

CONDITIONAL USE
POST STAFF REPORT

Applicable Ordinance

- | | |
|---|---|
| X | Chapter 23: “ <i>The following findings have been made in accordance with section 23.7-114</i> ” |
| | Chapter 27: “ <i>The following findings have been made in accordance with section 27.6-7(c)</i> ” |

Number	Letter
1	The Town of OMRO has. a) Approved With Conditions

X Town action is advisory due to shoreland jurisdiction.
Town has right of denial per terms of zoning ordinance.
Town may approve, approve with conditions, or deny in non-shoreland area.

	Town findings were as follows: Approval
	None
X	There were no objections.
	There was objection to...
X	Proposed use is compatible with adjacent uses.

<i>Number the following items if the property is within the A-1/Farmland Preservation Plan:</i>	
	Ch. 23: The use supports agricultural uses in the A-1 zoning district in direct and significant ways, and is more suited to the A-1 zoning district than to an industrial or commercial zoning district.
	Ch. 23: The use and its location in the A-1 zoning district are consistent with the purposes of the A-1 zoning district.
	Ch. 23: The use and its location in the A-1 zoning district are reasonable and appropriate, considering alternative locations, or are specifically approved under state or federal law.
	Ch. 23: The use is reasonably designed to minimize conversion of land, at and around the use site, from agricultural use or open space use.
	Ch. 23: The use does not substantially impair or limit the current or future agricultural use of other protected farmland.
	Ch. 23: Construction damage to land remaining in agricultural use is minimized and repaired to the extent feasible.

RECOMMENDATION

- | | |
|---|---|
| | APPROVAL |
| | DENIAL |
| X | APPROVAL with the following conditions: |
| | Approval not as requested |
| | Approval not as requested with conditions |

Conditions

TOWN: 1. No further expansion of the area designated for this use without application to the County Planning Dept and Town Planning Commission. 2. All activity relating to this use remain in the portion zoning A-2. 3. Existing parking will not change. 4. Current use of the property will not change. 5. Outdoor storage will be consistent with current usage. 6. Hours will be limited to between 8 am and 7 pm for maintenance.

COUNTY:

ZONING MAP AMENDMENT/ ZONING CHANGE
POST STAFF REPORT

Applicable Ordinance:

X	Chapter 23: <i>"The following findings have been made in accordance with section 23.7-5(b)(1), (2), & (3)"</i>
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Number	Letter	
1		The Town of CLAYTON has Not Responded

X	Town action is advisory due to shoreland jurisdiction.
	Town has right of approval or denial per terms of zoning ordinance.

	Town findings for were as follows:
	Town have an adopted land use plan.
	Action agree with Town adopted Town plan.
X	There were no objections.
	There were objections to...
X	Proposed use is compatible with adjacent uses.
X	Zoning Map Amendment/ Zoning Change is required as a condition of plat/CSM approval and will place development in appropriate zoning district

<i>Number the following items if the property is within the A-1/Farmland Preservation Plan:</i>	
	Such land is better suited for a use not otherwise allowed in the A-1 district.
	The amendment is consistent with the county's comprehensive plan.
	The amendment is substantially consistent with the county's farmland preservation plan as certified by the Wisconsin Department of Agriculture, Trade, and Consumer Protection.
	The amendment will not substantially impair or limit current or future agricultural use of other protected farmland in the area.

RECOMMENDATION:	
X	APPROVAL
	DENIAL
	APPROVAL with an effective date to be upon the recording of the CSM, but in no case later than 1 months after the date of approval of the zoning map amendment by the Winnebago County Board of Supervisors

Property Owner: Gregory & Betty Ramel
Parcel Number: 004-0715
Special Exception #: 20-02-SE

SPECIAL EXCEPTION
POST STAFF REPORT

EXPLANATION: Applicant is requesting a special exception to construct a detached garage on a vacant lot adjoining another lot under the same ownership.

TOWN RECOMMENDATION: The Town of Black Wolf recommended approval.

PRELIMINARY FINDINGS:

1. There were no objections.
2. Propose special exception meets ordinance requirements allowing an accessory use on a vacant lot.
3. Proposed special exception meets the intent of Section 23.8-45 "Establishment of an accessory land use prior to establishment of a principal use", and Section 23.7-214, "Basis of Decision", in totality.

OTHER INFORMATION:

RECOMMENDATION:

- | | |
|-------------------------------------|---|
| <input type="checkbox"/> | APPROVAL |
| <input type="checkbox"/> | DENIAL |
| <input checked="" type="checkbox"/> | APPROVAL with the following conditions: |

RECOMMENDED CONDITIONS:

1. Tax parcel 020-0715 shall be deed restricted to tax parcel 004-0716 for the lifetime of the proposed garage or until such time lot and structure meet current county zoning code requirements.
2. Deed restriction shall be recorded with the register of deeds prior to the issuance of any permits.



WINNEBAGO COUNTY PLANNING & ZONING DEPARTMENT

20-SE-002

NOTICE OF MEETING PLANNING & ZONING COMMITTEE

Friday, July 10, 2020

TO WHOM IT MAY CONCERN:

The property owner/applicant listed below has requested a SPECIAL EXCEPTION which is regulated by the Town/County Zoning Code, Chapter 23. You are receiving this notice because this application or petition for action affects area within the Town of Black Wolf.

The Winnebago County Planning & Zoning Committee will be holding a deliberative meeting in which the application will be decided upon on Friday, July 10, 2020, at 7:30 AM in the Room 120 of the County Administration Building located at 112 Otter Ave, Oshkosh WI. The full application can be viewed at the Winnebago County Planning and Zoning Department.

INFORMATION ON SPECIAL EXCEPTION REQUEST

Owner(s) of Property: Gregory J. & Betty A. Ramel

Location of Premises Affected: 6223 Black Wolf Point Rd, Oshkosh, WI 54902

Tax Parcel Number: 004-0715

Legal Description: Plat of Black Wolf Point, Lot 53

Explanation: Applicant is requesting a special exception to construct a detached garage on a vacant lot adjoining another lot under the same ownership.

DESCRIPTION	CODE REFERENCE
Establishment of an accessory land use prior to establishment of a principal use for a vacant lot adjoining another lot under the same ownership.	23.8-45(b)

INITIAL STAFF REPORT

20-SE-002

Property Owner: Gregory and Betty Ramel

Applicant: Same

Parcel Number: 004-0715

OVERLAYS: Shoreland: Yes No Floodplain: Yes No SWDD: Yes No
Wetlands: Yes No Microwave: Yes No Airport: Yes No
County Highway Access: Yes No

Current Zoning: R-2 Suburban Residential

Existing Use of Property: Residential

Proposed Use of Property: Residential

Surrounding Zoning Classifications:

North	R-2
South	R-2
East	R-2
West	Channel

SECTION REFERENCE OF REGULATION: 23.8-45(b)

ORDINANCE PROVISION: Establishment of an accessory land use prior to establishment of a principal use for a vacant lot adjoining another lot under the same ownership

EXPLANATION: Applicant is requesting a special exception to construct a detached garage on a vacant lot adjoining another lot under the same ownership.

DESCRIBE THE PROPOSED PROJECT/REQUEST:

Plan to build a 27' x 46' storage building with a roof height of 14'4". The building will be used for boat, snowmobile and lawn maintenance storage.

DESCRIBE HOW THE PROPOSED USE WILL BE COMPATIBLE WITH ADJACENT USES AND WILL NOT HAVE ADVERSE EFFECTS ON NEIGHBORING PROPERTIES:

The lot is one of the largest in the subdivision with a depth of 375'. I have a house with only a one stall garage on the adjoining lot (54). The lot to the other side is vacant with only two small storage buildings which were erected prior to the zoning code. The building will match the residence in color.

BASIS OF DECISION:

The Planning and Zoning Committee in making its decision shall consider the following factors:

1. the size of the property in comparison to other properties in the area;
2. the extent to which the issuance of the special exception permit would be in keeping with the overall intent of the this chapter;
3. whether there are any unique circumstances and the nature of those circumstances that warrant the issuance of the special exception permit;
4. the nature and extent of anticipated impacts to the natural environment that could potentially occur if the special exception permit was granted;
5. the nature and extent of anticipated positive and negative effects on properties in the area;
6. actions the applicant will undertake to mitigate the negative effects, if any, of the proposed special exception;

7. a factor specifically listed under a section of this chapter authorizing the issuance of a special exception permit; and
8. 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.



Winnebago County Zoning Department

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

For office use only

Receipt # _____

Application #: _____

SPECIAL EXCEPTION APPLICATION

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

Fee: \$0.00
Payable to: Winnebago County

A. PROPERTY OWNER:

A-1 NAME: Gregory J Ramel

Mailing Address: 6106 W Barry Ave
Chicago, IL 60634

Phone: 773-860-1563 E-mail: gregory.ramel@att.net

Permission is hereby granted for appropriate County Staff to enter upon the property for the purpose of conducting inspections. Said permission is to remain in effect until the conclusion of the application and is binding upon all heirs and assigns.

Property Owner's Signature [Signature] Date 6/24/20

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

A-2 AGENT (NAME): _____

Mailing Address: _____

Phone: _____ E-mail: _____

Agent's Signature: _____ Date: _____

B. PROPERTY INFORMATION:

B-1 Tax Key/Parcel #: lots 53 (vacant) + 54 on Plat of Black Wolf Pt.

B-2 Location of affected property: 6223 Black Wolf Point Rd, Oshkosh

B-3 Current Zoning: _____ Proposed Zoning (if applicable): _____

Zoning Code Legend	
A-1 Agribusiness district	B-1 Local Service Business district
A-2 General Agriculture district	B-2 Community Business district
R-1 Rural Residential district	B-3 General Business district
R-2 Suburban Residential district	I-1 Light Industrial district
R-3 Two-family Residential district	I-2 Heavy Industrial district
R-4 Multifamily Residential district	M-1 Mixed-Use district
R-8 Manufactured/Mobile Home Community district	PDD Planned Development district

B-4 Current Use: part time residence } Storage building
Use (Proposed): part time residence

Applicant, please fill out of all the questions in your own words.
Responses may be typed on a separate sheet and attached to this form.

C-1 Describe the proposed project/request:

plan to build 27' x 46' storage building
with a roof height of 14'4". The
building will be used for boat,
snowmobile and lawn maintenance
storage

C-2 Provide any information you feel is relevant to your application, including reasons you feel the application should be granted, based upon the following factors that will be considered by the Planning and Zoning Committee:

- (1) the size of the property in comparison to other properties in the area;
 - (2) the extent to which the issuance of the special exception would be in keeping with the overall intent of the Zoning Code;
 - (3) whether there are any unique circumstances and the nature of those circumstances that warrant the issuance of the special exception;
 - (4) the nature and extent of anticipated impacts to the natural environment that could potentially occur if the special exception was granted;
 - (5) the nature and extent of anticipated positive and negative effects on properties in the area;
 - (6) actions the applicant will undertake to mitigate the negative effects, if any, of the proposed special exception;
 - (7) a factor specifically listed under a section the code authorizing the issuance of a special exception;
- and
- (8) any other factor that relates to the purposes of the Zoning Code as set forth in s. 23.1-5 and other sections as may apply.

the lot is one of the largest in the
subdivision with a depth of 375'+.
I have a house with only a one car
garage on the adjoining lot (59). The
lot to the other side is vacant except
2 small storage buildings which were
erected prior to the zoning codes. The
building will match the residence in
color. Sketch attached.

Lot 54

Lot 53

60'

60'

residence +
one car garage
attached



217'



377'

377'

21'

46'

21'

27'



114'



6223 Black
Wolf Pt. Rd.

Black Wolf Point Road

Concrete



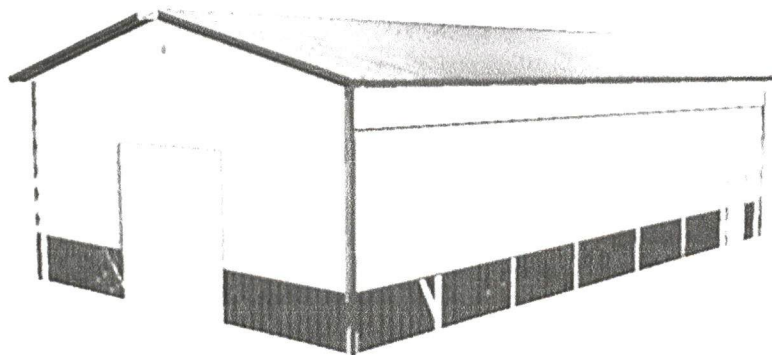
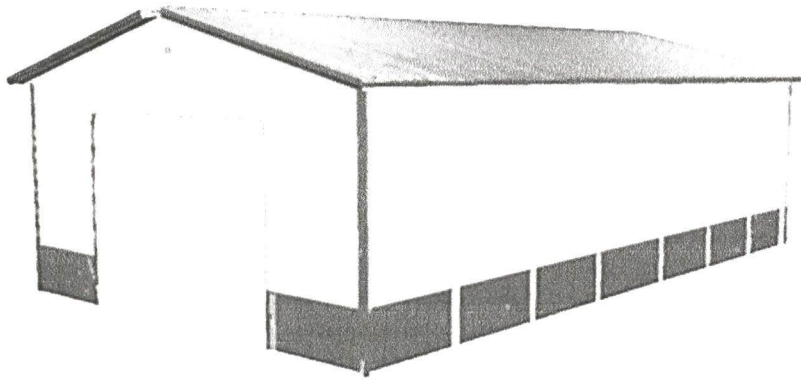
GRAEME ROBERTSON
Phone Number: (920) 757-5881
Email: GROBERTSON@Clearybuilding.com

6/19/2020
RAMEL, ANDY OR BETTY
Doc ID: 7046620200619073804

Cleary Buildings Project Estimate

Client Proposal - Erected

Project Name: RAMEL, ANDY OR BETTY
Site Address: 6223 BLACK WOLF POINT ROAD OSHKOSH, WISCONSIN 54902
Email: teammugen@comcast.net
Cell Phone: (847) 804-1566
Work Phone: (773) 860-1565





Winnebago County

Zoning Department

The Wave of the Future

MEMO FOR P & Z PLANNING MEETING AGENDA OF JULY 10, 2020

TO: Planning & Zoning Committee

FM: Zoning Administrator

A handwritten signature in blue ink, appearing to be 'CARA', is written over the 'FM:' line.

1) Vulcan Lands Inc Extraction Permit – Vulcan Quarry

The Vulcan Quarry is located within Winnebago County's zoning jurisdiction and has an approved reclamation plan on file. The original conditional use permit (extraction permit) was issued December 28, 1999. An extraction permit has to be approved by the Planning and Zoning Committee for the Vulcan Quarry. Extraction permits are valid for a period of six years and renewable for a period of six years. The Vulcan Lands Inc Extraction Permit was last renewed June 30, 2014.

RECOMMENDATION: Renewal with the following conditions:

1. All setback requirements of Section 23.8-419 (g) of the Winnebago County Town/County Zoning Code shall be met.
2. Annual inspections of the extraction site shall be conducted by the Winnebago County Zoning Office to ensure compliance with Section 23.8-419 of the Winnebago County Town/County Zoning Code. Said inspections shall be coordinated with operator during reasonable hours.
3. Hours of operation are limited to 6:00 a.m. to 6:00 p.m. Monday through Saturday. Hours shall not extend beyond 2:00 p.m. on Saturday where any residence or commercial establishment open to the public is located within 500 feet of the exterior boundary of the site.
4. Hours of operation may be modified by the Planning and Zoning Committee and must be approved by the Town. There is no public hearing required for modification of hours but requests must be scheduled for review at the Planning and Zoning Committee's regularly scheduled deliberative meeting.

Permit No. 08-EX-001



WINNEBAGO COUNTY
Zoning Department

Phone 920-232-3344
Fax 920-303-3035

**WINNEBAGO COUNTY, WISCONSIN
EXTRACTION PERMIT**

zoningdepartment@co.winnebago.wi.us

RENEWED & AMENDED June 30, 2014

TOWN: Nekimi

TAX PARCEL NOS: 012-0223-01-01, 012-0223-01, 012-0226, 012-0224, 012-0225-02, 012-0225-01,
012-0225-01-01

PROPERTY ADDRESS: SE intersection of Fisk Ave., County Rd N and Old Knapp Rd

PROPERTY OWNER: P & Q Oshkosh, LLCC **APPLICANT:** Michels Materials
1509 N Prospect Ave Bob Bingen
Milwaukee, WI 53202 P.O. Box 128
Brownsville, WI 53006

LEGAL: Part of the NW1/4, Section 14, Township 17 North, Range 16 East, Town of
Nekimi, Winnebago County, Wisconsin.

PERMITTED USE: Extraction

CONDITIONS:

Town:

1. None per original permit.

County:

1. Street yard setback for berm construction may be reduced to 75-ft in accordance with Planning and Zoning Committee approval June 30, 2014.

Permit GRANTED WITH CONDITIONS pursuant to Planning Meeting held by the Winnebago County Planning and Zoning Committee on, June 30, 2014.

Date: _____

Signed: _____
Zoning Officer

IMPORTANT: The Extraction Permit granted shall expire **six years** from the date of approval unless renewed for a term of six years.

CC: Applicant/ Town Clerk/ Town Bdg Insp