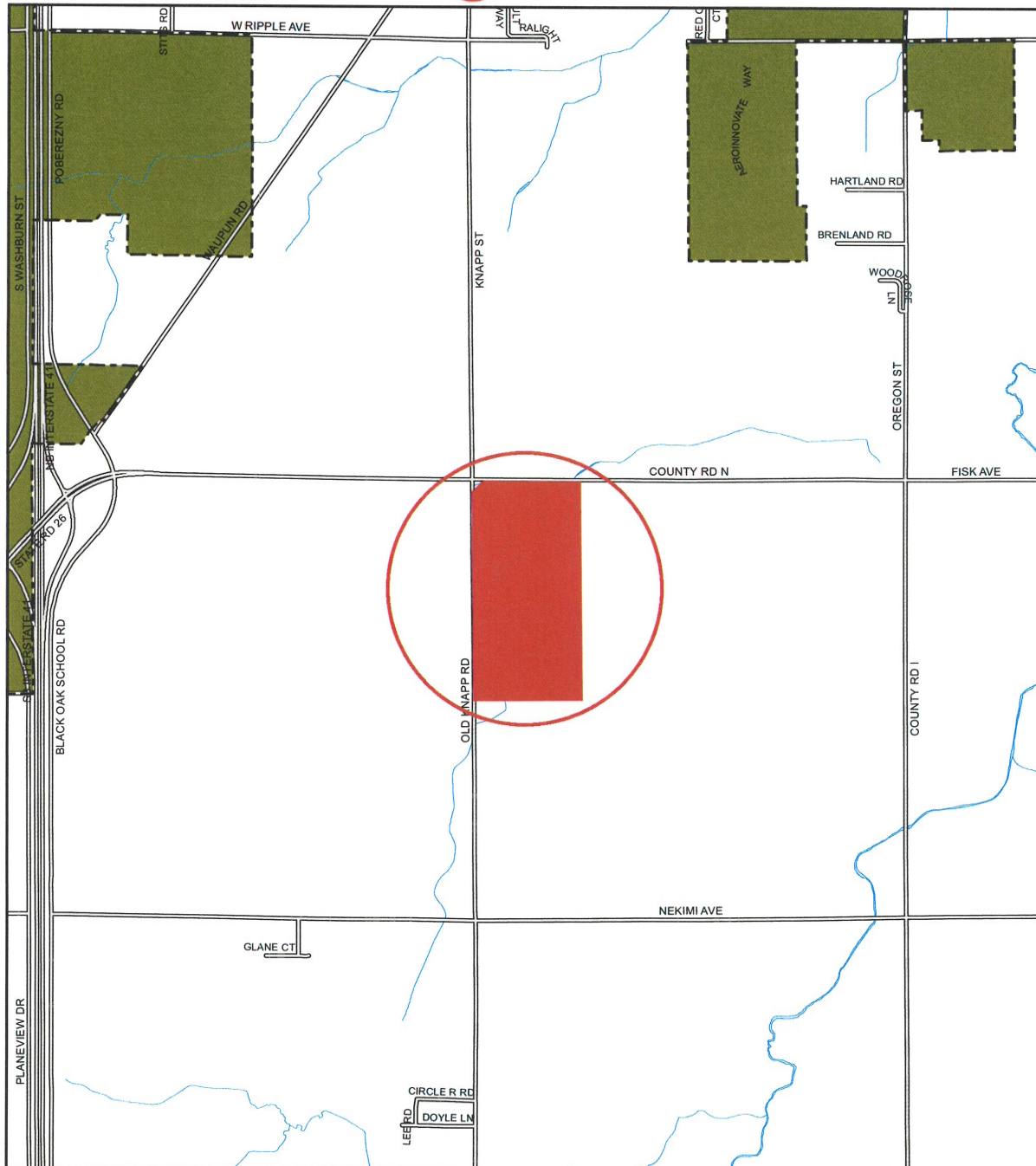


*Winnebago County
WINGS Project*

● = SITE



WINNEBAGO COUNTY



1 inch : 2,000 feet