

# Winnebago County Planning and Zoning Department

## NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE 2/27/2018

### 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 2/27/2018 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-4410

**Applicant:**

RAN-LIE INC

**Agent:**

SUCHOMEL, TODD - SKIPPER BUDS

**Location of Premises:**

MULTIPLE PARCELS ALONG ABRAHAM LN  
OSHKOSH, WI 54904

**Tax Parcel No.:**

002-00860101, 002-00860103, 002-0090, 002-00900101, 002-00900102, 002-009002, 002-009003  
002-00900401, 002-009005, 002-00910201 & 002-009103

**Legal Description:**

Being a part of the SE 1/4 of the NE 1/4, Section 16, Township 18 North, Range 16 East, Town of Algoma, Winnebago County, Wisconsin.

**Code Reference:**

Chapter 23, Section 23.8-41 "Land uses generally allowed within zoning districts."

**Description of Proposed Use:**

Applicant is requesting a Conditional Use to be allowed to operate a marina, personal storage facility, heavy vehicle sales and service, and a community center in the B-3 Zoning District.

## INITIAL STAFF REPORT

**Sanitation:**  
Existing System  
Municipal System

**Overlays:**  
Floodplain  
Shoreland

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

**Code Reference:**  
Chapter 23, Section 23.8-41 "Land uses generally allowed within zoning districts."

**Description of Proposed Use:**  
Applicant is requesting a Conditional Use to be allowed to operate a marina, personal storage facility, heavy vehicle sales and service, and a community center in the B-3 Zoning District.

**Surrounding Zoning:**  
**North:** B-3  
**South:** City of Oshkosh  
**East:** City of Oshkosh  
**West:** B-3

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

**Describe the Proposed Use:**

The use on these newly acquired parcels would be the same as our current parcels which are contiguous to these new parcels. We offer marina slips, boat sales and service, boat storage and a clubhouse for boater's gatherings. We employ approximately 15 employees and are open for business Monday-Saturday from 8 am to 5 pm other than on Monday we are open until 8 pm. The marina is open 7 days a week during the boating season. All of the uses on our existing property (heavy vehicle sales and service, personal storage facility, marina and community center) are allowed in the B-3 zoning district by conditional use. We are asking that the newly acquired parcels be granted conditional use that would be identical to our existing parcels.

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

The proposed use on these parcels would mirror our operations on the contiguous parcels that we currently own. We have worked with neighboring property owners to maintain a professional business while understanding their concerns as residential property owners. We continue to make physical improvements to our properties to provide a first class environment to our customers.

### 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:

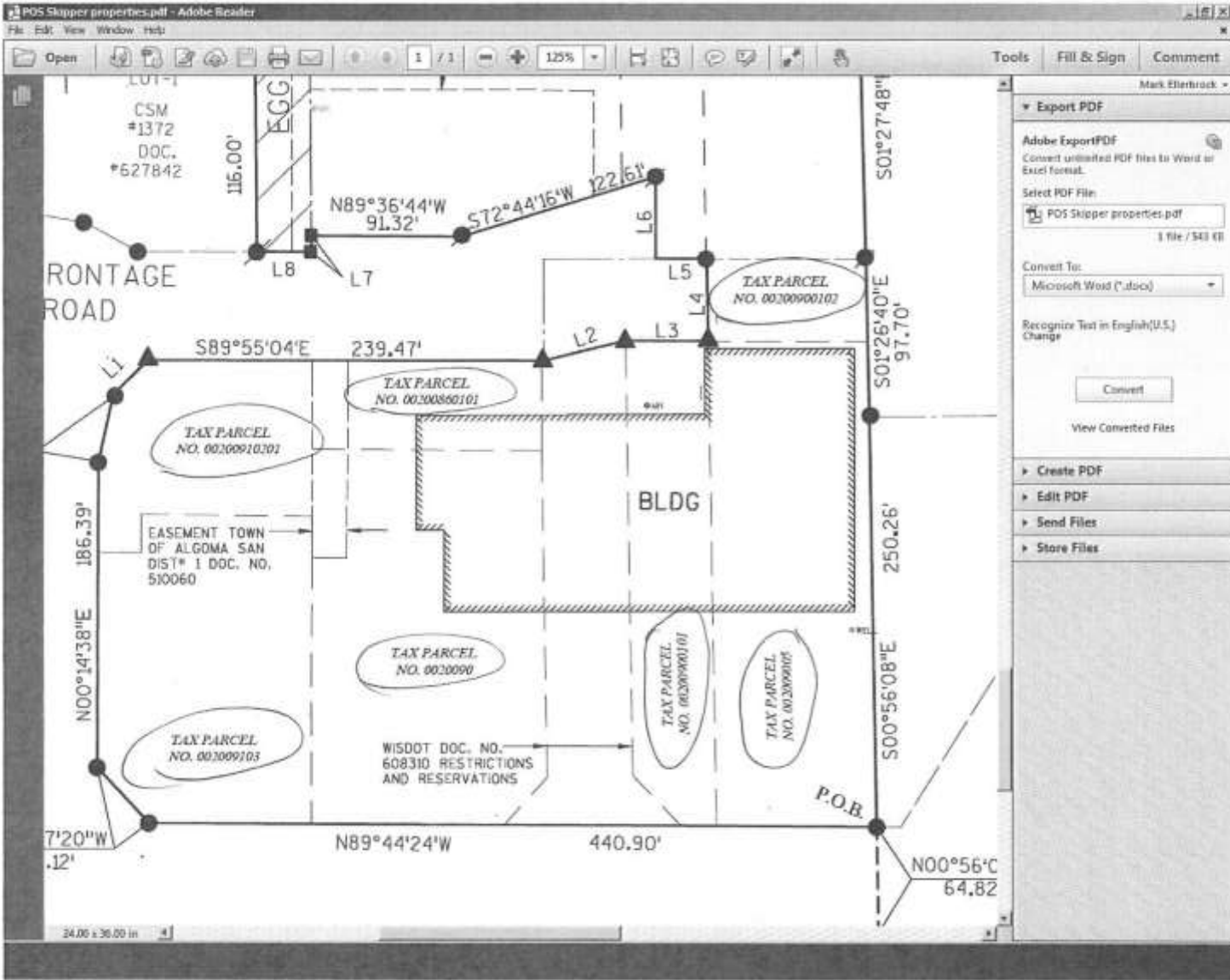
- (1) the size of the parcel on which the proposed use will occur;
- (2) the presence of and compatibility with other uses on the subject property;

- (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.









# PLAT OF SURVEY

BEING ALL OF LOT 1 AND LOT 2 OF WINNEBAGO COUNTY CERTIFIED SURVEY MAP NO. 7085, LOCATED IN AND BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, AND LOCATED IN AND BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, ALL LOCATED IN SECTION 16, T18N, R16E, TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN.

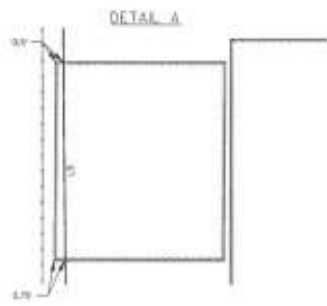


NORTH IS REFERENCED TO THE SOUTHWEST CORNER OF THE NE 1/4 OF SECTION 16, T18N, R16E, TOWN OF ALGOMA, WINNEBAGO COUNTY COORDINATE SYSTEM FOR WINNEBAGO COUNTY WHICH IS ASSIGNED TO BEAR REFERENCE

LINE	BEARING	DISTANCE
1	N89°51'30"W	184.00
2	S89°51'30"W	184.00
3	N89°51'30"W	184.00
4	S89°51'30"W	184.00
5	N89°51'30"W	184.00
6	S89°51'30"W	184.00
7	N89°51'30"W	184.00
8	S89°51'30"W	184.00
9	N89°51'30"W	184.00
10	S89°51'30"W	184.00
11	N89°51'30"W	184.00
12	S89°51'30"W	184.00
13	N89°51'30"W	184.00
14	S89°51'30"W	184.00
15	N89°51'30"W	184.00
16	S89°51'30"W	184.00
17	N89°51'30"W	184.00
18	S89°51'30"W	184.00
19	N89°51'30"W	184.00
20	S89°51'30"W	184.00
21	N89°51'30"W	184.00
22	S89°51'30"W	184.00
23	N89°51'30"W	184.00
24	S89°51'30"W	184.00
25	N89°51'30"W	184.00
26	S89°51'30"W	184.00
27	N89°51'30"W	184.00
28	S89°51'30"W	184.00
29	N89°51'30"W	184.00
30	S89°51'30"W	184.00
31	N89°51'30"W	184.00
32	S89°51'30"W	184.00
33	N89°51'30"W	184.00
34	S89°51'30"W	184.00
35	N89°51'30"W	184.00
36	S89°51'30"W	184.00
37	N89°51'30"W	184.00
38	S89°51'30"W	184.00
39	N89°51'30"W	184.00
40	S89°51'30"W	184.00
41	N89°51'30"W	184.00
42	S89°51'30"W	184.00
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80	S89°51'30"W	184.00
81	N89°51'30"W	184.00
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88	S89°51'30"W	184.00
89	N89°51'30"W	184.00
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91	N89°51'30"W	184.00
92	S89°51'30"W	184.00
93	N89°51'30"W	184.00
94	S89°51'30"W	184.00
95	N89°51'30"W	184.00
96	S89°51'30"W	184.00
97	N89°51'30"W	184.00
98	S89°51'30"W	184.00
99	N89°51'30"W	184.00
100	S89°51'30"W	184.00

**LEGEND**

- WINNEBAGO COUNTY SECTION CORNER MONUMENT BY RECORD
- 1/4" PNEUMATIC RECORD (SEE LABEL, FT.)
- 1/4" PNEUMATIC FOUND
- MEASURED SPIC FOUND
- 4" AC CONCRETE FOUND
- 2" IRON PIPE FOUND
- CHANNEL AND LAKE (W/L)
- M/L MEMBER LINE
- 1" RECORDED AS
- FOUND
- P.O.B. POINT OF BEGINNING

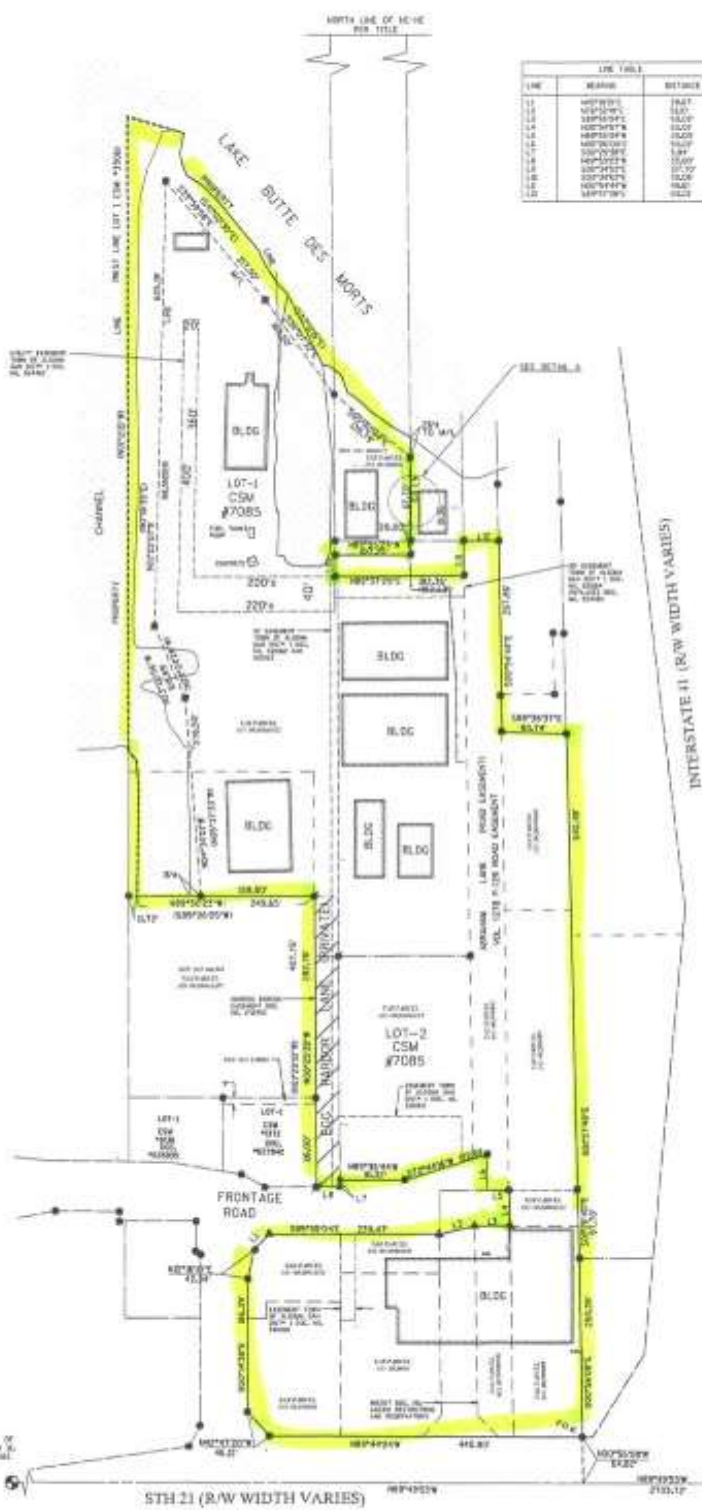


A PARCEL OF LAND BEING ALL LOTS 1 AND 2, WINNEBAGO COUNTY CERTIFIED SURVEY MAP NO. 7085, LOCATED IN AND BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, ALL LOCATED IN SECTION 16, T18N, R16E, TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN ARE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 16, THENCE N89°51'30"W ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 310.20 FEET; THENCE S00°50'50"W, 64.82 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF I-90; THENCE S89°51'30"W, 184.00 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 16, THENCE N89°51'30"W ALONG THE EAST RIGHT-OF-WAY LINE, 48.12 FEET; THENCE N00°54'30"E ALONG SAID EASTERN RIGHT-OF-WAY LINE, 186.30 FEET; THENCE N27°10'20"E ALONG SAID EASTERN RIGHT-OF-WAY LINE, 81.34 FEET; THENCE S40°13'21"E ALONG SAID EASTERN RIGHT-OF-WAY LINE, 26.43 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ABRAHAM LAKE; THENCE N89°51'30"W ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 230.47 FEET; THENCE W09°52'41"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 31.21 FEET; THENCE S09°50'50"W ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 50.33 FEET TO THE EASTERN RIGHT-OF-WAY LINE OF ABRAHAM LAKE; THENCE S09°51'30"W ALONG SAID EASTERN RIGHT-OF-WAY LINE, 50.33 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF ABRAHAM LAKE; THENCE N89°51'30"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 31.00 FEET; THENCE N89°51'30"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 160.00 FEET; THENCE S27°14'30"W ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF ABRAHAM LAKE, 121.81 FEET; THENCE N89°51'30"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 51.22 FEET; THENCE S07°25'02"E ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 9.94 FEET; THENCE N09°52'02"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 33.00 FEET TO THE SOUTHWEST CORNER OF LOT 1, CSM 1332; THENCE N09°51'30"W ALONG THE EAST LINE OF LOT 1, CSM 1332 AND ITS NORTHERLY EXTENSION THEREOF, 457.76 FEET TO THE SOUTHERLY LINE OF LOT 1, WINNEBAGO COUNTY CERTIFIED SURVEY MAP NUMBER 7085; THENCE N89°52'02"W ALONG SAID SOUTHWEST CORNER, 150.00 FEET TO A MEASURER LINE FOR THE CENTERLINE OF A CHANNEL, TOP LAKE BUTTE DES MORTS; SAID MEASURER CORNER IS 10 FEET OR LESS FROM THE WATER EDGE; THENCE N09°51'30"W ALONG SAID MEASURER LINE, 278.50 FEET; THENCE N17°30'00"W ALONG SAID MEASURER LINE, 108.91 FEET; THENCE N07°22'02"E ALONG SAID MEASURER LINE, 625.23 FEET TO A MEASURER LINE FOR THE SOUTHERLY SHORE OF LAKE BUTTE DES MORTS; THENCE N89°51'30"W ALONG SAID MEASURER LINE, 217.20 FEET; THENCE N09°51'30"W ALONG SAID MEASURER LINE, 303.39 FEET; THENCE N09°51'30"W ALONG SAID MEASURER LINE, 136.78 FEET TO THE EAST LINE OF LANDS DESCRIBED IN DOCUMENT NO. 1846071 ALSO BEING A MEASURER CORNER 26" MORE OR LESS SOUTH OF THE SOUTHERLY SHORE OF LAKE BUTTE DES MORTS; THENCE S89°51'30"E ALONG SAID EAST LINE OF LANDS DESCRIBED, 110.78 FEET TO THE SOUTHWEST CORNER OF SAID DESCRIBED LANDS BY RECORD; THENCE N89°51'30"W ALONG SAID SOUTHWEST CORNER OF LANDS DESCRIBED, 107.37 FEET; THENCE S09°51'30"E, 80.38 FEET; THENCE N89°51'30"E, 142.36 FEET; THENCE N00°54'30"E, 48.83 FEET; THENCE S89°51'30"E, 54.02 FEET; THENCE S09°51'30"E, 337.09 FEET; THENCE N89°51'30"E, 162.24 FEET; THENCE N17°30'00"E, 648.44 FEET; THENCE N17°30'00"E, 87.30 FEET; THENCE S09°51'30"E, 290.26 FEET TO THE POINT OF BEGINNING.

SAID TOTAL PARCEL OF LAND TITLED INCLUDING CHANNELS AND WATER, TOGETHER BEING 264,247 SQUARE FEET MORE OR LESS.

SUBJECT TO ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD.



DATE	2/15/24
PROJECT NUMBER	2024001
FILE NUMBER	
DRAWN BY	JLS
CHECKED BY	STR/PL/MS
DATE	2/15/24

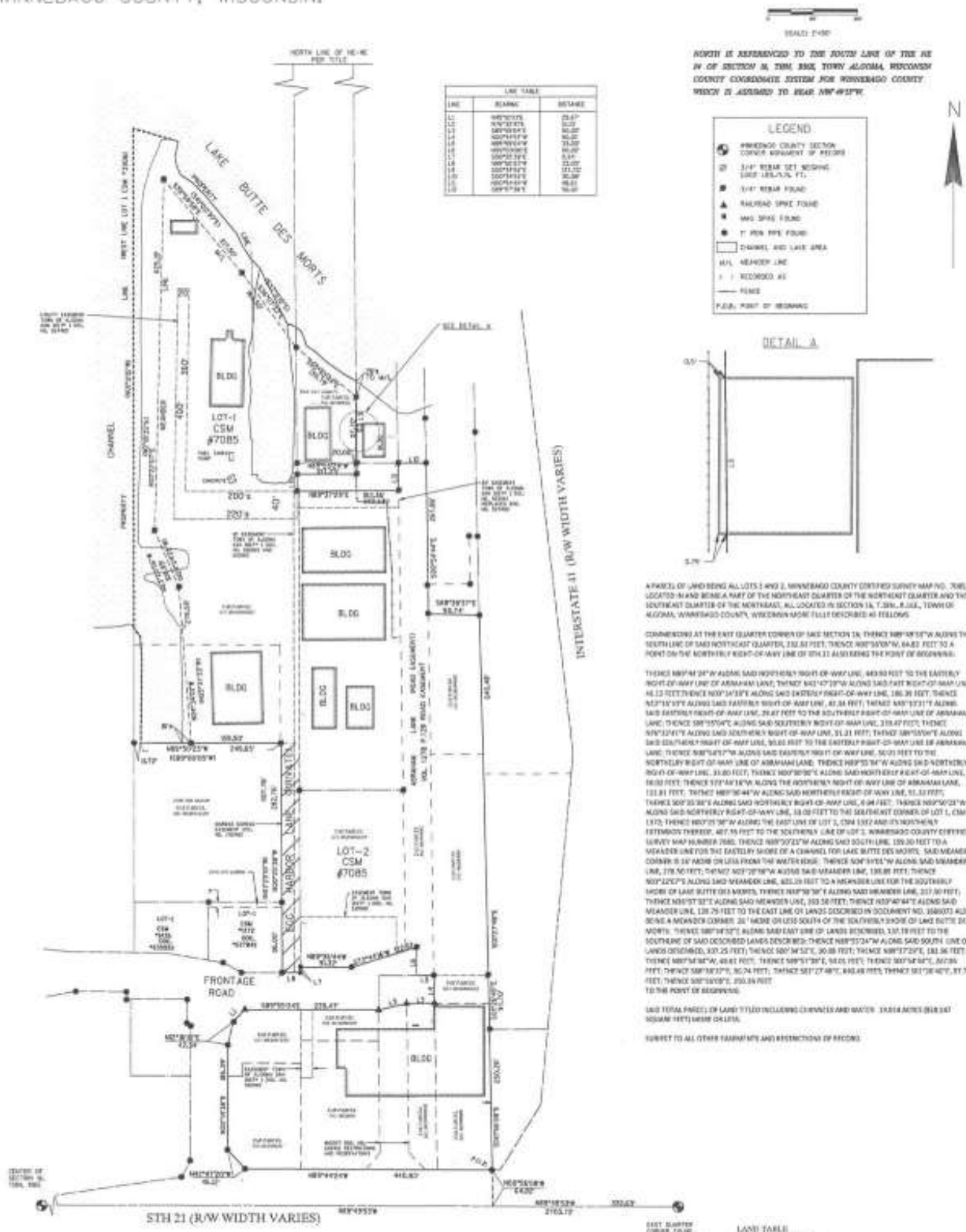
NO.	DATE	BY

PROJECT: PLAT OF SURVEY  
 SKIPPER BUDS  
 215 NORTH POINT DRIVE,  
 WINTHROP HARBOR, IL 60096

**OMNI ASSOCIATES**  
 ONE SUSTAIN DRIVE  
 APPLETON, WI 54912  
 PHONE 920-785-6900  
 FAX 920-830-6882

# PLAT OF SURVEY

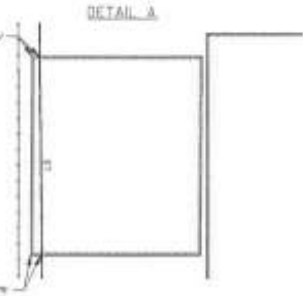
BEING ALL OF LOT 1 AND LOT 2 OF WINNEBAGO COUNTY CERTIFIED SURVEY MAP NO. 7085, LOCATED IN AND BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, AND LOCATED IN AND BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, ALL LOCATED IN SECTION 16, T18N, R16E, TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN.



NORTH IS REFERENCED TO THE NORTH LINE OF THE NE 1/4 OF SECTION 16, T18N, R16E, TOWN OF ALGOMA, WINNEBAGO COUNTY COORDINATE SYSTEM FOR WINNEBAGO COUNTY WHICH IS ASSIGNED TO BEAR N89°45'17\"/>

LINE	BEARING	DISTANCE
N89°45'17\"/>		

LEGEND	
(Symbol)	WINNEBAGO COUNTY SECTION CORNER EVIDENCE OF RECORD
(Symbol)	3/4\"/>



A PARCEL OF LAND BEING ALL LOTS 1 AND 2, WINNEBAGO COUNTY CERTIFIED SURVEY MAP NO. 7085, LOCATED IN AND BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, ALL LOCATED IN SECTION 16, T18N, R16E, TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 16, THENCE N89°45'17\"/>

THENCE N89°45'17\"/>

SAID TOTAL PARCEL OF LAND TITLED INCLUDING CHANNELS AND WATER, 242.04 ACRES (242.04 SQUARE FEET) LESS (0) LOTS.

SUBJECT TO ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD.

DATE	07/20/19
PROJECT NUMBER	15000017
FILE NUMBER	
DATE OF SALE	ALL
THE TITLE MADE	COMMERCIAL AND
DATE	

NO.	DATE	BY

PLAT OF SURVEY  
SKIPPER BUDS  
215 NORTH POINT DRIVE,  
WINTHROP HARBOR, IL 60096

**OMNI ASSOCIATES**  
ONE 3705041 DRIVE  
ARLINGTON, IL 60010  
PHONE (815) 735-0300  
FAX (815) 850-6801



**Application #18-CU-4410**

Date of Hearing:

February 27, 2018

Owner(s):

Skipper Real Estate Holdings, Inc.

Subject Parcel(s):

00200860101 / 00200860103 /  
0020090 / 00200900101 /  
00200900102 / 002009002 /  
002009003 / 00200900401 /  
002009005 / 00200910201 /  
002009103



Winnebago County  
WINGS Project

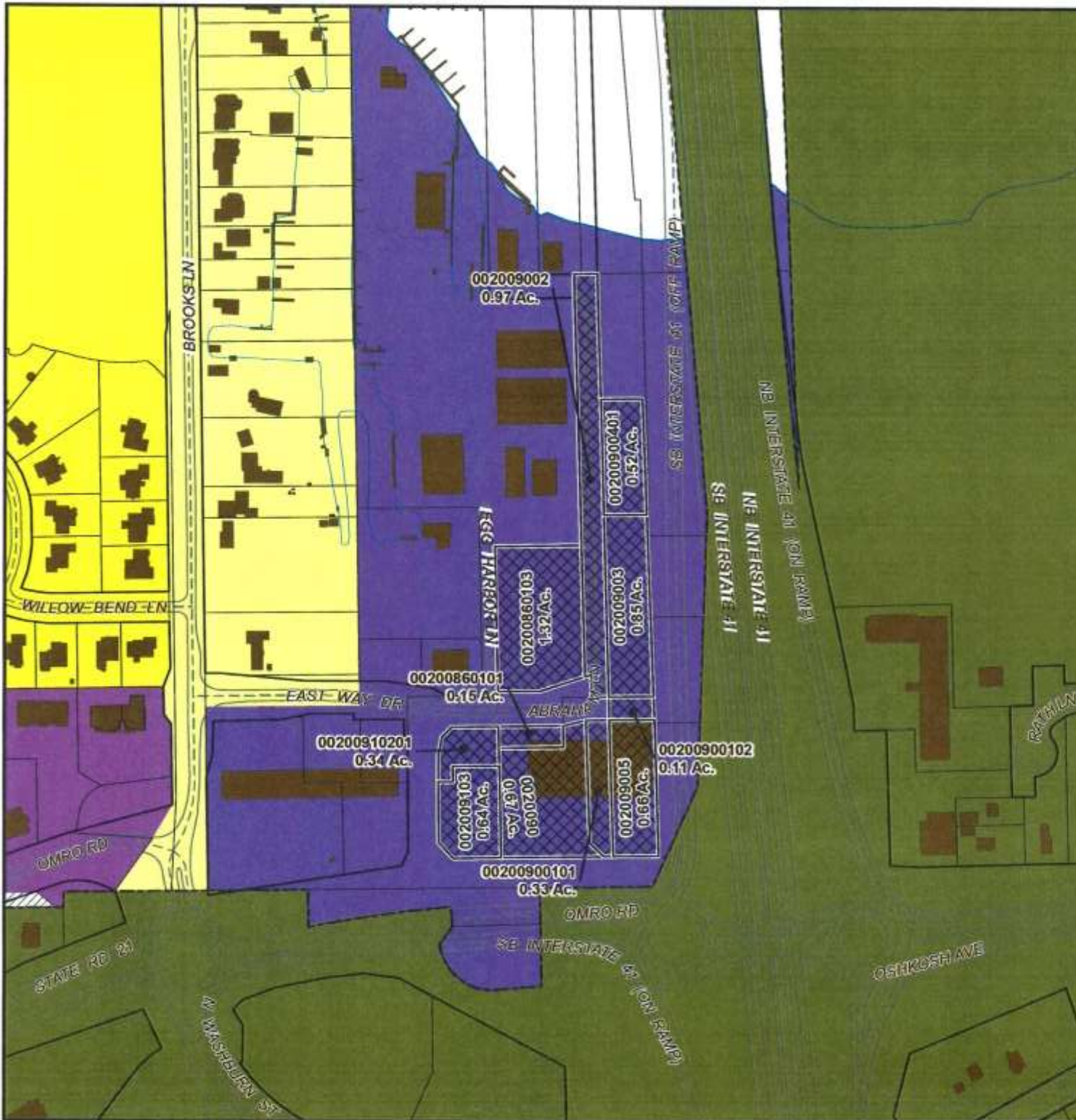
**Scale**  
1 inch : 300 feet

**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-4410

Date of Hearing:  
February 27, 2018

Owner(s):  
Skipper Real Estate Holdings, Inc.

Subject Parcel(s):  
00200860101 / 00200860103 / 0020090 /  
00200900101 / 00200900102 / 002009002 /  
002009003 / 00200900401 / 002009005 /  
00200910201 / 002009103

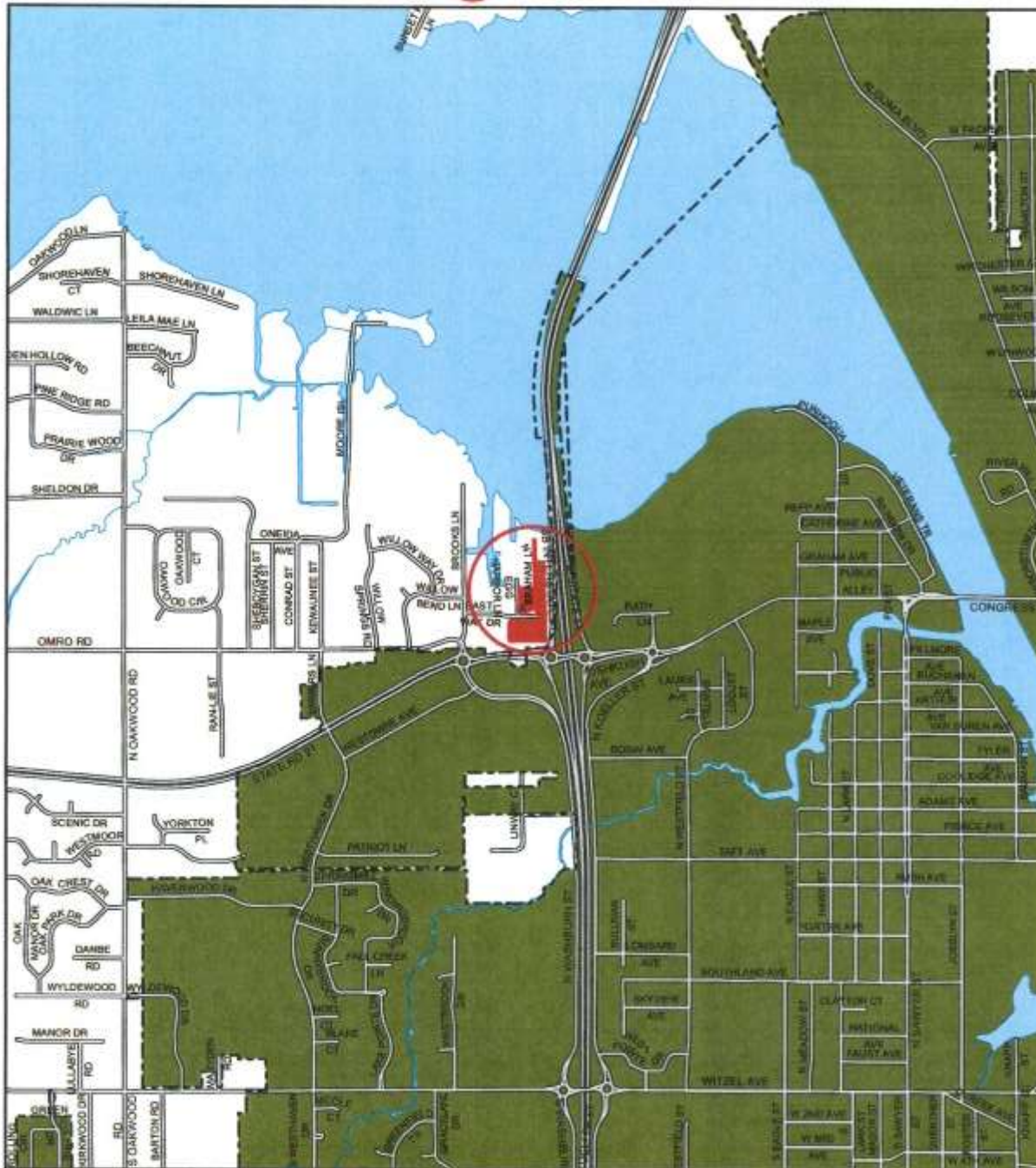


Winnebago County  
WINGS Project

● = SITE



WINNEBAGO COUNTY



1 inch : 2,000 feet

# WINNEBAGO COUNTY PLANNING & ZONING DEPARTMENT

Date: 01/30/18

To Whom It May Concern:

Below is a Notice of Public Hearing being published in the Oshkosh Northwestern. The Notice presents a general description of a proposed action which is regulated by the Winnebago County Town/County Zoning Ordinance. This application or petition for action affects area in the immediate vicinity of property which you own.

## Notice of Public Hearing

The Planning & Zoning Committee of Winnebago County will hold a Public Hearing in the **Room 120** of the Winnebago County Administrative Building, 112 Otter Avenue, Oshkosh, Wisconsin, on **February 27, 2018 at 6:30 p.m.** to consider the following case:

### DESCRIPTION OF SUBJECT SITE:

**Owner(s) of Property:** N/A

**Applicant(s):** Planning & Zoning Committee

**Location of Premises Affected:** N/A

**EXPLANATION:** Applicant is requesting to amend Chapter 27, Article 6, Section 6.1(e) - Winnebago County Shoreland Zoning Code to read "Utility transmission and distribution lines, poles, towers, water towers, pumping stations, well pumphouse covers, private on-site wastewater treatment systems that comply with ch. SPS Comm 383, Wis. Adm.Code, and other utility structures that have no feasible alternative location outside of the minimum setback and that employ best management practices to infiltrate or otherwise control storm water runoff from the structure."

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.

WINNEBAGO COUNTY PLANNING & ZONING COMMITTEE

**STAFF REPORT TO: Planning & Zoning Committee**

Date: 02/27/18

**FILE NUMBER:** 18-TA-02

**SUBJECT:** Text Amendment

I. **Explanation:** Applicant is requesting to amend Chapter 27, Article 6, Section 6.1(e) – Winnebago County Shoreland Zoning Code to read “Utility transmission and distribution lines, poles, towers, water towers, pumping stations, well pump house covers, private on-site wastewater treatment systems that comply with ch. SPS Comm 383, Wis. Adm. Code, and other utility structures that have no feasible alternative location outside of the minimum setback and that employ best management practices to infiltrate or otherwise control storm water runoff from the structure.”

II. **Geographic Background Information**

A. **Property Owner(s):** N/A

B. **Applicant(s) Name:** Planning & Zoning Committee

C. **Location:** N/A

III. **SECTION NUMBER: CHAPTER 27, ARTICLE 6, SECTION 6.1(e) OF THE ZONING ORDINANCE.**