

**TO THE WINNEBAGO COUNTY BOARD SUPERVISORS**

Your Planning and Zoning Committee begs leave to report:

WHEREAS, it has reviewed the Petition for Zoning Map Amendment 2022-ZC-6110 filed with the County Clerk by:

STORAGE IN BLACK WOLF LLC, Town of BLACK WOLF and referred to the Planning and Zoning Committee on October 18, 2022 and

WHEREAS, a Public Hearing was held on October 25, 2022, pursuant to mailed and published notice as provided by law on the following:

**PROPERTY INFORMATION:**

*Owner(s) of Property:* STORAGE IN BLACK WOLF LLC

*Agent(s):* SEHLOFF, JAMES - DAVEL ENGINEERING & ENVIRONMENTAL

*Location of Premises Affected:* 3691 FOND DU LAC RD

*Legal Description:* Being all of Lot 1 of CSM-7927 located in part of Government Lot 3 of Section 1, all in Township 17 North, Range 16 East, Town of Black Wolf, Winnebago County, Wisconsin.

*Tax Parcel No.:* 004-004502

*Sewer:* Existing; Private System

*Overlay:* Shoreland

WHEREAS, Applicant is requesting a rezoning to B-3 Regional Business and

WHEREAS, we have received notification from the Town of BLACK WOLF recommending APPROVAL and

WHEREAS, your Planning and Zoning Committee, being fully informed of the facts, and after full consideration of the matter, make the following findings:

Town findings were for approval.

There were no objections.

Proposed use is compatible with adjacent lands.

*Findings were made in consideration of Section 23.7-5(b)(1),(2),&(3)*

NOW THEREFORE BE IT RESOLVED, that this committee hereby reports our findings for your consideration and is hereby recommending APPROVAL by a vote of 5-0.

AND BE IT FURTHER RESOLVED, by the Winnebago County Board of Supervisors, that the enclosed ordinance is hereby: ☐ ADOPTED ☐ DENIED

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For the Planning and Zoning Committee

**AMENDATORY ORDINANCE # 11/01/22**

The Winnebago County Board of Supervisors do ordain Zoning Amendment # 2022-ZC-6110 as follows:

Being all of Lot 1 of CSM-7927 located in part of Government Lot 3 of Section 1, all in Township 17 North, Range 16 East, Town of Black Wolf, Winnebago County, Wisconsin.

FROM: B-2 Community Business

TO: B-3 Regional Business

Adopted / Denied this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_

Thomas Egan, Chairperson

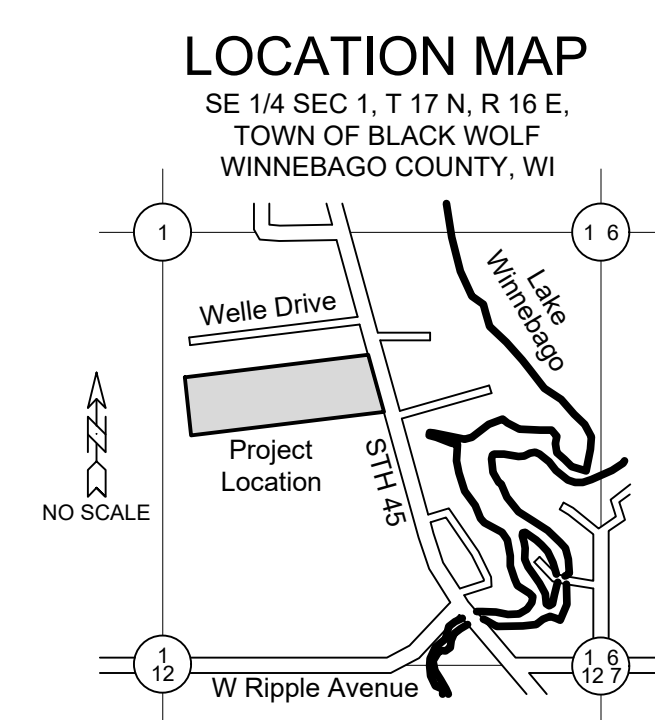
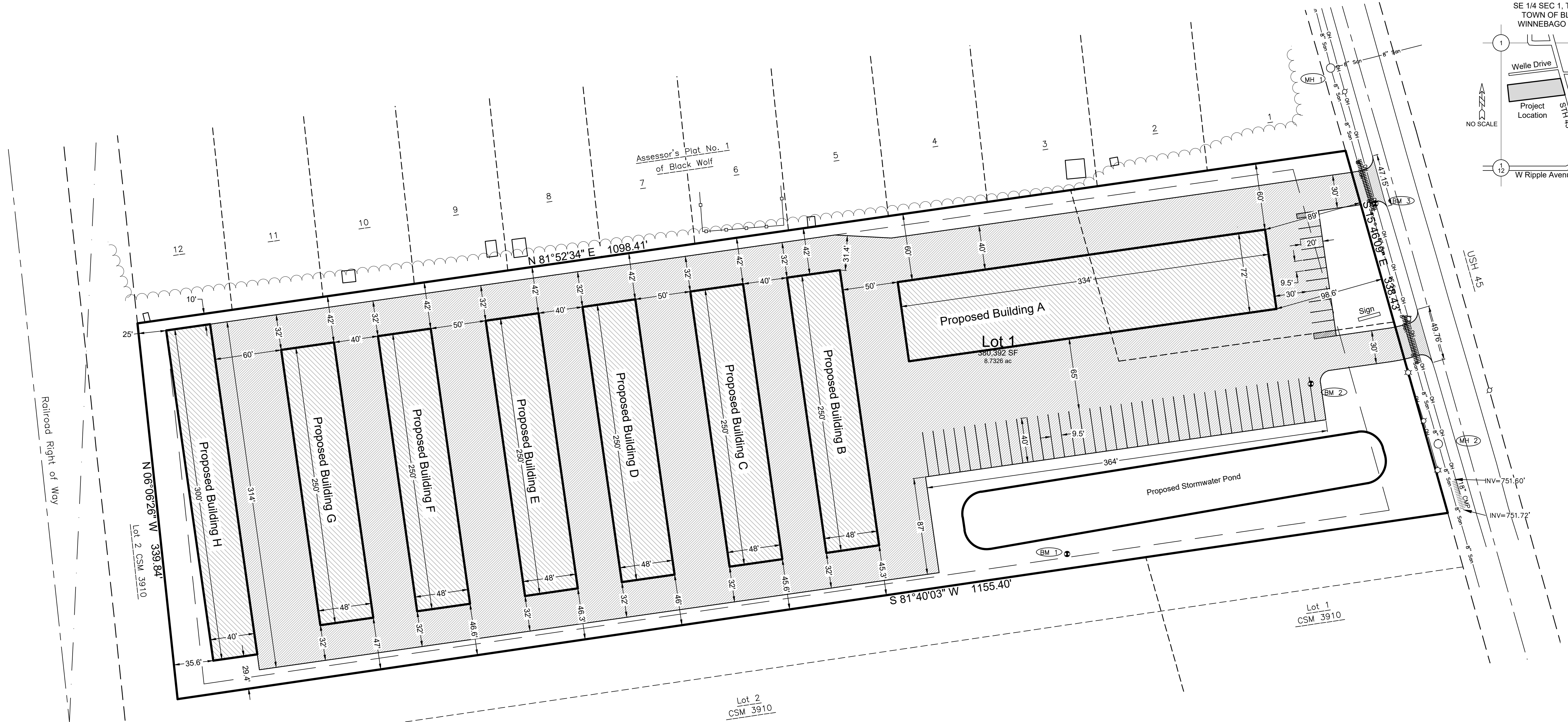
ATTEST:

Susan T. Ertmer, Clerk

APPROVED BY WINNEBAGO COUNTY EXECUTIVE THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_ 20 \_\_\_\_.

\_\_\_\_\_  
JON DOEMEL, COUNTY EXECUTIVE

County Board Supervisory district: 32 - ZASTERA



LEGEND		
CATV	CATV	Underground Cable TV
FO	FO	Underground Fiber Optic
OH	OH	Overhead Electric Lines
San	San	Sanitary Sewer
Sto	Sto	Storm Sewer
E	E	Underground Electric
G	G	Underground Gas Line
T	T	Underground Telephone
W	W	Water Main
Fence - Steel		Fence - Steel
Fence - Wood		Fence - Wood
Fence - Barbed Wire		Fence - Barbed Wire
Treeline		Treeline
Railroad Tracks		Railroad Tracks
Culvert		Culvert
Index Contour		Index Contour
Intermediate Contour		Intermediate Contour
Delineated Wetlands		Delineated Wetlands
Proposed Building		Proposed Building
Proposed Asphalt		Proposed Asphalt
Proposed Concrete		Proposed Concrete
Proposed Gravel		Proposed Gravel
Sanitary MH / Tank / Base		Sanitary MH / Tank / Base
Clean Out / Curb Stop / Pull Box		Clean Out / Curb Stop / Pull Box
Storm Manhole		Storm Manhole
Inlet		Inlet
Catch Basin / Yard Drain		Catch Basin / Yard Drain
Water MH / Well		Water MH / Well
Hydrant		Hydrant
Utility Valve		Utility Valve
Utility Meter		Utility Meter
Utility Pole		Utility Pole
Light Pole / Signal		Light Pole / Signal
Guy Wire		Guy Wire
Electric Pedestal		Electric Pedestal
Electric Transformer		Electric Transformer
Air Conditioner		Air Conditioner
Telephone Pedestal		Telephone Pedestal
Telephone Manhole		Telephone Manhole
Ex Spot Elevation		Ex Spot Elevation
CATV Pedestal		CATV Pedestal
Gas Regulator		Gas Regulator
Railroad Signal		Railroad Signal
Sign		Sign
Tower / Silo		Tower / Silo
Post / Guard Post		Post / Guard Post
Satellite Dish		Satellite Dish
Large Rock		Large Rock
Flag Pole		Flag Pole
Deciduous Tree		Deciduous Tree
Coniferous Tree		Coniferous Tree
Bush / Hedge		Bush / Hedge
Stump		Stump
Soil Boring		Soil Boring
Benchmark		Benchmark
Asphalt Pavement		Asphalt Pavement
Concrete Pavement		Concrete Pavement
Gravel		Gravel

**SITE INFORMATION:**

Parcel #: 0040045, 004004501  
Current Use: Commercial  
Proposed Use: Commercial

Current Zoning: B-2: Community Business District (Winnebago County Zoning District)  
B-3: General Business District (Winnebago County Zoning District)

Proposed Zoning: B-3: General Business District (Winnebago County Zoning District)

**Site Areas**

Parcel Area:	380,392 SF	(8.73 Acres)
Total Existing Impervious:	46,838 SF	(12%)
Proposed Building Area:	108,048 SF	
Proposed Pavement Area:	182,996 SF	
Total Proposed Impervious:	108,048 SF	(76.5%)
Total Proposed Greenspace:	89,348 SF	(23.5%)

**PROPERTY OWNER:**  
Jerry VanLanen  
Fox Valley Storage  
N1213 Mayflower Dr.  
Greenville, WI 54942  
Telephone: (920) 850-0747  
Email: jerry@foxvalleystorage.com

SHEET INDEX:	
Sheet	Page
Site Plan	C1.0
Topographic Survey	C1.1
Drainage and Grading Plan	C1.2
Erosion & Sediment Control Plan	C1.3
Utility Plan	C1.4
Construction Details	C2.1
Erosion & Sediment Control Details	C2.2
Stormwater Pond Details	C2.3

Black Wolf Storage

Town of Black Wolf, Winnebago County, WI

For: Jerry VanLanen

**DAVEL ENGINEERING & ENVIRONMENTAL, INC.**

Civil Engineers and Land Surveyors

1164 Province Terrace, Menasha, WI 54952

Ph: 920-991-1886 Fax: 920-441-0804

www.davel.pro

Date: 07/14/2022

Filename: 6976engr.dwg

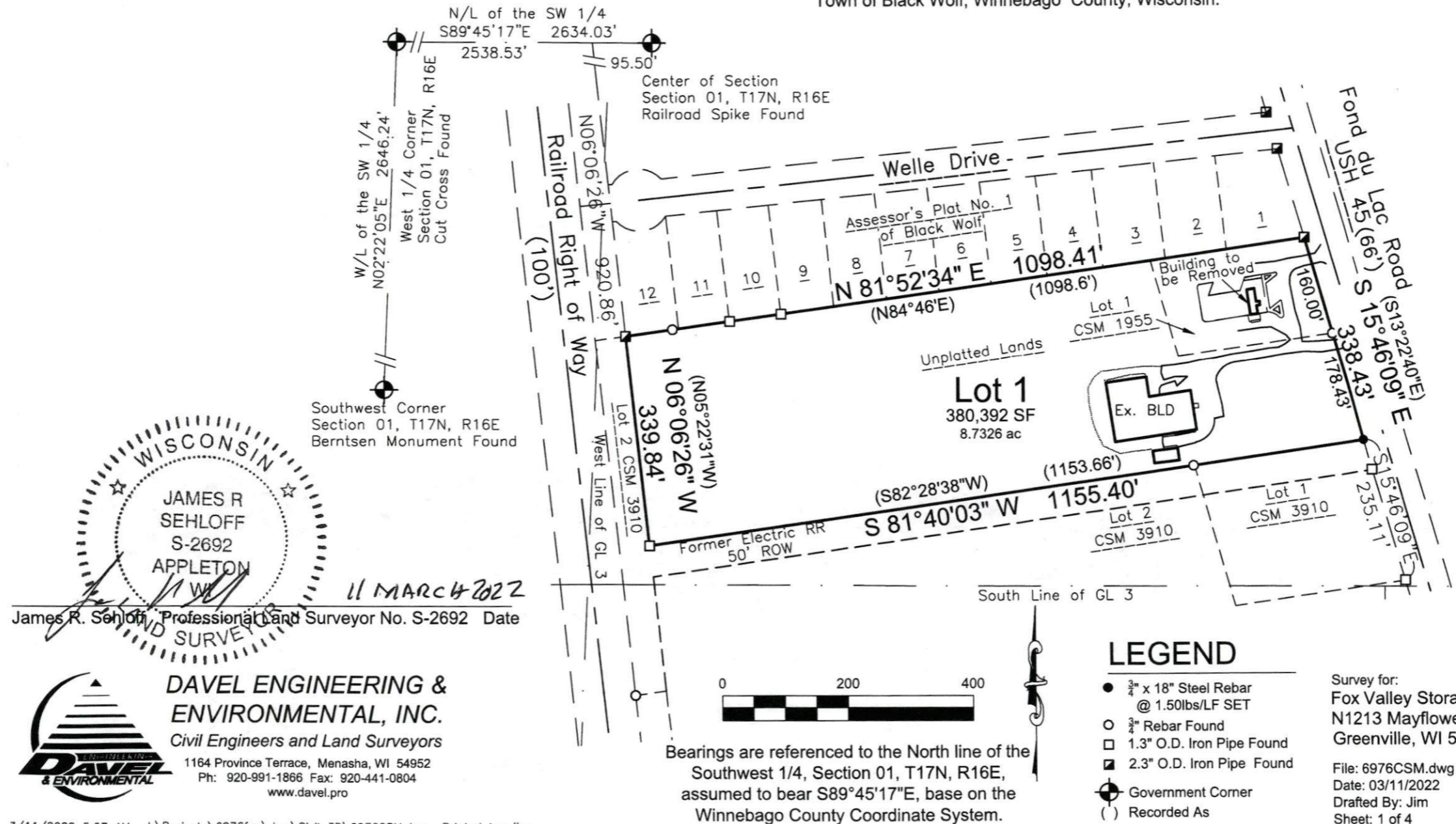
Author: MDB

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Page C1.0

# Certified Survey Map No. \_\_\_\_\_

All of Lot 1 Certified Survey Map 1955 and unplatted lands all located in  
Government Lot 3, Section 1, Township 17 North, Range 16 East,  
Town of Black Wolf, Winnebago County, Wisconsin.



City of  
Oshkosh

City of  
Oshkosh

CHERRY PARK CT

ECHO RESORT LN

WELLE DR

TALBOT LN

004004502  
8.73 AC.

FOND DU LAC RD

EDGEWATER LN

FEELIN LN

## Application #22-ZC-6110

Date of Hearing:

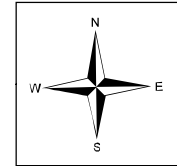
August 30, 2022

Owner(s):

STORAGE IN  
BLACK WOLF LLC

Subject Parcel(s):

004004502



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 #22-ZC-6110**

Date of Hearing:

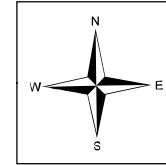
August 30, 2022

Owner(s):

## STORAGE IN BLACK WOLF LLC

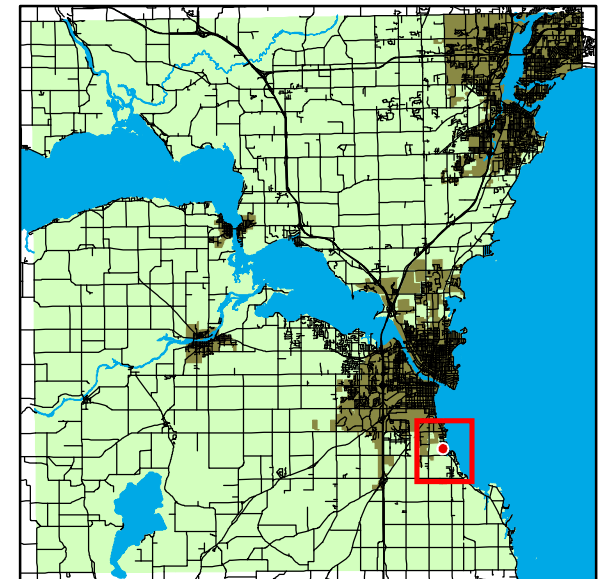
Subject Parcel(s):

004004502



*Winnebago County  
WINGS Project*

● = SITE

**WINNEBAGO COUNTY**

1 inch : 2,000 feet