

DATE: 10/20/20

R E S O L U T I O N

No. 005

To The Board of Supervisors of Winnebago County, Wisconsin:

AMENDATORY ORDINANCE 10/05/20

WHEREAS, it is desirable to amend the Zoning Map of the TOWN OF Oshkosh in accordance with the petition of Bayland Building Inc 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 Oshkosh, 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 **M-1 (Light Industrial District)**.

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 Oshkosh)

PARCEL NO: **018-0112-01 & 018-0112-02; FROM B-3 TO M-1**

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 _____, 2020.

Mark Harris

County Board Supervisory district **12 - Gabert**



Winnebago County

Zoning Department

The Wave of the Future

MEMO FOR P & Z MEETING AGENDA OF OCTOBER 9, 2020

TO: Planning & Zoning Committee

FM: Zoning Administrator *CAR*

RE: Review of Town Zoning Changes

1. Bayland Building Inc. - Town Zoning Change (Tax ID Nos: 018-0112-01 and 018-0112-02) – Town of Oshkosh.

The town zoning change for Bayland Building Inc. is consistent with Winnebago County's Future Land Use Plan. The Town of Oshkosh approved the zoning change from B-3 (General Business District) to M-1 (Light Industrial District) and Winnebago County's future land use plan which incorporates the City of Oshkosh' future land use plan shows future land use as commercial.

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

BD, BJ₂ 4-0-1 Approved

2. Michael Yost and Penny Brazee - Town Zoning Change (Tax ID No: 006-0793) – Town of Clayton.

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

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

BD, RK₂ 5-0 Approved

3. Carl Rasmussen - Town Zoning Change (Tax ID No: 006-0243) – Town of Clayton.

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

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

BJ, BD₂ 5-0 Approved

4. Robert and Janice Schommer - Town Zoning Change (Tax ID No: 006-0664-01) – Town of Clayton.

The town zoning change for Robert and Janice Schommer is consistent with Winnebago County's Future Land Use Plan. The Town of Clayton approved the zoning changes from R-1 (Rural Residential District) to A-2 (General Agricultural 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.

BD, BJ₂ 5-0 Approved

B-3 (General Business) to M-1 (Light Industrial)
FLU: Commercial (City of Oshkosh)

RESOLUTION # 04 -2020
TOWN OF OSHKOSH
Winnebago County, Wisconsin

WHEREAS, the town board of the Town of Oshkosh met at a special town board meeting on September 17, 2020;

WHEREAS, the board made a motion carried unanimously to approve the follow:

THE PETITIONERS:

Applicant: BAYLAND BUILDING INC., DAVID OBRIEN;

Owner: TIM MILLER (WHC PROPERTIES LLC);

Property Address: 3250 (#B & #C), 3280, & 3290 WALTER ST., OSHKOSH WI 54901

request that the following property be rezoned from B-3 General Business District to M-1 Light Industrial District; specifically described as Tax Parcel 018-0112-01 & 018-0112-02

Parcel 018-0112-01

3250 WALTER ST #B OSHKOSH, WI 54901
3250 WALTER ST #C OSHKOSH, WI 54901
PT NW SE DESC AS LOT 2 OF CSM-1054 1.33 A

Parcel 018-0112-02

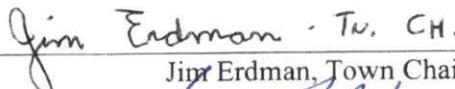
3280 WALTER ST OSHKOSH, WI 54901
3290 WALTER ST OSHKOSH, WI 54901
PT NW SE DESC AS LOT 1 OF CSM-1054 3.10 A

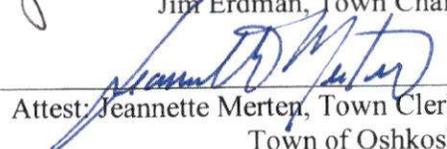
In the Town of Oshkosh, County of Winnebago, State of Wisconsin.

WHEREAS, the reason for findings were the rezoning request meets the town's future long-range zoning and is compatible with the area reflecting the same findings that the Town of Oshkosh Planning & Zoning Committee determined through their hearing process.

FURTHERMORE, the town board requests Winnebago County to reflect the determination on the town's current zoning map.

Dated this 17th day of September, 2020.


Jim Erdman, Town Chair


Attest: Jeannette Merten, Town Clerk
Town of Oshkosh

PETITION FOR
ZONING CHANGE/AMENDMENT

TO: Town of Oshkosh Board
1076 Cozy Lane
Oshkosh, WI 54901

The undersigned owner(s) of the property herein described petitions your honorable body for an amendment to the Town of Oshkosh Zoning Ordinance and Map to effect a change in the Zoning Classification of real estate in the Town of Oshkosh, Winnebago County, Wisconsin, more particularly described in summary as follows, to-wit:

From/existing B-3 zoning district to M-1 zoning district
per Certified Survey Map Number _____.

Location of property by address/parcel number: ~~01010011201~~ 13250 Walker

The land described above will be used for: Storage Units

if the amendment is adopted.

Dated this 10 day of August, 20 20

Respectfully submitted:

Tim MILLER
(Name printed)

1571 SLEEPY HOLLOW CT
(Address)

GREEN BAY, WI 54311
(City, State, Zip)

[Signature]
(Legal Signature)

Pd 450.-

Town of Oshkosh

Zoning Change/Amendment Application

Check or Money Order payable to Town of Oshkosh Fee: \$450.00 receipt # 533445 ID Number 010
(Please print using black ink for duplication purposes)

A. CONTACT INFORMATION

1.) PROPERTY OWNER:

Name: Tim Miller
Mailing Address: 1736 5al ST Green Bay, WI 54302
Phone: 920-468-6951 Cell: _____ Email: tim.miller@waskyheating.com

Permission is hereby granted for appropriate Town Staff to enter upon the property for the placement and removal of hearing notice sign, and conducting inspections prior to hearing. Said permission is to remain in force until the conclusion of the Public Hearing and is binding upon all heirs and assigns.

Signature: [Signature] Date: 8-10-20

2.) APPLICANT INFORMATION (if different than owner):

Name: David OBrien (Bayland Buildings Inc.)
Mailing Address: P.O. Box 13571 Green Bay, WI 54307
Phone: 920-498-9300 Cell: 920-371-4200 Email: dobrien@baylandbuildings.com

B. PROPERTY INFORMATION:

- 1.) Tax Key/Parcel #: ~~018011201~~ 018011201
- 2.) Lot _____ Block _____ Subdivision _____ or CSM# _____
Section _____ Town _____ North _____ Range _____ East Acres _____
- 3.) Location of Property: 3250 ~~2~~ Walter ST
- 4.) Zoning (Existing): B-3 Zoning Proposed: M-1
- 5.) Use (Existing): VACANT
Use (Proposed): Storage Units
- 6.) Existing Sewer: Septic Mound Holding Tank Municipal or Needed _____
- 7.) Proposed site plan AND map of existing location as described in instructions included: _____

C.) REASONS FOR CHANGE:

Describe the MAIN USE:
to allow storage units (individual)

PETITION FOR
ZONING CHANGE/AMENDMENT

TO: Town of Oshkosh Board
1076 Cozy Lane
Oshkosh, WI 54901

The undersigned owner(s) of the property herein described petitions your honorable body for an amendment to the Town of Oshkosh Zoning Ordinance and Map to effect a change in the Zoning Classification of real estate in the Town of Oshkosh, Winnebago County, Wisconsin, more particularly described in summary as follows, to-wit:

From/existing B-3 zoning district to M-1 zoning district
per Certified Survey Map Number _____.

Location of property by address/parcel number: 018011202 ~~Fox~~ 3280 Walter ~~3280 Walter~~

The land described above will be used for: Storage Units

If the amendment is adopted.

Dated this 10 day of August, 2020

Respectfully submitted:

TIM MILLER
(Name printed)

1571 SLEEPY HOLLOW CT
(Address)

GREEN BAY, WI 54311
(City, State, Zip)

[Signature]
(Legal Signature)

pd 450.-

Town of Oshkosh
Zoning Change/Amendment Application

Check or Money Order payable to Town of Oshkosh Fee: \$450.00 receipt # 538446 ID Number ZA-011
(Please print using black ink for duplication purposes)

A. CONTACT INFORMATION

1.) PROPERTY OWNER:

Name: Tim Miller
Mailing Address: 1736 5th St Green Bay, WI 54302
Phone: 920-468-6951 Cell: _____ Email: tim.miller@weskyheating.com

Permission is hereby granted for appropriate Town Staff to enter upon the property for the placement and removal of hearing notice sign, and conducting inspections prior to hearing. Said permission is to remain in force until the conclusion of the Public Hearing and is binding upon all heirs and assigns.

Signature: [Signature] Date: 8-10-20

2.) APPLICANT INFORMATION (If different than owner):

Name: David O'Brien (Bayland Buildings Inc.)
Mailing Address: P.O. Box 13571 Green Bay, WI 54307
Phone: 920-498-9300 Cell: 920-371-4200 Email: dobrien@baylandbuildings.com

B. PROPERTY INFORMATION:

- 1.) Tax Key/Parcel #: 01B011202
- 2.) Lot _____ Block _____ Subdivision _____ or CSM# _____
Section _____ Town _____ North _____ Range _____ East Acres _____
- 3.) Location of Property: 3280 Walter St
- 4.) Zoning (Existing): B-3 Zoning Proposed: M-1
- 5.) Use (Existing): VACANT
Use (Proposed): Storage Units
- 6.) Existing Sewer: Septic Mound Holding Tank Municipal or Needed _____
- 7.) Proposed site plan AND map of existing location as described in instructions included: yes

C.) REASONS FOR CHANGE:

Describe the MAIN USE:
to allow storage units (individual)

Describe the PROPOSED USE:

Storage Units.

Describe the essential services (sewer, water, streets, etc.) for present and future uses:

N/A

Describe why the proposed use would be the highest and best for the property:

Consistent with uses in Industrial area

Describe the property use compatibility with surrounding land use:

Supports long range plans of both
the city & town of Oshkosh

A Public Hearing will be set upon the receipt of applications Z-100 & Z-101 including supplemental material and payment, whereas the applicant will furnish necessary information to the Zoning Administrator for processing of this application.

I ACCEPT THESE TERMS AND HEREBY SUBMIT THE APPLICATION FOR APPROVAL:

SIGNED: T. M. Miller

DATE: 8-14-20

Print name: TIM M. MILLER

Date Application Received by Zoning Administrator: Aug 11, 2020

Zoning Administrator signature: Carol Kaufmann



CONCEPTUAL SITE PLAN
 THIS PLAN IS A CONCEPTUAL SITE PLAN AND IS NOT TO BE USED FOR PERMITS OR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND OTHER AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND OTHER AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND OTHER AGENCIES.

APPROVED

 DATE: _____
 TITLE: _____

PROPOSED BUILDING FOR:
19-1231
 WISCONSIN, COUNTY OF:

SCALE VERIFICATION
 THIS PLAN MEASUREMENTS TO THE CENTERLINE OF THE ROAD AS SHOWN ON THE PLAN.

NOTICE OF CONCEPT
 THIS CONCEPTUAL SITE PLAN IS NOT TO BE USED FOR PERMITS OR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND OTHER AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND OTHER AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND OTHER AGENCIES.

JOB NUMBER: _____

DATE: _____
 DRAWN BY: BRIAN PETERS (920) 362-7870

DATE: 4/22/2020

REVISIONS:
 1. _____
 2. _____
 3. _____

ISSUED FOR:
 PRELIMINARY
 BID SET
 CONSTRUCTION

SHEET
C1.0



Oshkosh Northwestern media A GANNETT COMPANY

STATE OF WISCONSIN
BROWN COUNTY

TOWN OF OSHKOSH
NOTICE OF PUBLIC HEARING

TOWN OF OSHKOSH

1076 COZY LN

OSHKOSH WI 549011404

Being duly sworn, doth depose and say that she/he is an authorized representative of the Oshkosh Northwestern, a daily newspaper published in the city of Oshkosh, in Winnebago County, Wisconsin, and that an advertisement of which the annexed is a true copy, taken from said paper, which was published therein on

NOTICE IS HEREBY GIVEN THAT THE PLANNING & ZONING COMMISSION OF THE TOWN OF OSHKOSH will conduct PUBLIC HEARINGS at 6:00 P.M. on THURSDAY, SEPTEMBER 17, 2019, in the TOWN HALL located at 230 E. COUNTY RD. Y, OSHKOSH, WI 54901. The purpose of the Public Hearings is to RECEIVE PUBLIC COMMENT regarding the following ZONING CHANGE application:

A. THE PETITIONERS: Applicant: BAYLAND BUILDING INC. DAVID OBRIEN, Owner: TIM MILLER (WHC PROPERTIES LLC), Property Address: 3250 (#B & #C), 3280, & 3290 WALTER ST., OSHKOSH WI 54901 request that the following property be rezoned from B-3 General Business District to M-1 Light Industrial District; specifically described as Tax Parcel 018-0112-01 & 018-0112-02;

B. LEGAL DESCRIPTION DESCRIBED AS FOLLOWS:
Parcel 018-0112-01
3250 WALTER ST #B OSHKOSH, WI 54901
3250 WALTER ST #C OSHKOSH, WI 54901
PT NW SE DESC AS LOT 2 OF CSM-1054 1.33 A

Parcel 018-0112-02
3280 WALTER ST OSHKOSH, WI 54901
3290 WALTER ST OSHKOSH, WI 54901
PT NW SE DESC AS LOT 1 OF CSM-1054 3.10 A

All interested parties and any objections to the granting of this request will be heard at the Public Hearing.

Dated this 24th, day of August 2020

Published on September 3 & 10, 2020
Jeannette Merten, Town Clerk
Town of Oshkosh
Run: September 3, 10, 2020

WNAXLP

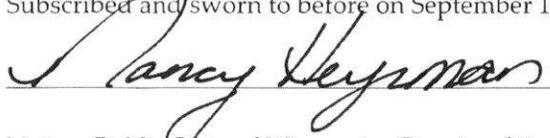
Account Number:GWM-N5839
Order Number: 0004344767
Total Ad Cost: \$86.63
Published Dates: 09/03/2020, 09/10/2020



Legal Clerk

Received
SEP 12 2020
Town of Oshkosh
Winnebago, WI

State of Wisconsin
County of Brown
Subscribed and sworn to before on September 10, 2020



Notary Public State of Wisconsin, County of Brown

5.15.23

My Commission Expires

of Affidavits 1
This is not an invoice

NANCY HEYRMAN
Notary Public
State of Wisconsin

TOWN OF OSHKOSH
Re: PH 9/17/2020

Parcel 018-0112-01 (Bayland)

PLANNING & ZONING COMMISSION RECOMMENDATION OF DECISION TO TOWN BOARD

Town Plan Commission Secretary: Sharon Karow Date: 9-17-2020

Town Plan Commission Chair: Jim Erdman Date: 9-17-2020

Decision Date: 9-17-2020

Approved Denied

Published Dates of public hearing (class 2 notice): Sept. 3+10, 2020

Reasons for findings, including any stipulations or conditions: consistent with area

FINAL APPROVAL OF ZONING CHANGE REQUEST BY TOWN BOARD

Town Clerk: [Signature] Date: 9-18-20

Town Board Chairman: Jim Erdman Date: 9-17-20

Decision Date: 9-17-20

Approved Denied

Resolution Number to Ordinance Zoning Map change: 04-2020

Reasons for findings, including any stipulations or conditions:

Parcel 018-0112-02 (Bayland)

PLANNING & ZONING COMMISSION RECOMMENDATION OF DECISION TO TOWN BOARD

Town Plan Commission Secretary: Sharon Karow Date: 9-11-2020

Town Plan Commission Chair: Jim Edman Date: 9-17-2020

Decision Date: 9-17-2020

Approved Denied

Published Dates of public hearing (class 2 notice): Sept. 3 + 10, 2020

Reasons for findings, including any stipulations or conditions: consistent with area

FINAL APPROVAL OF ZONING CHANGE REQUEST BY TOWN BOARD

Town Clerk: [Signature] Date: _____

Town Board Chairman: Jim Edman Date: 9-17-20

Decision Date: 9-17-20

Approved Denied

Resolution Number to Ordinance Zoning Map change: 04-2020

Reasons for findings, including any stipulations or conditions: _____

Minutes
Town of Oshkosh

Special Town Board Meeting
September 17, 2020 - 7:00 p.m. – Town Hall

1
2
3
4 PRESENT: Chair Jim Erdman, Supervisor Matt Merten, Supervisor Bill
5 Demler, and audience of 5.

6
7 Chair Erdman called meeting to order at 7:10 p.m.

8
9 **Resolution 04-2020 – Bayland Zoning Amendment.**

10
11 **Motion made by Bill Demler, M. Merten seconded, to approve**
12 **the Resolution 04-2020 zoning amendment of applicant**
13 **Bayland Building Inc., David Obrien; property owner Tim Miller**
14 **(WHC Properties LLC at property address 3250 (#B & #C),**
15 **3280 & 3290 Walter St., Oshkosh WI 54901 from B-3 General**
16 **Business District to M-1 Light Industrial District of parcels 018-**
17 **0112-01 and 018-112-02 for reason that it is consistent with**
18 **the area.**

19 Roll call.

20 **Erdman yes, M. Merten, yes; Demler, yes. Motion carried.**

21
22 **Resolution 05-2020 – Walker Zoning Amendment.**

23
24 **Motion made by Bill Demler, M. Merten seconded, to approve**
25 **Resolution 05-2020 zoning amendment of applicant and owner**
26 **Mehta Tst, Komai; Walker Tst, Brent H of vacant lot parcel 018-**
27 **0551 from R-2 Suburban Residential District (Subdivided) to A-**
28 **2 General Farming for reason that all town citizens, commission**
29 **and town board members spoke in favor of this zone change to**
30 **limit development consistent with the intent of the City and**
31 **County plan.**

32 Roll call.

33 **M. Merten, yes; Demler, yes; Erdman, yes. Motion carried.**

34
35 **Motion made by Bill Demler, M. Merten seconded, to adjourn.**
36 **Motion carried unanimously.**

37
38 Meeting adjourned at 7:15 p.m.

39
40 Minutes drafted by Jim Erdman
41 Jeannette Merten
42 Town of Oshkosh Clerk
43