

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE 10/21/2020

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 10/21/2020 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 the welfare of everyone, Public Hearings will be held via Zoom. Attendance may be in person, exercising social distancing, however we are encouraging the public to stay home and stay safe.

Committee members and the public can access the meeting by calling 1-312-626-6799 and entering meeting ID #810 0834 5417 followed by the # key; participant password is not needed, just press the # key. Additional Instructions for a virtual appearance can be found at: <https://www.co.winnebago.wi.us/planning-and-zoning>.

INFORMATION ON CONDITIONAL USE REQUEST

Application No.: 2020-CU-5430

Applicant: SWANSON, EILEEN M SWANSON, STEVEN G

Agent: TREML, BRAD - ROBERT E LEE & ASSOCIATES

Location of Premises: SOUTH OF 7320 WOODENSHOE RD

Tax Parcel No.: 010-034415

Legal Description:

Being all of Lot 3 of CSM-7635 located in part of the SW 1/4 of the SW 1/4, Section 31, Township 20 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

Code Reference: 23.8-375

Description of Proposed Use: Applicant is requesting a Conditional Use Permit to locate a natural gas distribution facility (Major Utility) on a vacant parcel.

INITIAL STAFF REPORT

Sanitation:

System Required
Private System

Overlays:

Shoreland Wetlands

Current or Proposed Zoning:

R-1 Rural Residential

Code Reference:

23.8-375

Description of Proposed Use:

Applicant is requesting a Conditional Use Permit to locate a natural gas distribution facility (Major Utility) on a vacant parcel.

Surrounding Zoning:

North: R-1

South: A-2

East: R-1

West: R-2;R-1

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe the Proposed Use:

Wisconsin Public Service (WPS) plans to construct a new gas gate station to replace the old system. The new one will be built and once completed the old station will be removed. Need to update the equipment and size to better serve the area.

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

No new traffic will be added, except during construction. All DNR BMPS will be used to maintain stormwater and erosion control. The new station will have a fence surrounding it to provide a barrier and safety. The new station will provide more stability for WPS and its users.

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.



Wisconsin Public Service Corporation

700 North Adams Street

Green Bay, WI 54301

www.wisconsinpublicservice.com

September 4, 2020

Wisconsin Public Service – Neenah Gate Station – Operational Plan

Wisconsin Public Service (WPS) currently operates natural gas distribution facilities on a site called the Neenah Gate Station located at 1991 Breezewood Lane, Neenah, WI. The facilities at the existing site are nearing the end of their lifecycle. In order to continue to supply safe and reliable natural gas service to the area, WPS is planning to rebuild these facilities on property adjacent to the existing site.

Upon completion of the construction phase of the project, the new facility will be operated and maintained per WPS standards and procedures like other similar facilities within WPS' service territory. The site will be visited by qualified WPS personnel approximately once a month to perform an inspection of the site security and equipment and to verify proper operation of the facility. During the summer, there may be a few extra visits to the site to perform detailed equipment inspections and complete any required preventive maintenance. This site also contains odorization equipment which is used to give natural gas the sulfur smell people normally associate with it. This equipment will require an additional visit approximately once every couple years to fill the odorant tank. When personnel visit the site, it will typically be between 7:00 am and 5:00 pm on weekdays. Vehicles will typically be parked within the fenced area of the site to eliminate any traffic impacts. Although the facility is typically un-manned, it will be remotely monitored 24/7/365 by WPS' Gas Control group to ensure safe and reliable operation.

If there are any questions in regard to the new facility, feel free to contact me at one of the methods below.

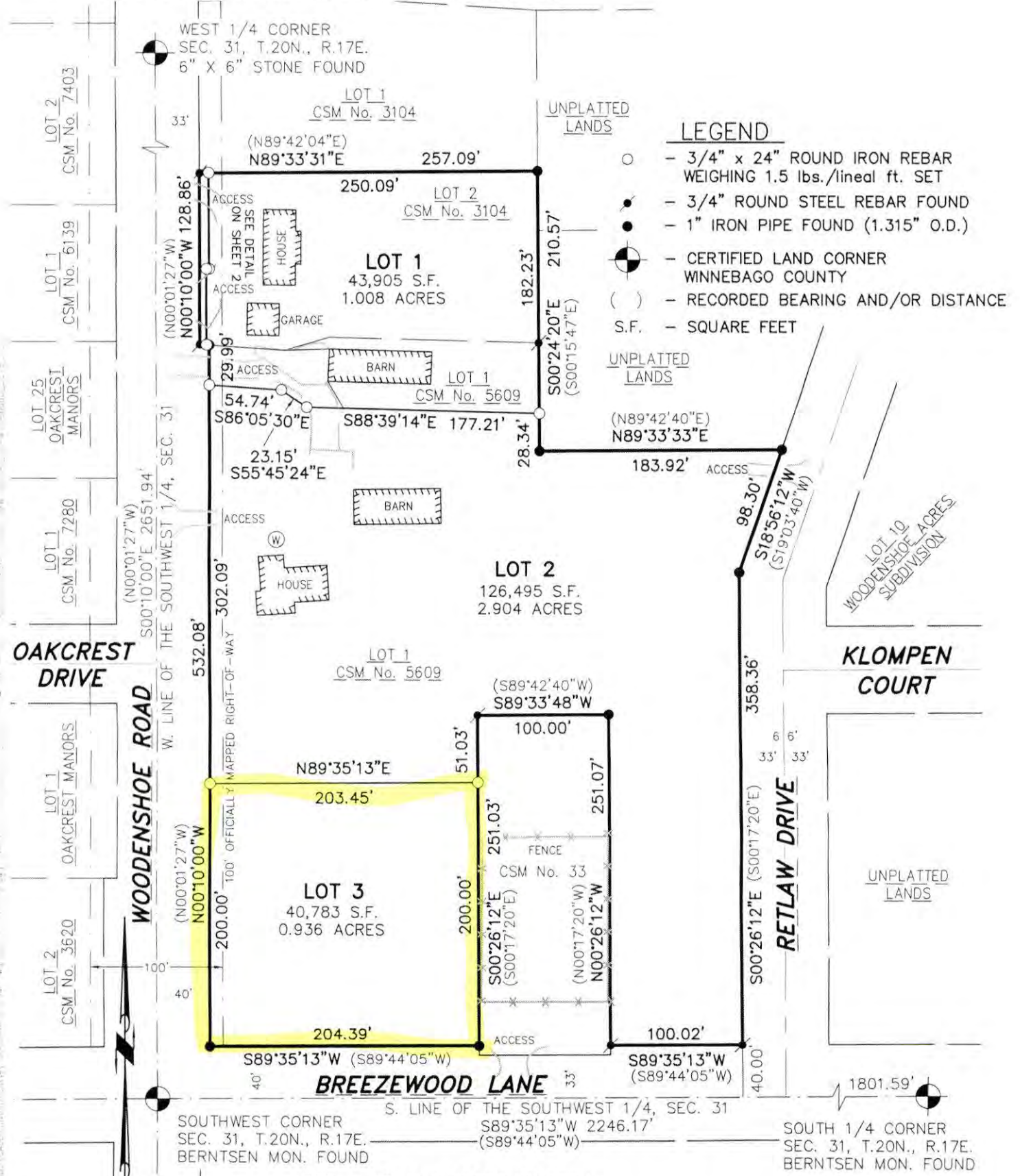
Thank you for your consideration.

Sincerely,

A handwritten signature in cursive that reads "Steve Paplham".

Steve Paplham
Wisconsin Public Service
920-433-2645
Steven.paplham@wisconsinpublicservice.com

ALL OF LOT 2 OF CERTIFIED SURVEY MAP No. 3104 AS RECORDED IN VOLUME 1 OF CSMS ON PAGE 3104 AS DOCUMENT No. 897124 AND ALL OF LOT 1 OF CERTIFIED SURVEY MAP No. 5609 AS RECORDED IN VOLUME 1 OF CSMS ON PAGE 5609 AS DOCUMENT No. 1332290, LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 17 EAST, TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN

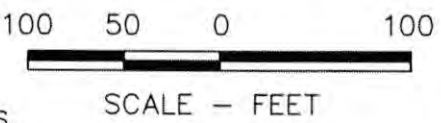


LEGEND

- - 3/4" x 24" ROUND IRON REBAR WEIGHING 1.5 lbs./lineal ft. SET
- - 3/4" ROUND STEEL REBAR FOUND
- - 1" IRON PIPE FOUND (1.315" O.D.)
- ⊙ - CERTIFIED LAND CORNER WINNEBAGO COUNTY
- () - RECORDED BEARING AND/OR DISTANCE
- S.F. - SQUARE FEET

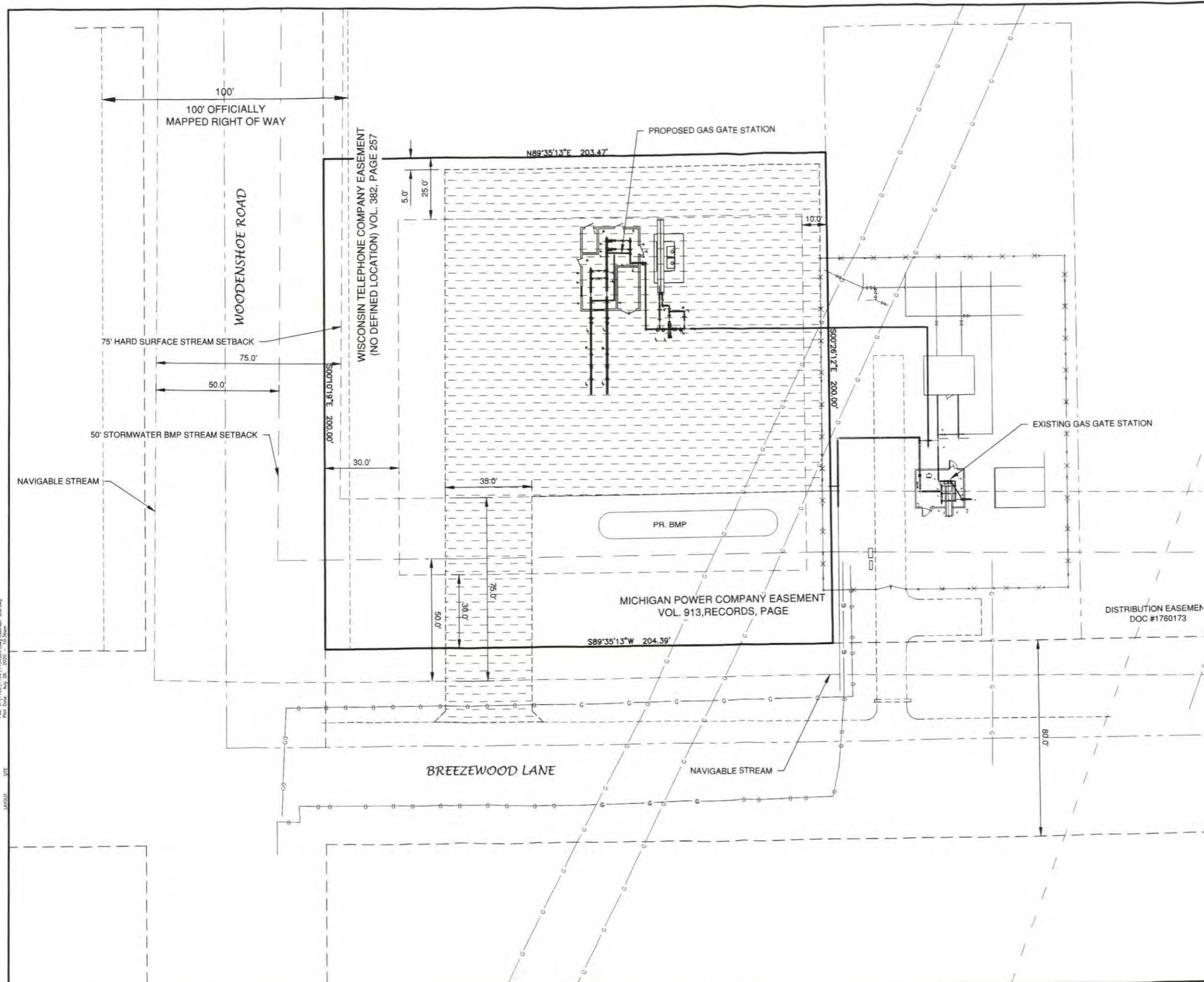
BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 17 EAST WHICH BEARS S89°35'13"W PER THE PUBLISHED WINNEBAGO COUNTY COORDINATE SYSTEM.

FOR: -STEVE & EILEEN SWANSON
 -7320 WOODENSHOE ROAD
 -NEENAH, WI 54956
 -PHONE: (920) 216-6060



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



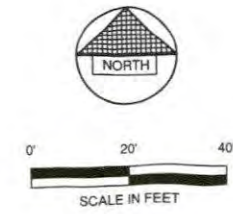
NOTE
 ALL DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH OF 8 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.

SITE DATA
 TOTAL AREA = 0.936 ACRES, 40,783 S.F.
 BUILDING AREA = 0.018 ACRES, 815 S.F. (1.9%)
 SIDEWALK/PARKING LOT AREA = 0.541 ACRES, 23,530 S.F. (57.8%)
 GREEN SPACE = 0.377 ACRES, 16,618 S.F. (40.3%)

PARCEL NO.
 010034415

ZONING
 R-1

- LEGEND**
- GRAVEL
 - ASPHALT PAVEMENT (LIGHT) (S.F.)
 - ASPHALT PAVEMENT (HEAVY) (S.F.)
 - LANDSCAPE AREA
 - GREEN SPACE



File: R:\1100\115A\115A\115A.dwg
 Plot Date: Aug 20, 2020 10:30am
 LAYOUT SITE

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

NEENAH GATE STATION FOR
 WISCONSIN PUBLIC SERVICE
 TOWN OF NEENAH
 WINNEBAGO COUNTY, WISCONSIN

SITE PLAN

DATE
 08/20/20
 FILE
 NEENAH SITE
 JOB NO.
 1154303

Robert E. Lee & Associates, Inc.
 ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
 920-662-9641 www.releeinc.com

SHEET NO.
1



Application #20-CU-5430

Date of Hearing:

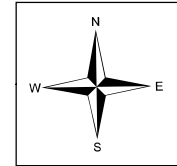
October 21, 2020

Owner(s):

**SWANSON, STEVEN G
SWANSON, EILEEN M**

Subject Parcel(s):

010034415



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 #20-CU-5430

Date of Hearing:

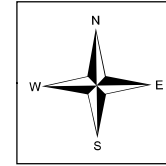
October 21, 2020

Owner(s):

SWANSON, STEVEN G
SWANSON, EILEEN M

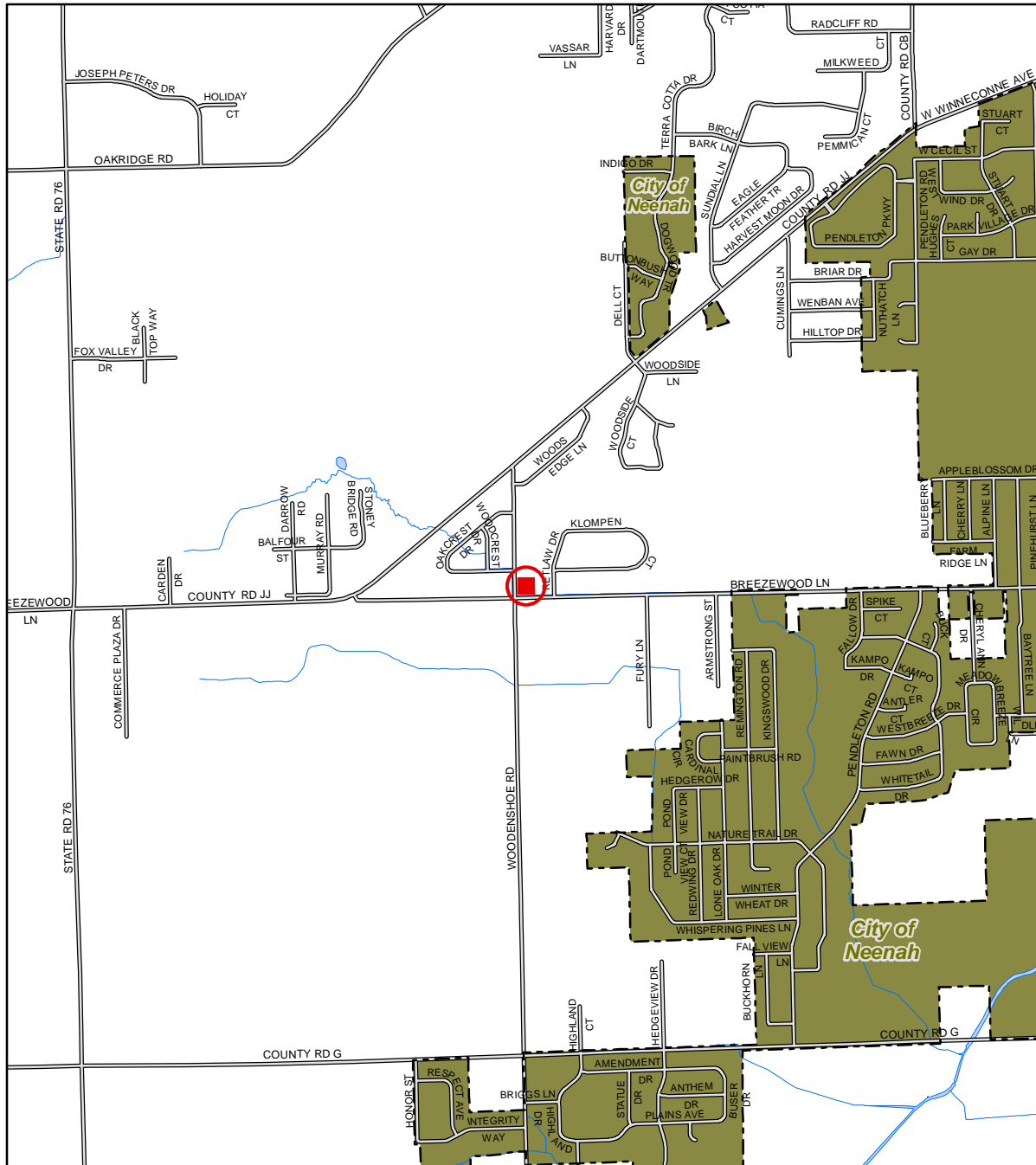
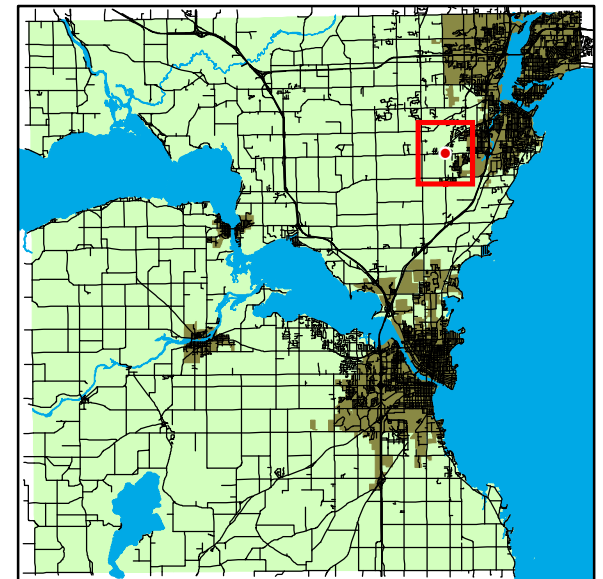
Subject Parcel(s):

010034415



Winnebago County
WINGS Project

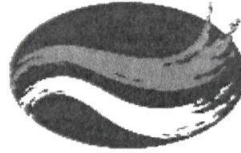
● = SITE



1 inch : 2,000 feet

WINNEBAGO COUNTY

CARY A ROWE
Zoning Administrator



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

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

Winnebago County
Zoning Department

Zoningdepartment@co.winnebago.wi.us

The Wave of the Future

CONDITIONAL USE PERMIT #2019-CU-4880

Owner: KBS MARINE LLC
N9489 32ND DR
BERLIN, WI 54923

Agent:

Location: 7312 COUNTY RD B, WINNECONNE, WI 54986 Tax Parcel No: 020-003104

Legal: Being a part of the SE 1/4 of the SE 1/4, Section 12, and also a part of the NE 1/4 of the NE 1/4, Section 13, all in Township 19 North, Range 14 East, Town of Poygan, Winnebago County, Wisconsin.

On 8/9/2019, a Conditional Use Permit was **GRANTED WITH CONDITIONS** for expansion of an existing campground.

Conditions:

Town:

1. For tenants & family members only.
2. Must comply w/ all sanitary requirements.

County:

1. Campground shall comply with Sec. 26.5-5 of the Winnebago County Floodplain Zoning Code except campsite two which is a protected existing non-conforming permanent camper.
2. Campground shall comply with Sec. 23.8-272 (a)-(l) of the Winnebago County Town/County Zoning Code except campsite two which is a protected existing non-conforming permanent camper.
3. Conditional use is limited to the six sites shown in the application and any expansion shall require an amendment to the conditional use permit.

KBS MARINE LLC *must sign and return this letter to the Winnebago County Zoning Dept, 112 Otter Ave, Oshkosh WI 54901, within 45 days of 8/9/2019. Their signature states that they are in agreement with the conditions that have been placed on the Conditional Use Permit. Failure to sign and return the decision notice within 45 days of the committee's decision shall void the approval. The decision notice shall become effective upon the property's owner signature.*

KBS MARINE LLC

DATE

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

Town:

1. Reasonable use for property members.

County:

1. The Town of Poygan has approved with conditions (Town action is advisory due to shoreland jurisdiction).
2. There was one objection to size of campground area and a camper over lot line.
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.

8/9/2019
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.