

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING  
PLANNING AND ZONING COMMITTEE  
January 30, 2024

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 January 30, 2024 at 6:30 PM in Conference Room 120 of the David Albrecht 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.:** 2024-CU-6530

**Property Owner(s):** BARTELS ENTERPRISES INC

**Agent:** NONE

**Tax Parcel No.:** 012-0031, 012-0037

**Location of Premises:** 1679 W WAUKAU AVE

**Legal Description:** Being part of the E 1/2 of the NW 1/4 of Section 3, Township 17 North, Range 16 East, Town of Nekimi, Winnebago County, Wisconsin.

**Code Reference:** Chapter 23, Section 23.8-272, Exhibit 8-1, 5.02

**Description of Proposed Use:** Applicant is requesting a conditional use permit to operate a campground.

## INITIAL STAFF REPORT

**Sanitation:** Required; Private System

**Overlays:** Shoreland, wetlands

**Current Zoning:** A-2 General Agriculture

**Code Reference:** Chapter 23, Section 23.8-272, Exhibit 8-1, 5.02

**Description of Proposed Use:** Applicant is requesting a conditional use permit to operate a campground.

**Surrounding Zoning:** **North:** R-1; City of Oshkosh **South:** I-1; **East:** I-1; **West:** I-1;

### THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/AGENT

**Describe the proposed use:** See Attached.

**Describe how the proposed use will not have any adverse effects on surrounding property:** See Attached.

### 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.

## **CONDITIONAL USE APPLICATION**

1679 W Waukau Ave., Oshkosh, WI

### **Proposed use**

The area being developed is to be used for seasonal sites for camping units. There will be 20 sites in the proposed design area each with a gravel pad and electric and water service. A central sewer system is proposed for this project with 2 holding tanks - system to be designed by others. These sites will be available for use from May 1 until Oct. 15. Visits / stays are limited to 9 consecutive nights.

The South Campground has 80 RV sites. Fifty four sites have electric and water and 26 sites have electric water and sewer. There is a recreational pond that is about  $\frac{2}{3}$  of an acre in size that is available for campers. A service building has bathrooms and showers along with a concession area. This building is also rented out for small parties such as birthdays and graduations.

### **FUTURE EXPANSION**

There is room for expansion on the east side of the property (parcel 0031) and the plan would be to complete this in the next 2-3 years. The area is capable of holding up to 25 seasonal sites with electric/water/sewer.

### **How proposed use will not have adverse effects on surrounding area**

The property is located in an area surrounded by Camp Scholler - EAA Campground on three sides. This development will not have any adverse effects on the surrounding area as it is the same use as neighboring properties. Current policies at our Campground are enforced with quiet hours from 10 pm til 8am.



**Winnebago County Zoning Department**  
 P.O. Box 2808  
 112 Otter Ave, 3rd Floor  
 Oshkosh, WI 54903-2808  
 (920) 232-3344  
 (920) 232-3347 (fax)

**REVISED**



For office use only

Receipt # 32120

Application #: 24-CU-6530

**SITE PLAN AND PLAN OF OPERATION APPLICATION**

**Fee: \$0.00**

**Payable to: Winnebago County**

(Please print or type. Please use black ink for duplicating purposes.)

**A. PROPERTY OWNER:**

A-1 NAME: Bartels' Enterprises LLC

Mailing Address: 1920 W WAUKAU AVE  
Oshkosh, WI 54902

Phone: 920-410-8473 E-mail: jeff.bartels@charter.net

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

Property Owner's Signature [Signature] Date 1/2/24

**I HEREBY APPOINT THE FOLLOWING AS MY AGENT FOR PURPOSES OF THIS APPLICATION:**

A-2 AGENT (NAME): Jeff Bartels

Mailing Address: 1920 W WAUKAU AVE  
Oshkosh, WI 54902

Phone: 920-410-8473 E-mail: jeff.bartels@charter.net

Agent's Signature: [Signature] Date: 1-2-24

**B. PROPERTY INFORMATION:**

B-1 Tax Key/Parcel #: 012 0031, 0120037

B-2 Location of affected property: 1679 W. WAUKAU AVE, Oshkosh

**C. TYPE OF APPLICATION: (check all that apply)**

- Site Plan (complete **Section D** of this application)
  - New site plan
  - Amendment of a site plan approved on: \_\_\_\_\_
- Plan of Operation (complete **Section E** of this application)
  - New plan of operation
  - Amendment of a plan of operation approved on: \_\_\_\_\_

**D. SITE PLAN:**

**D-1 Site plan.** Attach the site plan (8 1/2" x 11" or 11" x 17") to this application. The site plan can consist of a single page or multiple pages depending on the complexity of the features that need to be depicted.

Please refer to the special standards of each use, found in Article 8 of the Town/County Zoning Code for additional requirements that must be indicated.

The following items must be included:

- exact dimensions of all existing and proposed structures
- setback distances from all lot lines to all existing and proposed structures
- distances between existing and proposed structures at their closest points
- street yard setback(s), measured to the road right-of-way (not pavement or centerline)
- shore yard setback(s), measured from the closest point of the ordinary high water mark to all proposed and existing structures; zoning staff must delineate the OHWM and verify setback when within 100ft

In addition, site plans should also include, if applicable:

- outdoor storage/activity areas
- landscaping features to include: fences, buffers, and berms; trees/shrubs to be retained; and trees/shrubs to be planted including a plant list and specs
- wetland and floodplain boundaries
- parking features including dimensions of stalls, access aisles, and driveways and designation of accessible parking stalls
- signage including setbacks and specifications of type, height, etc. (see Article 12 of Town/County Zoning Code)

**D-2 Potential Expansion.** If expansion of the building, parking lot, outdoor storage area, or other similar feature is anticipated, describe the expansion and timeline, and show such areas on the site plan.

Expansion of up to 25 sites on EAST SIDE of small Pond.

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**D-3 Parking.** The number of required parking spaces is dependent on the type of use present/proposed. Refer to Article 11 of the Town/County Zoning Code to determine the standard by which the number of spaces is calculated.

Standard (from Exhibit 11-1): 1 space for each site

Calculation (show determination):

Phase 1 - 20 sites = 20 parking spaces  
 Phase 2 - 25 sites = 25 parking spaces

Required spaces as determined above (a) 45

Spaces Provided  
 Regular \_\_\_\_\_  
 Compact \_\_\_\_\_  
 Accessible \_\_\_\_\_  
 Total (b) 45

Spaces exceeding requirements as a percent 1

Note: calculate this value by dividing (b) by (a). If the number of spaces provided exceeds the number of required spaces by more than 15 percent, a special exception as approved by the Planning and Zoning Committee is required.

Will the project share parking spaces with an adjoining business as allowed under Article 11 of the Town/County Zoning Code?

No  
 Yes If yes, attach one copy of an existing or proposed Shared Parking Agreement.

Will the parking lot have outdoor lighting?

No  
 Yes If yes, attach one copy of the proposed outdoor lighting plan.

#### D-4 Miscellaneous

Is a landscape plan required? A landscape plan is required when a proposed project meets one of the following criteria:

- (1) construction of a principal building, except for single-family and two-family residences and agricultural buildings;
- (2) accumulative expansion of a principal building by 50 percent or more of the original square footage of the building;
- (3) construction of a principal structure such as fueling stations and telecommunication towers, when the principal structure is the only principal structure/use on the lot; or
- (4) is a condition of a conditional use permit approved by the Planning and Zoning Committee?

No  
 Yes If yes, attached a landscape plan that meets the requirements of Article 9 of the Town/County Zoning Code.

Does the subject property adjoin another property that is located in a zoning district that is different than the zoning district in which the subject property is located (i.e. your property is zoned B-2 and adjoins a parcel that is zoned I-2)?

No  
 Yes If yes, is a buffer yard required under Article 9 of the Town/County Zoning Code? See Exhibit 9-1.  
 No  
 Yes If yes, show the buffer yard on the landscape plan.

Is there or will there be a trash enclosure?

No  
 Yes If yes, show the location on the site plan and provide a set of plans for the enclosure that includes dimensions, materials, and setbacks.

Will the site require a new access onto a state, county, or town road?

No  
 Yes If yes, attach one copy of the access and/or culvert permit.

Will the site share a single street access with an adjoining parcel?

No  
 Yes If yes, attach one copy of an existing or proposed joint access easement.

Will the project disturb more than 1,000 square feet?

No  
 Yes If yes, attach one copy of a stormwater and/or erosion control permit. *Survey is being completed*

Will the project require a new or expanded private on-site waste water treatment system (POWTS)?

No  
 Yes If yes, attach one copy of the sanitary permit card.  
*Application has been made*

## **PLAN OF OPERATION**

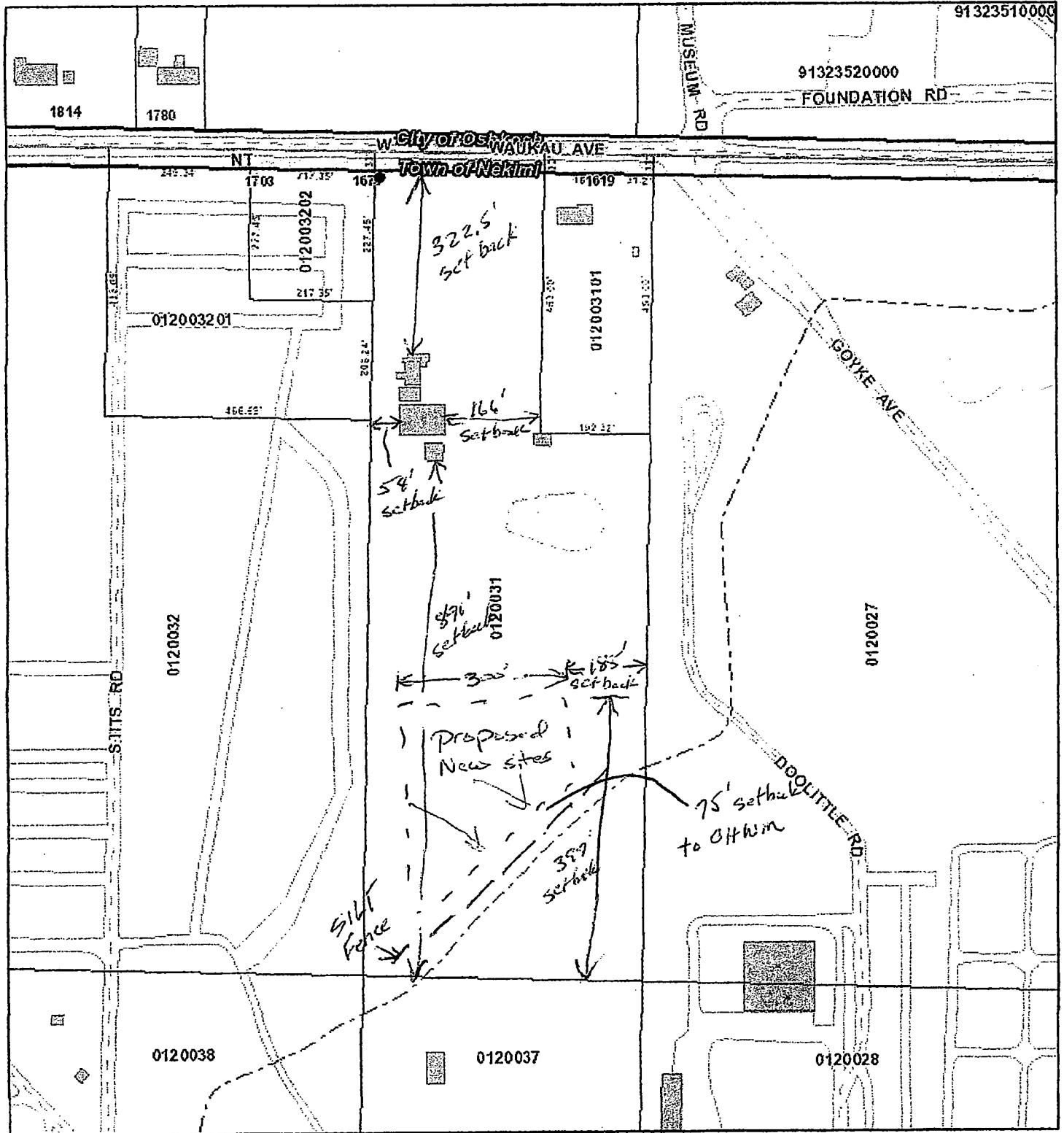
January 2, 2024

There are two areas that have a proposed use of holding seasonal campers. These proposed sites are midway through parcel 0031 along the road, less than 20 sites. The other area is for future development and is on the east side of the same parcel to the east of the small pond. This area can hold up to 25 sites and would be developed in the next 2-3 years. All seasonal sites would be rented on an annual basis with a Seasonal Agreement that details length of stay, size and age of unit, etc.

The south parcel (0037) holds 79 sites that will be utilized for both weekend campers and longer term campers, up to 30 day stays and some seasonal sites.

Both areas would operate from May 1 to October 15 typically.

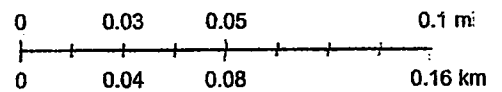
# Site Map



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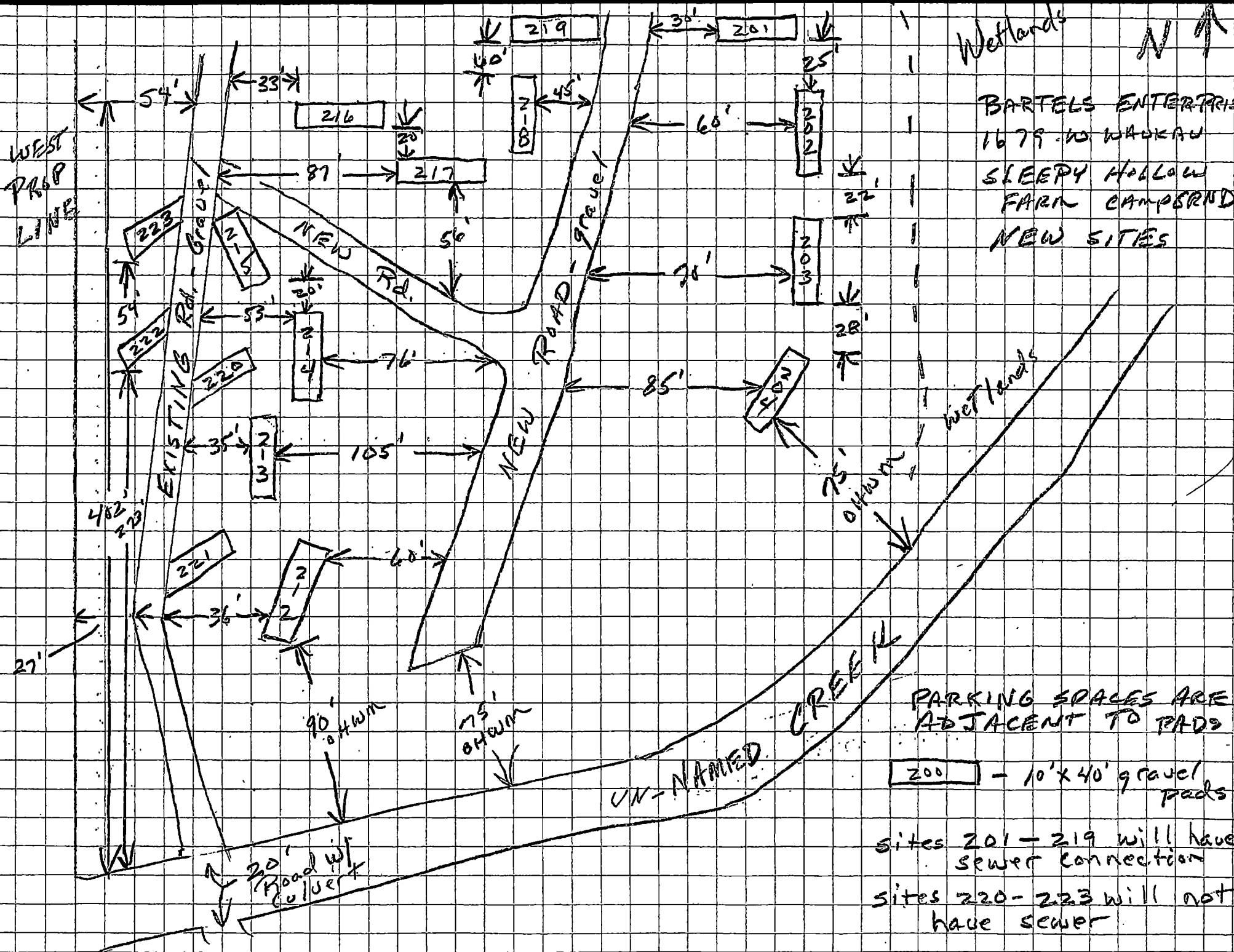
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- |                                      |                                    |
|--------------------------------------|------------------------------------|
| Adjacent Counties                    | Navigable - Intermittent (checked) |
| Lakes, Ponds and Rivers              | Navigable - Stream (checked)       |
| Navigable Waterways                  | Pavement Edge                      |
| Navigable - Permanent (unchecked)    | Centerline                         |
| Navigable - Intermittent (unchecked) | Railroads                          |
| Navigable - Stream (unchecked)       | Building Footprints                |
| Navigable - Permanent (checked)      | Tax Parcel Boundary                |

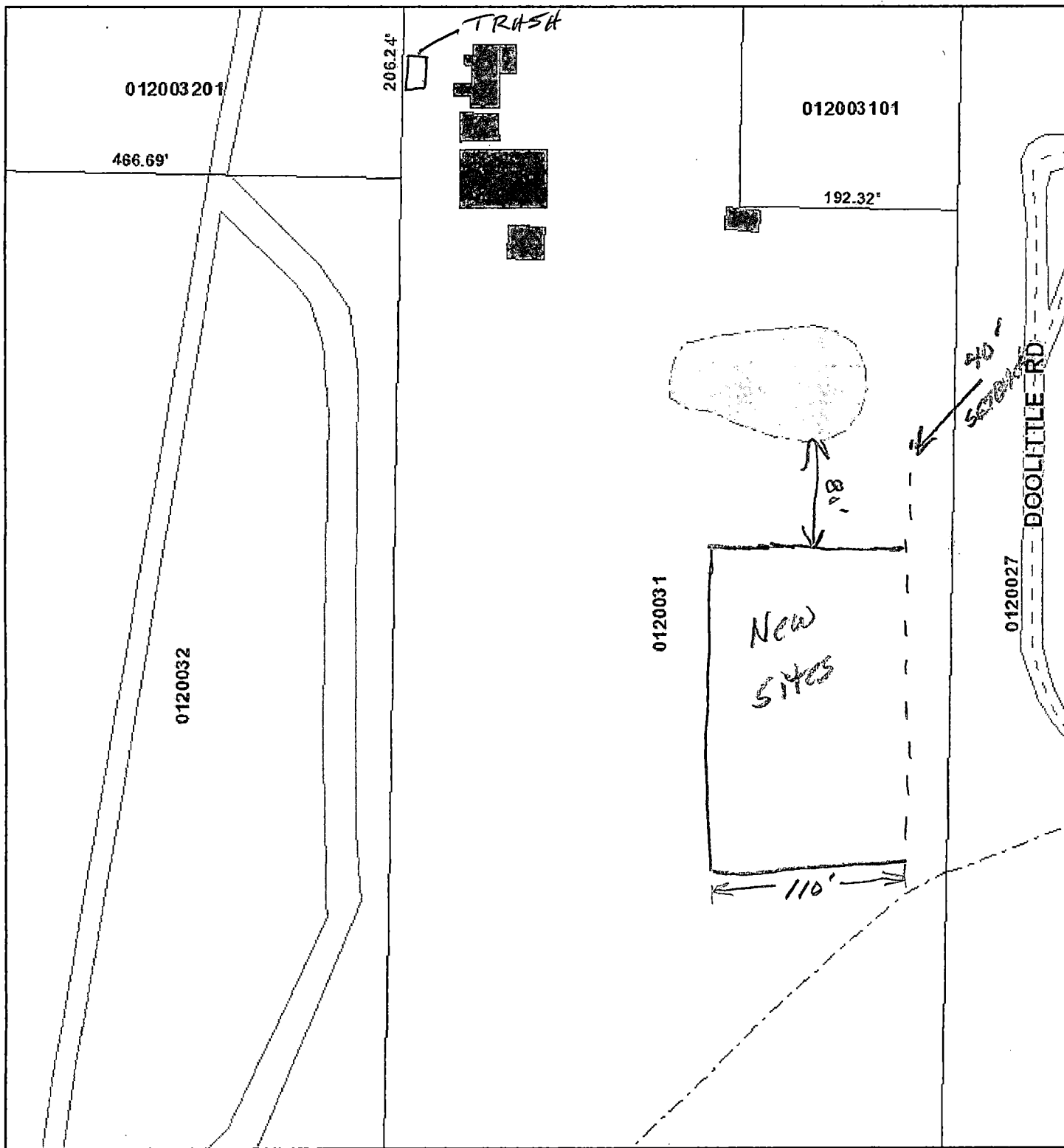


Winnebago County GIS, Imagery Date: April 2020





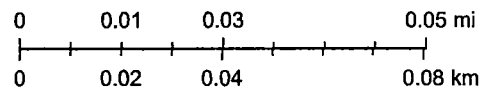
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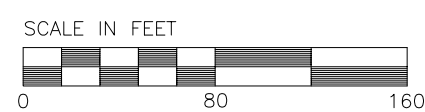
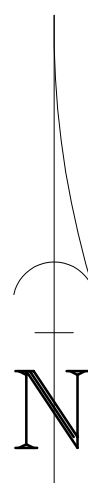
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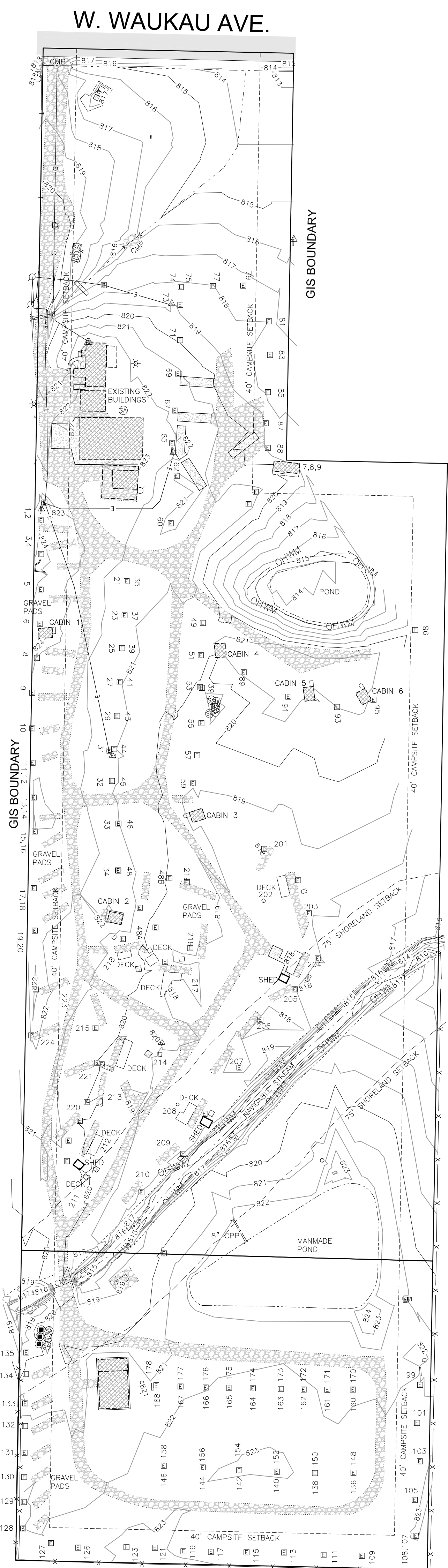
- |                                      |                                    |
|--------------------------------------|------------------------------------|
| Adjacent Counties                    | Navigable - Intermittent (checked) |
| Lakes, Ponds and Rivers              | Navigable - Stream (checked)       |
| <b>Navigable Waterways</b>           | Pavement Edge                      |
| Navigable - Permanent (unchecked)    | Centerline                         |
| Navigable - Intermittent (unchecked) | Railroads                          |
| Navigable - Stream (unchecked)       | Building Footprints                |
| Navigable - Permanent (checked)      | Tax Parcel Boundary                |



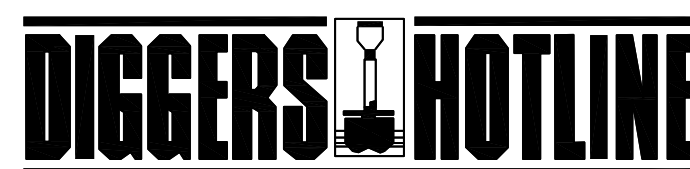
Winnebago County GIS, Imagery Date: April 2020



# TOPOGRAPHIC SURVEY



TOPOGRAPHIC SURVEY NOTES	
1.	UTILITY AND LATERAL LOCATIONS SHOWN ARE BASED ON FIELD MARKINGS BY LOCATING COMPANIES AND THE TOWN OF NEKIMI, AND/OR MAPPING FROM THE RESPECTIVE UTILITY. THEREFORE THE LOCATIONS SHOWN ON THIS DRAWING CANNOT BE GUARANTEED. CONTACT DIGGERS HOTLINE AND THE TOWN OF NEKIMI PRIOR TO CONSTRUCTION.
2.	BASE SURVEY WAS PREPARED BY M&E, DECEMBER 2023. UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND AVOID DAMAGE THERETO.
3.	HORIZONTAL DATUM IS BASED ON WINNEBAGO COUNTY, WISCONSIN COUNTY COORDINATE SYSTEM.



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL 811 or  
Toll Free 1-800-242-8511  
(262)432-7910  
Emergency Only (877) 500-9592  
FAX 1-800-338-3860  
FAX (414) 259-0947  
Hearing Impaired TDD 1-800-542-2289

WIS. STATUTE 182.0175 (1974)  
REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

TOPOGRAPHIC LEGEND			
—OH—	OVERHEAD POWER LINES	⊕	EXIST. HYDRANT
—E—E—	UNDERGROUND ELECTRIC	⊕	WATER STOP BOX
—T—T—	UNDERGROUND TELEPHONE	⊕	WATER VALVE
—FO—FO—	UNDERGROUND FIBEROPTIC	⊕	GRILL
—G—G—	UNDERGROUND GAS	⊕	GAS VALVE
—TV—TV—	UNDERGROUND CABLE TV	⊕	EXIST. STORM MANHOLE
—X—X—	EXIST. FENCE LINE	⊕	STORM INLET
⊕	REPAIR	⊕	CATCH BASIN
⊕	GUARD RAIL	⊕	EXIST. SANITARY MANHOLE
⊕	SIGN	—SAN—SAN—	EXIST. SAN. SEWER
⊕	POWER POLE	—STO—STO—	EXIST. STO. SEWER
⊕	GUY	—W—W—	EXIST. WATER MAIN
⊕	LIGHT POLE	⊕	EXIST. SPOT ELEVATION
⊕	TELEPHONE PEDESTAL	⊕	CONTOUR W/ ELEVATION
⊕	ELECTRIC PEDESTAL	000.00%	EXIST. TOP OF CURB ELEV.
⊕	ELECTRIC METER	000.00%	EXIST. FLOW LINE ELEV.
⊕	CABLE PEDESTAL	FF = 000.00	FIRST FLOOR = 000.00
⊕	GAS METER	⊕	METAL POLE

DRAWING NO.	1-1873-001
SCALE	AS SHOWN
BARSCALE	1"=80'
COMPUTER FILE	1-1873-001TOP.DWG
DATE	DEC 2023

## TOPOGRAPHIC SURVEY

PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 3,  
TOWNSHIP 17 NORTH, RANGE 16 EAST, TOWN OF NEKIMI,  
WINNEBAGO COUNTY WISCONSIN

DRAWN BY	CHECKED	APPROVED	FIELDWORK
GMS	JFS	GAZ	JFS
REVISIONS			
NO.	DATE	NO.	DATE

**Martenson & Eisele, Inc.**

1377 Midway Road  
Menasha, WI 54952  
www.martenson-eisele.com  
info@martenson-eisele.com  
920.731.0381 1.800.236.0381

Planning  
Environmental  
Surveying  
Engineering  
Architecture

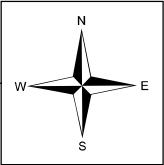


**Application #24-CU-6530**

Date of Hearing:  
**January 30, 2024**

Owner(s):  
**BARTELS ENTERPRISES INC**

Subject Parcel(s):  
**0120031 / 0120037**



Winnebago County  
 WINGS Project

**Scale**  
 1 inch : 400 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**

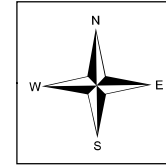
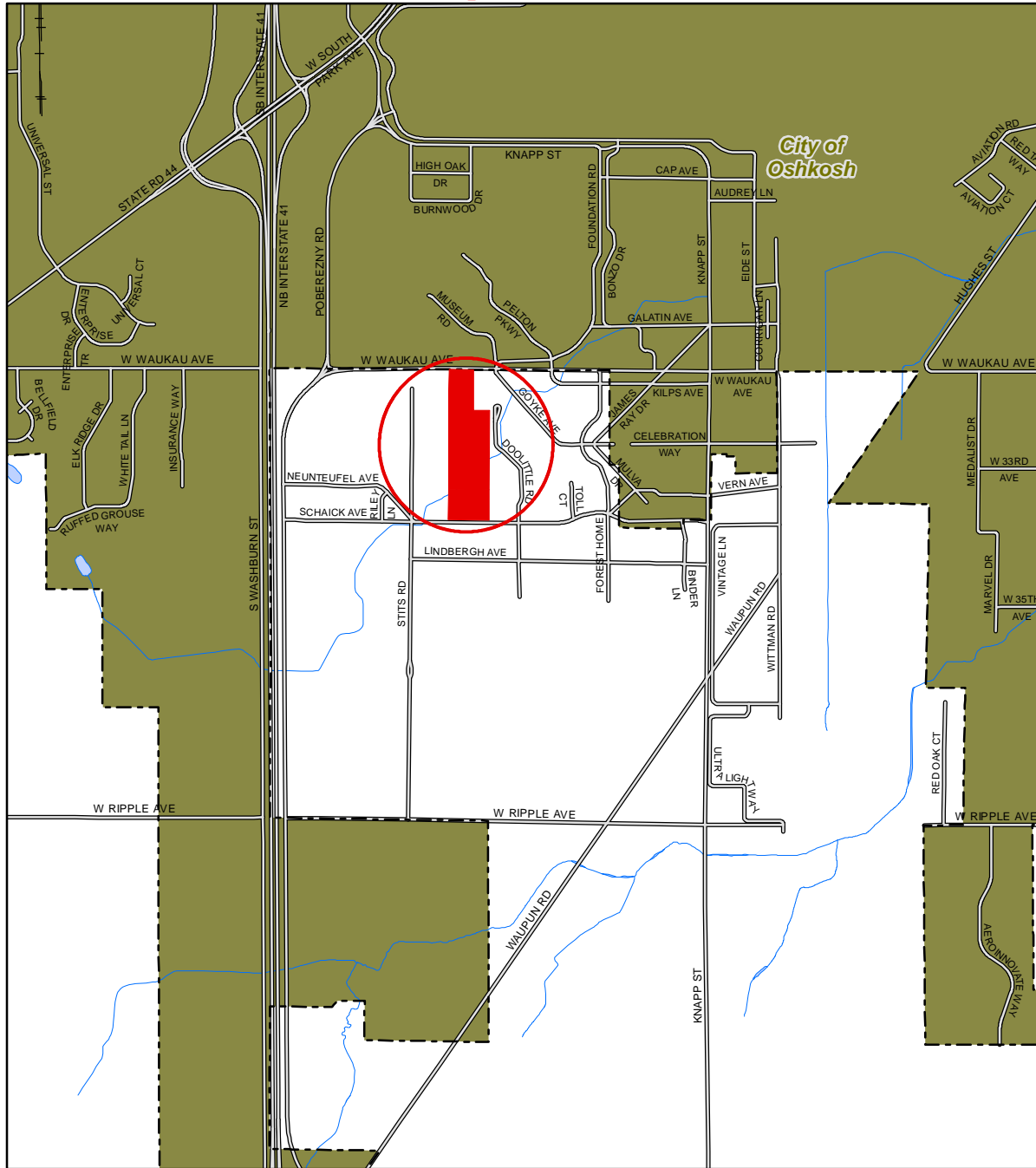
○ = SITE

**Application #24-CU-6530**

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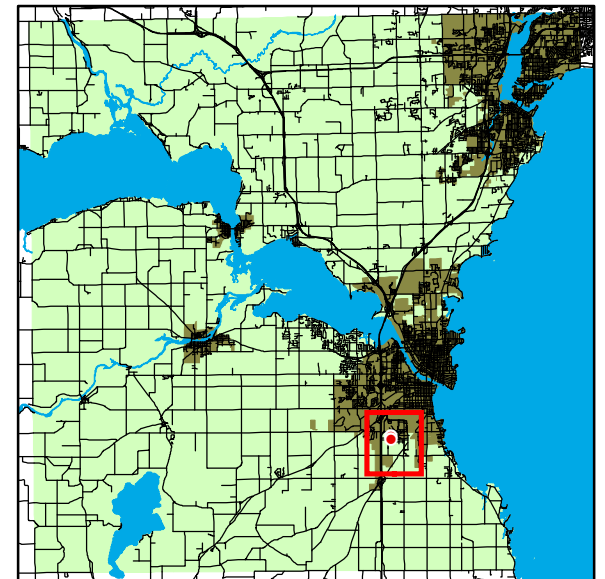
Owner(s):  
BARTELS ENTERPRISES INC

Subject Parcel(s):  
0120031 / 0120037



Winnebago County  
WINGS Project

● = SITE



1 inch : 2,000 feet

**WINNEBAGO COUNTY**