

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE

1/28/2020

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 1/28/2020 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 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.: 2020-CU-5210

Applicant: ROSS, HARVE C; ROSS, RENE M

Agent: SMITH, JAMES E - MARTENSON AND EISELE

Location of Premises: WEST OF 3903 SAND PIT RD

Tax Parcel No.: 016-037105

Legal Description:

Being part of Lot 2 of CSM-5109, located in the SE 1/4 of the NW 1/4, Section 13, Township 18 North, Range 15 East, Town of Omro, Winnebago County, Wisconsin.

Code Reference: Chapter 23.8-41, Exhibit 88-1(14.02)

Description of Proposed Use:

Applicant is requesting a conditional use permit for a personal storage facility.

INITIAL STAFF REPORT

Sanitation: System Required; Private System

Overlays: None

Current or Proposed Zoning: A-2 General Agriculture

Code Reference: 23.8-41, exhibit 8-1(14.02)

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

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

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe the Proposed Use: Mini storage buildings and open storage on 10 acres. See attached site plan. Buildings to be built in phases.

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

Proposed use meets the Town's future land use planning. Surrounding land use: North, single family residential subdivision. West, vacant land general agricultural use (Lot #3 of proposed CSM (B-2)). South, STH "21". East, vacant land general agricultural use (Lot #1 of proposed CSM (B-2)) and vacant state-owned land (B-3).

Mini-storage business provides a quiet, low impact commercial environment with low daily traffic movements and are also a logical use for lands abutting a State Trunk Highway from a location, access, and visibility perspective.

Storage buildings will provide a well planned and convenient storage service for neighboring residential areas. The site will be professionally designed and will meet Town and County, drainage, lighting, access, environmental, and other related requirements.

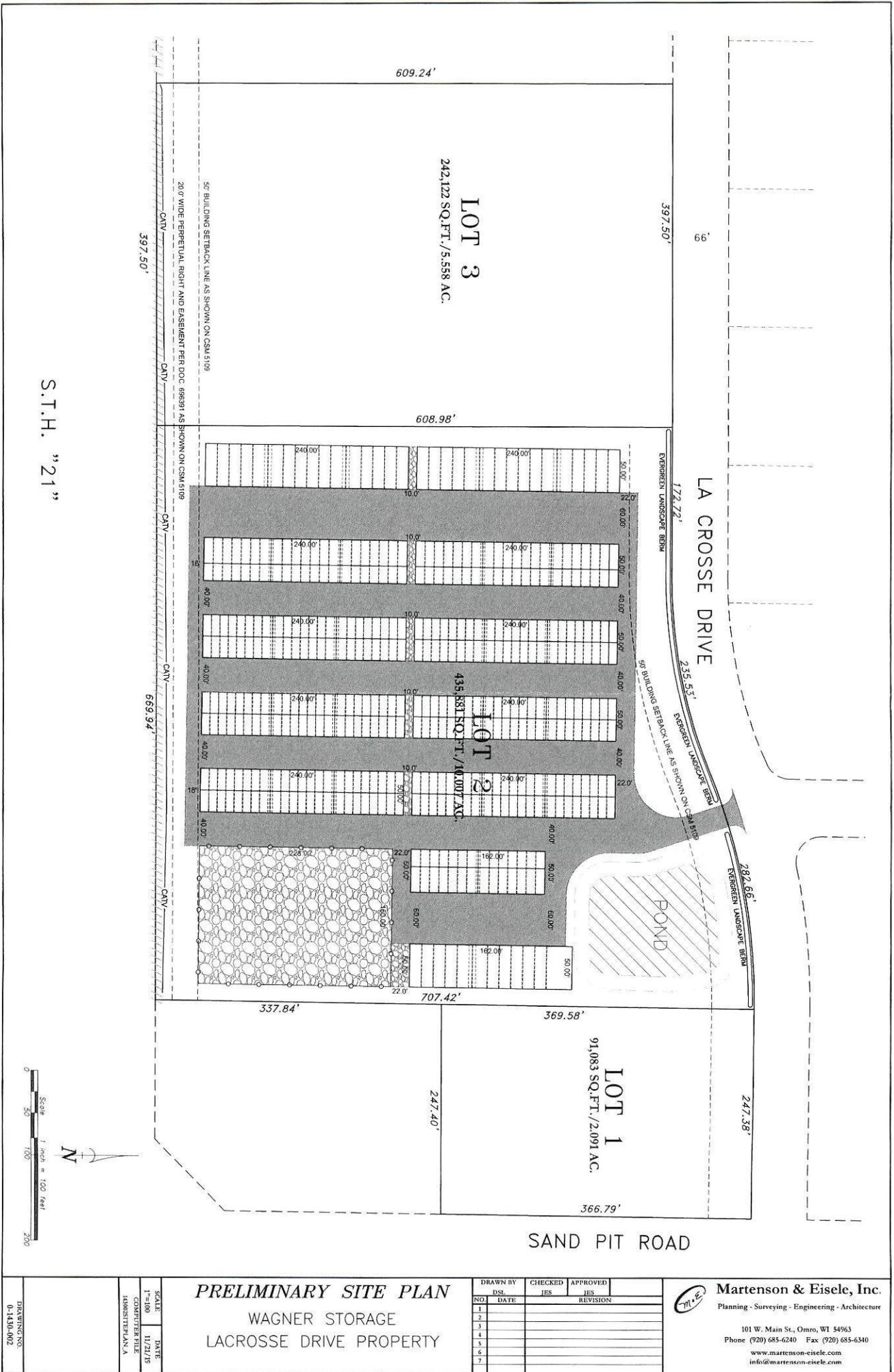
SECTION REFERENCE AND BASIS OF DECISION

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.



S.T.H. "21"



PRELIMINARY SITE PLAN
 WAGNER STORAGE
 LACROSSE DRIVE PROPERTY

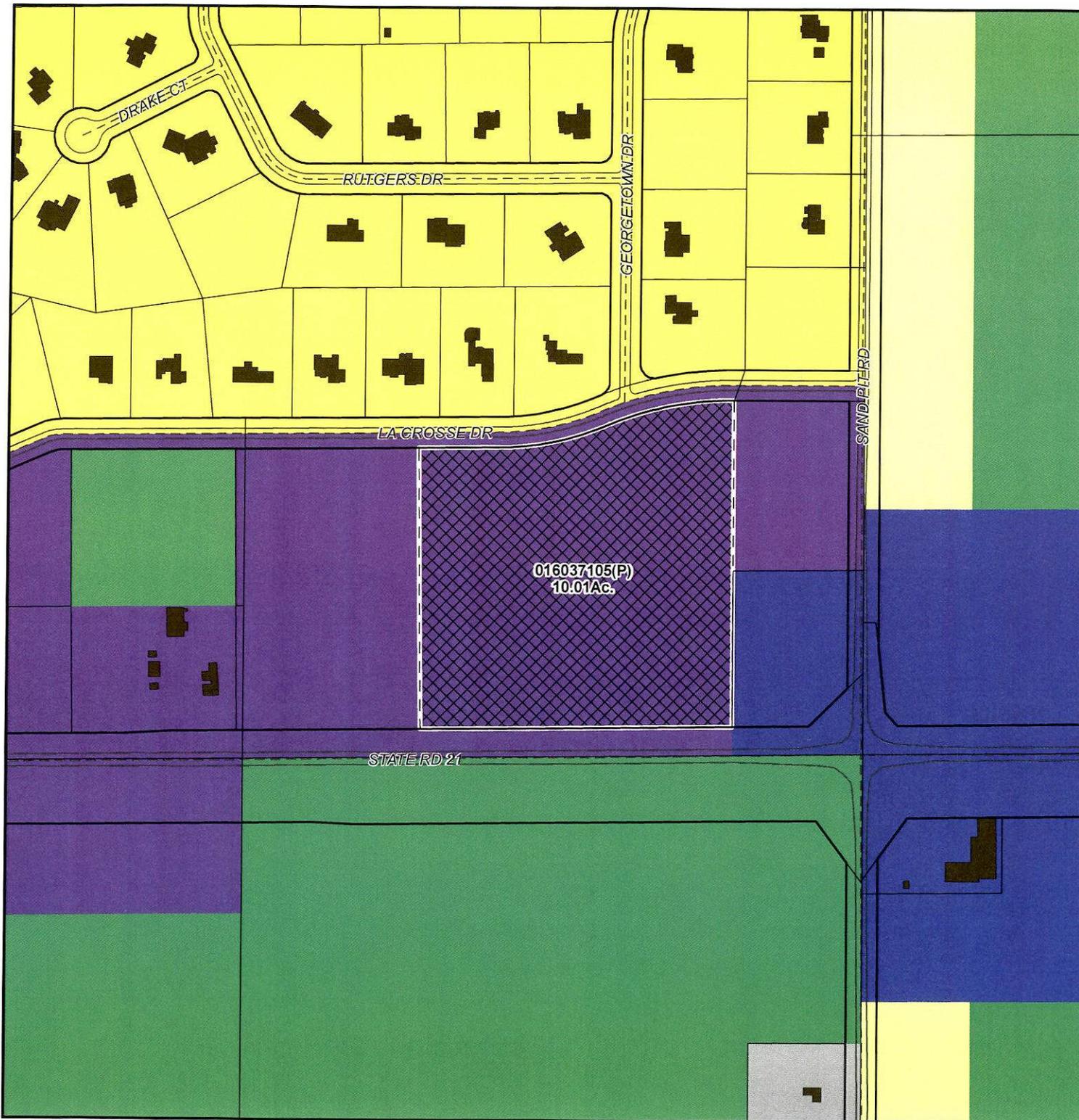
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Martenson & Eisele, Inc.
 Planning - Surveying - Engineering - Architecture
 101 W. Main St., Omro, WI 54963
 Phone (920) 685-6240 Fax (920) 685-6340
 www.martenson-eisele.com
 info@martenson-eisele.com

DRAWING NO.
0-1430-002

SCALE
1"=100'
DATE
11/21/15
COMPILED BY
HAWKINS/STEWART, A



Application #20-CU-5210

Date of Hearing:

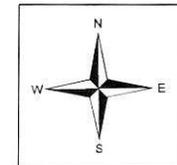
January 28, 2020

Owner(s):

Ross, Harve C & Rene M

Subject Parcel(s):

016037105(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

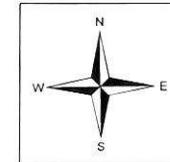
○ = SITE

Application #20-CU-5210

Date of Hearing:
January 28, 2020

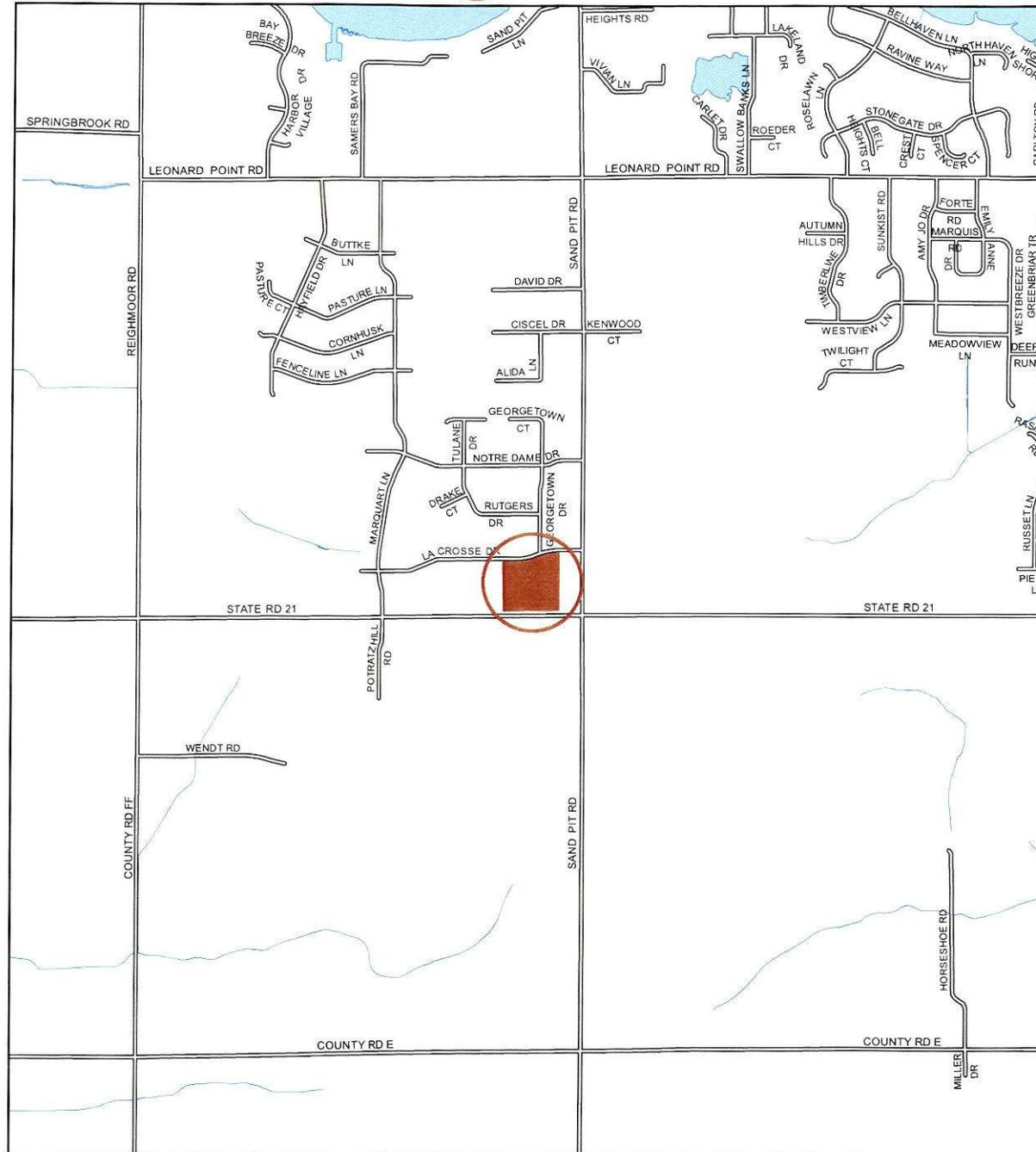
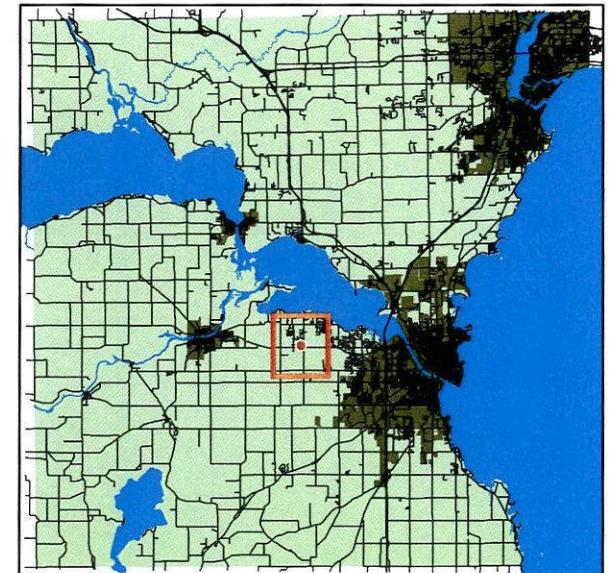
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Winnebago County
WINGS Project

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1 inch : 2,000 feet

WINNEBAGO COUNTY

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE

1/28/2020

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 1/28/2020 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 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.: 2020-ZC-5220

Applicant: ROSS, HARVE C; ROSS, RENE M

Agent: SMITH, JAMES E - MARTENSON AND EISELE

Location of Premises: WEST OF 3903 SAND PIT RD

Tax Parcel No.: 016-037105

Legal Description:

Being part of Lot 2 of CSM-5109, located in the SE 1/4 of the NW 1/4, Section 13, Township 18 North, Range 15 East, Town of Omro, Winnebago County, Wisconsin.

Explanation:

Applicant is requesting a zoning map amendment to A-2 (General Agriculture District) to develop a personal storage facility.

INITIAL STAFF REPORT

Sanitation: System Required; Private System

Overlays: None

Current Zoning: B-2 Community Business

Proposed Zoning: A-2 General Agriculture

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

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe Present Use(s): General Agriculture

Describe Proposed Use(s): Mini storage buildings and open storage on 10 acres (Lot #2 of proposed CSM). See attached site plan. Buildings to be built in phases.

Describe The Essential Services For Present And Future Uses: In initial phases of construction, sewer and water are not a requirement. In the future, sewer and water may be required for future phases of development.

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

A Personal Storage facility will provide a well planned and convenient storage service for neighboring residential areas. A mini storage business provides a quiet, low impact commercial environment with low daily traffic movements and are also a logical use for lands abutting a State Trunk Highway from a location, access, and visibility perspective.

The site will be professionally designed and will meet Town and County, drainage, lighting, access, environmental, and other related requirements.

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

Proposed use meets the Town's future land use planning. Surrounding land use: North, single family residential subdivision. West, vacant land general agricultural use (Lot #3 of proposed CSM (B-2)). South, STH "21". East, vacant land general agricultural use (Lot #1 of proposed CSM (B-2)) and vacant state-owned land (B-3).

A mini-storage business provides a quiet, low impact commercial environment with low daily traffic movements and are also a logical use for lands abutting a State Trunk Highway from a location, access, and visibility perspective.

SECTION REFERENCE AND BASIS OF DECISION

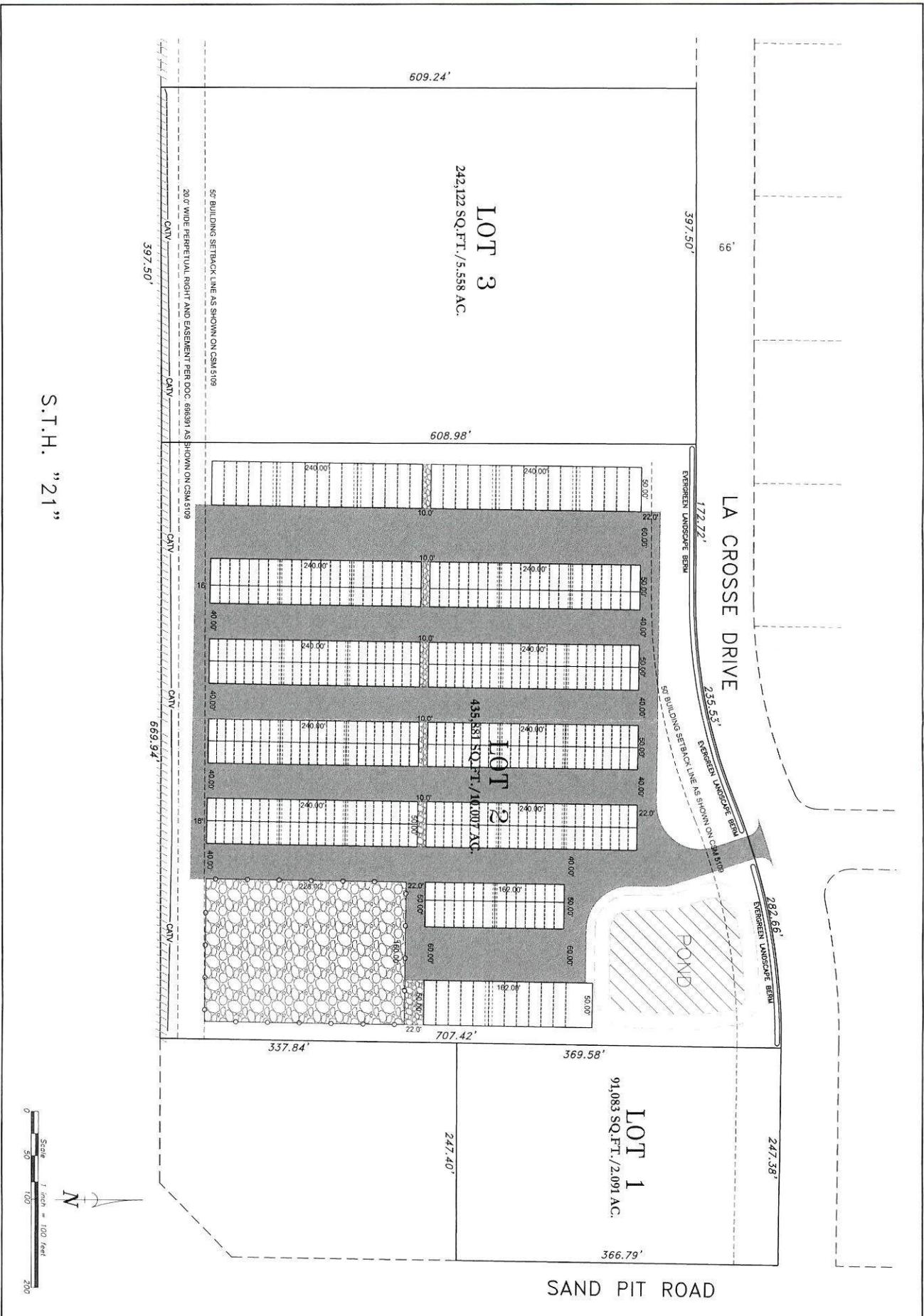
23.7-5 Basis of decision

(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:

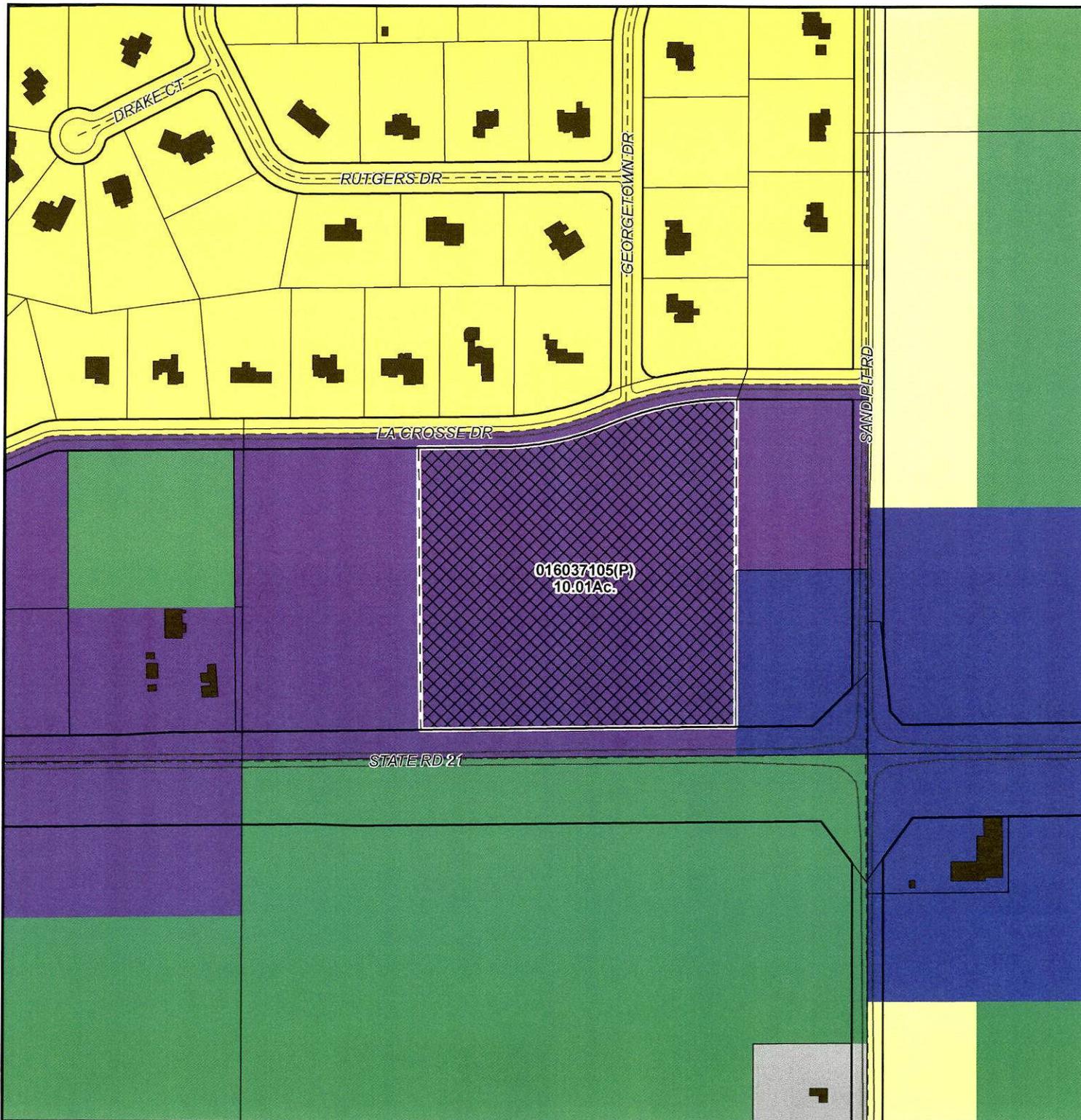
(1) whether the amendment is consistent with the county's comprehensive plan, including any future land use maps or similar maps;

(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.



DRAWING NO. 0-1439-002	SCALE 1"=100' DATE 11/21/19 COMPILED BY HROSTWELMAN, A	PRELIMINARY SITE PLAN WAGNER STORAGE LACROSSE DRIVE PROPERTY	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th rowspan="2">NO.</th> <th rowspan="2">DATE</th> <th colspan="2">CHECKED</th> <th colspan="2">APPROVED</th> </tr> <tr> <th>DES.</th> <th>DATE</th> <th>YES</th> <th>NO</th> </tr> <tr><td>1</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td><td></td><td></td><td></td></tr> </table>	NO.	DATE	CHECKED		APPROVED		DES.	DATE	YES	NO	1						2						3						4						5						6						7						 Martenson & Eisele, Inc. Planning - Surveying - Engineering - Architecture 101 W. Main St., Omro, WI 54963 Phone (920) 685-6240 Fax (920) 685-6340 www.martenson-eisele.com info@martenson-eisele.com
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Application #20-ZC-5220

Date of Hearing:

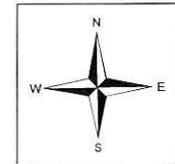
January 28, 2020

Owner(s):

Ross, Harve C & Rene M

Subject Parcel(s):

016037105(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

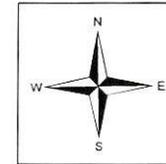
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Application #20-ZC-5220

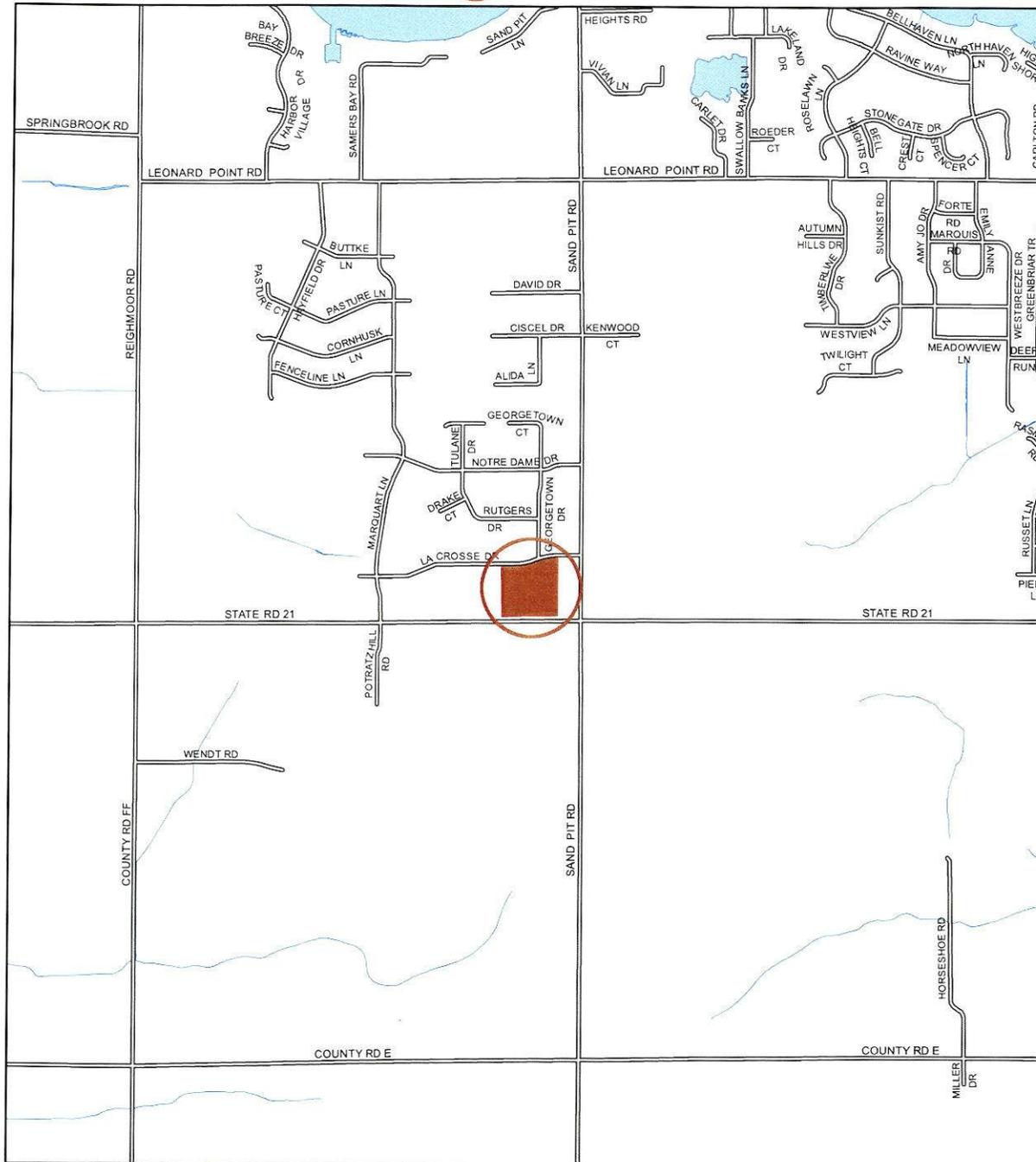
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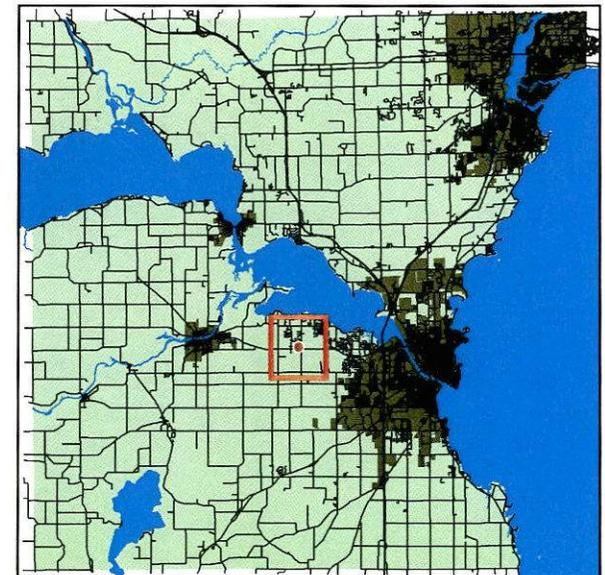
Subject Parcel(s):
016037105(P)



Winnebago County
WINGS Project



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WINNEBAGO COUNTY

Winnebago County Planning and Zoning Department

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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 ZONING MAP AMENDMENT REQUEST

Application No.: 2020-ZC-5200

Applicant: KONTOS REV TST, GEORGE J

Agent:

ANDERSEN, SCOTT - DAVEL ENGINEERING & ENVIRONMENTAL INC

Location of Premises:

5089 WASHINGTON ST

Tax Parcel No.: 030-0634, 030-0598, 030-0597, 030-0624, 030-0623

Legal Description:

Being a part of Lots 1 and 2 and all of Lots 3, 10 and 11, Block 12, and also all of Lots 2 and 3, Block 3, and the vacated alley and street between said lots, all located in Government Lots 2 and 3, Section 24, Township 19 North, Range 15 East, Town of Winneconne, Winnebago County, Wisconsin.

Explanation:

Applicant is requesting a zoning map amendment to R-2 (Suburban Residential District) to place the property in the appropriate zoning district.

INITIAL STAFF REPORT

Sanitation:

Existing System
Municipal System

Overlays:

Floodplain
Shoreland

Current Zoning:

B-2 Community Business

Proposed Zoning:

R-2 Suburban Low Density Residential

Surrounding Zoning:

North: B-2

South: Lake

East: R-1

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

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe Present Use(s): Residential

Describe Proposed Use(s): Residential

Describe The Essential Services For Present And Future Uses:

Existing access to public road. Existing well and sewer.

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

Current zoning does not match any of the existing (residential) uses. Owner is wanting to rebuild existing residential dwelling and current zoning (B-2) does not allow residential uses.

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

Proposed use matches the existing use which also matches the adjoining parcels.

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

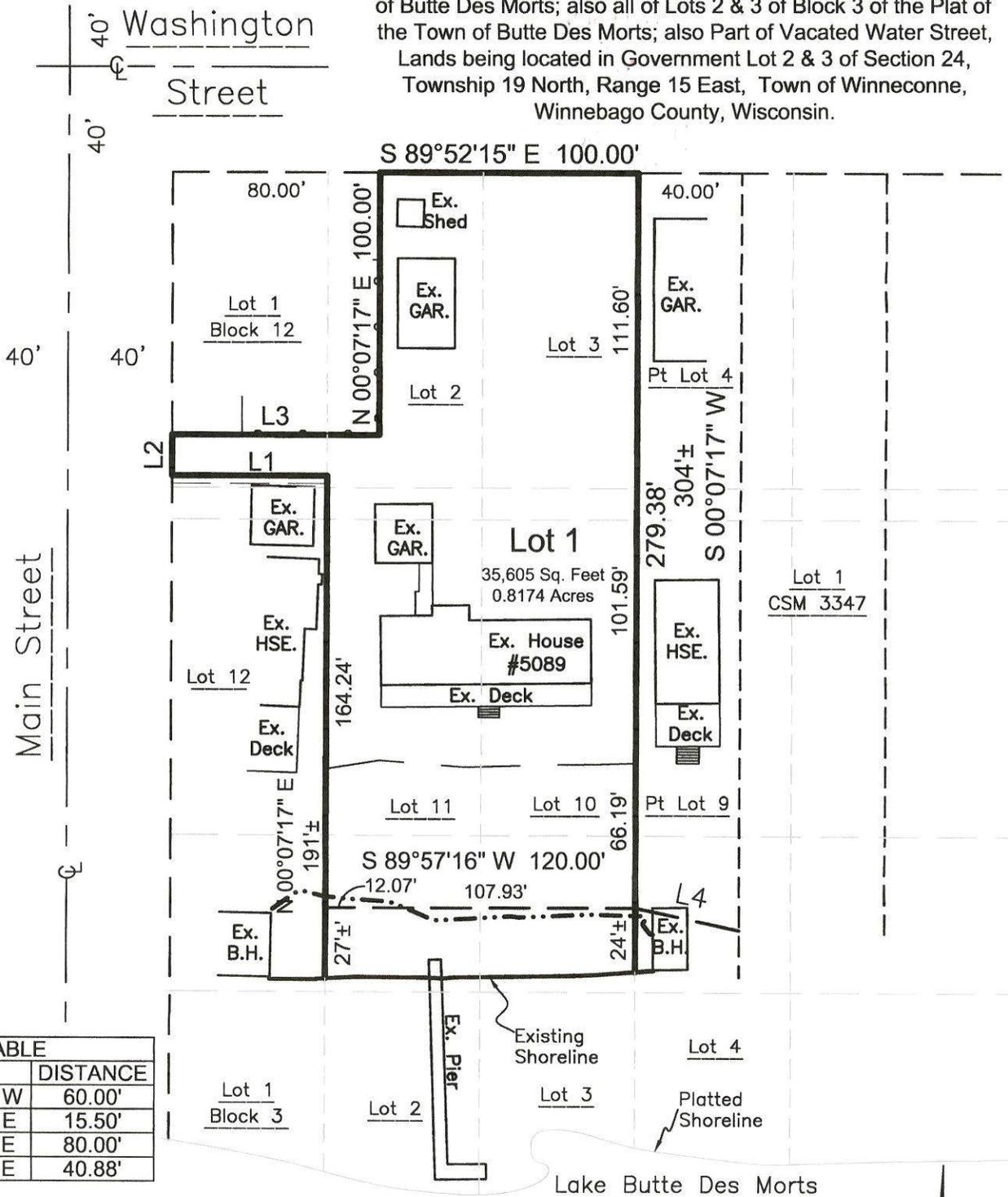
(3) any other factor not specifically or generally listed, but deemed appropriate by the committee or board given the particular circumstances.

Exhibit

Rezone From B-2 to R-2

Town of Winneconne, Winnebago County, WI

Part of Lots 1 & 2, and All of Lots 3, 10 & 11, and part of Vacated Platted alley way, all of Block 12 of the Plat of the Town of Butte Des Morts; also all of Lots 2 & 3 of Block 3 of the Plat of the Town of Butte Des Morts; also Part of Vacated Water Street, Lands being located in Government Lot 2 & 3 of Section 24, Township 19 North, Range 15 East, Town of Winneconne, Winnebago County, Wisconsin.

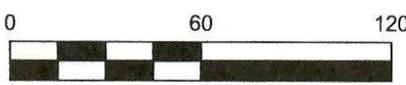


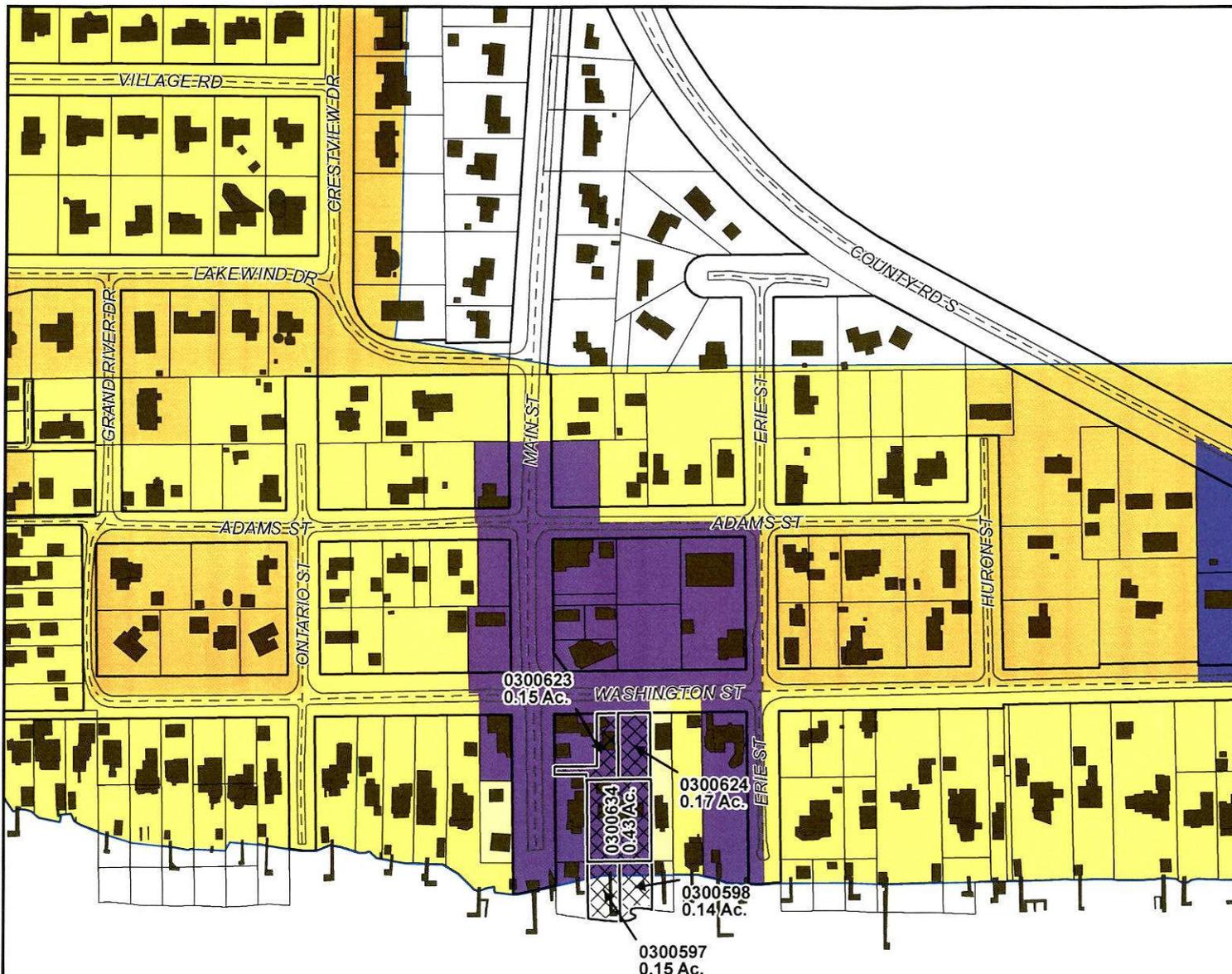
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°52'15" W	60.00'
L2	N 00°07'17" E	15.50'
L3	S 89°52'15" E	80.00'
L4	S 77°57'12" E	40.88'



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

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





Lake Butte
des Morts

Application #20-ZC-5200

Date of Hearing:

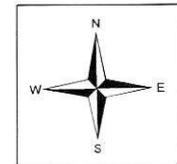
January 28, 2020

Owner(s):

George J. Kontos Rev. Trust U/V
dated September 29, 2010

Subject Parcel(s):

0300597 / 0300598 /
0300623 / 0300624 /
0300634



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

