

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING  
PLANNING AND ZONING COMMITTEE  
August 30, 2022

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 August 30, 2022 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.:** 2022-CU-6140

**Property Owner(s):** STORAGE IN BLACK WOLF LLC

**Agent:** SEHLOFF, JAMES DAVEL ENGINEERING & ENVIRONMENTAL

**Tax Parcel No.:** 004-004502

**Location of Premises:** 3687 FOND DU LAC RD

**Legal Description:** Being all of Lot 1 of CSM-7927 located in part of Government Lot 3 of Section 1, all in Township 17 North, Range 16 East, Town of Black Wolf, Winnebago County, Wisconsin.

**Code Reference:** Chapter 23, Article 8, Division 3, Section 23.8-41, Exhibit 8-1, 14.02.

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

## INITIAL STAFF REPORT

**Sanitation:** Existing

**Overlays:** Shoreland

**Current Zoning:** I-1 Light Industrial; I-2 Heavy Industrial

**Code Reference:** Chapter 23, Article 8, Division 3, Section 23.8-41, Exhibit 8-1, 14.02.

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

**Surrounding Zoning:** North: R-2; South: R-1; East: R-1; West: Town;

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

**Describe the proposed use:** Seven mini-warehouse buildings and one mixed-use commercial building.

**Describe how the proposed use will not have any adverse effects on surrounding property:** Existing buildings are in poor condition and will be razed. Mini-warehousing has minimal impact to traffic as the majority of renters may only visit their unit a few times a year. Lighting is to be limited to the property and perimeter will be landscaped. Site will be paved to minimize dust potential

### SECTION REFERENCE AND BASIS OF DECISION

#### Basis of Decision

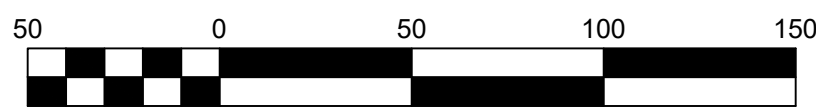
The town board and town plan commission of the town in which the proposed conditional use is located in making their recommendation and Planning and Zoning Committee in making its decision shall consider the following factors:

- (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.

LEGEND

CATV	CATV	Underground Cable TV	Sanitary MH / Tank / Base	CATV Pedestal
FO	FO	Underground Fiber Optic	Clean Out / Curb Stop / Pull Box	Gas Regulator
OH	OH	Overhead Electric Lines	Storm Manhole	Railroad Signal
San	San	Sanitary Sewer	Inlet	Sign
Sto	Sto	Storm Sewer	Catch Basin / Yard Drain	Tower / Silo
E	E	Underground Electric	Water MH / Well	Post / Guard Post
G	G	Underground Gas Line	Hydrant	Satellite Dish
T	T	Underground Telephone	Utility Valve	Large Rock
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Fence - Steel			Utility Pole	Deciduous Tree
Fence - Wood			Light Pole / Signal	Coniferous Tree
Fence - Barbed Wire			Guy Wire	Bush / Hedge
Treeline			Electric Pedestal	Stump
Railroad Tracks			Electric Transformer	Soil Boring
Culvert			Air Conditioner	Benchmark
Index Contour			Telephone Pedestal	Asphalt Pavement
Intermediate Contour			Telephone Manhole	Concrete Pavement
+799.9			Ex Spot Elevation	Gravel
Delineated Wetlands				
Proposed Building				
Proposed Asphalt				
Proposed Concrete				
Proposed Gravel				



SITE INFORMATION:

Parcel #: 0040045, 004004501  
Current Use: Commercial  
Proposed Use: Commercial  
  
Current Zoning: B-2: Community Business District (Winnebago County Zoning District)  
B-3: General Business District (Winnebago County Zoning District)  
  
Proposed Zoning: B-3: General Business District (Winnebago County Zoning District)

Site Areas

Parcel Area:	380,392 SF	(8.73 Acres)
Total Existing Impervious:	46,838 SF	(12%)
Proposed Building Area:	108,048 SF	
Proposed Pavement Area:	182,996 SF	
Total Proposed Impervious:	108,048 SF	(76.5%)
Total Proposed Greenspace:	89,348 SF	(23.5%)

PROPERTY OWNER:

Jerry VanLanen  
Fox Valley Storage  
N1213 Mayflower Dr.  
Greenville, WI 54942  
Telephone: (920) 850-0747  
Email: jerry@foxvalleystorage.com

SHEET INDEX:

Sheet	Page
Site Plan	C1.0
Topographic Survey	C1.1
Drainage and Grading Plan	C1.2
Erosion & Sediment Control Plan	C1.3
Utility Plan	C1.4
Construction Details	C2.1
Erosion & Sediment Control Details	C2.2
Stormwater Pond Details	C2.3

Date:	07/14/2022
Filename:	6976engr.dwg
Author:	MDB
Last Saved by:	mitch
Page	C1.0

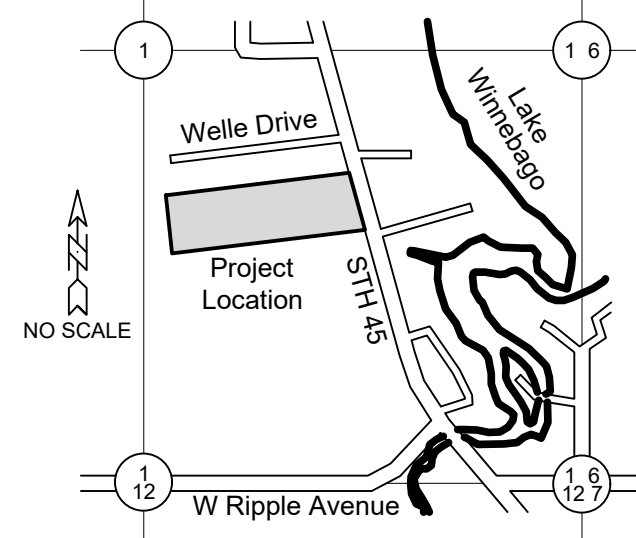
Black Wolf Storage  
Town of Black Wolf, Winnebago County, WI  
For: Jerry VanLanen

SITE PLAN

**DAVEL ENGINEERING & ENVIRONMENTAL, INC.**  
Civil Engineers and Land Surveyors  
1164 Province Terrace, Menasha, WI 54952  
Ph: 920-991-1866 Fax: 920-441-0804  
www.davel.pro

LOCATION MAP

SE 1/4 SEC 1, T 17 N, R 16 E,  
TOWN OF BLACK WOLF  
WINNEBAGO COUNTY, WI



City of  
Oshkosh

City of  
Oshkosh

CHERRY PARK CT

ECHO RESORT LN

WELLE DR

TALBOT LN

004004502  
8.73 Ac.

FOND DU LAC RD

EDGEWATER LN

ELM LN

## Application #22-CU-6140

Date of Hearing:

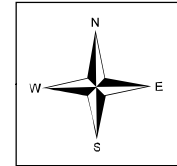
August 30, 2022

Owner(s):

STORAGE IN  
BLACK WOLF LLC

Subject Parcel(s):

004004502



Winnebago County  
WINGS Project

Scale

1 inch : 300 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 #22-CU-6140**

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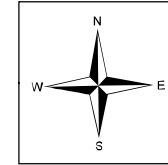
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## STORAGE IN BLACK WOLF LLC

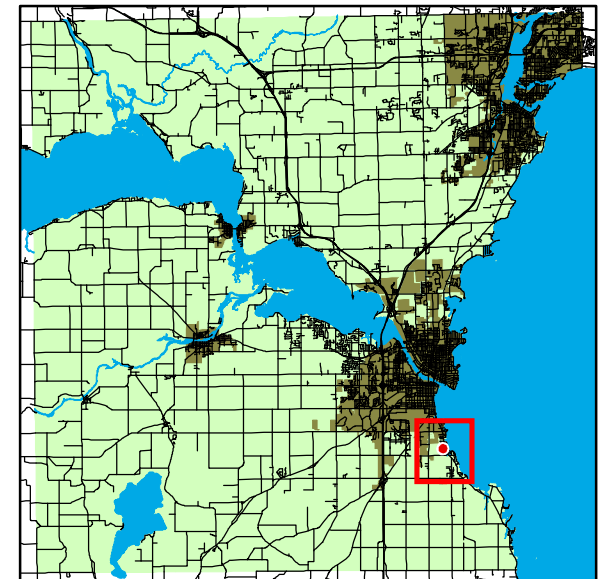
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*Winnebago County  
WINGS Project*

● = SITE

**WINNEBAGO COUNTY**

1 inch : 2,000 feet



# Winnebago County Planning and Zoning Department

## NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE August 30, 2022

### TO WHOM IT MAY CONCERN:

The applicant(s) listed below has requested a Zoning Map Amendment which is regulated by the Town/County Zoning Code, Chapter 23. 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.

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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 ZONING MAP AMENDMENT REQUEST**

**Application No.:** 2022-ZC-6110

**Applicant:** STORAGE IN BLACK WOLF LLC

**Agent:** SEHLOFF, JAMES - DAVEL ENGINEERING & ENVIRONMENTAL

**Location of Premises:** 3691 FOND DU LAC RD

**Tax Parcel No.:** 004-004502

**Legal Description:** Being all of Lot 1 of CSM-7927 located in part of Government Lot 3 of Section 1, all in Township 17 North, Range 16 East, Town of Black Wolf, Winnebago County, Wisconsin.

**Explanation:** Applicant is requesting a zoning map amendment from B-2 (Community Business District) to B-3 (General Business District) to eliminate dual zoning and develop storage units.

INITIAL STAFF REPORT

**Sanitation:** Existing; Private System

**Overlays:** Shoreland

**Current Zoning:** B-2 Community Business

**Proposed Zoning:** B-3 Regional Business

**Surrounding Zoning:** North: R-2; South: R-1; East: R-1; West: Town;

**THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/APPLICANT**

**Describe present use(s):** Site is currently a vacant commercial building

**Describe proposed use(s):** Site is to be developed as a storage unit development with mix use building in front

**Describe the essential services for present and future use(s):** Site has existing well and sanitary sewer. No new services will be required.

**Describe why the proposed use would be the highest and best use for the property:** Existing site has an unused building in rough shape. The proposed zoning change will allow the parcel to be combined with 004-0045-01 and be redeveloped bringing additional tax base to the town.

**Describe the proposed use(s) compatibility with surrounding land use(s):** Existing parcel is zoned B-2. parcel 004-0045-01 is currently zoned B-3 matching the proposed zoning.

**SECTION REFERENCE AND BASIS OF DECISION**

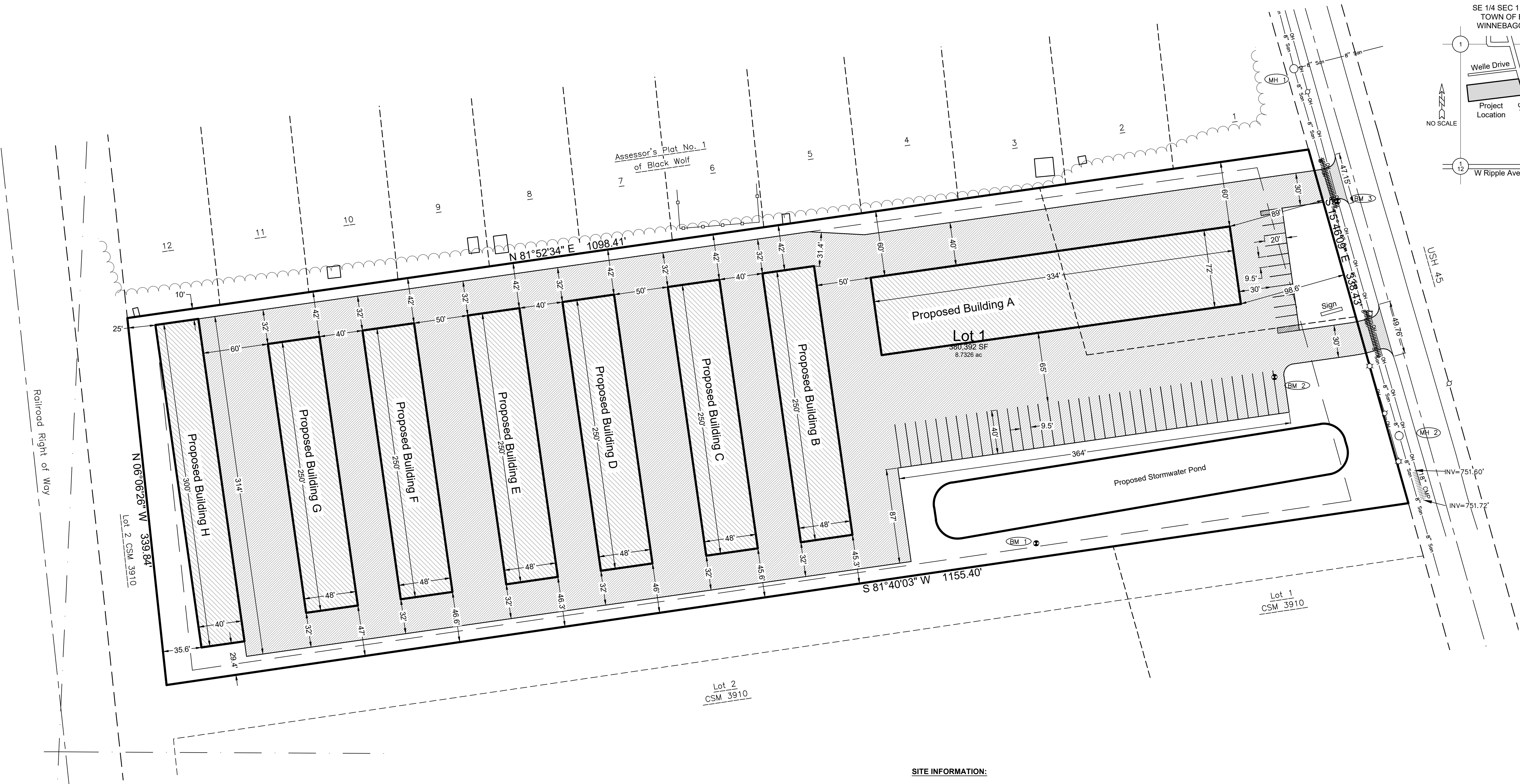
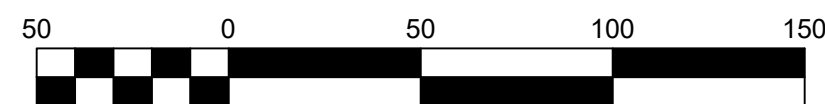
**23.7-5 Basis of Decision**

Zoning map amendment initiated by a property owner. If a proposed zoning map amendment is initiated by a property owner and would change the zoning classification of a parcel not classified as A-1, the Planning and Zoning Committee in making its recommendation and the Board of County Supervisors in making its decision shall consider the following factors:

- (1) whether the amendment is consistent with the county's comprehensive plan, including any future land use maps or similar maps;
- (2) the extent to which the lot and structures on the subject property conform to the dimensional standards that apply to the proposed zoning district; and
- (3) any other factor not specifically or generally listed, but deemed appropriate by the committee or board given the particular circumstances.

LEGEND

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PROPERTY OWNER:

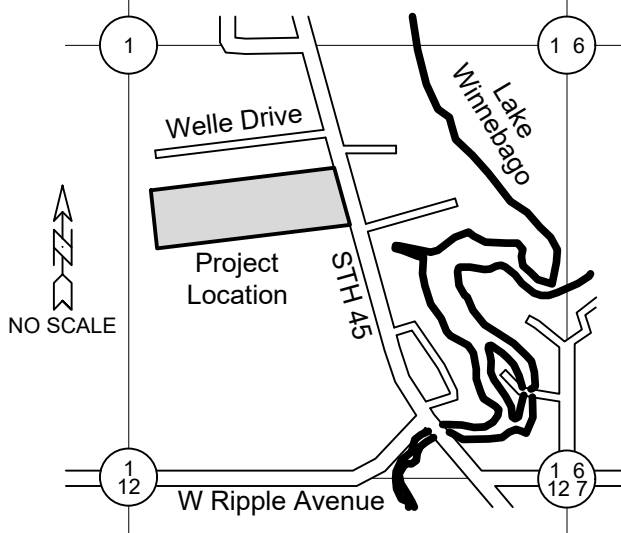
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Stormwater Pond Details	C2.3

LOCATION MAP

SE 1/4 SEC 1, T 17 N, R 16 E,  
TOWN OF BLACK WOLF  
WINNEBAGO COUNTY, WI



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**DAVEL ENGINEERING & ENVIRONMENTAL, INC.**  
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SITE PLAN

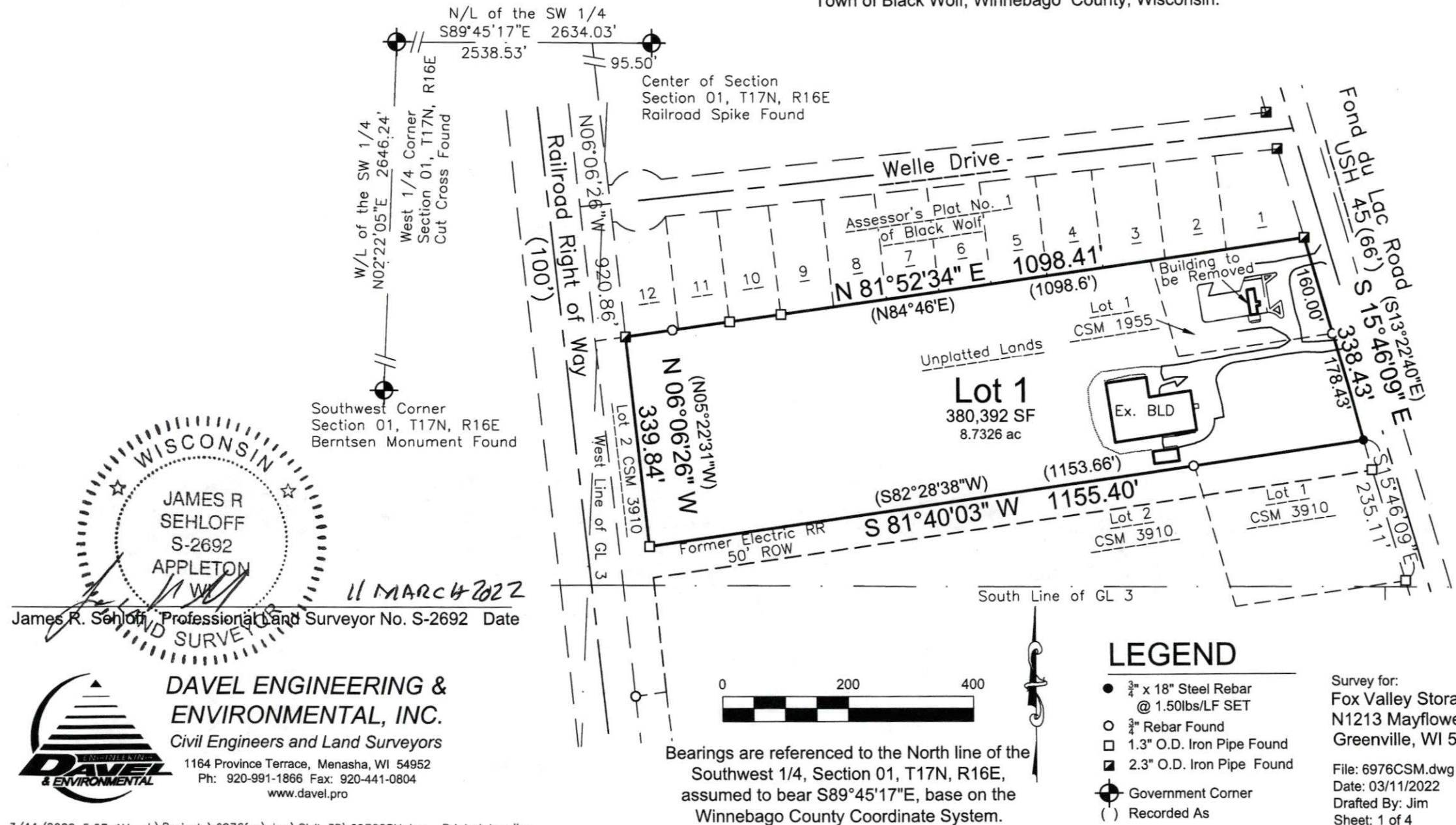
**Black Wolf Storage**  
Town of Black Wolf, Winnebago County, WI  
For: Jerry VanLanen

Date:	07/14/2022
Filename:	6976engr.dwg
Author:	MDB
Last Saved by:	mitch
Page	C1.0



# Certified Survey Map No. \_\_\_\_\_

All of Lot 1 Certified Survey Map 1955 and unplatted lands all located in  
Government Lot 3, Section 1, Township 17 North, Range 16 East,  
Town of Black Wolf, Winnebago County, Wisconsin.



City of  
Oshkosh

City of  
Oshkosh

CHERRY PARK CT

ECHO RESORT LN

WELLE DR

TALBOT LN

004004502  
8.73 Ac.

FOND DU LAC RD

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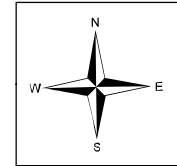
August 30, 2022

Owner(s):

STORAGE IN  
BLACK WOLF LLC

Subject Parcel(s):

004004502



Winnebago County  
WINGS Project

Scale

1 inch : 300 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
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City of Oshkosh Extraterritorial  
Zoning Jurisdiction

Incorporated Area

○ = SITE

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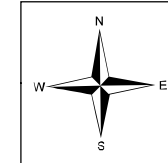
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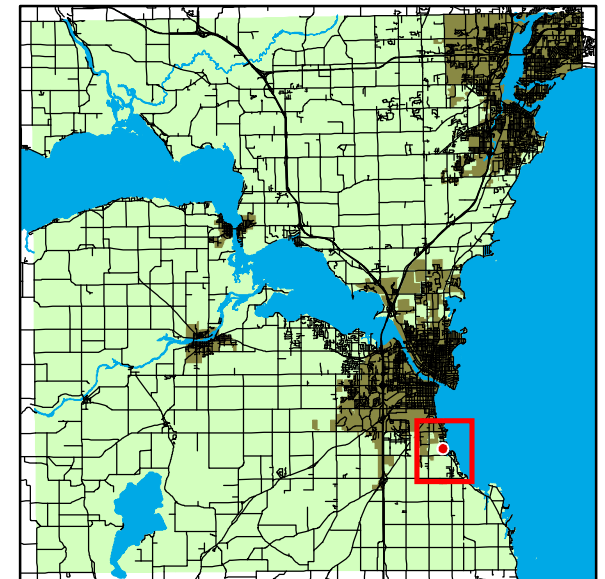
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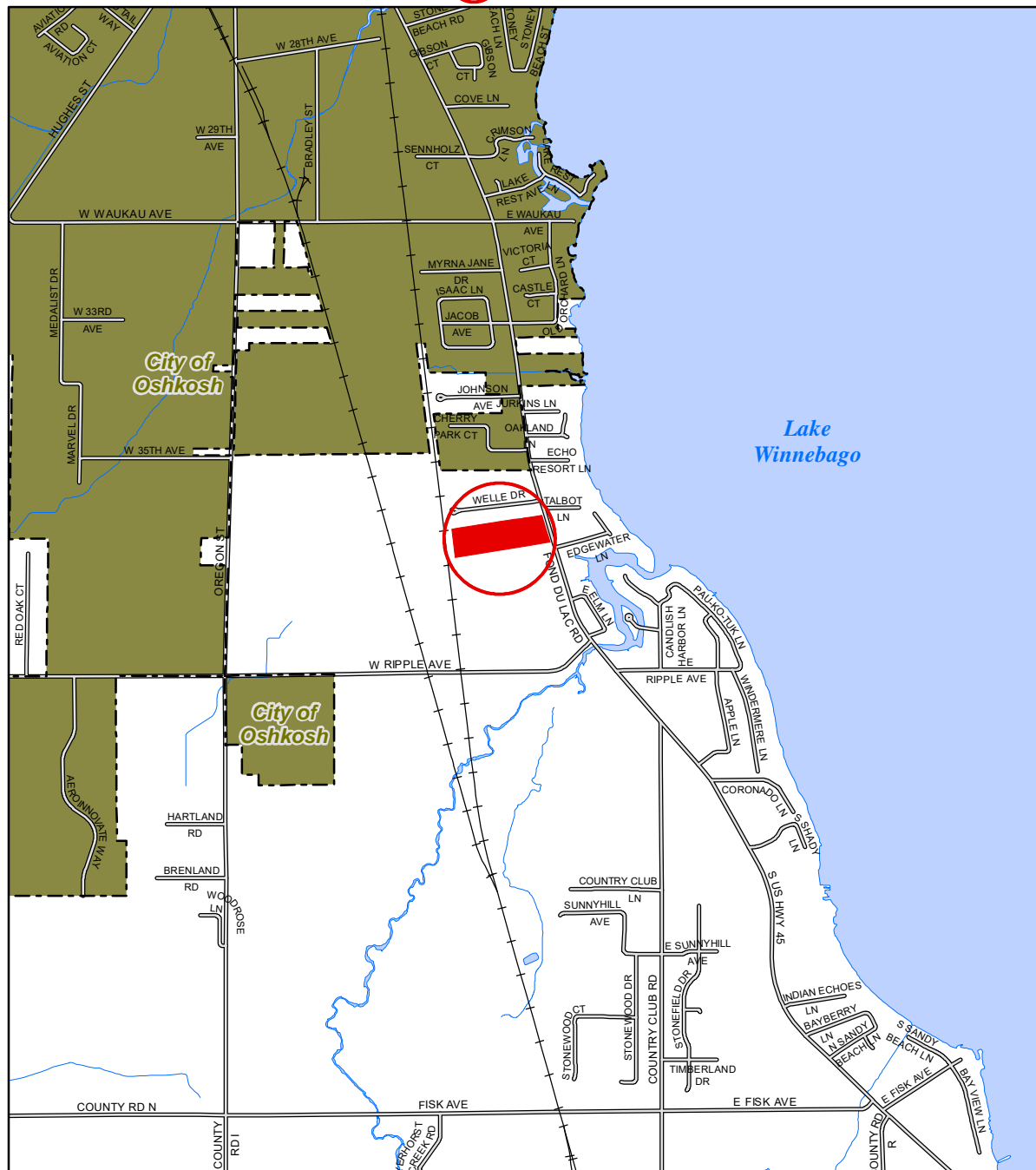


Winnebago County  
WINGS Project

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WINNEBAGO COUNTY



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