

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE

3/27/2018

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 3/27/2018 at 6:30 p.m. 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 are invited to be present. 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.: 2018-CU-4450

Applicant: GEISE PROPERTY WEST LLC

Agent: None

Location of Premises: 9597 WELSCH RD, WINNECONNE, WI 54986

Tax Parcel No.: 020-0138-01

Legal Description: All of Lot 1 of CSM-6819 being part of the N 1/2 of the NW 1/4, Section 19, Township 19 North, Range 14 East, Town of Poygan, Winnebago County, Wisconsin.

Code Reference: Chapter 23.8-41 land uses generally allowed within zoning districts, Chapter 23.8-402 personal storage facility, Chapter 23.7-271 permit required

Description of Proposed Use: Applicant is requesting a conditional use permit allowing continued development of the site as a personal storage facility.

INITIAL STAFF REPORT

Sanitation:

System Required
Private System

Overlays:

Shoreland

Current or Proposed Zoning:

B-3 Regional Business

Code Reference:

Chapter 23.8-41 land uses generally allowed within zoning districts, Chapter 23.8-402 personal storage facility, Chapter 23.7-271 permit required

Description of Proposed Use:

Applicant is requesting a conditional use permit allowing continued development of the site as a personal storage facility.

Surrounding Zoning:

North: R-2

South: B-2

East: B-2

West: R-1

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe the Proposed Use:

The property is an existing B-3 zoned boat storage facility that contains two separate storage buildings. A third storage building is proposed to be constructed. Per conversation with Cary Rowe, a conditional use permit is required to add the third building to the site as well as grant permission to construct a future fourth commercial building in the northwest corner of the site. The new building does not need any sewer or water services. Some additional paved area will be added adjacent to the new building. The County will be reviewing the site storm water, but it is our opinion that the current storm water is the maximum extent practicable. Cory Zibung has inspected the site landscaping and has told us that no new landscaping is required. All landscaping that is affected by the new construction needs to be relocated.

Describe How the Proposed Use Will Not Have Any Adverse Effects on Surrounding Property:

The site already contains two boat storage buildings, one of which has been operating for 40 years. No changes are proposed for the operation of the existing buildings, and the proposed building will operate identically to the existing buildings. This boat storage is a service to the local lake residents who are typically prohibited from storing boats in their driveways. The building will be constructed in existing green space. No negative environmental impacts are anticipated.

SECTION REFERENCE AND BASIS OF DECISION

23.7-114 Basis of decision

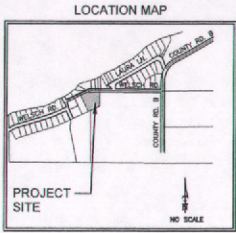
The town board and town plan commission of the town in which the proposed conditional use is located in making their recommendation and Planning and Zoning Committee in making its decision shall consider the following factors:

- (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.

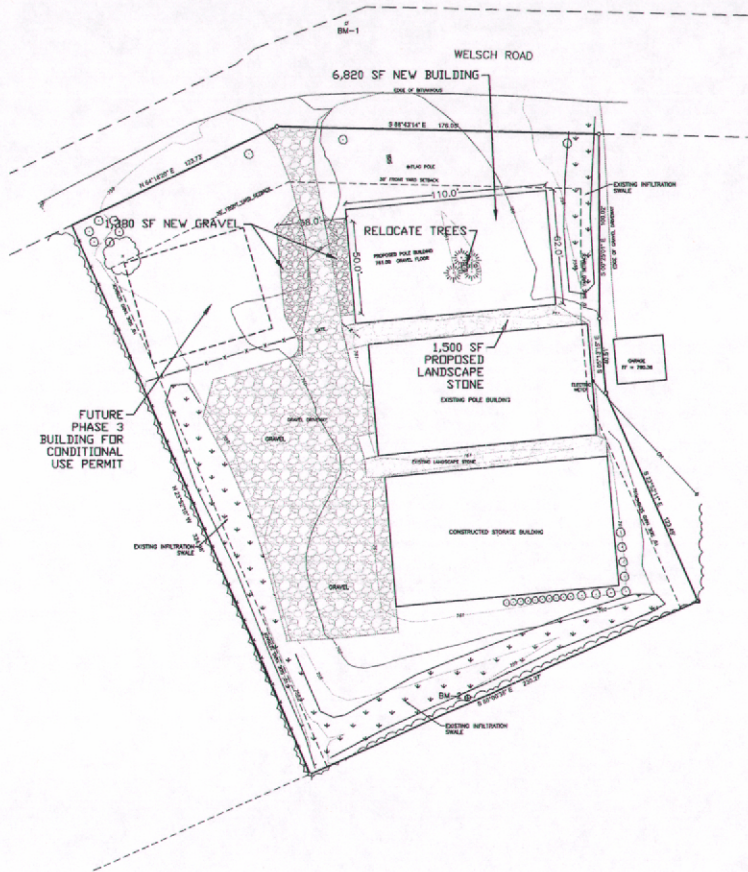
SITE PLAN



PAVEMENT KEY

 EXISTING GRAVEL PAVEMENT PROPOSED ADDITIONAL GRAVEL

4
C5.1



INDEX OF SHEETS

DRAWING NO.	DESCRIPTION:
C101	SITE PLAN
C201	TOPOGRAPHIC SURVEY
C301	DRAINAGE PLAN
C401	EROSION CONTROL PLAN
C501	STANDARD DETAIL DRAWINGS

SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL VILLAGE OF HUNTERDON ORDINANCES.
2. ALL DESIRED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED MIXTURE AND WATER UNTIL A HEALTHY STAIN OF GRASS IS ESTABLISHED.
3. ALL DIMENSIONS ARE TO THE EDGE OF SILLING OR FACE OF CURB.
4. ALL DIMENSIONS SHALL BE MEASURED FROM THE EXISTING CURB, UNLESS NOTED TO THE CONTRARY. ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED, ALL WORK SHALL BE IN ACCORDANCE WITH CONVENTIONAL PRACTICES AND SPECIFICATIONS AND SHALL BE APPROVED BY SUCH ALL COSTS SHALL BE INCURRED IN BASE BID.
5. ALL HAZARDOUS MATERIALS WILL BE STORED ON SITE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION M.U.D.C., LATEST VERSION.
7. THE CONTRACTOR AND/OR OWNER SHALL NOT PROCEED WITH LAND DISTURBANCE ACTIVITIES PRIOR TO RECEIVING WRITTEN NOTICE TO PROCEED FROM THE ENGINEER.
8. NO OUTDOOR STORAGE OR DISPLAY IS PROPOSED.

PERTINENT CONTACTS	CONTACT PERSON	PHONE
SURVEYOR	GARY ZAHNINGER	920-731-0381
ENGINEER	JACK RICHESON	920-731-0381
GEISE PROPERTY WEST	GREG GIESE	

BUILDING SIZE

PROPOSED BUILDING 6,820 SF
62' x 112' FOOTPRINT
12' RAFTERS
24' PEAK

APPLICABLE BUILDING CODE

2009 IBC

SITE DATA

LOT AREA = 76,690 SF (1.761 AC)

EXISTING ROOFTOP AREA = 15,875 SF (0.364 AC)
EXISTING GRAVELED AREA = 14,776 SF (0.339 AC)
EXISTING OPEN SPACE = 46,039 SF (1.057 AC)
PERCENTAGE OPEN SPACE = 60%

PROPOSED DISTURBANCE AREA = 9,000 SF (0.201 AC)
PROPOSED NEW ROOFTOP AREA = 6,650 SF (0.157 AC)
PROPOSED NEW GRAVELED AREA = 1,380 SF (0.032 AC)

TOTAL ROOFTOP AREA = 22,695 SF (0.521 AC)
TOTAL GRAVELED AREA = 16,156 SF (0.371 AC)
TOTAL OPEN SPACE = 37,839 SF (0.869 AC)
PERCENTAGE OPEN SPACE = 49%

SITE/PROJECT INFORMATION

PROPERTY ADDRESS:
9597 WELSCH ROAD
WINNECONNE, WI 54986
PARCEL NUMBER: 020013801

OWNER/APPLICANT:

GEISE PROPERTY WEST LLC
ATTN: GREG GEISE
W383 N6590 WOODLAKE CIRCLE
OCONGOWOC, WI 53066

ENGINEER:

MARTENSON & ELSELE, INC.
ATTN: JACK RICHESON, P.E.
1377 MIDWAY ROAD
MENASHA, WI 54952
jockr@martenson-elsele.com
PHONE: 920-731-0381

NRCS SOILS

NeA—Nebago fine sand
Hydrologic Soil Type C/D.

ZtA—Zittau silty clay loam
Hydrologic Soil Type C/D.


LEGAL DESCRIPTION

ALL OF LOT 1 OF CERTIFIED SURVEY
MAP 6819, LOCATED IN THE NORTHEAST
1/4 AND NORTHWEST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 19,
TOWNSHIP 19 NORTH, RANGE 14 EAST,
TOWN OF POYGAN, WINNEBAGO COUNTY,
WISCONSIN

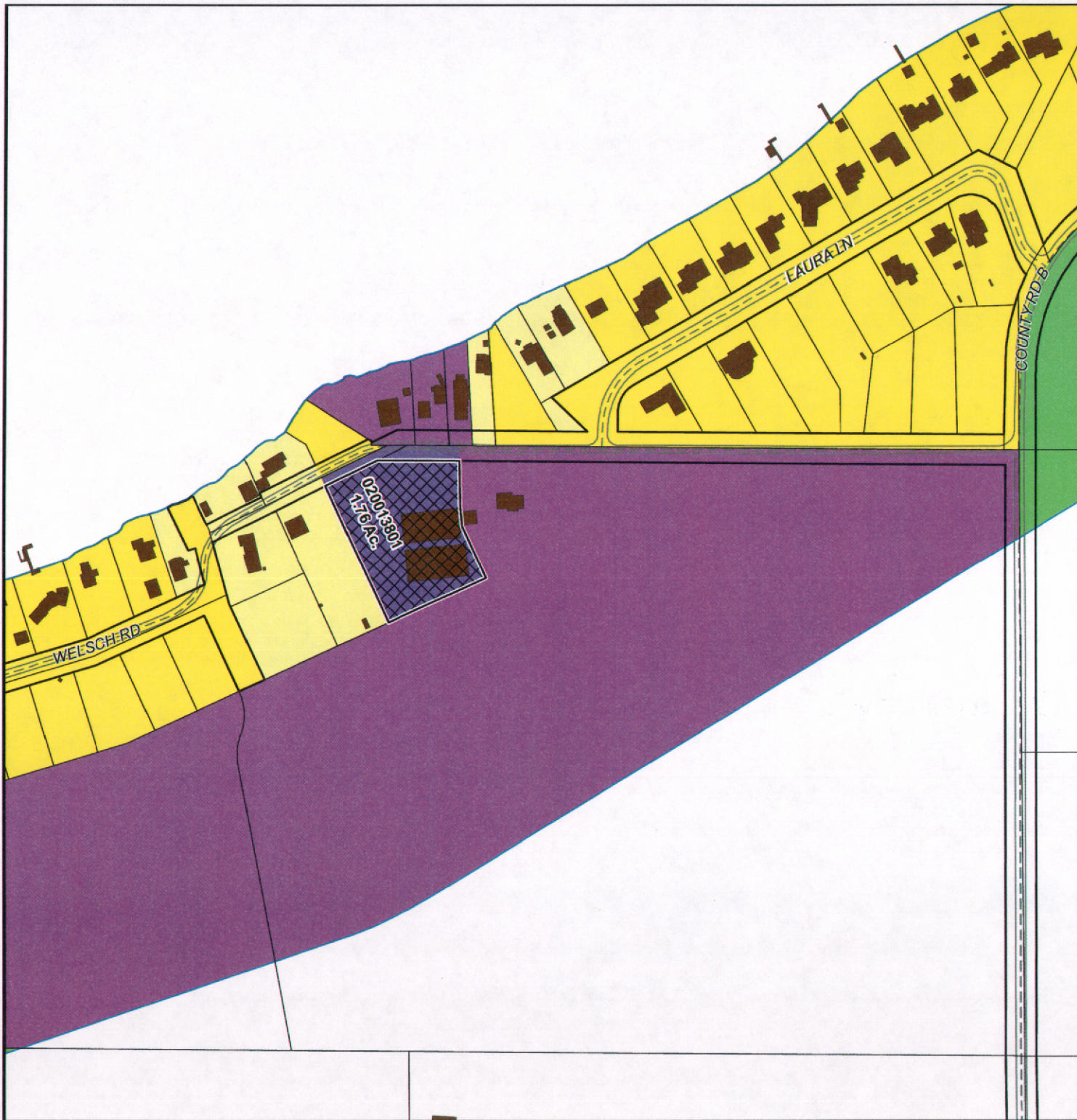
SCALE	DATE
BAR SCALE	1/26/2018
COMPUTER FILE	
0-2020-002ds.dwg	



DRAWING NO.
C101

Martenson & Eisele, Inc.

 1377 Midway Road
 Menasha, WI 54952
 www.martenson-eisele.com
 info@martenson-eisele.com
 920.731.0361 1.800.236.0361

SITE PLAN
GEISE PROPERTY
TOWN OF POYGAN, WINNEBAGO COUNTY, WISCONSIN

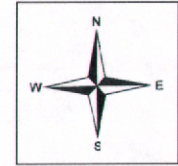


Application #18-CU-4450

Date of Hearing:
March 27, 2018

Owner(s):
Geise PropertyWest LLC

Subject Parcel(s):
020013801



*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 #18-CU-4450

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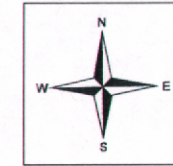
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Geise Property West LLC

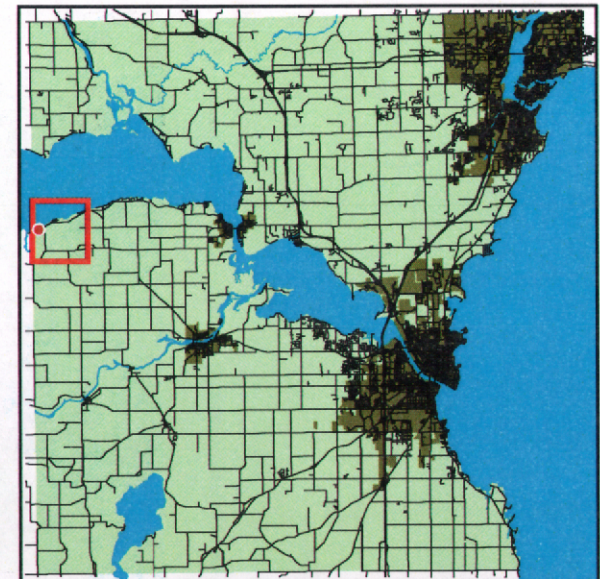
Subject Parcel(s):

020013801



*Winnebago County
WINGS Project*

● = SITE



WINNEBAGO COUNTY



1 inch : 2,000 feet