



Winnebago County

Zoning Department

The Wave of the Future

MEMO FOR P & Z MEETING AGENDA OF APRIL 9, 2021

TO: Planning & Zoning Committee

FM: Zoning Administrator

RE: Review of Town Zoning Change

1. Harold Thorpe - Town Zoning Change (Tax ID No: 026-0583) – Town of Vinland.

The town zoning change for Harold Thorpe is consistent with Winnebago County's Future Land Use Plan. The Town of Vinland approved the zoning change from B-3 (General Business District) to B-2 (Highway Business Park) and Winnebago County's future land use plan shows future land use as Non-residential.

RECOMMENDATION: Approve a motion to forward zone change to County Board for action.

026-0583
B-3 (General Business) to:
B-2 (Highway Business Park)
FLU: Non-Res

TOWN OF VINLAND
6085 COUNTY ROAD T
OSHKOSH, WI. 54904
PHONE: (920) 235-6953 ** FAX: (920) 235-6994

ZONING SUBMITTAL FORM

Name of Property Owner: **HAROLD THORPE**

Address of Owner: **5133 NORTH HARBOUR DR/P.O. BOX 255 BUTTE DES MORTS WI 54927**

Name of Applicant: **CHRIS THORPE 5790 ONTARIO ST/P.O. BOX 47 BUTTE DES MORTS WI 54927**

Address of Applicant: **5790 ONTARIO ST/P.O. BOX 47 BUTTE DES MORTS WI 54927**

Legal Description of Area to be Rezoned: **APPROXIMATELY 7.64 ACRES**

Tax Parcel Number (if Existing Parcel): **026-0583**

Section 18 **Town 19 N.** **Range 17 E.**

Existing Zoning: **B-3** Name of District: **GENERAL BUSINESS DISTRICT.**

Proposed Zoning: **B-2** Name of District: **HIGHWAY BUSINESS PARK.**

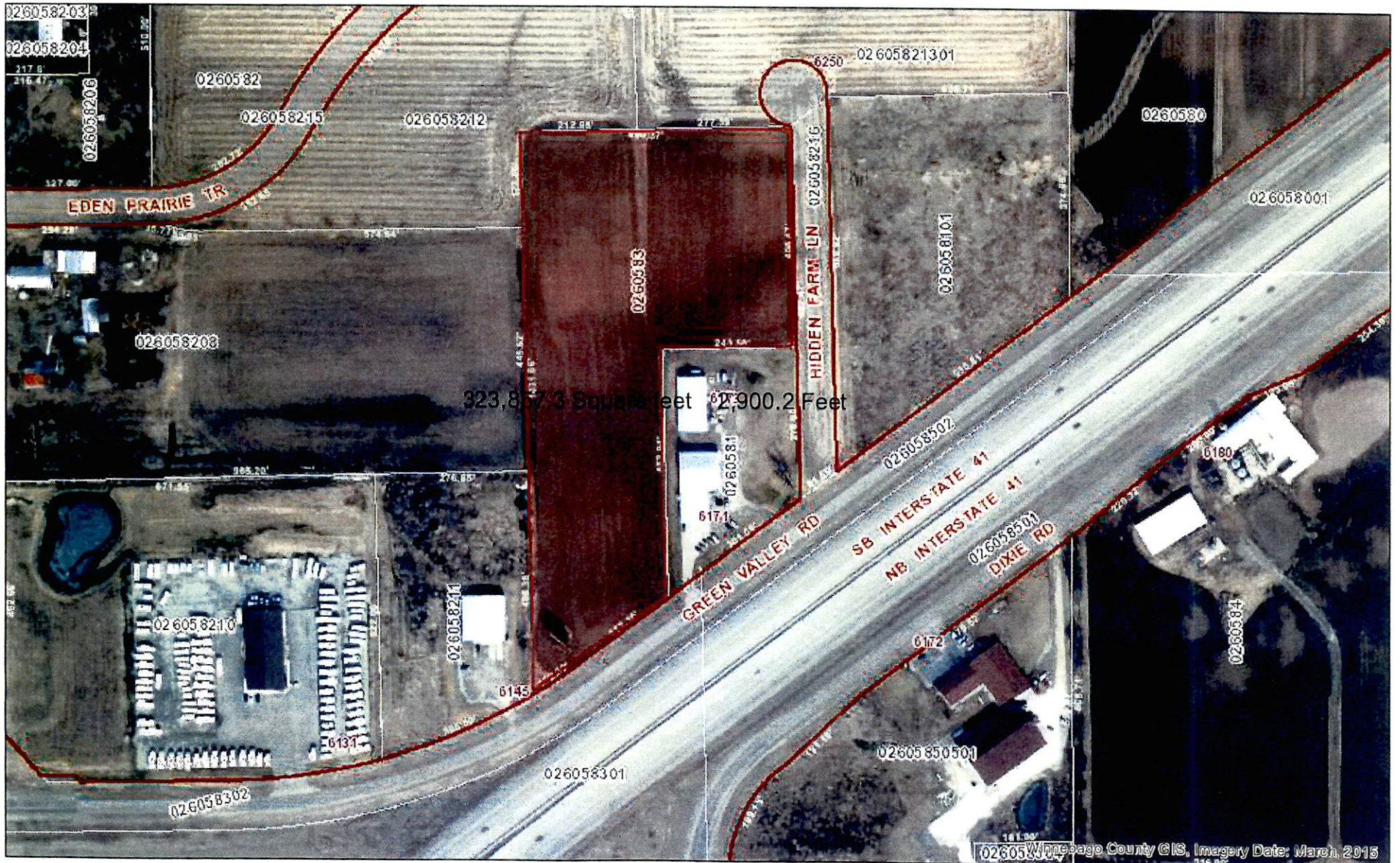
Town Board Action: **Approved: XX** **Denied:**

- Findings:
- 1. Does the Town have an adopted land use plan? **Yes**
 - 2. Does the request agree with the plan? **Yes**
 - 3. Other findings (List). **Approved by Town Board vote 3-0**

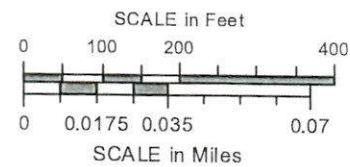
I, Jenni Brown, Clerk of the Town of Vinland, hereby certify that a public hearing was conducted on **SEPTEMBER 9, 2019** and that all required notices were posted and/or mailed as required by local ordinance.

Signed: Jenni Brown Dated: 10-30-19
Clerk: Jenni Brown

Site Map



October 30, 2019



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PUBLIC PRESENTATION MINUTES
Monday, September 9, 2019 @ 6:30 pm

Presentation by Northeast & Central Wisconsin ATV-UTV Association - Terrain/Utility Terrain Vehicles Trails and Routes Town of Vinland, Winnebago County, Wisconsin

- Presentation began at 6:30. Gene Goode gave a presentation and public input and questions were received and answered.

PUBLIC HEARING MINUTES
Monday, September 9, 2019 @ 6:45 pm

The public hearing was called to order at 6:45 pm.

DISCUSSION ON THE FOLLOWING:

1. Applicant is applying for change of zoning to allow mini storage units, storage building, secured outdoor storage. Currently zoned B-3 General Business District; proposed zoning B-2 Highway Business Park. Site is 7.64 acres of commercial zoned property with frontage on Green Valley Rd and Hidden Farm Ln, parcel # 026-0583.
2. Applicant is applying for a conditional use permit to allow mini storage units, storage building, secured outdoor storage. Site is 7.64 acres of commercial zoned property with frontage on Green Valley Rd and Hidden Farm Ln, parcel # 026-0583.

Storm water erosion issues were raised, but applicant will need to install a water retention pond to address water management.

A motion was made by Devens to adjourn, seconded by Batley. Meeting adjourned at 6:55 pm

Town Board Meeting Minutes
Monday, September 9, 2019 @ 7:00 PM

On Monday, September 9, 2019 in the Town of Vinland Town Hall the Town Board held its monthly meeting. Present were Chair Farrey, Supervisors Devens and Batley, Zoning Administrator Spierowski, Clerk Brown, Treasurer Brazee and 26 other people.

Farrey called the meeting to order, asking those present to join him in the recital of the Pledge of Allegiance.

Review/Comment:

1. Fire Department minutes of August 6, 2019. **No comment.**
2. First Responder minutes of August 13, 2019. **No comment.**

Approval of Minutes:

1. Town Board meeting minutes of August 12, 2019. **Motion to approve the minutes as written was made by Devens/seconded by Farrey. Motion carried.**

Financial report for August 2019:

1. Treasurers report on all accounts held by the Town. **Motion to approve treasurer's report was made by Devens/seconded by Batley. Motion carried.**
2. Reconciliation between the Clerk and Treasurer. **Motion to approve reconciliation was made by Batley/seconded by Devens. Motion carried.**
3. Authorization to pay all bills submitted by the Clerk. **Motion to pay all bills as submitted was made by Devens/seconded by Batley. Motion carried.**

Public input: A Winnebago County Sherriff was present.

Discussion/Action Items:

1. Operator's license for Jennifer Delap. **Motion to approve operator's license made by Farrey/seconded by Batley. Motion carried in a 2 to 1 vote.**
2. Operator's license for Allycia Gullikson. **Motion to approve operator's license made by Devens/seconded by Batley. Motion carried.**
3. Operator's license for Rebecca Hilgers. **Motion to approve operator's license made by Devens/seconded by Batley. Motion carried.**
4. Ordinance violations.
 - a. Rhyner Road cleanup expected to be done by winter. **Motion to layover topic until the October board meeting made by Batley/seconded by Devens. Motion carried.**
 - b. Mowing on Breezewood Lane. No response from property owner. **Motion to pursue a citation made by Batley/seconded by Devens. Motion carried.**
 - c. Property cleanup on Breezewood Lane. Property owner present and stated he would begin cleanup. **Motion to allow the board an onsite inspection was made by Batley/seconded by Devens. Motion carried. Motion to layover topic until the October board meeting made by Batley/seconded by Devens. Motion carried.**
5. Winnebago County Sheriff Joint Powers Agreement. This pertains to emergency services in Winnebago County. **Motion to approve Joint Powers Agreement made by Farrey/seconded by Devens. Motion approved.**
6. Approval for ditch cleaning on Nelson Court. Ditches that need cleaning are located on Vinland Center, Maxwell Rd, Nelson Ct, Gibbs Rd, and Breezewood lane. **Motion made to approve ditch cleaning with a spending limit of \$5000 made by Batley/seconded by Farrey. Motion carried.**
7. Wolff's Pack Snowmobile Club date extension for removing/relocating storage shed located on BeeHive Barn and Grill property. **Motion made to grant time extension to July 1, 2020 was made by Farrey/seconded by Batley. Motion carried.**
8. Budget amendment resolution. **Motion to approve Resolution 2019-04 was made Devens/seconded by Batley. Motion carried.**

Zoning:

1. Applicant is applying for change of zoning to allow mini storage units, storage building, secured outdoor storage. Currently zoned B-3 General Business District; proposed zoning B-2 Highway Business Park. Site is 7.64 acres of commercial zoned property with frontage on Green Valley Rd and Hidden Farm Ln, parcel # 026-0583. **Motion to approve change of zoning made by Devens/seconded by Batley. Motion carried.**
2. Applicant is applying for a conditional use permit to allow mini storage units, storage building, secured outdoor storage. Site is 7.64 acres of commercial zoned property with frontage on Green Valley Rd and Hidden Farm Ln, parcel # 026-0583. **Motion to approve Conditional Use Permit with the following provisions made by Batley/seconded by Devens:**
 1. **All buildings to have site plan review.**
 2. **Obtain Winnebago County storm water erosion control permit.**
 3. **Paving surrounding storage units and storage building at 20 feet from building on accessible sides.**
 4. **Outdoor storage to be fenced at 6 feet or higher, screening recommended on 3 sides: north, west, south.**
 5. **Site lighting shall not cross property lines.**
 6. **Site plan to be updated using B2 setbacks. B2 requires 15-foot side yard, and south yard needs to be increased from 10 ft to 15 ft.**
 7. **If a garbage dumpster is to be located on property, needs to be in a screened dumpster enclosure.**
 8. **Any sign requires a town sign permit.**

Motion carried.

3. 1-lot CSM for High Tail LLC pertaining to parcels 026-0268-20 and 026-0269-0101. Cul-de-sac required as a dedication to the public and statement of non-buildable site stated on CSM. **Motion to approve cul-de-sac required as a dedication to the public was made by Batley/seconded by Devens. Motion approved.**
4. Geffers Construction site plan review for 7276 Commerce Plaza. Storm water retention plan still needed. **Motion to approve site plan review made by Batley/seconded by Devens. Motion carried.**

Town of Vinland Road Report.

- Road projects in the town are ongoing
- Concerns were raised about the Highway Commissioner and the delay in work being completed in the town.

County Supervisor's Report. The possibility of a County Sales Tax is again being raised.

Sharing of Correspondence.

- The Fire Department has raffle tickets for sale.
- Treasurer addressed it would be possible to consolidate accounts into one bank and still be FDIC insured on all monies.

Future Meeting Dates:

- Planning Commission Meeting: Monday, October 7, 2019 6:30 pm @ Vinland Town Hall 6085 County Rd T Oshkosh. (If needed)
- Town Board Meeting: Monday, October 14, 2019, 7:00 pm @ Vinland Town Hall 6085 County Rd T Oshkosh
- Board of Appeals: Monday, October 28, 2019, 6:30 pm @ Vinland Town Hall 6085 County Rd T Oshkosh (if needed)

Batley made a motion to adjourn, seconded by Devens. Motion carried and meeting adjourned at 8:02 pm.

Jenni Brown, Clerk

TOWN OF VINLAND
6085 COUNTY ROAD T
OSHKOSH, WI. 54904

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NOTICE OF PUBLIC HEARING

The Town of Vinland, Winnebago County, WI. Plan Commission & Town Board will hold the following Public Hearings at the Vinland Town Hall.

DATES/TIMES: September 3, 2019 @ 6:30 PM.--PLAN COMMISSION
September 9, 2019 @ 6:45 PM.-- TOWN BOARD

SUBJECT: CONDITIONAL USE PERMIT (CUP) APPLICATION.

DESCRIPTION OF SUBJECT SITE: 7.64 ACRES OF COMMERCIAL ZONED PROPERTY WITH FRONTAGE ON GREEN VALLEY RD & HIDDEN FARM LN.

PROPERTY OWNER: HAROLD THORPE LIV TST 5133 NORTH HARBOUR DR/ P.O. BOX 255 BUTTE DES MORTS WI 54927

APPLICANT: CHRIS THORPE 5790 ONTARIO ST/P.O. BOX 47 BUTTE DES MORTS WI 54927

EXISTING ZONING: B-3, GENERAL BUSINESS DISTRICT.

PROPOSED ZONING: SAME

LOCATION OF PREMISES AFFECTED: HIDDEN FARM LN.

LEGAL DESCRIPTION: PART OF SECTION 18, TOWN 19N. RANGE17E., TOWN OF VINLAND, WINNEBAGO COUNTY, WI.

TAX PARCEL NOS: 026-0583

EXPLANATION: APPLICANT IS APPLYING FOR A CONDITIONAL USE PERMIT MINI STORAGE UNITS, STORGE BUILDING, SECURED OUTDOOR STORAGE.

ORDINANCE & SECTION AFFECTED: CHAPTER 410, TOWN OF VINLAND ZONING CODE, ARTICLE IV, CONDITIONAL USES, SECTIONS: 410-34, 410-35, 410-36, 410-37, 410-38, 410-39, 410-40, 410-41, 410-42,410,43, 410-44.

All interested persons wishing to be heard are invited to be present.
Tom Spierowski, Zoning Administrator, Town of Vinland.