

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

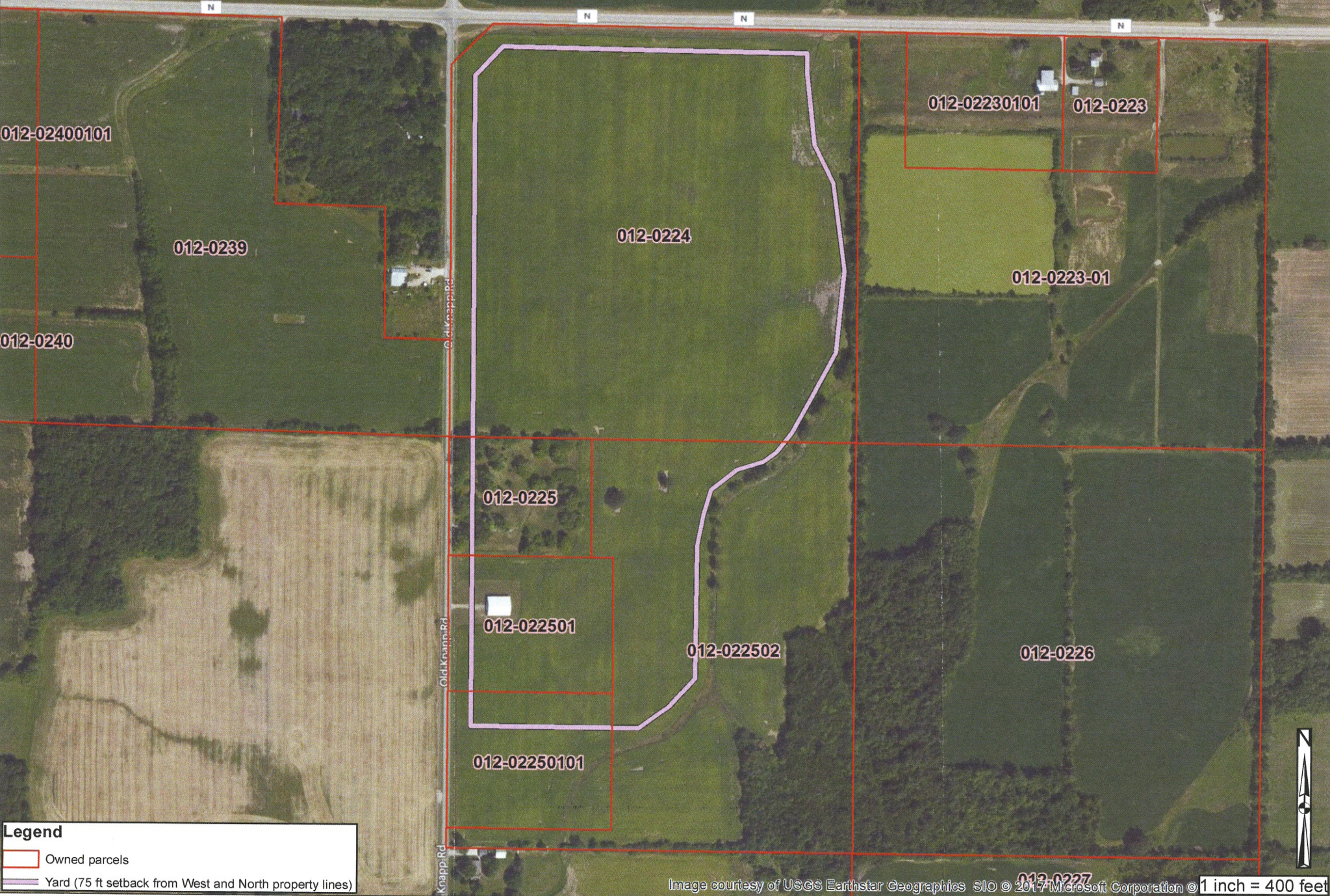
The town board and town plan commission of the town in which the proposed conditional use is located in making their recommendation and Planning and Zoning Committee in making its decision shall consider the following factors:

- (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:

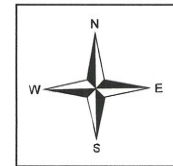
August 29, 2017

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

Application #17-CU-4250

Date of Hearing:

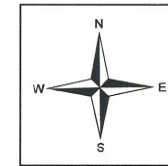
August 29, 2017

Owner(s):

P&Q Oshkosh LLC
(Andrew Schmitt)

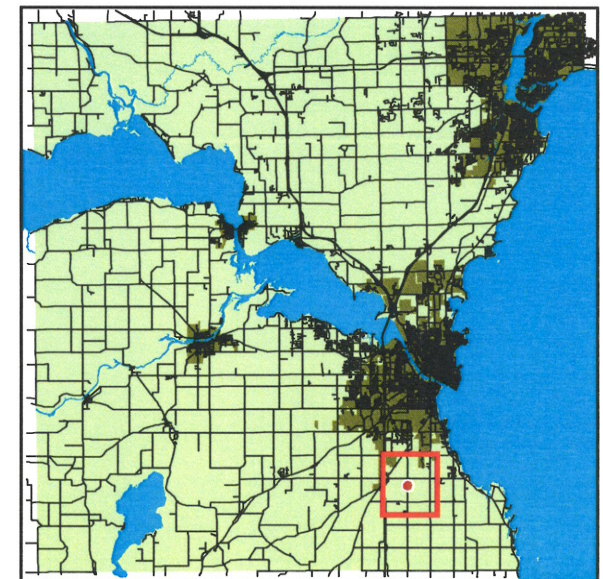
Subject Parcel(s):

0120224 / 0120225 / 012022501 /
01202250101 / 012022502

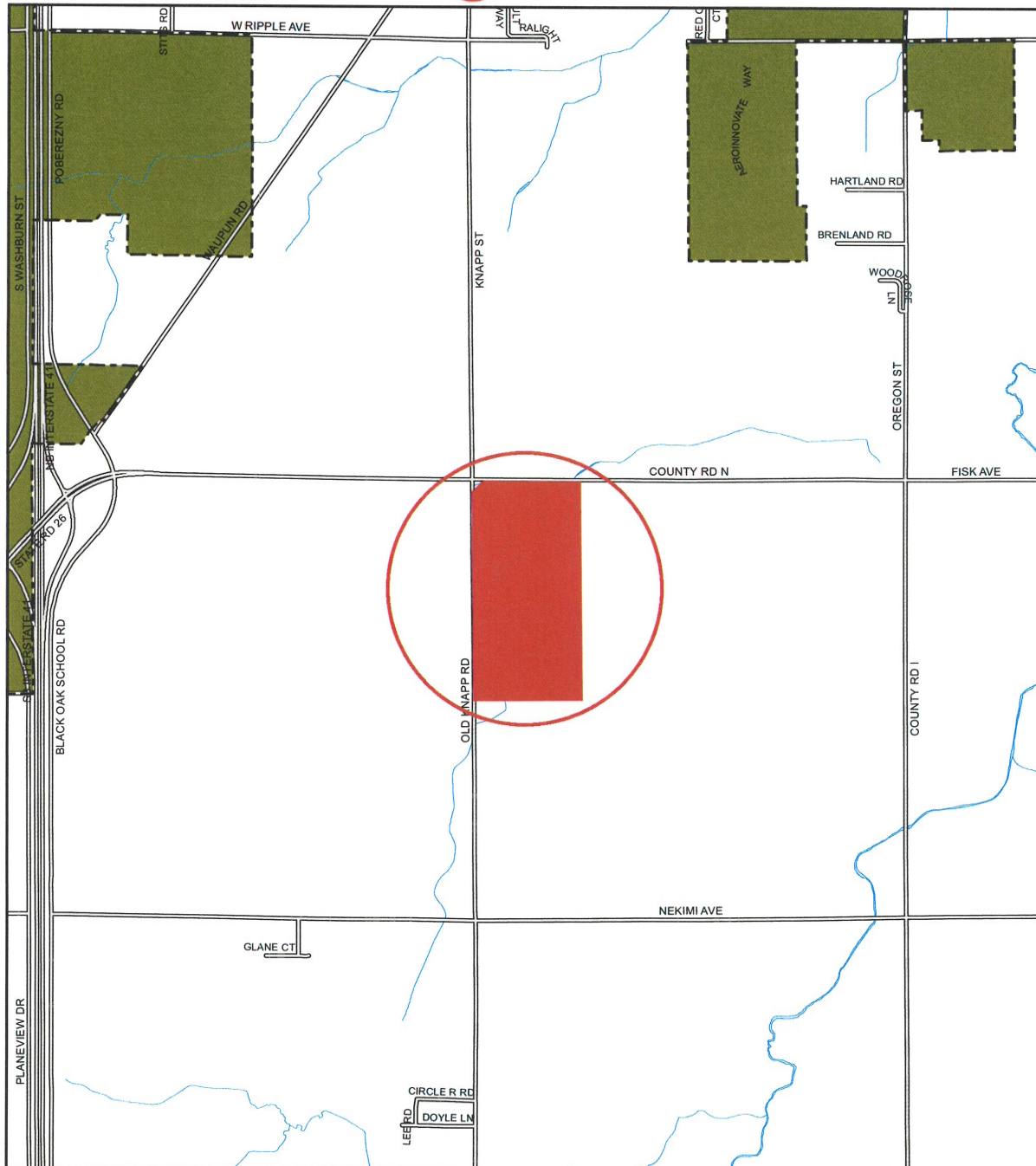


*Winnebago County
WINGS Project*

● = SITE



WINNEBAGO COUNTY



1 inch : 2,000 feet

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 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 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 ZONING MAP AMENDMENT REQUEST

Application No.:

2017-ZC-4230

Applicant:

SCHERTZ, NICOLAS

SCHERTZ, ROBYN

Agent:

WILLIE TOLLARD

Location of Premises:

EAST OF 1605 FLEUR DE LIS CT

OSHKOSH, WI 54904

Tax Parcel No.:

002-3300

Legal Description:

Being a part of the Hecker Hollow subdivision, Lot 14, located in Government Lot 4, Section 9, Township 18 North, Range 16 East, Town of Algoma, Winnebago County, Wisconsin.

Explanation:

Applicant is requesting a zoning map amendment from R-2 (wetland) to R-2 (no wetland).

INITIAL STAFF REPORT

Sanitation:

Existing System
Municipal System

Overlays:

Floodplain
Shoreland
Wetlands

Current Zoning:

R-2 Suburban Low Density Residential

Proposed Zoning:

R-2 Suburban Low Density Residential

Surrounding Zoning:

North: R-1
South: R-1
East: R-1
West: R-1

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe Present Use(s):

Vacant residential lot.

Describe Proposed Use(s):

Single family dwelling.

Describe The Essential Services For Present And Future Uses:

All utilities present at lot.

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

The wetland delineation was performed to determine the upland building site for this lot. The previous delineation was expired therefore this delineation was performed to determine the current wetland boundary.

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

This is an undeveloped residential lot in a 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.

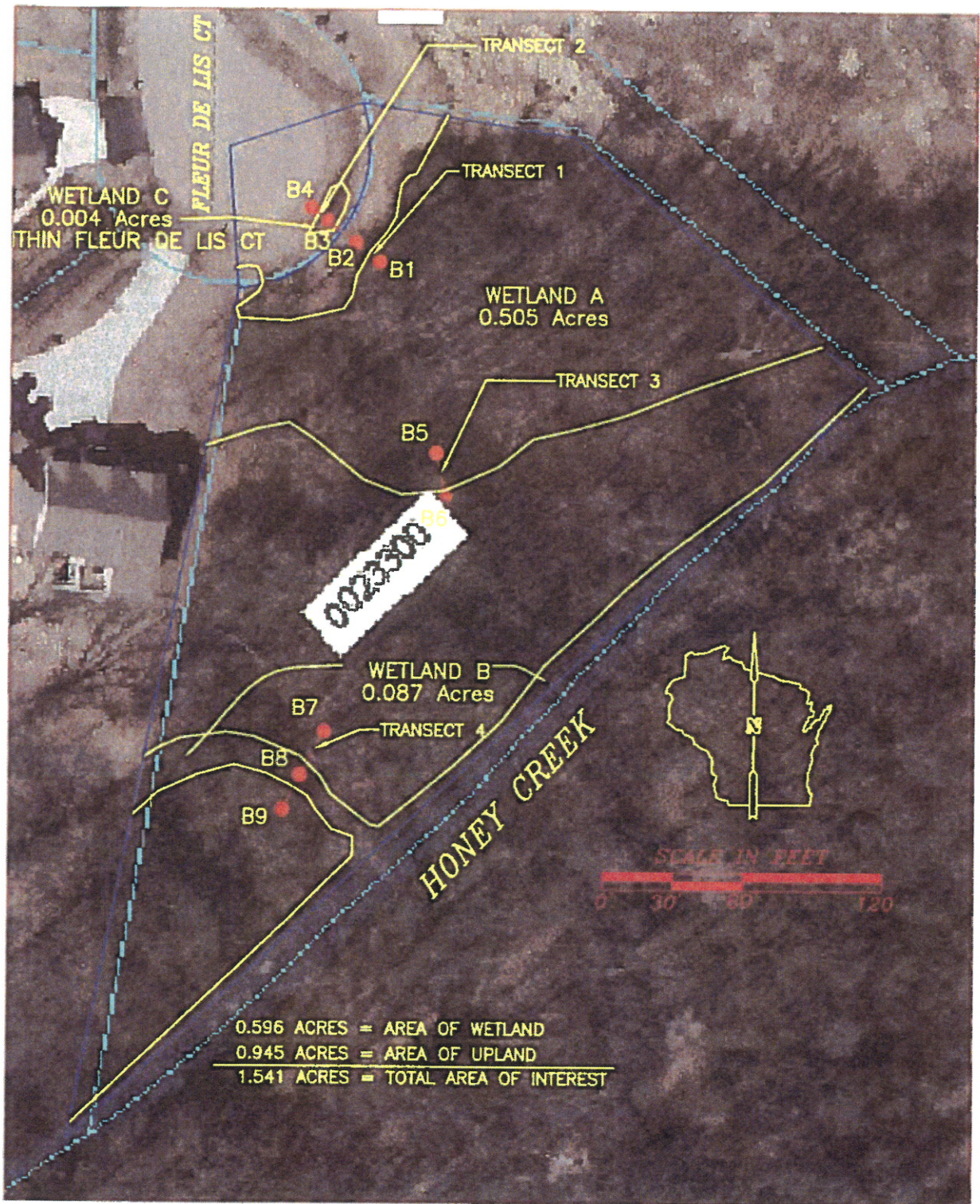
The special requirements stated above relating to the rezoning of land in a A-1 district do not apply to a map amendment that (1) is certified by the Wisconsin Department of Agriculture, Trade and Consumer Protection under ch. 91, Wis. Stats., or (2) makes the zoning map more consistent with county's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

WETLAND LOCATION MAP

LOT 14, HECKER HOLLOW, SECTION 9, TOWNSHIP 18 NORTH, RANGE 16 EAST,
TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN

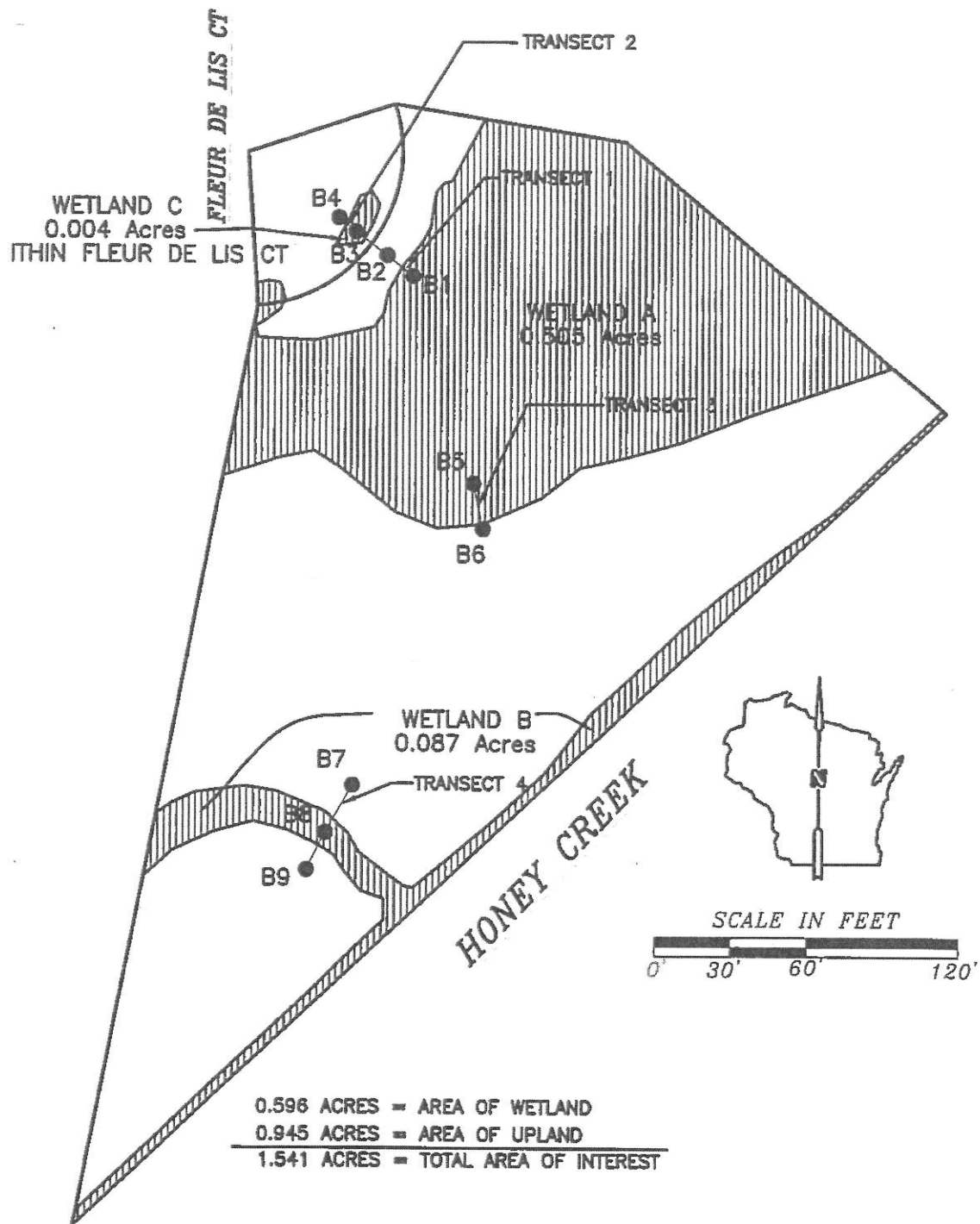


PREPARED BY:
SCHULER & ASSOCIATES, INC.
LAND SURVEYORS & ENGINEERS
2711 N. MASON ST., SUITE F, APPLETON, WI 54914
PROJECT NO. 4300 DATE: 07/28/15

L-17-4483
SHEET 1 OF 1

WETLAND LOCATION MAP

LOT 14, HECKER HOLLOW, SECTION 9, TOWNSHIP 18 NORTH, RANGE 16 EAST,
TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN



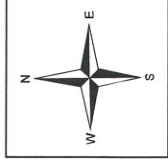
PREPARED BY:
SCHULER & ASSOCIATES, INC.
LAND SURVEYORS & ENGINEERS
2711 N. MASON ST., SUITE F, APPLETON, WI 54914
PROJECT NO. 4300 DATE: 07/28/15

Application #17-ZC-4230

Date of Hearing:
August 29, 2017

Owner(s):
Schertz, Nicolas M. /
Schertz, Robyn A.

Subject Parcel(s):
0023300



Winnebago County
WINGS Project

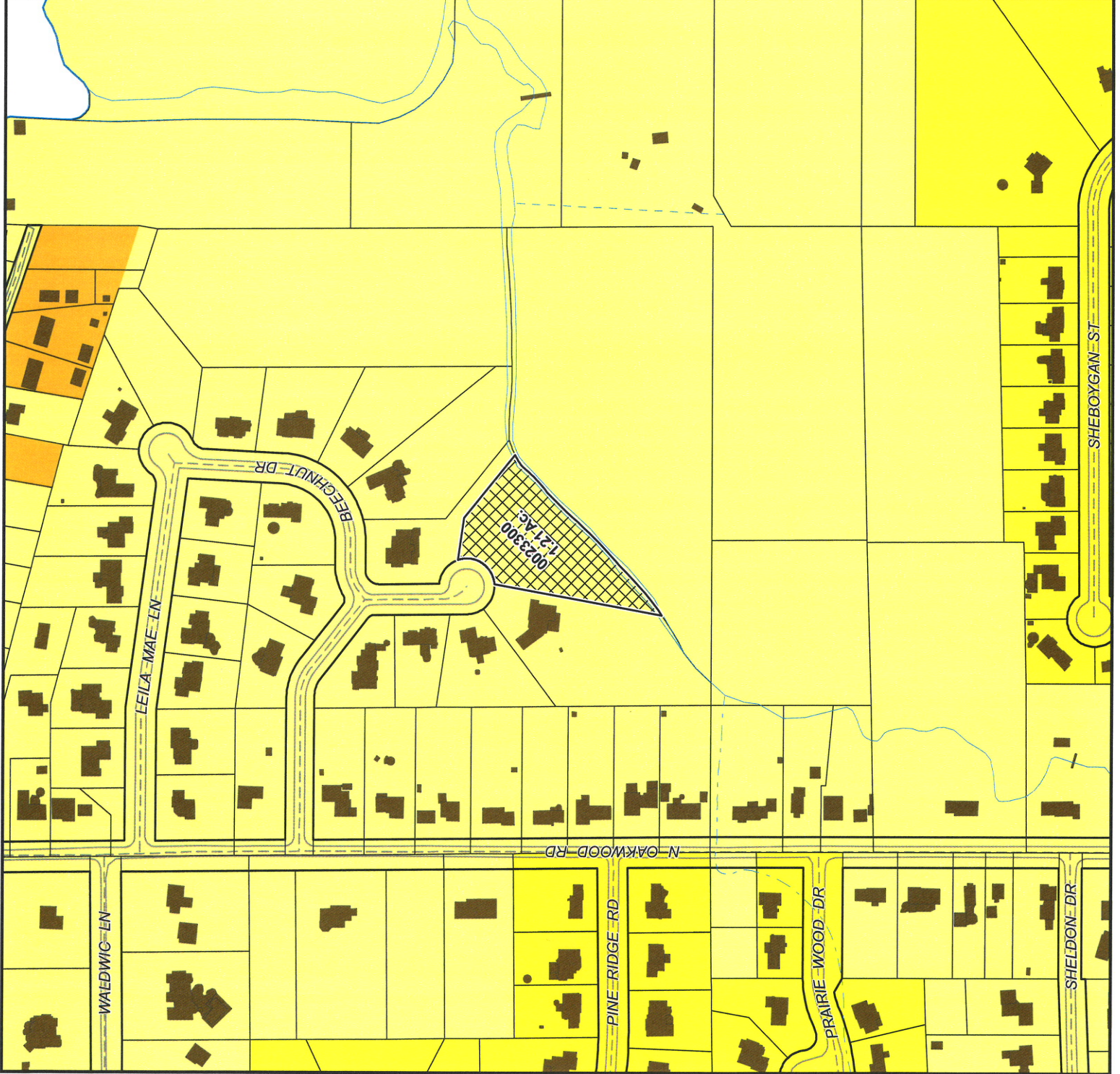
Scale
1 inch : 300 feet

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-ZC-4230

Date of Hearing:

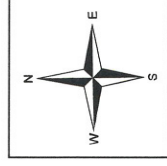
August 29, 2017

Owner(s):

Schertz, Nicolas M. /
Schertz, Robyn A.

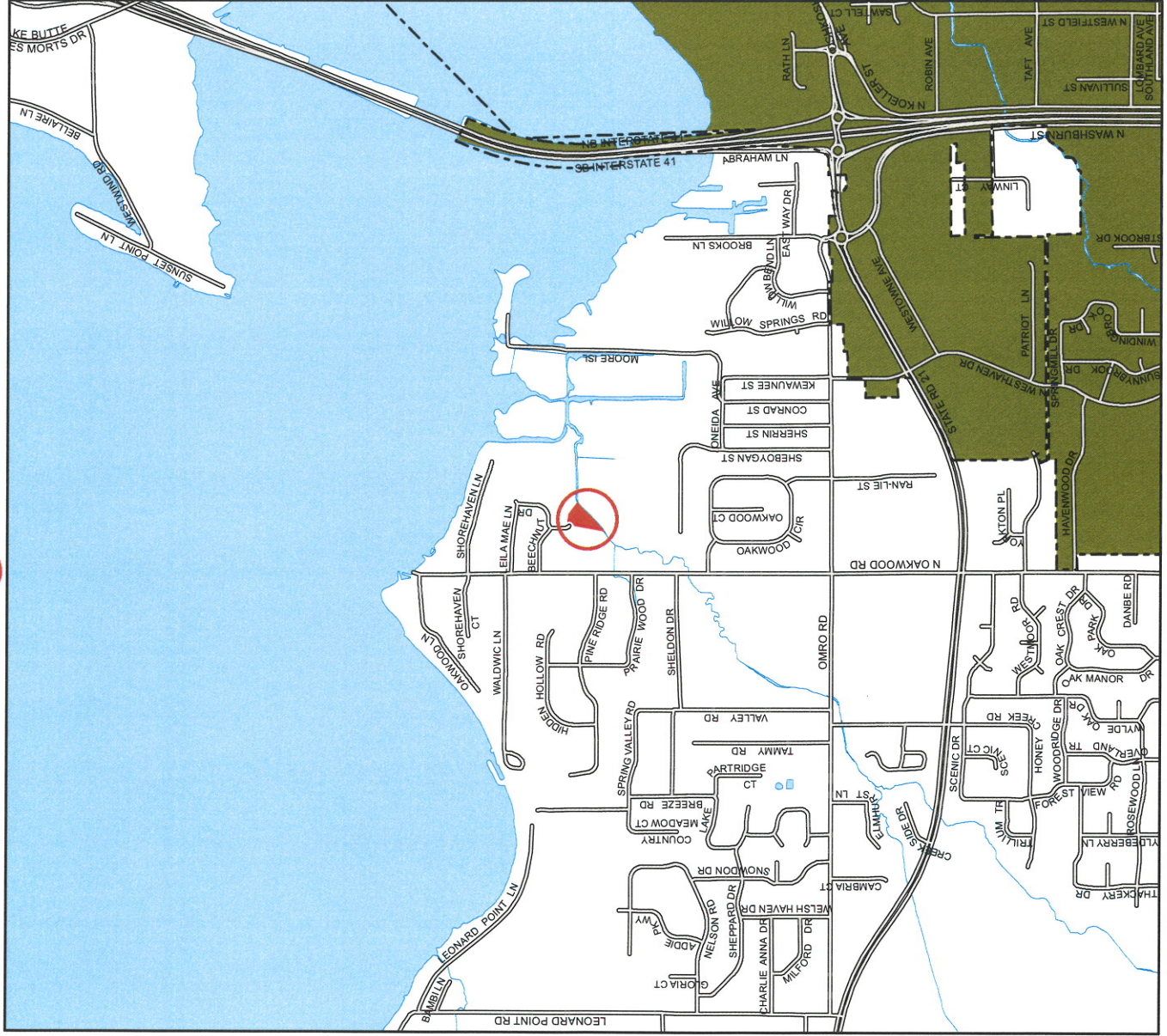
Subject Parcel(s):

0023300

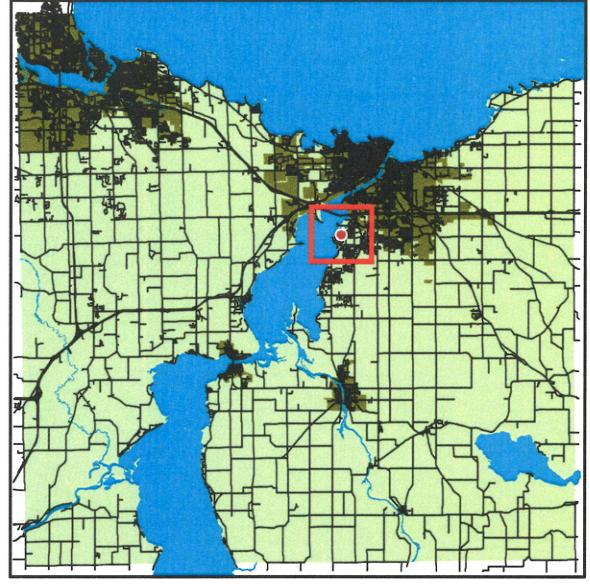


Winnebago County
WINGS Project

● = SITE



1 inch : 2,000 feet



WINNEBAGO COUNTY

BRIAN P. O'ROURKE
Associate Planner



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OSHKOSH, WI 54903-2808

OSHKOSH (920) 232-3340
FOX CITIES (920) 727-2880
FAX (920) 232-3347

Winnebago County
Zoning Department

Zoningdepartment@co.winnebago.wi.us

The Wave of the Future

July 14, 2017

TO: Winnebago County Property Owner

FM: Associate Planner, Winnebago County

RE: Preliminary Plat Approval Informational Hearing – Sandhill Farms (Omro)

Dear Property Owner:

The Winnebago County Planning and Zoning Committee will conduct a public informational hearing regarding the above referenced plat on August 29th, 2017 at 6:30 P.M. in the 3rd Floor Conference Room of the Winnebago County Administration Building located at 112 Otter St, Oshkosh. As an adjacent property owner, you are hereby notified that you may attend the hearing at the time indicated and present testimony for or against the proposal. At the hearing you may either represent yourself, or, you may be represented by agent or attorney.

General Location of Property: West of Marquart Ln, South of Leonard Point Ln.

Proposed Use of Property: Residential

Applicant: Davel Engineering

Please feel free to contact me at your convenience if you have questions concerning this matter.

Respectfully,

Brian O'Rourke, AICP
Associate Planner

Cc: Jim Sehloff, R.L.S. – Davel Engineering (via email).