



OSHKOSH (920) 232-3344
FOX CITIES (920) 727-2880
FAX (920) 232-3347

zoningdepartment@co.winnebago.wi.us

Winnebago County

Zoning Department

The Wave of the Future

MEMO FOR P & Z MEETING AGENDA OF MAY 6, 2022

TO: Planning & Zoning Committee

FM: Zoning Administrator 

RE: Review of Town Zoning Change(s)

1. Jon and Shelley Olson - Town Zoning Change (Tax ID No(s) 028-0787-01-01) – Town of Winchester.

The town zoning change for Jon and Shelley Olson is consistent with Winnebago County's Future Land Use Plan. The Town of Winchester 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.

Town of Winchester

Ordinance 2022-05

Ordinance to Amend the Official Town of Winchester Zoning Ordinance Map

- WHEREAS,** One or more applications for amendments to the Map of the Town of Winchester Zoning Code of Ordinances have been filed with the Town Clerk as described herein; and
- WHEREAS,** following the requisite Notices and Public Hearings, the proposed amendment(s) have been reviewed and recommended to the Town Board by the Town's Plan Commission; and
- WHEREAS,** the application(s) for amendment(s) to the Map of the Town of Winchester Zoning Code of Ordinances does comply with both the Town's existing land use and future land use elements of the CY 2016 update to the Town's Comprehensive Plan; and
- WHEREAS,** all other procedural requirements have been met for purposes of consideration of the amendment(s) as provided in Section 17.59 of the Town of Winchester Zoning Code of Ordinances:

Section 1: The Official Zoning Map of the Town of Winchester is amended as follows:

A. Property Owner: Jon and Shelley Olson

Legal description of property: The the property located at 6182 Furman Road, Larsen, being specifically described as Tax ID 028-0787-0101, in Section 28, Town 20 North, Range 15 East, Town of Winchester, County of Winnebago, State of Wisconsin. The application is to re-zone a portion of the property from R-1 (Rural Residential District) to A-2 (General Agricultural District).

Findings of Fact:

1. The Town of Winchester has an adopted Land Use Plan
2. The Adopted 20-year Future Land Use Map in the Land Use Plan shows the parent parcel as Single Family Residential
3. A-2 (General Agricultural District) zoning is consistent with the aforementioned land use districts.
4. Therefore, a zoning change from R-1 to A-2 is consistent with the adopted Land Use Plan.
5. The zoning change is compatible with adjacent land uses.

The above-described property is hereby rezoned from:

R-1 (Rural Residential District) to A-2 (General Agricultural District)

Section 2: This Ordinance shall be submitted to the Winnebago County Board for approval. The amendment to the Town of Winchester Zoning Code of Ordinances shall be effective upon approval by the Winnebago County Board.

Adopted this 21st, day of March 2022

Vote: Yes: 3 No: 0 Absent: 0 Abstain: 0


Matthew J Olson, Chairman

Attest:


Holly Stevens, Clerk

Town of Winchester

8522 Park Way, Larsen, WI 54947
920.836.2948



March 21, 2022

County Zoning Office
Attn: Cary A. Rowe
112 Otter Avenue
Oshkosh, WI 54901

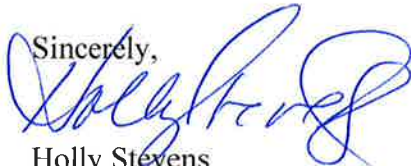
Re: Town Board approved amendment to the Town's Zoning Code of Ordinances Map.

Dear Mr. Rowe,

Enclosed please find the material relative to the following amendment(s) to the Zoning Code of Ordinances, Zoning Map in the Town of Winchester:

Re-zoning application submitted by Jon and Shelley Olson, 6182 Furman Road, Larsen, for the property located at 6182 Furman Road, Larsen, being specifically described as Tax ID 028-0787-0101, in Section 28, Town 20 North, Range 15 East, Town of Winchester, County of Winnebago, State of Wisconsin. The application is to re-zone a portion of the property from R-1 (Rural Residential District) to A-2 (General Agricultural District).

Should you have any questions relative to this request, please feel free to call or email me.

Sincerely,

Holly Stevens
Town of Winchester Clerk

CC County Clerk, Sue Ertmer

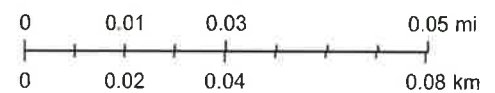
028-0787-0101 Rezoning R-1 to A-2



3/24/2022, 8:47:58 AM

1:1,500

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



Winnebago County GIS, Imagery Date: April 2020

CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 4825 AS
RECORDED IN DOCUMENT NO. 1142258, LOCATED IN AND BEING
PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28,
TOWNSHIP 20 NORTH, RANGE 15 EAST, TOWN OF WINCHESTER,
WINNEBAGO COUNTY, WISCONSIN.

OWNER(S) OF RECORD:

JONATHAN T. & SHELLEY L. OLSON
OLSON FARMS OF LARSEN INC.
6182 FURMAN RD. LARSEN, WI 54947
920-213-1633

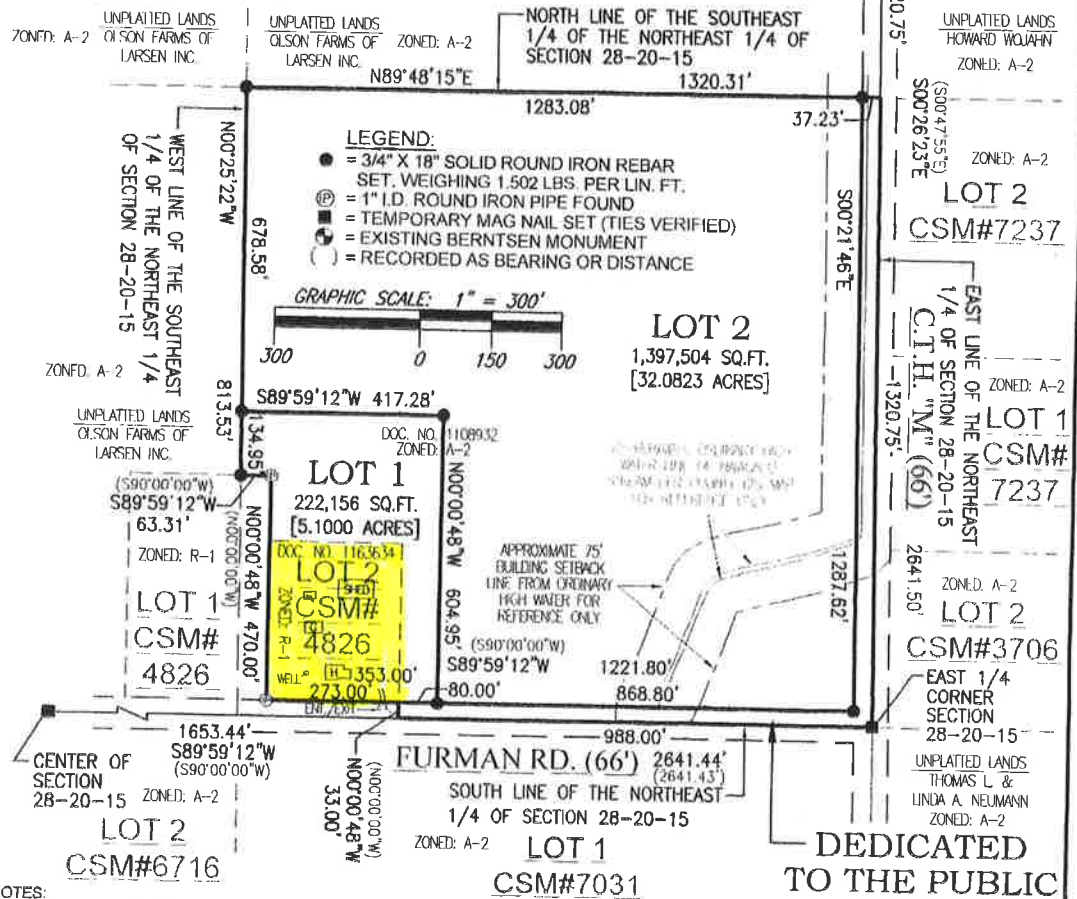
TAX PARCEL NO.(S):

028 07870101, 028 0787

NOTES:

- THE ORDINARY HIGH WATER MARK SETBACK IS NOT BASED ON AN OFFICIAL DETERMINATION AND PRIOR TO ANY BUILDING, AN OFFICIAL DETERMINATION OF THE ORDINARY HIGH WATER MUST BE MADE BY THE WINNEBAGO COUNTY ZONING DEPARTMENT OR OTHER AUTHORIZED PERSON. ALSO ALL BUILDING SETBACKS AND OTHER LAND USE REQUIREMENTS SHOULD BE VERIFIED BY THE WINNEBAGO COUNTY ZONING OFFICE PRIOR TO ANY CONSTRUCTION OR OTHER LAND USE ACTIVITY.
- PRIOR TO ANY CONSTRUCTION CONTACT WISCONSIN DEPARTMENT OF NATURAL RESOURCES TO DETERMINE LOCATION OF ORDINARY HIGH WATER.

- ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1 OF THE STATE CONSTITUTION.
- THE LOCATION OF THE APPROXIMATE ORDINARY HIGH WATER MARK SHALL BE THE POINT ON THE BANK OF A NAVIGABLE STREAM OR ON THE SHORE OF A LAKE UP TO WHICH THE PRESENCE AND ACTION OF SURFACE WATER IS SO CONTINUOUS AS TO LEAVE A DISTINCTIVE MARK BY EROSION, DESTRUCTION OF TERRESTRIAL VEGETATION, OR OTHER EASILY RECOGNIZED CHARACTERISTICS.



CHRISTOPHER E. PERREAU, PLS-2249 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNDALE DR., P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A2112.12 DATED: 2-8-2022
DRAFTED BY: jdb-btl MRH

SHEET 1 OF 3 SHEETS

NORTH IS REFERENCED TO THE
EAST LINE OF THE NORTHEAST 1/4
OF SECTION 28, TOWNSHIP 20
NORTH, RANGE 15 EAST, TOWN OF
WINCHESTER, WINNEBAGO
COUNTY, WISCONSIN, WHICH
BEARS S00°26'23"E PER THE
WISCONSIN COUNTY COORDINATE
SYSTEM (WINNEBAGO COUNTY)



Winnebago County

Zoning Department

The Wave of the Future

MEMO FOR P & Z PLANNING MEETING AGENDA OF May 6, 2022

TO: Planning & Zoning Committee

FM: Zoning Administrator 

- 1) Michels Road & Stone Inc. Conditional Use Amendment – Nekimi (formerly P & Q Oshkosh LLC) Quarry

Michels Road & Stone Inc. is requesting an amendment to a conditional use permit #2017-CU-4250 issued October 6, 2017. Specifically, Michels Road & Stone Inc. would like to load trucks that are stored on site to semi trucks at the Nekimi facility rather than driving them to their 20th Street location where they are being loaded now. The change would decrease traffic on County Rd N. Section 23.7-123 of the Winnebago County Town/County Zoning Code states: Following approval of a conditional use, the Planning and Zoning Committee shall review all proposed changes to the approval. If in the opinion of the committee, the proposed change constitutes a minor alteration, the committee may approve the requested change in writing at a regular or special meeting of the committee without following the application and review procedure in this division. If the proposed change constitutes a major alteration, the application and review procedure in effect at the time of submittal shall be followed. The town of Nekimi did not have any objections to the request. The Winnebago County Highway Department did not have any issues with the proposed changes.

RECOMMENDATION: Approve the request as submitted.



December 17, 2021

Winnebago County Zoning
Attn: Cary Rowe
P.O.Box 2808
Oshkosh, WI 54903-2808

Dear Mr. Rowe:

P & Q Oshkosh LLC holds C.U.P. # 2017-CU-4250 for the storage of government owned military vehicles in the Town of Nekimi on parcels 012-02250101, 012-0225 and 012-022501.

Michels Road & Stone Inc is the operating entity for that property.

Oshkosh Corp is the tenant.

Oshkosh Corp and P & Q Oshkosh LLC request that an amendment be made to the C.U.P. which would allow them to load trucks that are stored on site on to semi trucks at the Nekimi facility rather than driving them back to their 20th Street location where they are being loaded now.

The change would decrease unnecessary traffic on County Hwy N.

Enclosed is a summary of changes that Oshkosh Corp is looking at making. The proposal is to add 2 loading ramps. The ramps and turnaround areas would be within the current yard area.

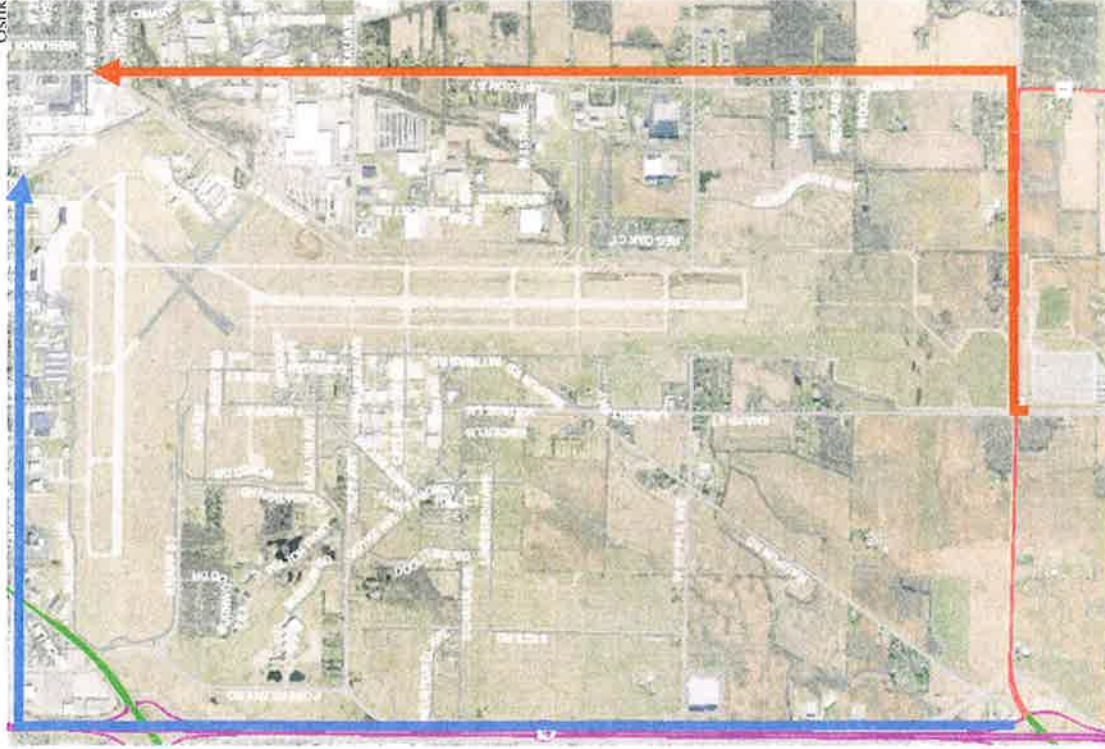
I have been in contact with the Town of Nekimi and have explained the basic plan.
I am prepared to attend a meeting with them to provide more information and get their approval.

My question is, since this is a very minor change to the overall operation of the storage facility, is it possible to have the committee act on the change / upgrade rather than going through the entire new C.U.P. procedure ?

I am available to answer any questions at 920-740-5215. Thank you for your consideration.

Sincerely,

Bob Bingen
Michels Road & Stone Inc.



Current Traffic Flow Path

- Trucks are made ready for shipment and then put back in Nekimi until booked to ship
- Semi's call Dispatch from Planeview Truck Stop
 - Once given go ahead they take 41 to exit 116 to 20th
 - AVG 20 Semi's per day (blue line)
 - 6-4:30 are hours of operation for loading
- Truck Chase team takes trucks from Nekimi to 20th for loading
 - AVG 30 Trucks per day coming out of lot to load for shipping (orange line)



Future State Traffic Flow Path

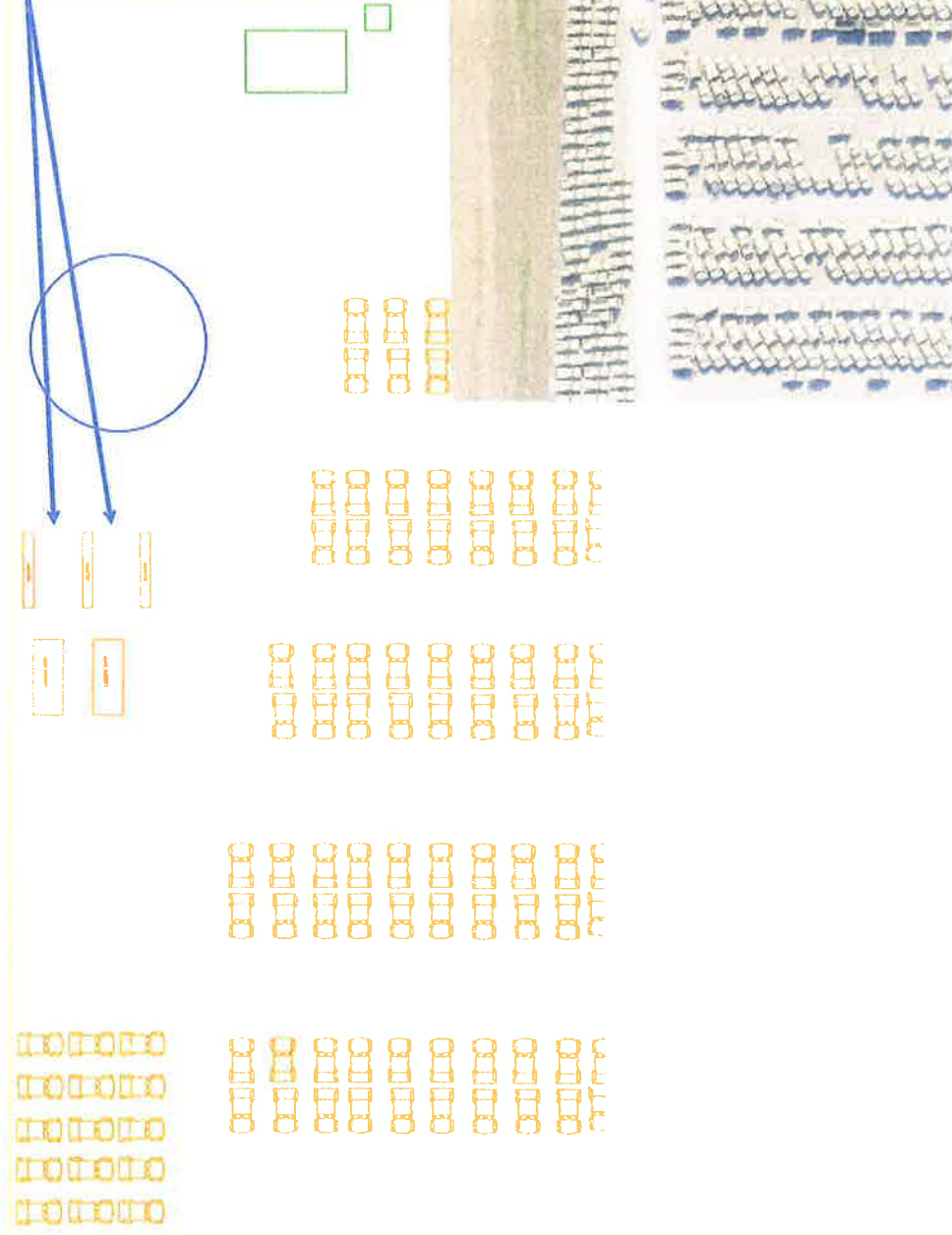
- Trucks are made ready for shipment and then put back in Nekimi until booked to ship
- Semi's call Dispatch from Planeview Truck Stop
 - Once given go ahead they take County N to Nekimi Lot
 - AVG 20 Semi's per day (blue line)
 - 6-4:30 are hours of operation for loading
- Trucks are loaded right from Nekimi then head back to highway (minimizes military truck traffic)

Changes Needed

- 2 loading ramps
- Lights
- Turnaround area for Semi traffic
- Printer / etc for paperwork

Summary of Changes

- Add loading ramps and space for turnaround
 - Currently being designed
- Semi Trucks enter the lot (6-4:30) and backs onto loading ramps
- Oshkosh employee loads the vehicles onto bed
- Paperwork checked and Semi leaves the lot



Rowe, Cary

From: Doemel, Robert
Sent: Friday, January 21, 2022 8:23 AM
To: Rowe, Cary
Cc: Glen Barthels
Subject: RE: Oshkosh Truck Conditional Use

Cary-
Thanks for the information, I don't see any issue's for the Highway Department with these changes.
Thanks,
Bob

Robert Doemel

Highway Commissioner
Winnebago County Highway Commission
PO Box 2764
901 W. County Rd. Y
Oshkosh, Wi. 54903-2764
Office: (920)232-1713
Fax: (920)424-7790
rdoemel@co.winnebago.wi.us

From: Rowe, Cary
Sent: Tuesday, January 18, 2022 2:52 PM
To: Doemel, Robert <RDoemel@co.winnebago.wi.us>
Cc: Glen Barthels <townofnekimi@gmail.com>
Subject: Oshkosh Truck Conditional Use

Bob and Glen, a request has been made by Michels Road & Stone Inc on behalf of Oshkosh Truck to amend its conditional use permit on County Rd N. The amendment is for loading semis on site and rerouting traffic on County Rd N. Please see attached and let me know if you have any comments. I don't believe this will require a public hearing but the Planning & Zoning Committee will decide based on any comments or concerns.

Thanks,
Cary

Rowe, Cary

From: Glen Barthels <lh1466.gb@gmail.com>
Sent: Thursday, March 24, 2022 5:24 PM
To: Rowe, Cary
Subject: Truck parking lot

Cary: The town of Nekimi had conversation with representatives from Oshkosh corp. Josh Fenner and Michaels Bob Bingen Wednesday night at our meeting and we do not believe it will a problem to modify the conditional use permit to allow the loading and hauling of trucks from the site. Glen Barthels Chairman

Site Map

Legend

- Address Marker
- Tax Parcel
- - - Local Road
- - - Private Road
- Road R.O.W.
- Simultaneous Conveyance
- Certified Survey
- Condominium
- Assessor Plat
- Subdivision
- Plat of Survey
- Conveyance Divisions

200 0 200 400 ft

1 Inch = 400 Feet



W.I.N.G.S. Project Disclaimer
This data was created for use by the Winnebago County Geographic Information System project. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. Winnebago County disclaims all liability regarding fitness of the information for any use other than Winnebago County business. *Data for this map copyrighted December 31, 2006*

Apr 28, 2022 @ 10:41 AM



CARY A ROWE
Zoning Administrator



Winnebago County
Zoning Department

The Wave of the Future

112 OTTER AVE, PO BOX 2808
OSHKOSH, WI 54903-2808

OSHKOSH (920) 232-3344
FOX CITIES (920) 727-2880
FAX (920) 232-3347

Zoningdepartment@co.winnebago.wi.us

CONDITIONAL USE PERMIT #2017-CU-4250

Owner: P&Q OSHKOSH LLC
1509 N PROSPECT AVE
MILWAUKEE, WI 53202

Agent: BINGEN, ROBERT
PO BOX 128
BROWNSVILLE, WI 53006

Location: EAST OF 1687 OLD KNAPP RD
OSHKOSH, WI 54902

Tax Parcel No: 012-02250101, 012-0225, 012-022501

Legal: Being a part of the NW 1/4 of the NW 1/4 and all of the SW 1/4 of the NW 1/4, Section 14, Township 17 North, Range 16 East, Town of Nekimi, Winnebago County, Wisconsin.

On 10/6/2017, a Conditional Use Permit was **GRANTED WITH CONDITIONS** to store government owned military vehicles in an A-2 (General Agriculture) district.

Conditions:

Town:

N/A

County:

1. Hours of operation are limited to 6:00 AM to 6:00 PM Monday through Friday and 6:00 AM to 2:00 PM on Saturdays, except in case of an emergency. Vehicles may not be started prior to the start time for each day.
2. Reasonable measures will be taken to control dust, including the use of water trucks as needed.
3. The parcel will be screened by berms of at least 12 feet in height measured from existing grade.
4. No roads maintained by the Town of Nekimi will be utilized for access or truck exercise routes.
5. 6 foot security fence permitted inside the berm with barbed wire. Lighting plan must be approved by County Zoning Department staff and shall include no more than 4 lights placed no higher than 12 feet above the base parcel grade.
6. Acceleration, deceleration, and passing lanes will be constructed on County Highway N at the access location per Winnebago County Highway Commission approval. The owner/applicant shall be 100% financially responsible for payment of the construction of the aforementioned passing lane(s).
7. Maximum storage of 2,400 vehicles. Approximately 100 vehicles entering and exiting per day.
8. Emergency response/environmental concern notification list will be provided to the Town and County.
9. A "Plan of Operation" shall be approved by the Winnebago County Zoning Department prior to the issuance of this Conditional Use Permit and/or any other required Federal, State, County, or Town permit.
10. The County Planning and Zoning Committee shall conduct a review of this Conditional Use Permit six months after permit issuance, and every 12 months after that date if Committee and/or Zoning Administrator so choose.
11. This Conditional Use Permit is issued to P & Q Oshkosh LLC only, for the storage of vehicles owned by Oshkosh Corporation. Change in ownership of either of these Corporations will render this Conditional Use permit null and void. Further storage of vehicles or any other use associated with this Conditional Use Permit will require new application and approval.

The findings used to grant the conditional use have been made in accordance with section 23.7-114, and are as follows:

Town:

N/A

County:

1. The Town of Nekimi has disapproved. See file for Town findings for denial.
2. There were objections to potential increase in traffic, noise, and safety concerns.
3. Proposed use is compatible with adjacent uses.

APPLICANTS RIGHTS:

23.7-119(a)

- (8) The applicant may appeal the decision to a court of competent jurisdiction.
- (9) An aggrieved person, other than the applicant, may appeal the decision to a court of competent jurisdiction and that any work done by the applicant as authorized by the approval is done at the applicant's risk.

10/6/2017

Date


Zoning Officer

NOTES:

1. Conditional Use granted by the Planning & Zoning Committee shall expire within twelve (12) months unless substantial work has commenced.
2. Approval of your Conditional Use application does not exclude the need to obtain the required building and zoning permits. Please make application for these permits through your town building inspector and zoning department.
3. For additional information regarding the appeal process relating to procedural requirements, contact the Zoning Office.



Site Map

Legend

- Address Marker
- Tax Parcel
- Local Road
- Private Road
- Road R.O.W.
- Simultaneous Conveyance
- Certified Survey
- Condominium
- Assessor Plat
- Subdivision
- Plat of Survey
- Conveyance Divisions



W.I.N.G.S. Project Disclaimer
This data was created for use by the Winnebago County Geographic Information System project. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. Winnebago County disclaims all liability regarding fitness of the information for any use other than Winnebago County business. *Data for this map copyrighted December 31, 2006*

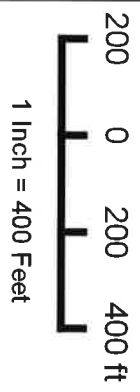
Apr 28, 2022 @ 10:41 AM



Site Map

Legend

- Address Marker
- Tax Parcel
- Local Road
- Private Road
- Road R.O.W.
- Simultaneous Conveyance
- Certified Survey
- Condominium
- Assessor Plat
- Subdivision
- Plat of Survey
- Conveyance Divisions



W.I.N.G.S. Project Disclaimer
This data was created for use by the Winnebago County Geographic Information System project. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. Winnebago County disclaims all liability regarding fitness of the information for any use other than Winnebago County business. *Data for this map copyrighted December 31, 2008*

Apr 28, 2022 @ 10:41 AM



Site Map

Legend

- Address Marker
- Tax Parcel
- Local Road
- Private Road
- Road R.O.W.
- Simultaneous Conveyance
- Certified Survey
- Condominium
- Assessor Plat
- Subdivision
- Plat of Survey
- Conveyance Divisions

200 0 200 400 ft

1 Inch = 400 Feet



W.L.N.G.S. Project Disclaimer
This data was created for use by the Winnebago County Geographic Information System project. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. Winnebago County disclaims all liability regarding fitness of the information for any use other than Winnebago County business. *Data for this map copyrighted December 31, 2006*

Apr 28, 2022 @ 10:41 AM



Site Map

Legend

- Address Marker
- Tax Parcel
- Local Road
- Private Road
- Road R.O.W.
- Simultaneous Conveyance
- Certified Survey
- Condominium
- Assessor Plat
- Subdivision
- Plat of Survey
- Conveyance Divisions

200 0 200 400 ft

1 Inch = 400 Feet



W/LNG S. Project Disclaimer
This data was created for use by the Winnebago County Geographic Information System project. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. Winnebago County disclaims all liability regarding fitness of the information for any use other than Winnebago County business. Data for this map copyrighted December 31, 2006*

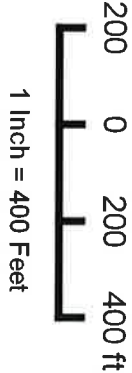
Apr 28, 2022 @ 10:41 AM



Site Map

Legend

- Address Marker
- Tax Parcel
- Local Road
- Private Road
- Road R.O.W.
- Simultaneous Conveyance
- Certified Survey
- Condominium
- Assessor Plat
- Subdivision
- Plat of Survey
- Conveyance Divisions



W.L.N.G.S. Project Disclaimer
This data was created for use by the Winnebago County Geographic Information System project. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. Winnebago County disclaims all liability regarding fitness of the information for any use other than Winnebago County business. *Data for this map copyrighted December 31, 2006*

Apr 28, 2022 @ 10:41 AM