

To The Board of Supervisors of Winnebago County, Wisconsin:

AMENDATORY ORDINANCE 5

WHEREAS, it is desirable to amend the Zoning Map of the TOWN OF Vinland in accordance with the petition of Ron Jankowski and

WHEREAS, said request is in compliance with the adopted Winnebago County Land Use Plan.

NOW, THEREFORE, the County Board of Supervisors of Winnebago County do ordain that the Zoning Ordinance and the Zoning Map of the TOWN OF Vinland, be and the same, are amended to provide that the attached described property be changed from the classification of **B-3** of said ordinance, which it now and heretofore had, to the zoned district of **M-2**.

AND BE IT FURTHER RESOLVED, by the Winnebago County Board of Supervisors, that the enclosed Ordinance is hereby **ADOPTED** OR **DENIED**.

County Board Supervisor
(Town of CLAYTON)

PARCEL NO: 026-0490-05-04; FROM B-3 TO M-2

COUNTY DISCLAIMER:

County Board approval does not include any responsibility for County liability for the legality or effectiveness of the Town Zoning Amendment or the Town Zoning Ordinance.

APPROVED BY WINNEBAGO COUNTY EXECUTIVE THIS _____ DAY OF _____, 2017.

Mark Harris



Winnebago County

Zoning Department

The Wave of the Future

MEMO FOR P & Z MEETING AGENDA OF OCTOBER 6, 2017

TO: Planning & Zoning Committee

FM: Zoning Administrator

RE: Review of Town Zoning Changes

1. Gosz - Town Zoning Change (Part of Tax ID No: 006-0520-02) – Town of Clayton.

The town zoning change for Gosz is consistent with Winnebago County's Land Use Plan. The Town of Clayton approved the zoning change from R-3 (Two Family Residential District) to A-2 (General Agriculture District) and Winnebago County's land use plan shows future land use as Agricultural and Rural.

RECOMMENDATION: Approve a motion to forward zone change to County Board for action. APPROVED 5-0

2. Rubbert - Town Zoning Change (Tax ID No: 006-0464-02) – Town of Clayton.

The town zoning change for Rubbert is consistent with Winnebago County's Land Use Plan. The Town of Clayton approved the zoning change from A-1 (Agribusiness District) to A-2 (General Agriculture District) and Winnebago County's land use plan shows future land use as Agricultural and Rural.

RECOMMENDATION: Approve a motion to forward zone change to County Board for action. APPROVED 5-0

3. Jankowski - Town Zoning Change (Tax ID No: 026-0490-04) – Town of Vinland.

The town zoning change for Jankowski is consistent with Winnebago County's Land Use Plan. The Town of Vinland approved the zoning change from B-3 (General Business District) to M-2 (Heavy Industrial District) and Winnebago County's land use plan shows future land use as Agricultural and Rural under the extra-territorial jurisdiction of the City of Oshkosh.

RECOMMENDATION: Approve a motion to forward zone change to County Board for action. APPROVED 5-0

4. **DNN Investments - Town Zoning Change (Tax ID No: 030-0105-01-01) – Town of Winneconne.**

The town zoning change for DNN Investments is consistent with Winnebago County's Land Use Plan. The Town of Winneconne approved the zoning change from A-2 (General Farming District) to R-1 (Residential District) and Winnebago County's land use plan shows future land use as Residential.

RECOMMENDATION: Approve a motion to forward zone change to County Board for action. APPROVED 4-0-1 LK

5. **Ultimate Properties, LLC - Town Zoning Change (Tax ID No: 030-0083-02) – Town of Winneconne.**

The town zoning change for Ultimate Properties, LLC is consistent with Winnebago County's Land Use Plan. The Town of Winneconne approved the zoning change from A-2 (General Farming District) to R-1A-1 (Residential District) and Winnebago County's land use plan shows future land use as Residential.

RECOMMENDATION: Approve a motion to forward zone change to County Board for action. APPROVED 5-0

Zoning Change to M-2
FLU: Rural Pres City Osh



Ag & Rural - County

TOWN OF VINLAND
6085 COUNTY ROAD T
OSHKOSH, WI. 54904
PHONE: (920) 235-6953 ** FAX: (920) 235-6994

ZONING SUBMITTAL FORM

Name of Property Owner: **EIGHTEEN WHEEL ENTERPRISES**

Address of Owner: **6003 HWY 76, OSHKOSH, WI. 54904**

Name of Applicant: **RON JANKOWSKI**

Address of Applicant: **SAME AS ABOVE**

Legal Description of Area to be Rezoned: **13.000 ACRES**

Tax Parcel Number (if Existing Parcel): **026-0490-05-04.**

Section 23 Town 19 N. Range 16E.

Existing Zoning: **B-3** Name of District: **GENERAL BUSINESS DISTRICT.**

Proposed Zoning: **M-2** Name of District: **HEAVY INDUSTRIAL DISTRICT.**

Town Board Action: **Approved: XX** **Denied:**

Findings:

1. Does the Town have an adopted land use plan? **Yes**
2. Does the request agree with the plan? **Yes**
3. Other findings (List). **Approved by Town Board vote 3-0**

I, Marilyn Fahrenkrug, Clerk of the Town of Vinland, hereby certify that a public hearing was conducted on **SEPTEMBER 11, 2017** and that all required notices were posted and/or mailed as required by local ordinance.

Signed: Marilyn Fahrenkrug Dated: 9/20/17
Clerk: Marilyn Fahrenkrug

TOWN OF VINLAND
6085 COUNTY ROAD T
OSHKOSH, WI. 54904
PHONE: (920) 235-6953 ** FAX: (920) 235-6994

NOTICE OF PUBLIC HEARING

The Town of Vinland, Winnebago County, WI. Plan Commission & Town Board will hold the following Public Hearings at the Vinland Town Hall.

DATES/TIMES: SEPTEMBER 5, 2017 @ 6:30 PM.--PLAN COMMISSION
SEPTEMBER 11, 2017 @ 7:00 PM.-- TOWN BOARD

SUBJECT: ZONING CHANGE APPLICATION

DESCRIPTION OF SUBJECT SITE: 13.00 ACRES PARCEL ZONED B-3 GENERAL BUSINESS DISTRICT.

PROPERTY OWNER: EIGHTEEN WHEEL ENTERPRISES 6003 HWY 76 NEENAH, WI 54957

APPLICANT: RON JANKOWSKI

EXISTING ZONING: B-3 GENERAL BUSINESS DISTRICT.

PROPOSED ZONING: M-2 HEAVY INDUSTRIAL DISTRICT.

LOCATION OF PREMISES AFFECTED: 6003 HWY 76 SOUTH OF CTY GG.

LEGAL DESCRIPTION: SECTION 23, T.19N.-R.16E., TOWN OF VINLAND, WINNEBAGO, WI.

TAX PARCEL NO: 026-0490-05-04

EXPLANATION: CHANGE ZONING FROM B-3 GENERAL BUSINESS DISTRICT TO M-2 HEAVY INDUSTRIAL DISTRICT TO EXPAND A TRUCKING TERMINAL.

ORDINANCE & SECTION AFFECTED: TOWN OF VINLAND ZONING CODE, CHAPTER 410 ARTICLE III, ZONING DISTRICTS, SECTIONS: 410-27, & 410-32

All interested persons wishing to be heard are invited to be present.
Tom Spierowski, Zoning Administrator, Town of Vinland.

Public Hearing Minutes
September 11, 2017

The Vinland Town Board held a Public hearing in the Town of Vinland 6085 County Road T Oshkosh, WI 54904 on **Monday, September 11, 2017** at 7:00 pm for input on the following items:

- **Eighteen Wheel Enterprises** - 6003 HWY 76 Neenah, WI 54957; Zoning Change From: B-3 General Business District to M-2 Heavy Industrial District to allow expansion of the current trucking business. There were no public comments on this Zoning change
- **Vinland Enviro, LLC** – property located at 3111 County Rd G, west of Highway 76. CUP for continued landfilling of paper mill sludge and ash - with the addition of a storage – processing facility to accept industrial waste on a continuous basis. There were many Town residents who spoke in opposition of the landfill the comments are as follows:
 - Where will the building be and what is the composting the company wants to do? The building would be built according to a site plan submitted to the Board.
 - It was the opinion of Attorney Koehler that whatever gets decided, to be sure to spell out exactly what is expected between the parties to avoid future conflicts.
 - Concerns about 30 or 40 years down the road with what will seep into our soil and water.
 - There is a large concentration of landfills already in this vicinity.
 - The lights and noise from trucks backing and gates slamming would be disruptive.
 - Currently the trucks are only supposed to come from the west, how will the trucks get there while the roundabouts are being constructed on HWY 76? This will affect more than residents on Cty Rd G.
 - The landfill will always be here... What is the benefit to the Town? Answer: currently owners pay In Lieu of Taxes \$3,900/quarter, there are fees incorporated into the contract for dumping of materials.
 - Will the surrounding properties be compensated for further devaluation? Answer: No
 - The hours of use should not expand more than already in the contract. 24 hours per day would be very disruptive.
 - Build the holding facility somewhere else so the trucking does not occur in Vinland 24/7.
 - Attorney Jeff Hesson representing Vinland Enviro, LLC clarified they would like 4 things to happen in order to move forward with the purchase of the GP landfill:
 - For clarification the “industrial waste” referred to in the application is sludge and ash - the same material already approved for the landfill.
 - The ability to construct a building would be for holding materials over the weekend(s) until the landfill is staffed.
 - Hours for trucking materials to include night.
 - Change where the materials are originating from (current contract states GP, would like Essity/SCA)
 - They recognize any other changes would need to come to the Town for any changes.
 - The spreading/mixing of materials is a future vision.

**Town Board Meeting Minutes
Monday, September 11, 2017**

The Vinland Town Board held its regular Board meeting directly following a public hearing for a zoning change and a request to open the contract for GP.

The meeting started at 7:40 PM with the recital of the Pledge of Allegiance in the Vinland Town Hall 6085 County Road T Oshkosh, WI 54904 on Monday, September 11, 2017. Present were Chairman Farrey, Supervisors Devens and Batley, Clerk Fahrenkrug, Treasurer Brazee, Zoning Administrator Spierowski, Town Attorney Chuck Koehler and 35 other people.

The clerk verified the notices were posted as required by State Statute 19.84(2).

Fire Department minutes of August 1, 2017. There were no comments.

First Responder minutes of August 8, 2017. None submitted

Approval of Minutes:

1. Town Board Meeting minutes of August 14, 2017. **Motion to approve minutes made by Batley/second/Devens/no discussion motion carried.**
2. Town Board Workshop Meeting minutes of August 30, 2017. **Motion to approve minutes made by Devens/second/Batley/no discussion motion carried.**

Financial report for August 2017:

1. Treasurers report on all accounts held by the Town. Balance in all accounts held is \$334,569.88 with \$1,308.18 in outstanding checks. **Motion to approve treasurer's report made by Batley/second/Devens/no discussion motion carried.**
2. Reconciliation between the Clerk and Treasurer. Books reconciled.
3. Authorization to pay all bills submitted by the Clerk. **Motion to approve payment of bills submitted by the clerk made by Batley/second/Devens/no discussion motion carried.**

Public input: No public input.

Discussion/Action Items:

1. Treeo's snowplowing contract. (this item moved to #2 in the Discussion/action items) **Motion to approve Treeos'contract made by Devens/second/Batley/carried. No discussion motion carried.**
2. Roads being plowed by Treeos and Winnebago County (this item was moved to #1 in the Discussion/action items) **Motion to approve having the County plow Clevedon, Dobberke, Elderberry and Wild Rose Lanes, St. Ives Road and Thornberry Trail made by Devens/second/Batley/carried. No discussion, motion carried.**
3. Scheduling of October Board Meeting to allow for Board to attend conference in Stevens Point. **Motion by Devens to reschedule meeting date to Monday October 16, 2017 to allow the Board to attend the conference. Seconded by Batley/ no discussion, motion passed.**
4. Town of Vinland Budget Resolution 03-2017 to correct funding for Woodenshoe Road repairs. **Motion by Devens to adopt Resolution 03-2017/second by Batley/no further discussion/motion passed unanimously.**
5. Town Hall Maintenance. **Motion to hire Bill Bouras to perform various repairs to the Town Hall and Fire Dept. building for the cost of time & material made by Devens/second/Batley/no further discussion/motion carried.**
6. Town Hall Cleaning. **Motion to hire Tina Jensen to clean the Town Hall made by Devens/second/Batley/no further discussion/motion carried.**
7. 2018-2019 TRIP Committee participation. **Farrey appointed Batley with Devens as alternate.**
8. Operator's License for Tammy Homan to work at the Beehive. **Devens made a motion to issue an operator license/Batley seconded/no further discussion. Motion carried.**
9. Resident inquiring about having the Town assist in hiring the County for driveway repair. The policy of the Town is to not participate in the construction/repair of private residence property.

Zoning:

1. Vinland Enviro, LLC – property located at 3111 County Rd G, west of Highway 76. CUP for continued landfilling of paper mill sludge and ash - with the addition of a storage-processing facility to accept industrial waste on a continuous basis. (This item moved to #2 under Zoning). It was the opinion of Attorney Koehler that whatever gets decided, to be sure to spell out exactly what is expected between the parties to avoid future conflicts. Everyone is then clear on what is to be voted on. Farrey thought in his opinion the Board had 3 possible motions 1) Motion to deny the request 2) To open the contract, 3) Lay this over to a date certain during that time a more detailed proposition could be prepared. Attorney Hesson stated that the night time trucking was a must for this to move forward. **A motion to open the contract for further discussion made by Batley, there was not a second, motion failed. Motion to deny the amendments made by Devens, there was some discussion about opening the contract among the Board members at this point, Farrey seconded Devens motion to deny the opening of the contract. No further discussion. Clerk called a roll vote to deny opening the contract: Devens-Aye, Farrey-Aye, Batley-Nye.**
2. CSM submitted by Sharon Stabbe. (This item moved to #1 under Zoning) **The Town is advisory to the County in this due to Shoreland Zoning. Motion to recommend approval made by Batley/second/Devens/no more discussion. Motion carried.**
3. Eighteen Wheel Enterprises Zoning Change From: B-3 General Business District to M-2 Heavy Industrial District to allow expansion of the current trucking business. **Motion to approve the Zoning change made by Batley/second by Devens/no discussion/motion carried.**
4. Wisconsin Department of Safety – Implementing Electronic Building Permit System and authorizing users. **Motion to authorize Tom Spierowski as the Town representative to the State of WI for this electronic submission system of Home building permits made by Batley/second/ Devens. No discussion, motion carried.**

County Supervisor's Report. Farmland Preservation should be wrapping up this week Friday, as it will be voted upon in committee then.

Sharing of Correspondence. None

Future Meeting Dates:

- WTA Unit Workshops: Various locations, September 12-14, 2017.
- WI Utility Tax Association: Wednesday, September 27, 2017 in Madison, WI.
- Planning Commission Meeting: Monday, October 2, 2017, 6:30 pm @ Vinland Town Hall 6085 County Rd T Oshkosh (if needed).
- WTA Conference: October 8-10, 2017 in Stevens Point, WI
- Town Board Meeting: Monday, October 16, 2017, 7:00 pm @ Vinland Town Hall 6085 County Rd T Oshkosh (**PLEASE NOTE THIS IS A WEEK LATER THAN USUAL**).

Motion to adjourn made @ 8:15pm by Devens/second/Farrey/motion carried.

Marilyn Fahrenkrug, Clerk

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<input type="checkbox"/>		Aerial Photos (2009)
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<input checked="" type="checkbox"/>		Buildings
<input checked="" type="checkbox"/>		Parcel Boundaries
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<input type="checkbox"/>		Certified Surveys
<input type="checkbox"/>		Floodplain
<input type="checkbox"/>		Navigable Streams
<input type="checkbox"/>		Public Land Survey
<input type="checkbox"/>		Shoreland Zoning
<input type="checkbox"/>		Sub-Division
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= Not Applicable for this Layer.

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