

DATE: 08/17/21

R E S O L U T I O N

No. 002

To The Board of Supervisors of Winnebago County, Wisconsin:

AMENDATORY ORDINANCE 08/02/21

WHEREAS, it is desirable to amend the Zoning Map of the TOWN OF Vinland in accordance with the petition of Terry & Lea Loche 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 (General Business District)** of said ordinance, which it now and heretofore had, to the zoned district of **B-2 (Highway Business Park)**.

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 Vinland)

PARCEL NO: **026-0581-01**; FROM **B-3** TO **B-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 _____, 2021.

Jon Doemel

County Board Supervisory district **30 - Farrey**



Winnebago County

Zoning Department

The Wave of the Future

MEMO FOR P & Z MEETING AGENDA OF AUGUST 6, 2021

TO: Planning & Zoning Committee

FM: Zoning Administrator *CAR*

RE: Review of Town Zoning Changes

1. Terry & Lea Loche - Town Zoning Change (Tax ID No: 026-0581-01) – Town of Vinland.

The town zoning change for Terry & Lea Loche is consistent with Winnebago County's Future Land Use Plan. The Town of Vinland approved the zoning change from B-3 (General Business District) to B-2 (Highway Business Park) and Winnebago County's future land use plan shows future land use as Non-residential.

RECOMMENDATION: Approve a motion to forward zone change to County Board for action.

Approved 5-0

2. JBL Real Estate Investments - Town Zoning Change (Tax ID Nos: 006-0348-01-05, 006-0348-01-06, 006-0348-01-07 & 006-0348-01-08) – Town of Clayton.

The town zoning change for JBL Real Estate Investments is consistent with Winnebago County's Future Land Use Plan. The Town of Clayton approved the zoning change from R-2 (Suburban Residential District) to R-3 (Two – Family Residential District) and Winnebago County's future 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

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: **TERRY & LEA LOCKE**

Address of Owner: **967 EHLERS RD NEENAH WI 54956**

Name of Applicant: **PRECEPT PROPERTIES LLC**

Address of Applicant: **P.O. BOX 626 APPLETON WI 54912**

Legal Description of Area to be Rezoned: **APPROXIMATELY 5.26 ACRES**

Tax Parcel Number (if Existing Parcel): **026-0581-01**

Section 18 **Town 19 N.** **Range 17 E.**

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

Proposed Zoning: **B-2** Name of District: **HIGHWAY BUSINESS PARK.**

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, Karen Brazee, Clerk of the Town of Vinland, hereby certify that a public hearing was conducted on July 21, 2021 and that all required notices were posted and/or mailed as required by local ordinance.

Signed: Karen Brazee Dated: 7.21.21
Clerk: Karen Brazee

Town of Vinland
General Application Form

APPLICATION TYPE: ZONING CHANGE (\$300.00)
 VARIANCE (\$300.00)
 CONDITIONAL USE PERMIT (\$300.00)
 SWIMMING POOL PERMIT (\$40.00)
 POND PERMIT (\$40.00)
 SIGN PERMIT (\$50.00)
 CSM REVIEW (\$150.00)

SITE PLAN IS REQUIRED

PLEASE PRINT OR TYPE:

PROPERTY OWNER: Terry Locke and Lea Locke

MAILING ADDRESS: 967 Ehlers Rd

CITY: Neenah STATE: WI ZIP CODE: 54956

PHONE: _____ FAX: _____ DATE: _____

SIGNATURE: _____

APPLICANT'S NAME: Precept Properties LLC

MAILING ADDRESS: P.O. Box 626

CITY: Appleton STATE: WI ZIP CODE: 54912

PHONE: 920-284-6785 FAX: 920-233-6055 DATE: _____

SIGNATURE: 

ADDRESS OF AFFECTED PROPERTY: Lot 2 of CSM 3829, Green Valley Rd, Oshkosh, WI

TAX KEY/PARCEL NO. Town of Vinland PIN 058101

SECTION 18 RANGE: 17E

1. ZONING: EXISTING B3 OVERLAY _____ PROPOSED B2

2. SEWER: EXISTING: _____ NEW _____ COUNTY PERMIT# _____

3. EXISTING USE OF PROPERTY: vacant land

Town of Vinland
General Application Form

4. **PROPOSED USE OF THE PROPERTY:** Self-storage including ambient, climate-controlled and outdoor.

5. **ATTACH A COPY OF A DETAILED LEGAL DESCRIPTION OF THE PROPERTY.**

PLEASE MAKE ALL CHECKS PAYABLE TO THE TOWN OF VINLAND

PLEASE SEND THE REQUIRED INFORMATION TO:

TOM SPIEROWSKI
6085 County Rd. T
Oshkosh, WI 54904

IF YOU HAVE ANY QUESTIONS, PLEASE CALL TOM AT:
920-428-3361

REMEMBER! ALL APPLICATIONS MUST BE RECEIVED A MINIMUM OF TWENTY-ONE (21) DAYS PRIOR TO MONTHLY TOWN BOARD MEETINGS WHICH ARE HELD THE SECOND MONDAY OF EACH MONTH.

Town of Vinland
General Application Form

4. **PROPOSED USE OF THE PROPERTY:** Self-storage including ambient, climate-controlled and outdoor.

5. **ATTACH A COPY OF A DETAILED LEGAL DESCRIPTION OF THE PROPERTY.**

PLEASE MAKE ALL CHECKS PAYABLE TO THE TOWN OF VINLAND

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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: JUNE 7, 2021 @ 6:30 PM.--PLAN COMMISSION
JUNE 14 9, 2021 @ 6:45 PM.-- TOWN BOARD

SUBJECT: ZONING CHANGE/ CONDITIONAL USE PERMIT (CUP) APPLICATION.

DESCRIPTION OF SUBJECT SITE: 5.26 ACRES OF COMMERCIAL ZONED
PROPERTY WITH FRONTAGE ON GREEN VALLEY RD & HIDDEN FARM LN.

PROPERTY OWNER: TERRY LOCKE & LEA LOCKE 967 EHLERS RD NEENAH WI
54956

APPLICANT: PRECEPT PROPERTIES LLC P.O. BX 626 APPLETON WI 54912

EXISTING ZONING: B-3, GENERAL BUSINESS DISTRICT.

PROPOSED ZONING: B-2 HIGHWAY BUSINESS PARK DISTRICT

LOCATION OF PREMISES AFFECTED: HIDDEN FARM LN.

LEGAL DESCRIPTION: PART OF SECTION 18, TOWN 19N. RANGE17E., TOWN OF
VINLAND, WINNEBAGO COUNTY, WI.

TAX PARCEL NOS: 026-0581-01

EXPLANATION: APPLICANT IS APPLYING FOR A ZONING CHANGE AND A
CONDITIONAL USE PERMIT FOR SELF STORAGE INCLUDING AMBIENT,
CLIMATE-CONTROLLED AND OUTDOOR.

ORDINANCE & SECTION AFFECTED: CHAPTER 410, TOWN OF VINLAND ZONING
CODE, ARTICLE IV, CONDITIONAL USES, SECTIONS: 410-34, 410-35, 410-36, 410-37,
410-38, 410-39, 410-40, 410-41, 410-42,410,43, 410-44.

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

MINUTES

Town of Vinland Special Board Meeting of June 16, 2021

Chairman O'Connell called the meeting to order at 1:15pm. Present were Chairman O'Connell, Supervisor Frakes, Clerk/Treasurer Brazee, and 4 others.

1. Discussion/Action Item: Zoning change Application for Precept Properties LLC on tax parcel# 026-058101:

O'Connell asked for any public comment strictly on the zoning change. Plan Commission Chairman Kuehnl said he had nothing to add. O'Connell noted he saw no reason to not approve the zoning change. **Frakes made motion to approve zoning change for Precept Properties LLC/seconded by O'Connell. Motion carried.**

2. Discussion/Action Item: CSM Review for Elizabeth and Michael Kaiser for tax parcel# 026-0237
Per input from PC Chairman Kuehnl, he indicated that it was a 5+ acre split off of a 40 acre lot. No change in zoning and the Plan Commission had recommended approval for the CSM. **Motion made by Frakes to approve CSM/seconded by O'Connell. Motion carried.**

Review/Discuss:

3. MS4 application and filing requirements:

Phil Kleman w/ McMahon and Associates provided information to the Board regarding the Town having a MS4 permit and that the annual required report was submitted and is due annually by 3/31. He recommended that Clerk/Treasurer Brazee contact the DNR to obtain the remaining pages of the letter dated 4/5/21 to Clerk Brown- to ensure we haven't missed additional information or deadlines. In 2008 a Storm Water Management Plan was created.

Based on US census boundaries, we have a total of 40 acres that are included in urban boundaries. Municipal Stormwater Permit has TMDL standards on stormwater discharge planning. Several permit requirements are needed. TMDL's started in 2020.

Phil provided Municipal Stormwater Permit and TMDL Planning handouts to everyone. Handout noted the permit requirements and the public education required.

Specifics obtained from Phil:

- Today's meeting would be one fall into one of the active delivery mechanisms covered under public education to help get the Town in compliance.
- O'Connell suggested that we find someone for a representative to join the Fox Wolf outreach for public involvement.
- Illicit Discharge Detection- we have 4 culverts in TOV. We should have an ordinance in place which requires cleaning outfalls every 5 years. The location of the culverts that need to be monitored are located on Paynes Point Road and Cowling Bay Road. The culverts should be tested on a dry day. If the culvert is draining, then there's probably something that shouldn't be draining into that culvert. Water should be tested to determine if it's illicit. McMahon can be hired to do the testing, but can be done by the Board. Hardest part of testing is to follow the flow of the discharge to determine its origin.
- Winnebago County provides much of the information needed to do the MS4 annual report.

- Permits are issued every 5 years. We had permit issued in 2014 and an extension in 2019. Now we should be working towards being compliant by 2024.
- There is a planning grant application that is available from the DNR in 2023. We should plan on applying, so if we can get funding then we can have the study completed to get our requirements done. McMahon and Associates do have grant writers available for an estimated cost of \$3000-\$4000. The DNR grant is a 50/50 grant which caps out at about \$120-\$130k.
- Phil will get us an estimate on their engineering costs to do the TMDL study. ARPA funds may possibly be available for building a required pond, but probably not for the engineering study. Phil is hoping that the Town of Vinland meets the TMDL requirements, so we don't have to do anything to be in compliance.

Made motion to adjourn/seconded by Motion carried.
Adjourned at 2:20pm.

Respectfully submitted,



Karen Brazee
Clerk/Treasurer

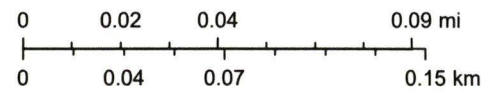
Site Map



7/21/2021, 8:47:16 AM

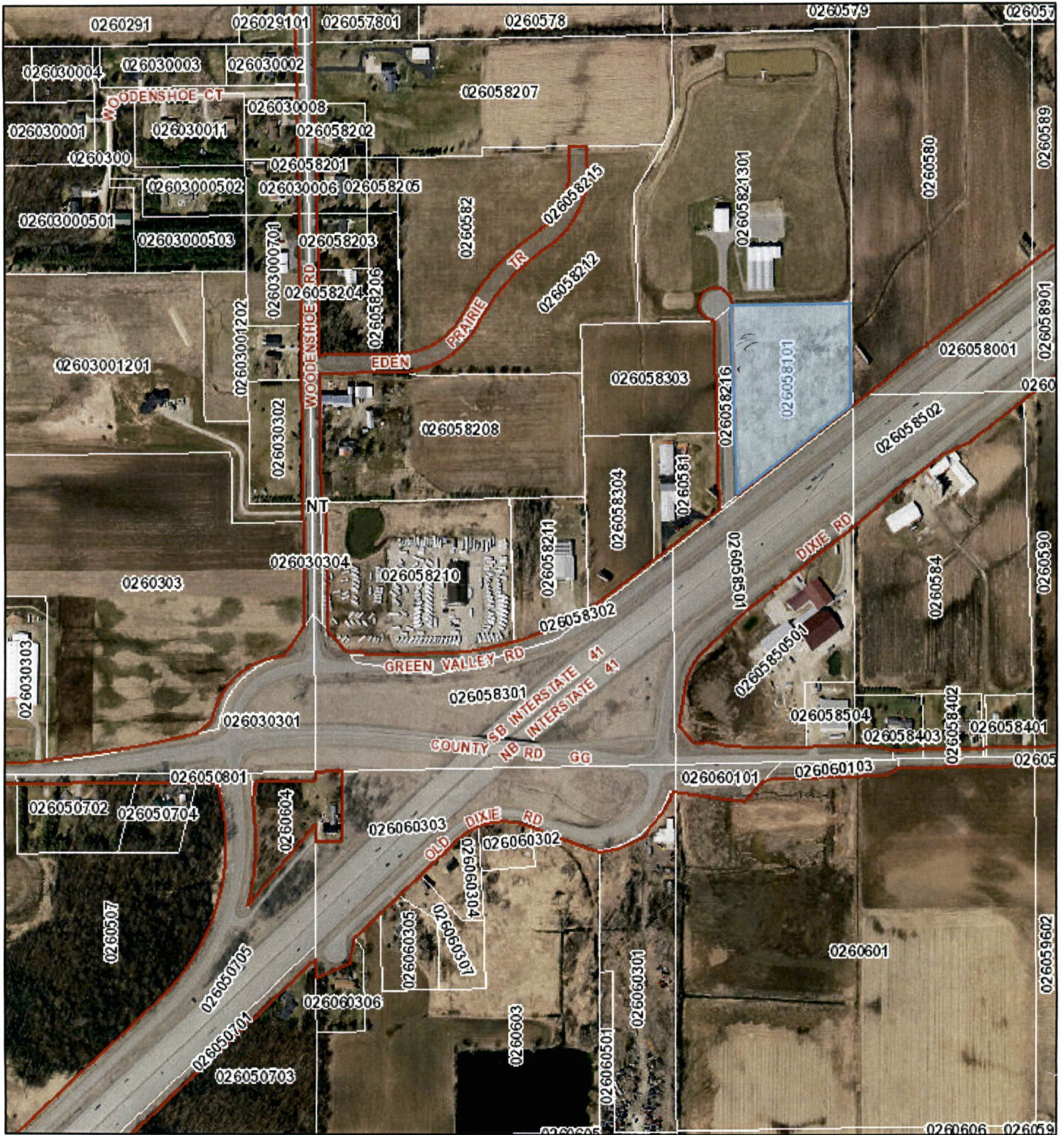
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|--------------------------------------|------------------------------------|
| Adjacent Counties | Navigable - Permanent (checked) |
| Lakes, Ponds and Rivers | Navigable - Intermittent (checked) |
| Navigable Waterways | |
| Navigable - Permanent (unchecked) | Navigable - Stream (checked) |
| Navigable - Intermittent (unchecked) | Tax Parcel Boundary |
| Navigable - Stream (unchecked) | Road ROW |
| | Municipal Boundary |

1:2,801



Winnebago County GIS, Imagery Date: April 2020

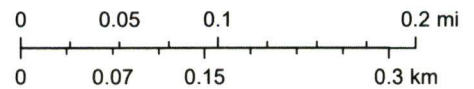
Site Map



5/28/2021, 11:06:26 AM

- Adjacent Counties
- Lakes, Ponds and Rivers
- Navigable Waterways
 - Navigable - Permanent (unchecked)
 - Navigable - Intermittent (unchecked)
 - Navigable - Stream (unchecked)
- Tax Parcel Boundary
- Road ROW
- Municipal Boundary
- Navigable - Permanent (checked)
- Navigable - Intermittent (checked)
- Navigable - Stream (checked)

1:6,141



Winnebago County GIS, Imagery Date: April 2020