

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE 3/30/2021

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.

The Winnebago County Planning and Zoning Committee will be holding a public hearing on 03/30/2021 at 6:30 p.m. in Conference Room 120 of the County Administration Building located at 112 Otter Ave, Oshkosh, WI.

Meetings will be held via Zoom for the welfare of everyone involved. All interested persons wishing to be heard at the public hearing may be in person however we are encouraging the public to stay home and stay safe.

Join Zoom Meeting:

<https://us02web.zoom.us/j/83094259247?pwd=WXhNc3NSREpLZnZrQnpSQmp0cDNQZz09>

Dial by your location: +1 312 626 6799 US (Chicago)

Meeting ID: 830 9425 9247

Passcode: 603388

Additional Instructions for making a virtual appearance can be found at:

<https://www.co.winnebago.wi.us/planning-and-zoning>.

INFORMATION ON ZONING MAP AMENDMENT REQUEST

Application No.: 2021-ZC-5570

Applicant: DIANE M KROMM

Agent: None

Location of Premises: 4650 GINNOW RD, OMRO, WI 54963

Tax Parcel No.: 016-0199-01

Legal Description: Being all of Lot 1 of CSM-1784 located in part of the NW 1/4 of the SE 1/4, Section 6, Township 18 North, Range 15 East, Town of Omro, Winnebago County, Wisconsin.

Explanation: Applicant is requesting a zoning change from R- 1 (Rural Residential) to A-2 (General Agriculture)

INITIAL STAFF REPORT

Sanitation: Existing System, Private System

Overlays: None

Current Zoning: R-1 Rural Residential

Proposed Zoning: A-2 General Agriculture

Surrounding Zoning: North: A-2; South: A-2; East: A-2; West: A-2

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe Present Use(s): Existing single family home on 1.15 acre.

Describe Proposed Use(s): Combine single family home and 1.15 ac with surrounding property to create 10 ac parcel.

Describe The Essential Services For Present And Future Uses: Existing private sewer & well.

Describe Why The Proposed Use Would Be The Highest And Best Use For The Property:

Use does not change.

Describe The Proposed Use(s) Compatibility With Surrounding Land Uses: Surrounding land use is mix of single family homes and Ag.

SECTION REFERENCE AND BASIS OF DECISION

23.7-5 Basis of decision

(b) **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.

If a proposed zoning map amendment is initiated by a property owner and would change the zoning classification of land classified as A-1, the Planning and Zoning Committee shall only recommend approval and the Board of County Supervisors shall only approve the proposed amendment when all of the following findings can be made:

(1) Such land is better suited for a use not otherwise allowed in the A-1 district.

(2) The amendment is consistent with the county's comprehensive plan.

(3) The amendment is substantially consistent with the county's farmland preservation plan as certified by the Wisconsin Department of Agriculture, Trade and Consumer Protection.

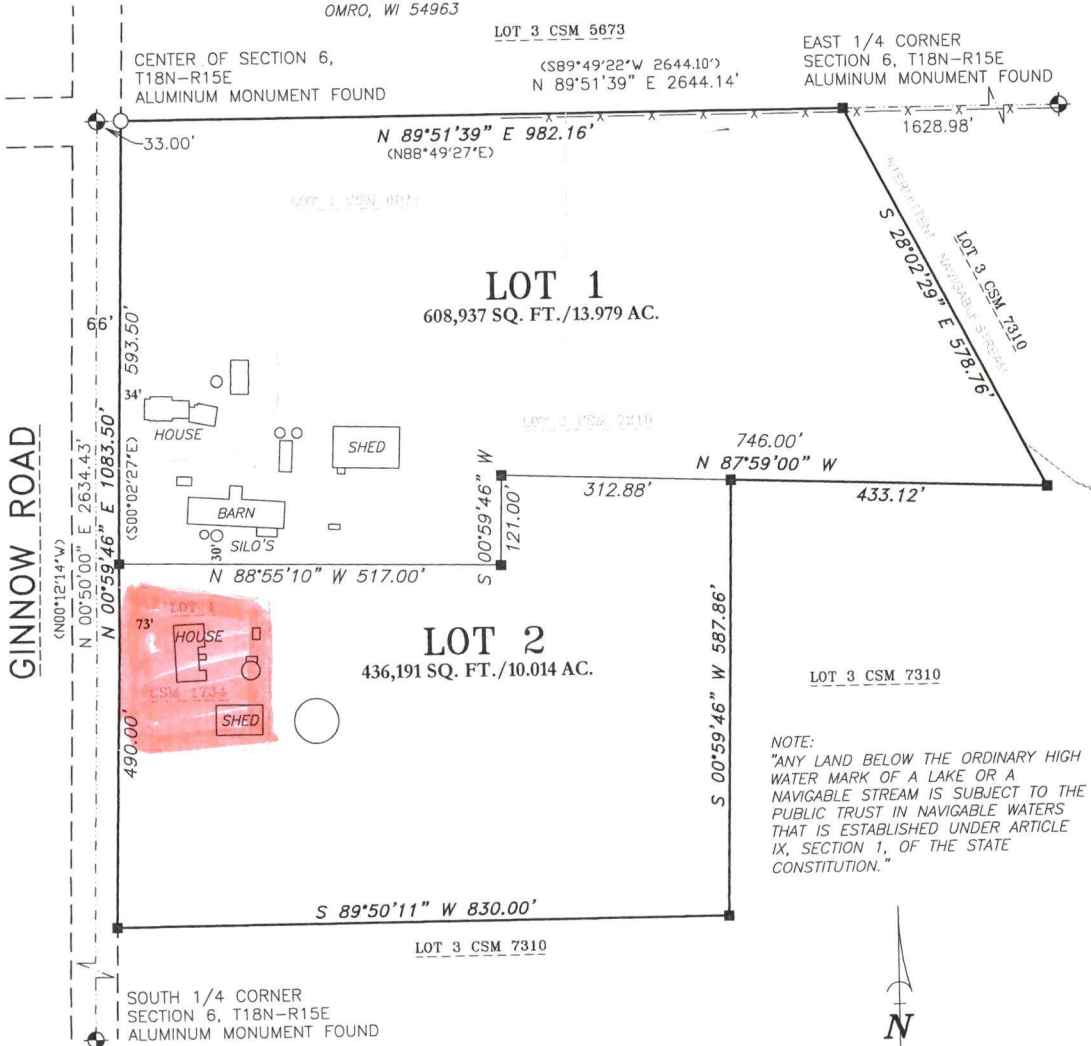
(4) The amendment will not substantially impair or limit current or future agricultural use of other protected farmland in the area.

The special requirements stated above relating to the rezoning of land in a A-1 district do not apply to a map amendment that (1) is certified by the Wisconsin Department of Agriculture, Trade and Consumer Protection under ch. 91, Wis. Stats., or (2) makes the zoning map more consistent with county's farmland preservation plan map, certified under ch. 91, Wis. Stats., which is in effect at the time of the amendment.

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 1 OF CERTIFIED SURVEY MAP 1784,
ALL OF LOT 1 OF CERTIFIED SURVEY MAP 6011,
AND PART OF LOT 3 OF CERTIFIED SURVEY MAP
7310, ALL BEING PART OF THE NORTHWEST 1/4 OF
THE SOUTHEAST 1/4, IN SECTION 6, TOWNSHIP 18
NORTH, RANGE 15 EAST, TOWN OF OMRO,
WINNEBAGO COUNTY, WISCONSIN.

SURVEY FOR:
DIANE KROMM
4650 GINNOW ROAD
OMRO, WI 54963



Martenson & Eisele, Inc.



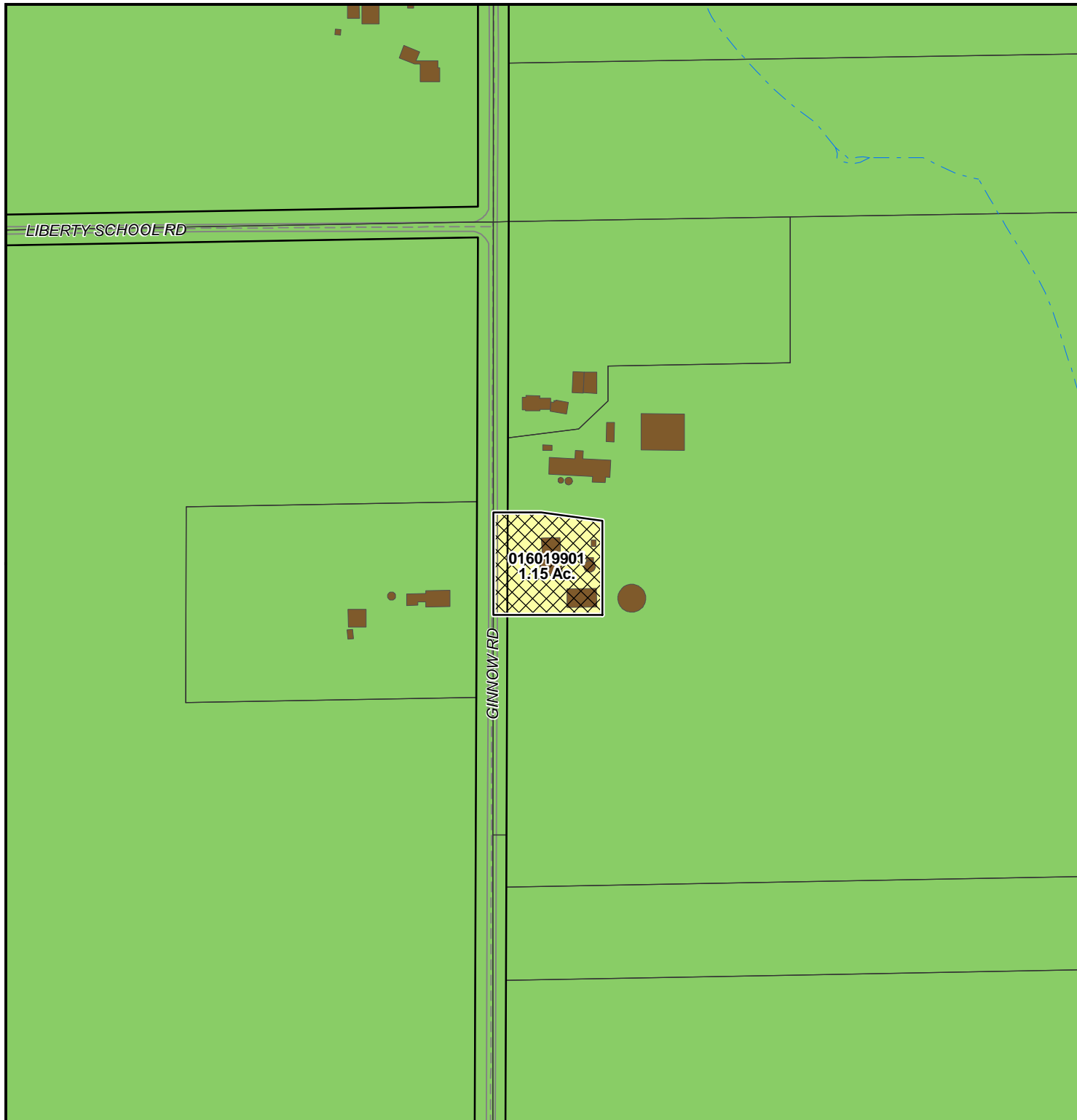
109 West Main Street
Omro, WI 54963
www.martenson-eisele.com
P 920.685.6240 F 920.685.6340

Planning
Environmental
Surveying
Engineering
Architecture

PROJECT NO. 0-0534-003

FILE 0534003CSM SHEET 1 OF 3

This instrument was drafted by: DSL



Application #21-ZC-5570

Date of Hearing:

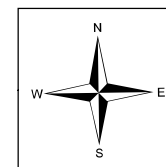
March 30, 2021

Owner(s):

KROMM, PETER I /
KROMM, DIANE M

Subject Parcel(s):

016019901



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 #21-ZC-5570

Date of Hearing:

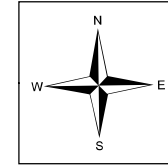
March 30, 2021

Owner(s):

**KROMM, PETER I /
KROMM, DIANE M**

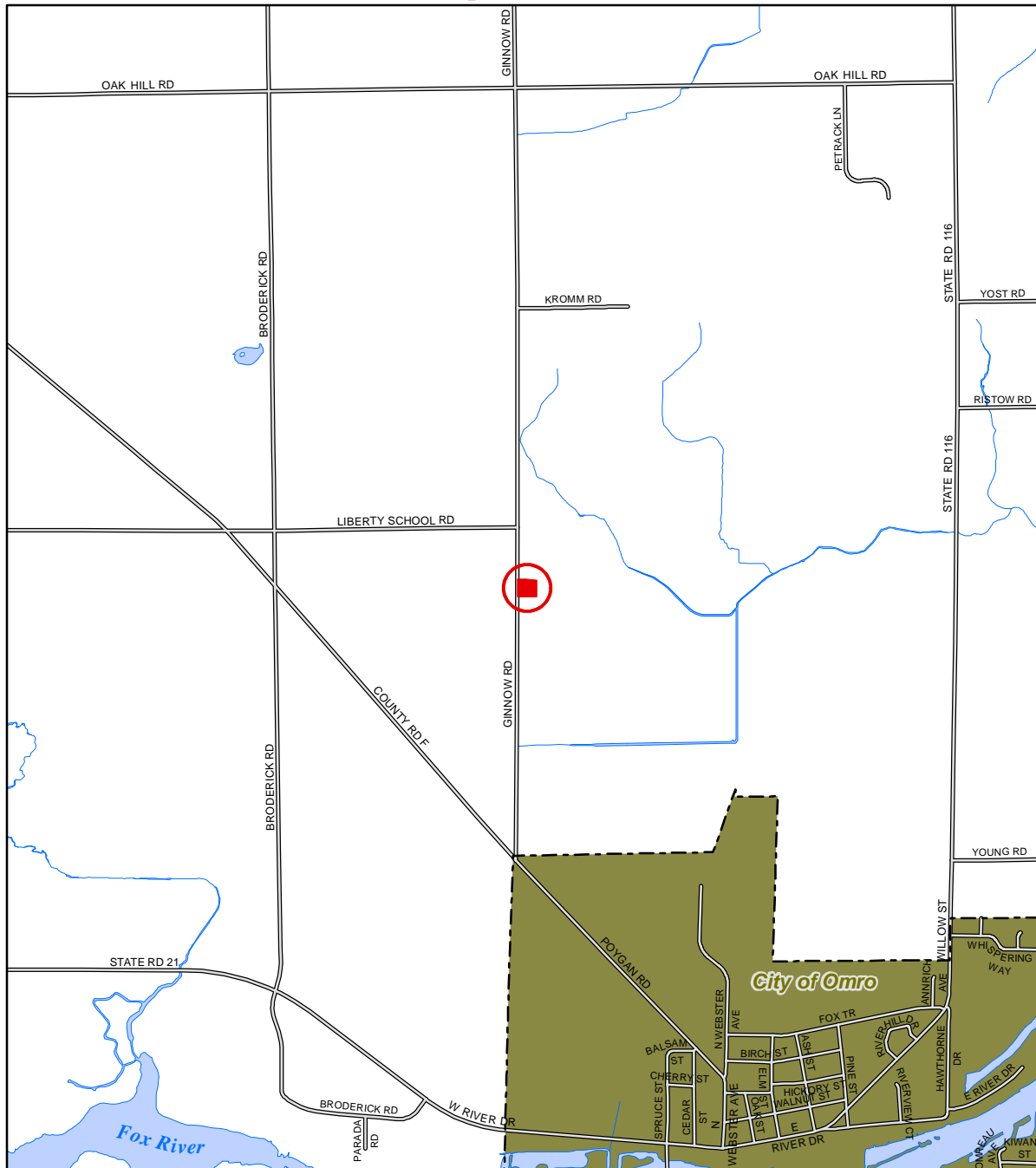
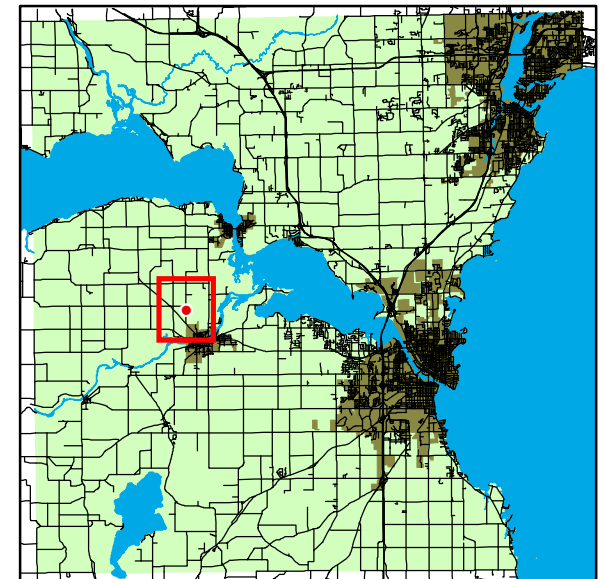
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016019901



*Winnebago County
WINGS Project*

● = SITE



1 inch : 2,000 feet

WINNEBAGO COUNTY

Winnebago County Planning and Zoning Department

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Meeting ID: 830 9425 9247

Passcode: 603388

Additional Instructions for making a virtual appearance can be found at:

<https://www.co.winnebago.wi.us/planning-and-zoning>.

INFORMATION ON CONDITIONAL USE REQUEST

Application No.:2021-CU-5590

Applicant: KUEHN, DARRIN

Agent: HAMBLIN, BEN - MCMAHON ASSOCIATES

Location of Premises: 1403 GREEN VALLEY RD, NEENAH, WI 54956

Tax Parcel No.: 010-0151-05

Legal Description: Being a part of the SW 1/4 of the SW 1/4, Section 8, Township 19 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

Code Reference:23.8-402

Description of Proposed Use: Applicant is requesting a Conditional Use permit for a personal storage facility.

INITIAL STAFF REPORT

Sanitation:

System Required
Private System

Overlays:

Shoreland Surface Water Drainage District Wetlands

Current or Proposed Zoning:

B-3 Regional Business

Code Reference:

23.8-402

Description of Proposed Use:

Applicant is requesting a Conditional Use permit for a personal storage facility.

Surrounding Zoning:

North: B-3

South: N/A

East: B-3

West: R-1; I-1

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe the Proposed Use:

Heavy renovation of existing structure to create a multifamily building, with 7 units. Reconstruction of parking lot to create surface parking spaces. Construction of a new detached garage with 14 garage spaces and 14 mini storage spaces. General site improvements, including storm sewer, new asphalt pavement, improved drainage, septic holding tanks, renovation of existing signs, etc. Wetlands have been delineated, and are not disturbed by the proposed project.

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

Traditionally, multifamily and mini storage are land uses that work well in buffer area between single family residential areas and other areas that are not conducive to traditional single family land uses. In this instance, the property is located in a transition area between single family on Nee-Vin Road, and I-41. The current property is in heavy disrepair, and is a nuisance to the neighborhood. In addition, a motel is no longer needed in this neighborhood. It is not anticipated that the proposed multifamily and mini storage will cause adverse impacts to the neighborhood, beyond what is usual and customary for allowed B-3 family-based dwelling land issues. For the reasons above, it is anticipated that the proposed land use will have a neutral-to-positive impact on the neighborhood.

SECTION REFERENCE AND BASIS OF DECISION

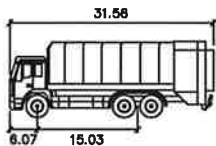
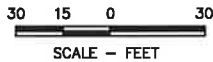
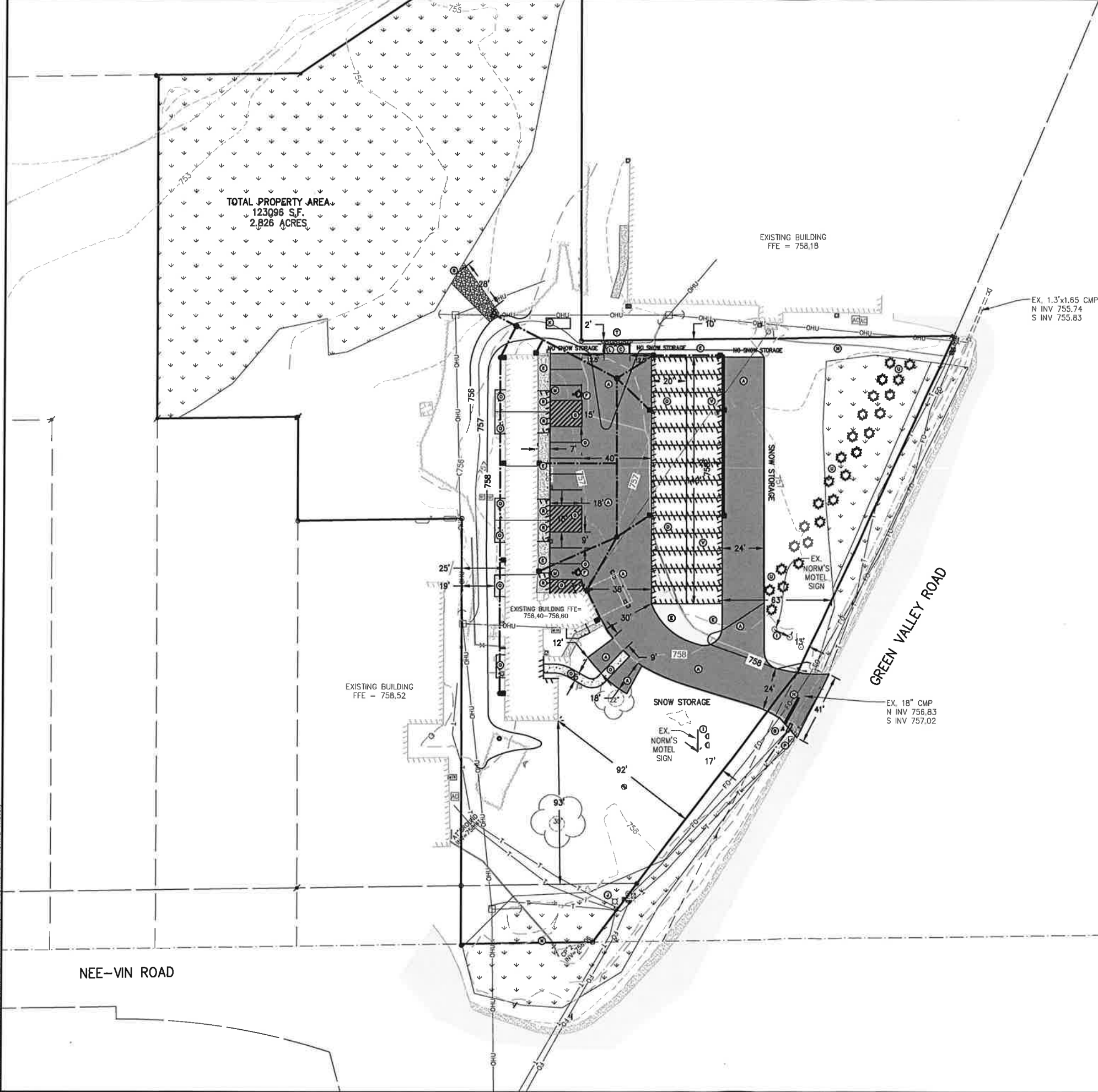
23.7-114 Basis of decision

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.

h:\projects\1000\92000615\CADD\Civil3D\Plan Sheets\04 PROPOSED SITE, & DIMENSION.dwg, 04 proposed site & dimension, Plot Date: 1/20/2021 10:33 AM, xrefs: (x-wetlands, x-all points norms motel, x-exist shade norms motel, x-exist topo norms motel, norms



RENA

	feet
Width	: 8.37
Track	: 8.20
Lock to Lock Time	: 6.0
Steering Angle	: 30.0

GENERAL NOTES: ①

- 3 1/2" ASPHALT ON 12" C&G WITH GEGRID
- STOP SIGN PER MUTCD.
- 7" UNREINFORCED CONCRETE.
- 14 NEW DETACHED GARAGE STALLS (WEST SIDE OF BUILDING).
- NEW LANDSCAPED AREA.
- H/C PAINT SYMBOL, WHITE.
- 4" YELLOW PAINT STRIPE/HATCHING.
- 18" WHITE PAINT STRIPE, STOP BAR.
- REDESIGNED EXISTING SIGN, PER SEPARATE PERMIT PROCESS.
- NEW LED LIGHT POLE, BY OTHERS.
- HOLDING TANK-SEPTIC. (2)3000 GAL. TANKS (6000 GAL. TOTAL).
- 6' TALL FENCED DUMPSTER ENCLOSURE, WITH SWING DOORS.
- WALL-MOUNTED HANDICAP PARKING SIGN
- COORDINATE WITH NEIGHBOR TO RELOCATE SUMP PUMP LINE.
- 4" SIDEWALK.
- EXTENDED EX 18" CULVERT 5'. REALIGN DITCH
- 6" CONCRETE PATIO.
- OVERHANG/PORCH ENTRANCE
- RIPRAP OUTFALL AREA. DO NOT DISTURB WETLANDS.
- RIPRAP RETAINING WALL.
- BLUE SPRUCE LANDSCAPING BUFFER (25 TREES. LOCATION AND COUNT ARE APPROX)
- 14 NEW MINI STORAGE UNITS (EAST SIDE OF GARAGE)

STALL COUNT: 13 SURFACE PARKING (11 STANDARD, 2 H/C)
28 GARAGE PARKING (STANDARD & MINI STORAGE)
41 TOTAL

McMAHON
ENGINEERS/ARCHITECTS
McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

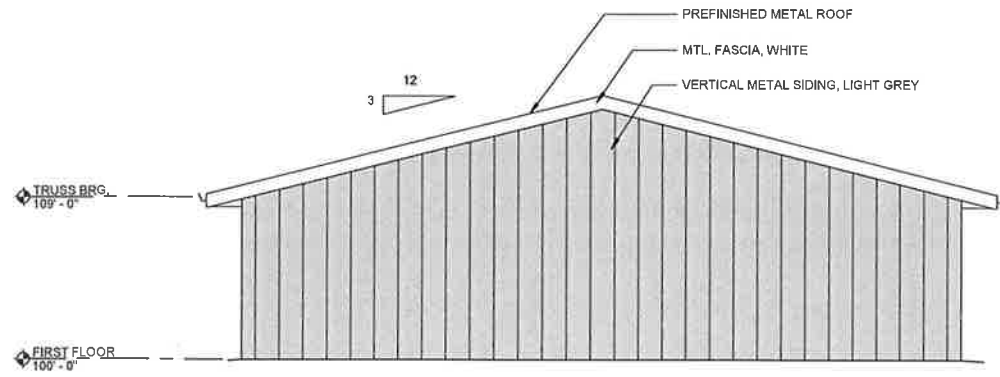
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NO.	DATE	REVISION
1	1/15/21	STATE REVISION SET
1	1/22/21	MINI STORAGE REVISIONS

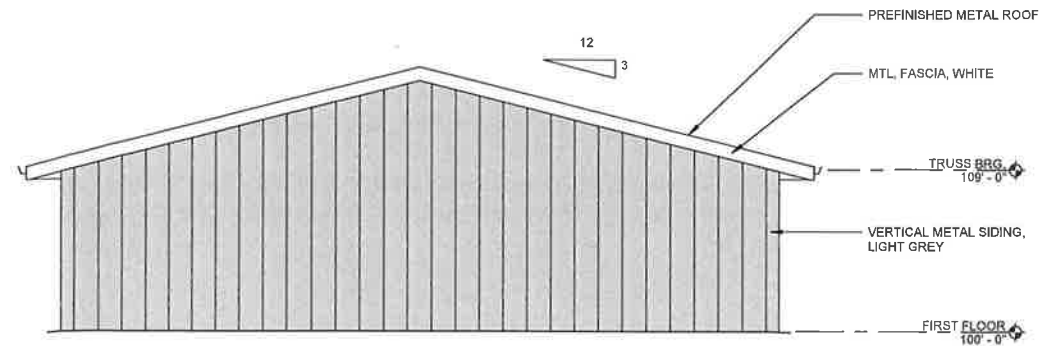
GREEN VALLEY APARTMENTS GARAGE
KUEHN CAPITAL MANAGEMENT
NEENAH, WI
PROPOSED SITE, & DIMENSION

DESIGNED BTH	DRAWN MJA
PROJECT NO. K1000 92000615	
DATE JANUARY 15, 2021	
SHEET NO. 04	

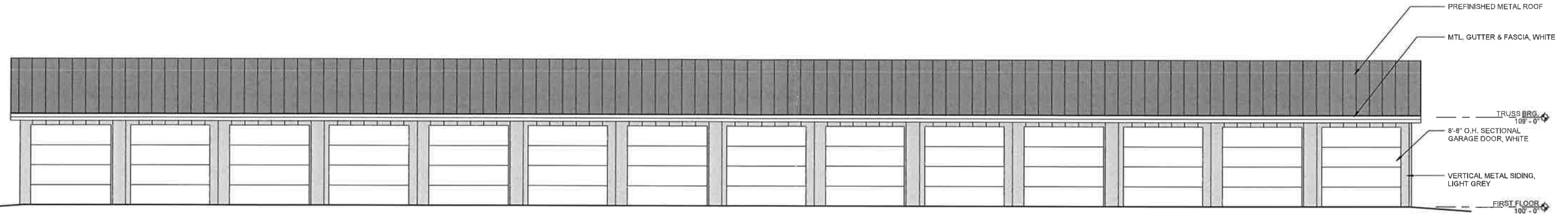
1/20/2021 1:26:33 PM
E:\GBW_DATA\20000915_Norms Motel Garage_Arch 102_GWettner@mcmahon.com.rvt



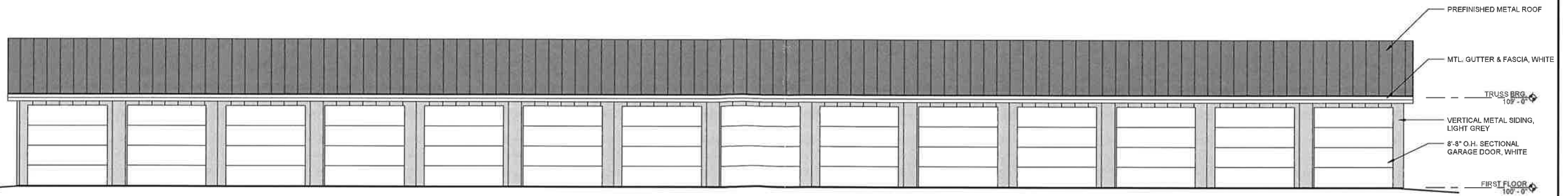
NORTH EXTERIOR ELEVATION
3/16" = 1'-0"



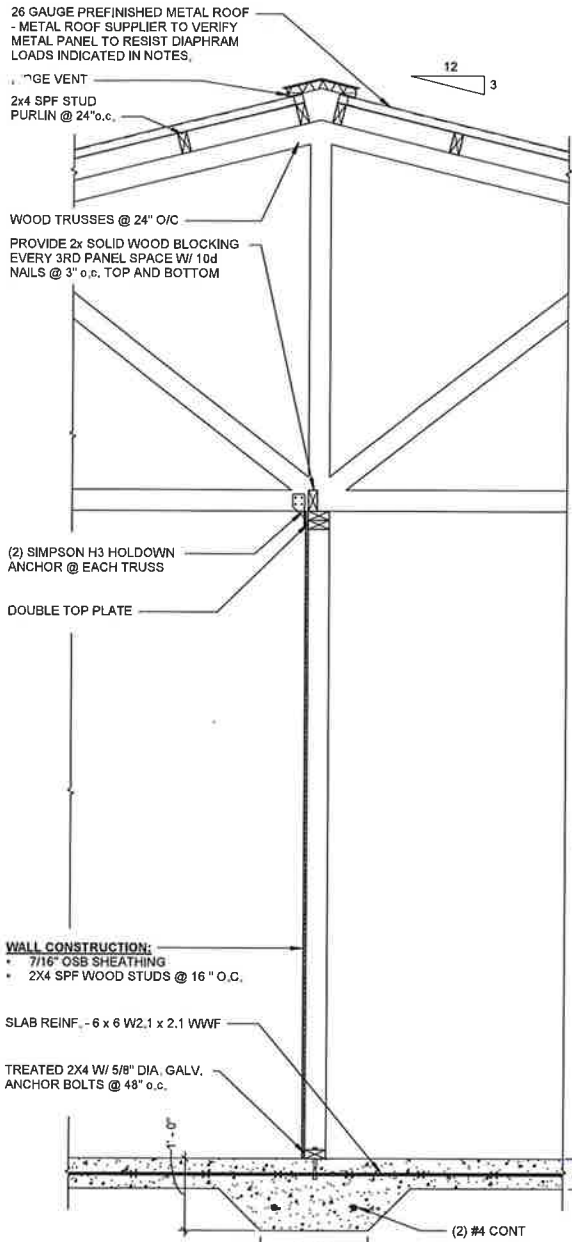
SOUTH EXTERIOR ELEVATION
3/16" = 1'-0"



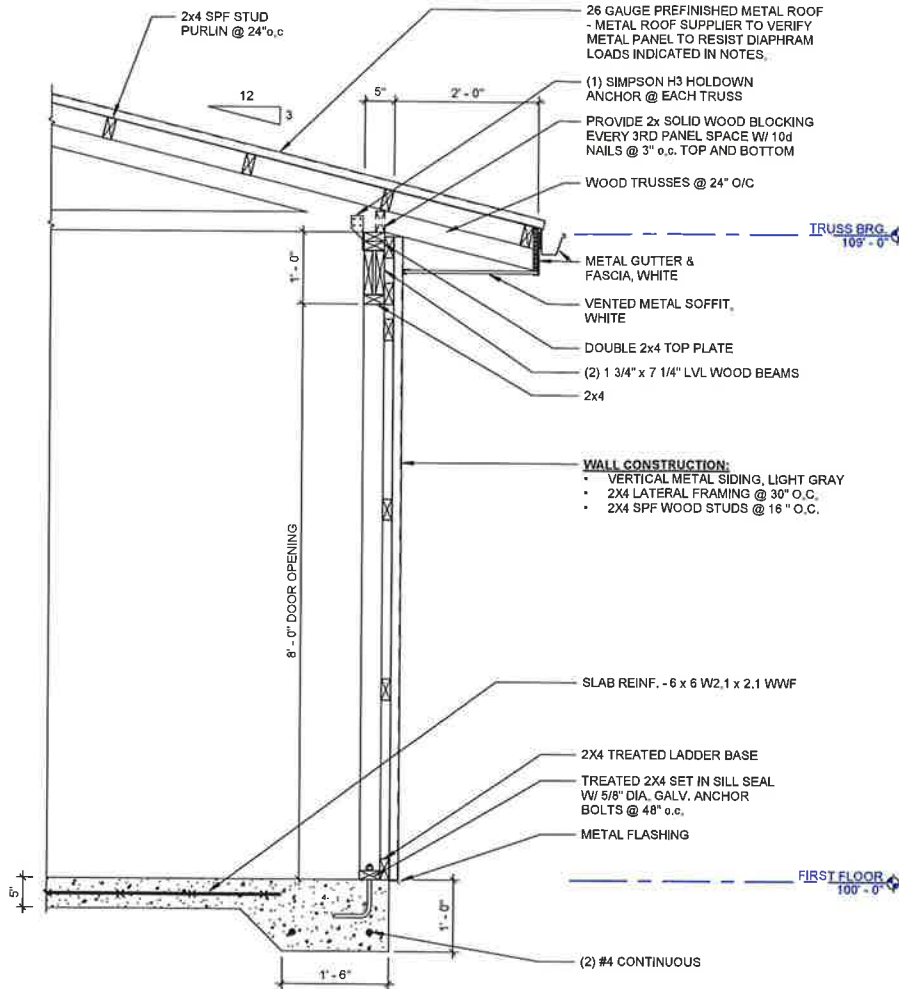
EAST EXTERIOR ELEVATION
3/16" = 1'-0"



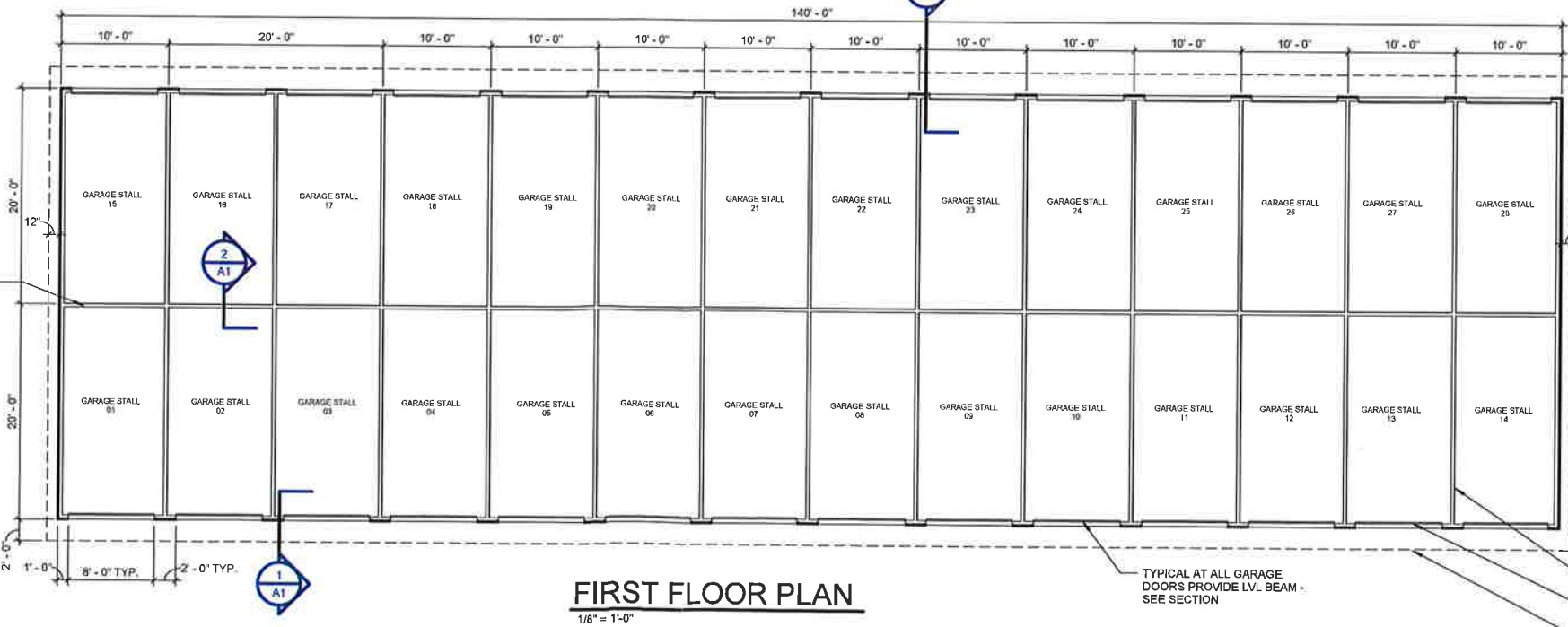
WEST EXTERIOR ELEVATION
3/16" = 1'-0"



2 TYPICAL MID-SPAN SECTION
1/4" = 1'-0"



1 TYPICAL WALL SECTION
3/4" = 1'-0"



FIRST FLOOR PLAN
1/8" = 1'-0"

SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
A1	FIRST FLOOR PLAN, WALL SECTIONS & CODE INFORMATION
A2	EXTERIOR ELEVATIONS
A3	STRUCTURAL SPECIFICATIONS AND DETAILS
A4	STRUCTURAL DETAILS
C01	ABBREVIATIONS, SYMBOLS & NOTES
C02	SURVEY CONTROL
C03	EXISTING CONDITIONS & DEMO PLAN
C04	PROPOSED SITE, & DIMENSIONS
C05	PROPOSED UTILITY & EROSION CONTROL PLAN
C06	PROPOSED GRADING PLAN
C07	EROSION CONTROL NOTES
C08	EROSION CONTROL DETAILS
C09	MISCELLANEOUS DETAILS

GENERAL PLAN NOTES

- DO NOT SCALE FROM DRAWINGS. BRING ANY DISCREPANCIES TO THE ARCHITECT'S ATTENTION IMMEDIATELY.
- COORDINATE LOCATIONS AND QUANTITY OF WORK WITH MECHANICAL, ELECTRICAL, AND PLUMBING CONTRACTORS.
- ALL DIMENSIONS ARE CLEAR FROM THE FACE OF FINISHED WALL/PARTITION TO FACE OF FINISHED WALL/PARTITION OR FACE OF EXISTING WALLS ACTUAL FACE.
- ALL PIPING, CONDUIT AND RELATED MECHANICAL AND ELECTRICAL ITEMS SHALL BE CONCEALED WITHIN GYPSUM BOARD. FURRING AS REQUIRED IN FINISHED AREAS WHETHER SHOWN ON DRAWINGS OR NOT, UNLESS NOTED OTHERWISE.
- PROVIDE METAL PLATE BACKING AND/OR TREATED WOOD BLOCKING IN WALLS WHERE WALL-MOUNTED EQUIPMENT IS SHOWN ON PLANS OR ELEVATIONS. VERIFY HEIGHT AND LENGTH WITH ACTUAL EQUIPMENT.
- SEE SHEET A011 & A012 FOR LIFE SAFETY PLAN AND FIRE PARTITION RATINGS.
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS BEFORE CONSTRUCTION.

BUILDING CODE INFORMATION:

THE DRAWINGS HAVE BEEN PREPARED ON ACCORDANCE WITH THE FOLLOWING CODES-NOTIFY THE ARCHITECT OF ANY CONFLICTS.

- CODES:**
- 2015 INTERNATIONAL BUILDING CODE
 - 2015 INTERNATIONAL EXISTING BUILDING CODE
 - 2015 INTERNATIONAL MECHANICAL CODE
 - WISCONSIN UNIFORM PLUMBING CODE
 - WISCONSIN UNIFORM ELECTRICAL CODE
 - 2015 INTERNATIONAL FIRE CODE
 - 2015 INTERNATIONAL FUEL GAS CODE
 - 2012 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA), LIFE SAFETY CODE
 - 2009 ICC/ANSI 11071-209 ACCESSIBILITY CODE

CODE DATA

PROJECT SCOPE:	NEW GARAGE BUILDING
BUILDING USE & OCCUPANCY:	S-1 STORAGE
CONSTRUCTION TYPE:	TYPE VB
BUILDING AREA:	5,600 SF
ALLOWABLE AREA:	9,000 SF
ALLOWABLE HEIGHT:	40'
NUMBER OF STORIES:	1 (ONE)
AUTOMATIC SPRINKLER PROTECTION:	NONE
NUMBER OF BUILDING OCCUPANTS:	2,800 SF/ 300 GSF = 10 PERSONS
SANITARY FIXTURES:	N/A
EXIT TRAVEL DISTANCE:	200'-0"
COMMON PATH OF EGRESS TRAVEL:	100'-0"
MEANS OF EGRESS ILLUMINATION:	(1) FOOT CANDLE MIN. AT WALKING SURFACE
ENERGY CODE:	THIS BUILDING IS UNHEATED



Application #21-CU-5590

Date of Hearing:

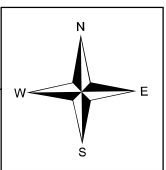
March 30, 2021

Owner(s):

**KEEN CAPITAL
MANAGEMENT, LLC**

Subject Parcel(s):

010015105



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

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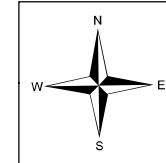
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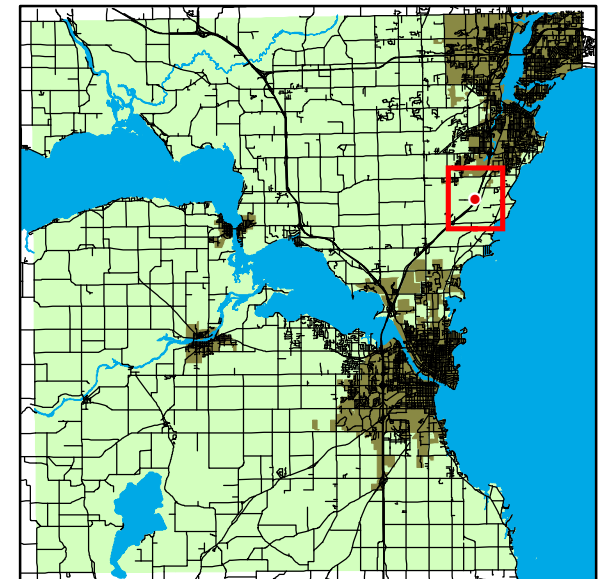
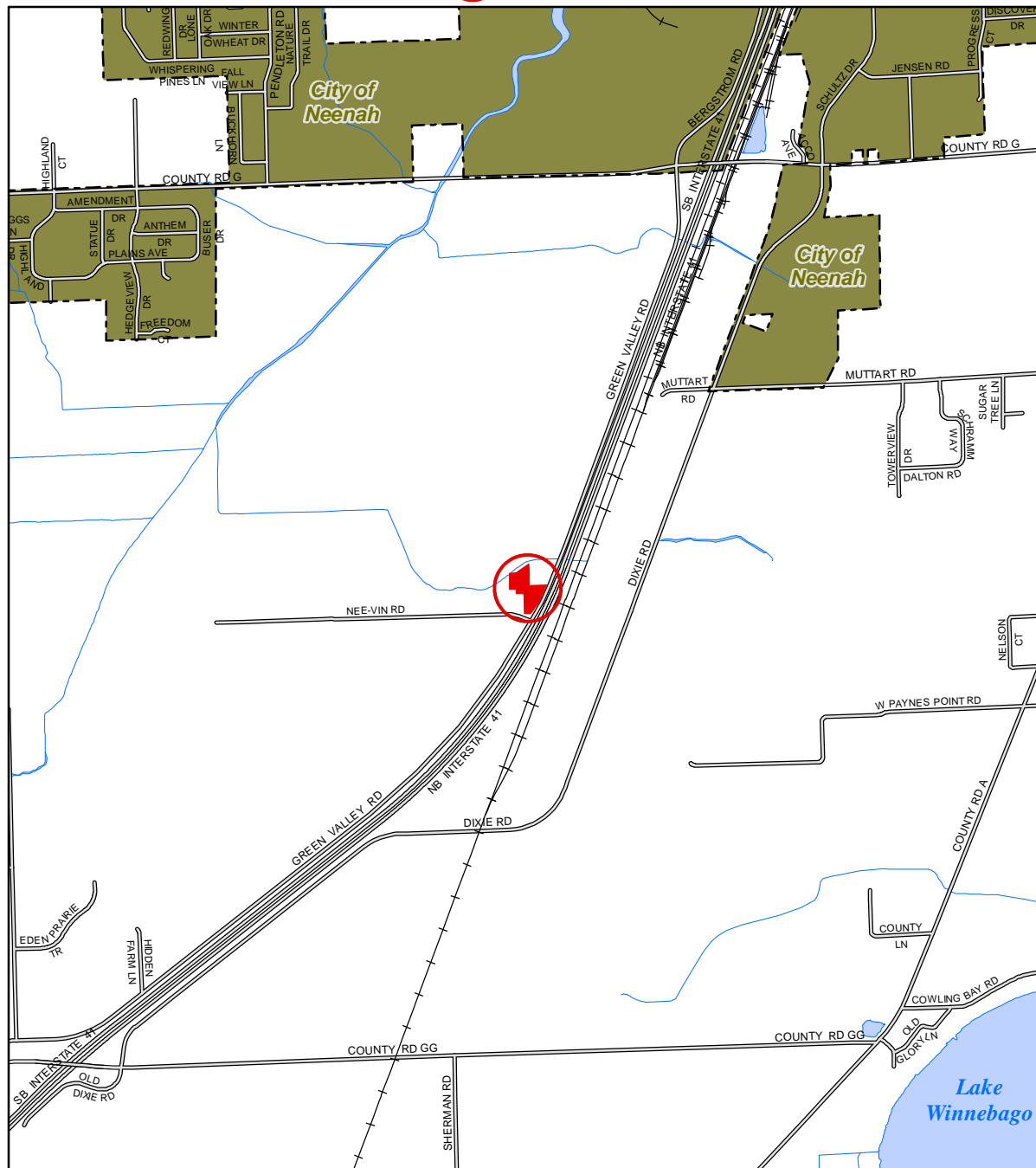
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● = SITE

**WINNEBAGO COUNTY**

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