

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMITTEE
March 28, 2023

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 March 28, 2023 at 6:30 PM in Conference Room 120 of the County Administration Building located at 112 Otter Ave, Oshkosh, WI.

All interested persons wishing to be heard at the public hearing may appear in person or via Zoom using the meeting information below. A direct link to the Zoom Meeting is available on the Winnebago County Meetings and Agenda calendar on the above indicated date.

Zoom Meeting Information Link: <https://www.co.winnebago.wi.us/planning-and-zoning/p-z-meeting-links>

Additional Instructions can be found at: <https://www.co.winnebago.wi.us/planning-and-zoning>

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.: 2023-CU-6300

Property Owner(s): KEBK LLC

Agent: SCHLOSSER, CORY REI ENGINEERING

Tax Parcel No.: 012-0080

Location of Premises: 4323 STATE RD 91

Legal Description: Being part of the NE 1/4 of the NW 1/4 of Section 5, Township 17 North, Range 16 East, Town of Nekimi, Winnebago County, Wisconsin.

Code Reference: Chapter 23, Article 8, Division 3, Sec. 23.8-41, Exhibit 8-1, 9.15

Description of Proposed Use: Applicant is requesting a conditional use permit to operate a landscape business.

INITIAL STAFF REPORT**Sanitation:** Required; Private System**Overlays:** NONE**Current Zoning:** A-2 General Agriculture**Code Reference:** Chapter 23, Article 8, Division 3, Sec. 23.8-41, Exhibit 8-1, 9.15**Description of Proposed Use:** Applicant is requesting a conditional use permit to operate a landscape business.**Surrounding Zoning:** **North:** City of Oshkosh; **South:** A-1; **East:** A-2; **West:** R-1;**THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/AGENT**

Describe the proposed use: The proposed use is to construct a building, associated parking, and exterior storage space for a landscape company, the Ground Guys. The site will be served by private well and septic and storm water runoff will be managed on site.

Describe how the proposed use will not have any adverse effects on surrounding property: There will be no adverse effects to surrounding property due to proposed site plan allocating an adequate amount of separation distance to the side and rear lot lines. The proposed use will be low traffic and there are no other concern pertaining to glare, noise, dust, etc.

There are no environmental impact concerns as site storm water runoff is to be treated by a proposed bio-retention pond. There is proposed wetland disturbance to facilitate driveway construction in a location permit-able by Wisconsin DOT, however, this disturbance is to be kept to a minimum and the disturbed area is to be restored.

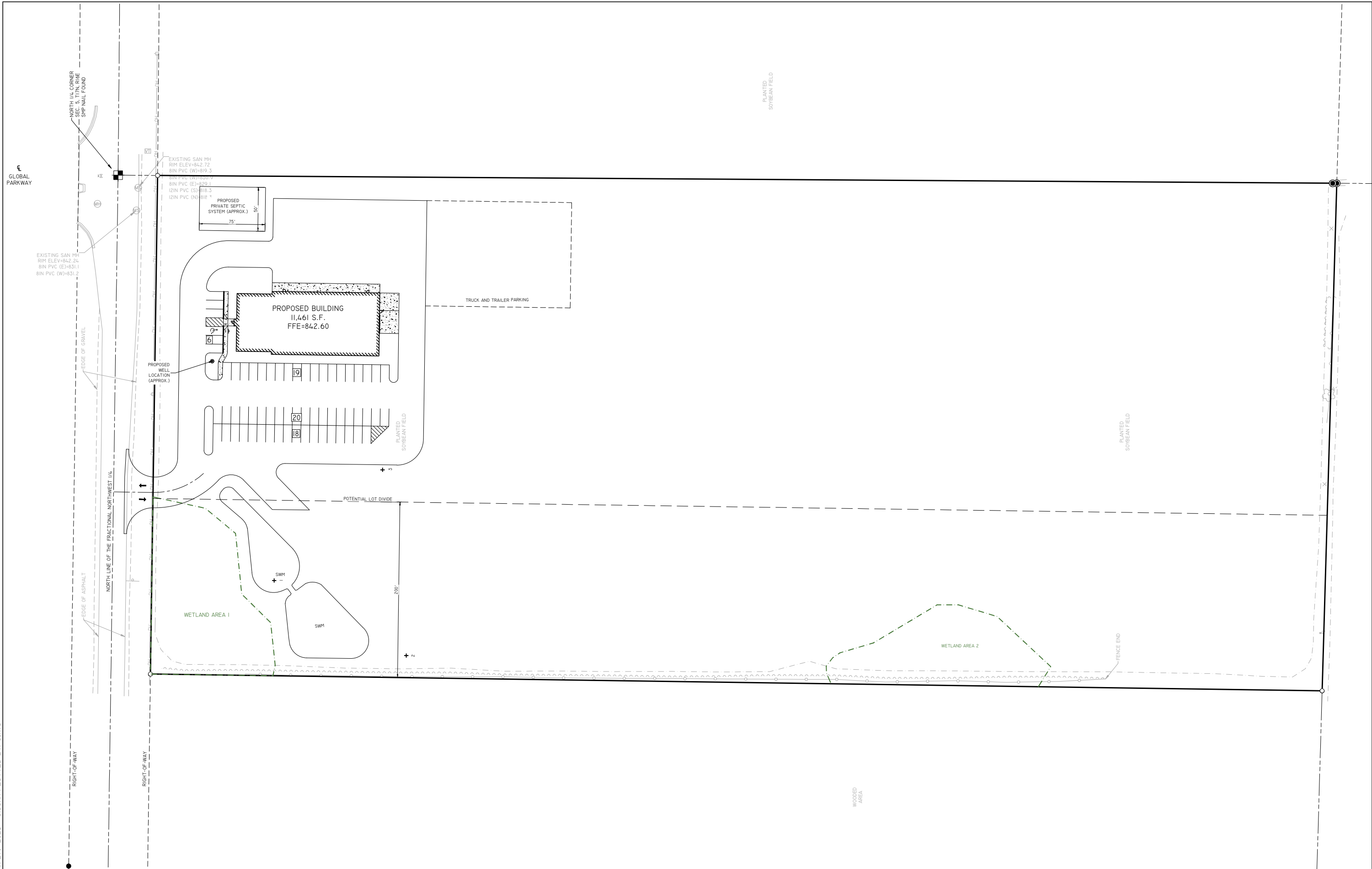
SECTION REFERENCE AND BASIS OF DECISION**Basis of Decision**

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.

DRAWING FILE: G:\10000-10099\10056 - THE GROUND GUYS OF APPLETON AND OSHKOSH\DRAWING\PLANS\10056-C020-OVERLAY.DWG LAYOUT: C020
 PLOTTED: JAN 27, 2023 - 8:58AM PLOTTED BY: CORYS

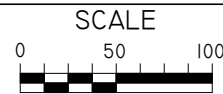


REI Engineering, INC.
 4080 N. 20TH AVENUE
 WAUSAU, WISCONSIN 54401
 PHONE: 715.675.9784, FAX: 715.675.4060
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REI

**CIVIL & ENVIRONMENTAL
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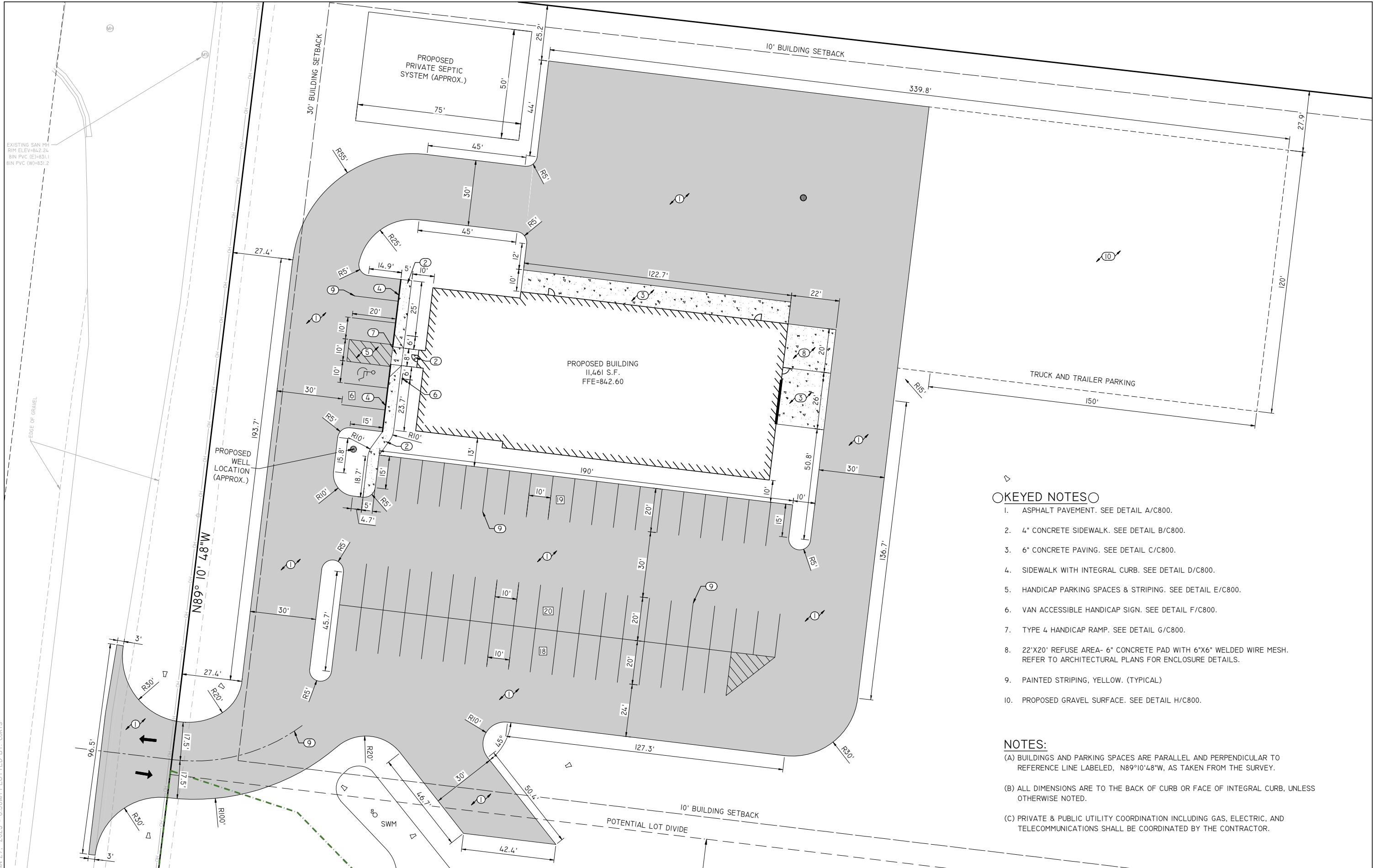


DATE	REVISION	BY	CHKD	SURVEYED BY: BE, JM	DESIGNED BY:	SURVEY DATE: 10/06/21
				SURVEY CHKD BY: JLR	CIVIL CHKD BY:	CIVIL DATE: 12/20/22
				SURVEY APVD BY: JLR	CIVIL APVD BY:	DRAWN BY: LAZ

OVERLAY SITE PLAN
 THE GROUND GUYS
 5699 STATE RD 9I
 TOWN OF NEKIMI, WISCONSIN 54947

REI
 REI No. 10056
 SHEET C020

DRAWING FILE: Q:\10000-10099\10056 - THE GROUND GUYS OF APPLETON AND OSHKOSH\DRAWING\PLANS\10056-C100-SITE.DWG LAYOUT: C100
 PLOTTED: JAN 27, 2023 - 8:58AM PLOTTED BY: CORYS



KEYED NOTES

1. ASPHALT PAVEMENT. SEE DETAIL A/C800.
2. 4" CONCRETE SIDEWALK. SEE DETAIL B/C800.
3. 6" CONCRETE PAVING. SEE DETAIL C/C800.
4. SIDEWALK WITH INTEGRAL CURB. SEE DETAIL D/C800.
5. HANDICAP PARKING SPACES & STRIPING. SEE DETAIL E/C800.
6. VAN ACCESSIBLE HANDICAP SIGN. SEE DETAIL F/C800.
7. TYPE 4 HANDICAP RAMP. SEE DETAIL G/C800.
8. 22'X20' REFUSE AREA- 6" CONCRETE PAD WITH 6"X6" WELDED WIRE MESH. REFER TO ARCHITECTURAL PLANS FOR ENCLOSURE DETAILS.
9. PAINTED STRIPING, YELLOW. (TYPICAL)
10. PROPOSED GRAVEL SURFACE. SEE DETAIL H/C800.

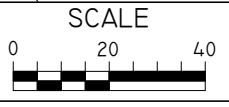
NOTES:

- (A) BUILDINGS AND PARKING SPACES ARE PARALLEL AND PERPENDICULAR TO REFERENCE LINE LABELED, N89°10'48"W, AS TAKEN FROM THE SURVEY.
- (B) ALL DIMENSIONS ARE TO THE BACK OF CURB OR FACE OF INTEGRAL CURB, UNLESS OTHERWISE NOTED.
- (C) PRIVATE & PUBLIC UTILITY COORDINATION INCLUDING GAS, ELECTRIC, AND TELECOMMUNICATIONS SHALL BE COORDINATED BY THE CONTRACTOR.

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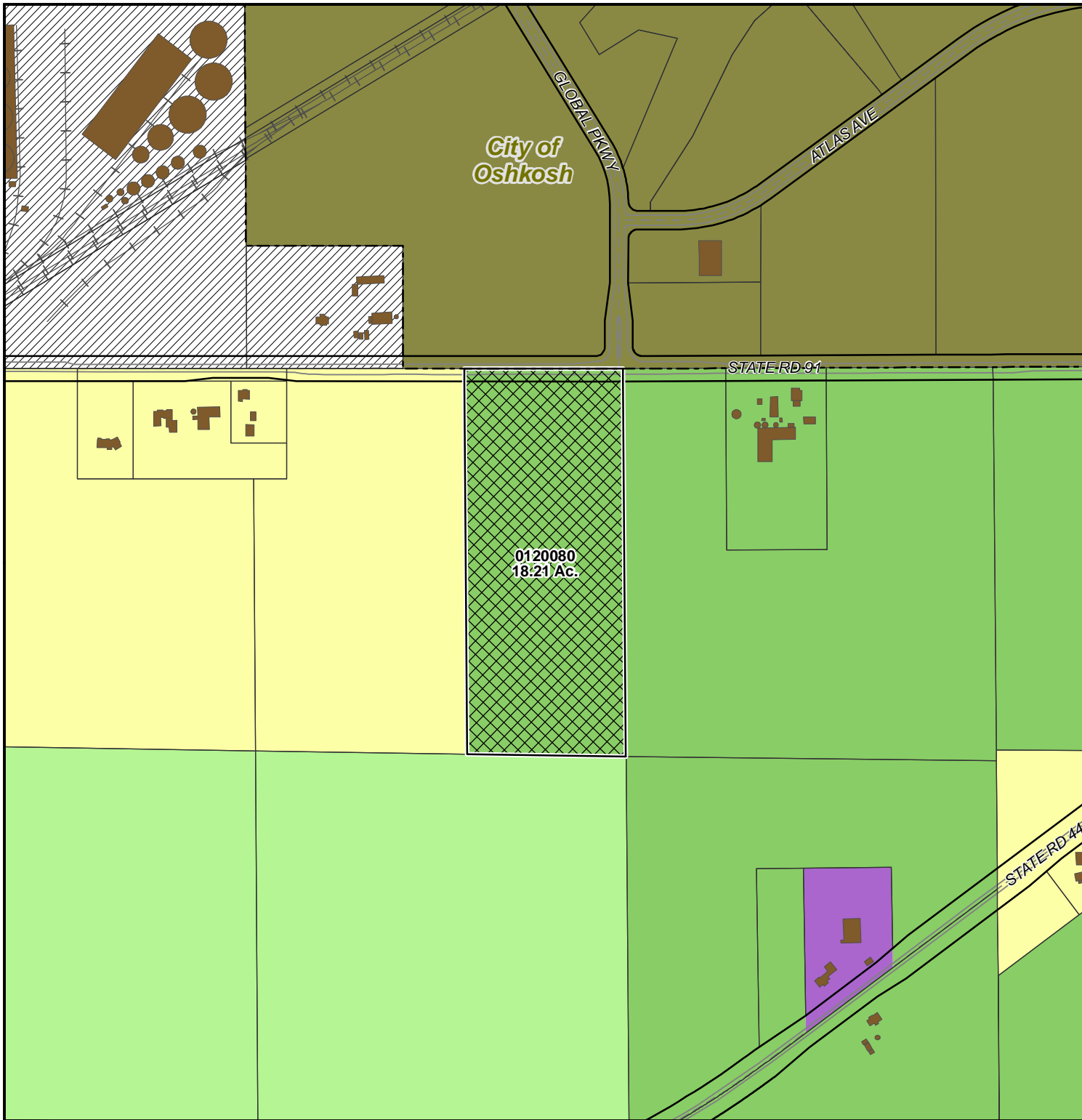
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SITE PLAN
 THE GROUND GUYS
 5699 STATE RD 91
 TOWN OF NEKIMI, WISCONSIN 54947

REI
 REI No. 10056
 SHEET C100

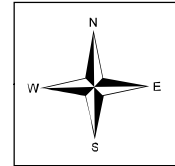


Application #23-CU-6300

Date of Hearing:
March 28, 2023

Owner(s):
KEBK LLC

Subject Parcel(s):
0120080



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

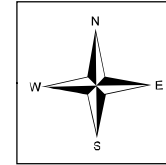
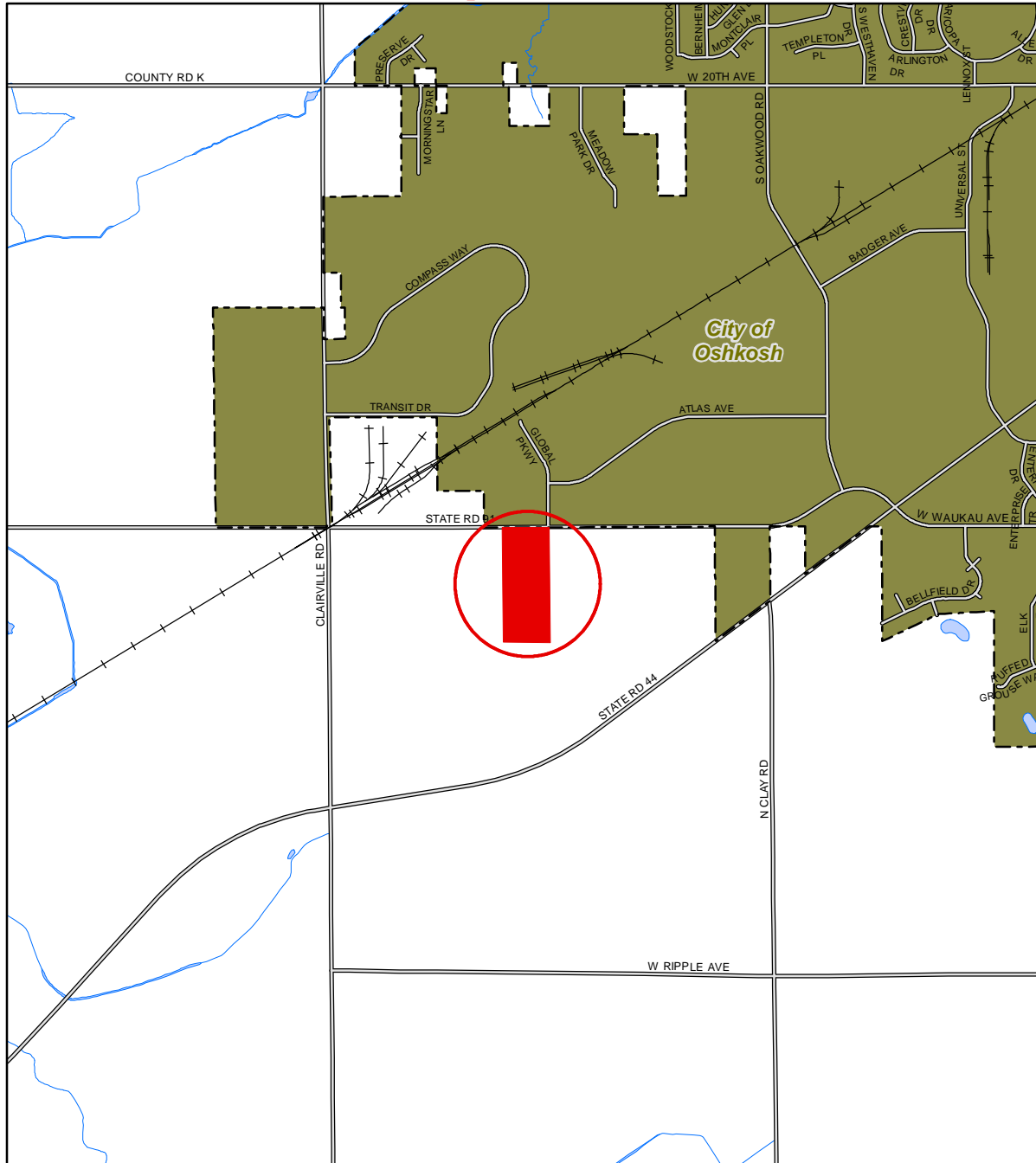
○ = SITE

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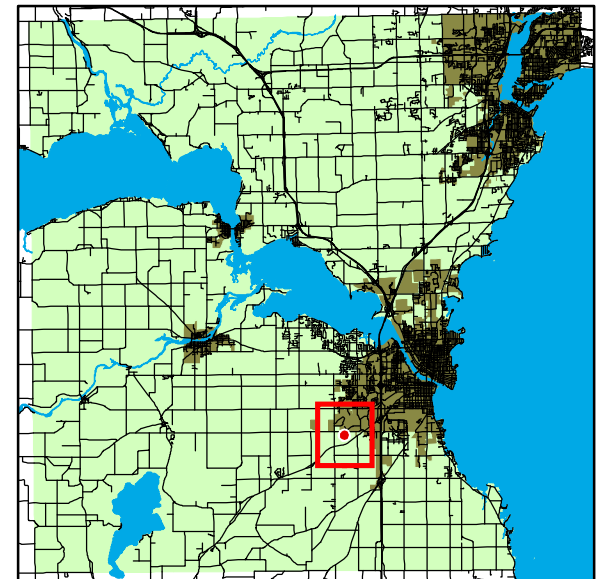
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*Winnebago County
WINGS Project*

● = SITE



1 inch : 2,000 feet

WINNEBAGO COUNTY