

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE 5/30/2017

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 5/30/2017 at 6:30 p.m. in Conference Room 408 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 ZONING MAP AMENDMENT REQUEST

Application No.:
2017-ZC-4090

Applicant:
WALTER, KENNETH

Agent:
REIDER, BOB - CAROW LAND SURVEYING CO INC

Location of Premises:
NORTH OF 5211 CHANNEL VIEW DR
OSHKOSH, WI 54901

Tax Parcel No.:
018-054909
018-0549 (P)

Legal Description:
Being a part of the NE 1/4 of the NW 1/4, Section 29, Township 19 North, Range 17 East, Town of Oshkosh, Winnebago County, Wisconsin.

Explanation:
Applicant is requesting a zoning change from A-2 (General Agriculture) to R-1 (Rural Residential) for the creation of a new lot.

INITIAL STAFF REPORT

Sanitation:

Existing System
Municipal System

Overlays:

Shoreland

Current Zoning:

A-2 General Agriculture

Proposed Zoning:

R-1 Rural Residential

Surrounding Zoning:

North: A-2

South: R-1

East: A-2

West: A-2

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe Present Use(s):

Farmland

Describe Proposed Use(s):

Single Family Residence

Describe The Essential Services For Present And Future Uses:

Existing sanitary sewer, private well on existing town road.

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

Many other single family parcels in area. Simply increasing size of existing lot.

Describe The Proposed Use(s) Compatibility With Surrounding Land Uses:

Would match adjoining parcels.

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.

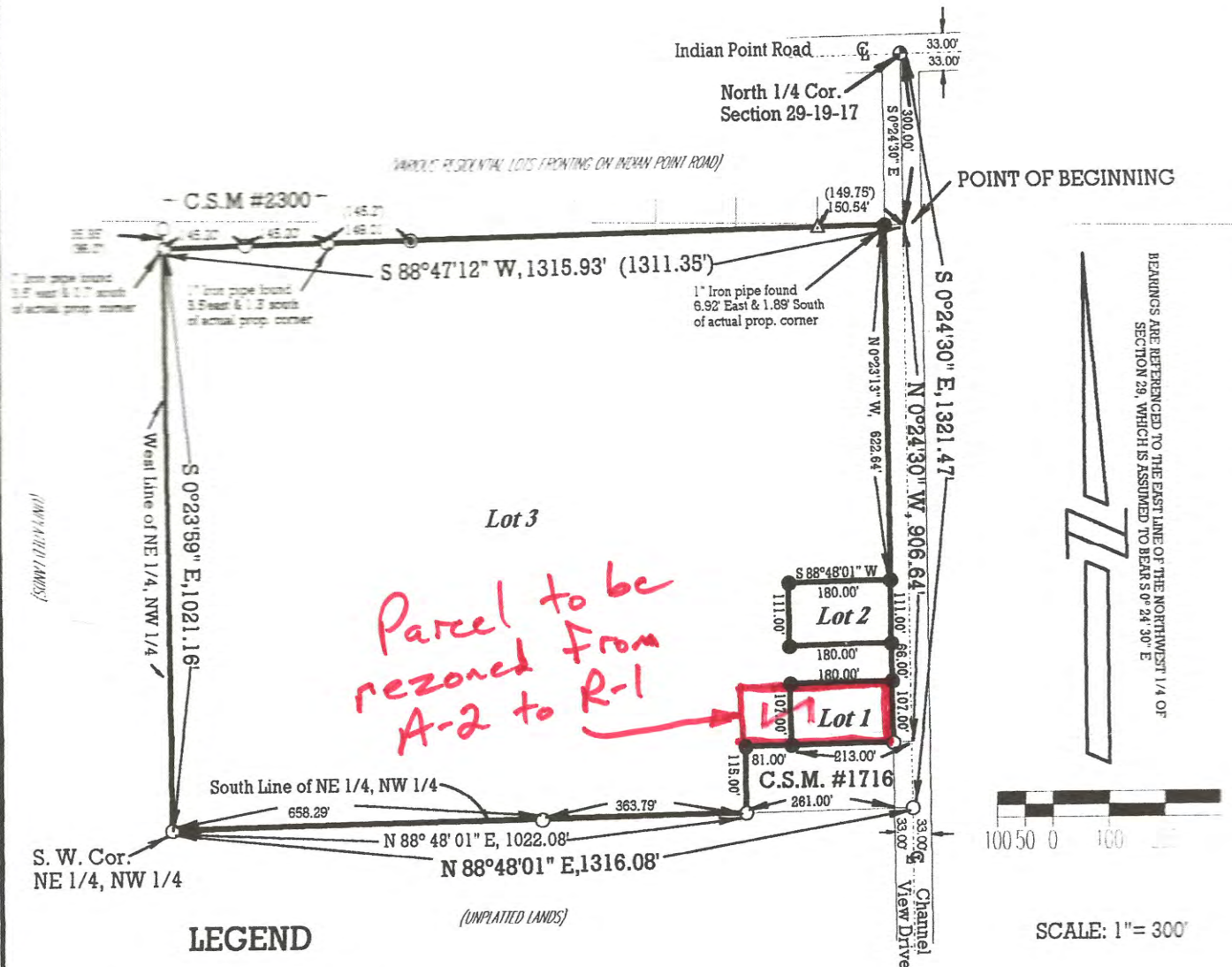
The special requirements stated above relating to the rezoning of land in a A-1 district do not apply to a map amendment that (1) is certified by the Wisconsin Department of Agriculture, Trade and Consumer Protection under ch. 91, Wis. Stats., or (2) makes the zoning map more consistent with county's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

(c) Zoning map amendment initiated by the county. If a proposed zoning map amendment is initiated by the county, 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) whether the amendment is consistent with other planning documents adopted by the Board of County Supervisors; and
- (3) any other factor not specifically or generally listed, but deemed appropriate by the committee or board given the particular circumstances.

CERTIFIED SURVEY MAP NO.

PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWN OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, PREPARED FOR KENNETH W. [REDACTED]

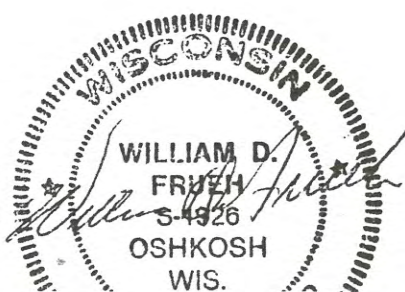


LEGEND

- ⊕ -BERNTSEN MONUMENT, FOUND
- -3/4" REBAR, FOUND
- ⊙ -IRON PIPE, FOUND
- △ -STUDDER "T" FENCEPOST, FOUND
- -3/4" REBAR, 24" LONG, WEIGHING 1.502 LBS./FT., SET

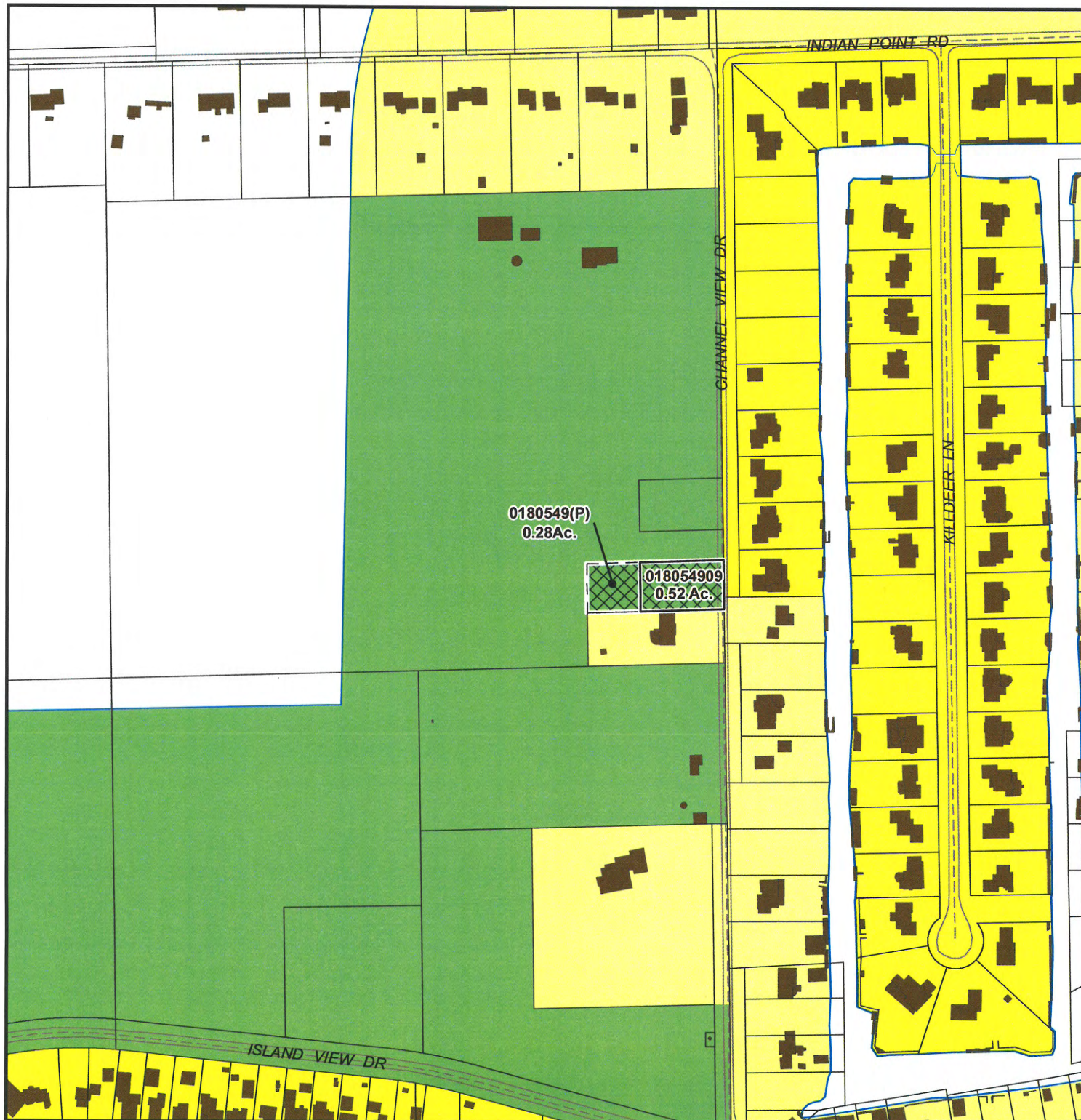
| LOT NUMBER | AREAS | | | |
|------------|----------------------|---------|-----------------|---------|
| | (NOT INCL. ROAD ROW) | | (WITH ROAD ROW) | |
| | SO. FEET | ACRES | SO. FEET | ACRES |
| 1 | 19,260 | 0.4421 | 22,791 | 0.5232 |
| 2 | 19,980 | 0.4587 | 23,643 | 0.5428 |
| 3 | 1,240,839 | 28.4857 | 1,263,564 | 29.0074 |

NOTE: THE ABOVE CALCULATIONS ASSUME THAT CHANNEL VIEW DRIVE HAS A RIGHT OF WAY WIDTH OF 66 FEET, AS SHOWN ON RECENT SURVEYS



SURVEY DATED:

A1703.20
May 11, 1997



Application #17-ZC-4090

Date of Hearing:

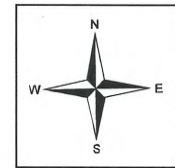
May 30, 2017

Owner(s):

Walter, Ken

Subject Parcel(s):

018054909 & 0180549(P)



Winnebago County
WINGS Project

Scale

1 inch : 300 feet

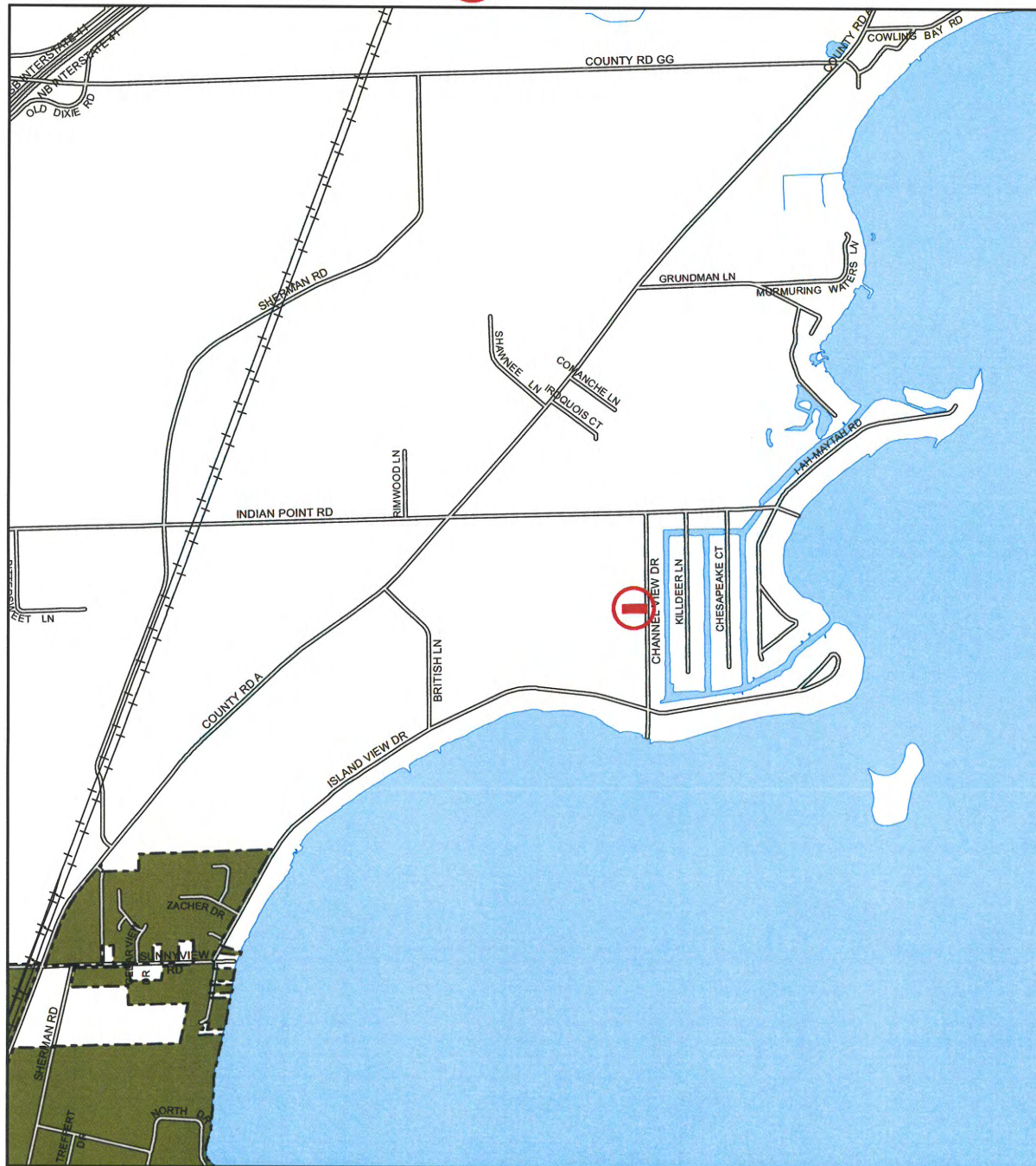
County Zoning Districts

| | | |
|-----|-----|----------------|
| 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



1 inch : 2,000 feet

Application #17-ZC-4090

Date of Hearing:

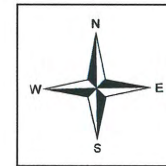
May 30, 2017

Owner(s):

Walter, Ken

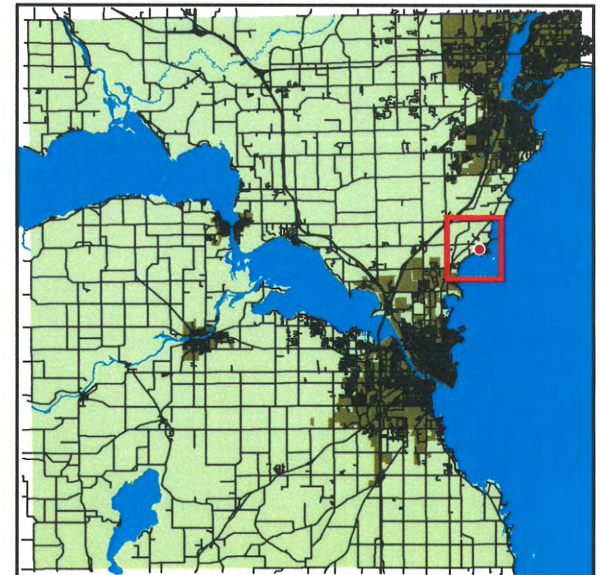
Subject Parcel(s):

018054909 & 0180549(P)



Winnebago County
WINGS Project

● = SITE



WINNEBAGO COUNTY

BRIAN P. O'ROURKE
Associate Planner



Winnebago County
Zoning Department

The Wave of the Future

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

OSHKOSH (920) 232-3340
FOX CITIES (920) 727-2880
FAX (920) 232-3347

Zoningdepartment@co.winnebago.wi.us

April 11, 2017

TO: Winnebago County Property Owner

FM: Associate Planner, Winnebago County

RE: Preliminary Plat Approval Informational Hearing – Winnegamie Farms (Clayton)

Dear Property Owner:

The Winnebago County Planning and Zoning Committee will conduct a public informational hearing regarding the above referenced plat on May 30th, 2017 at 6:30 P.M. in the 4th Floor Conference Room of the Winnebago County Administration Building located at 112 Otter St, Oshkosh. As an adjacent property owner, you are hereby notified that you may attend the hearing at the time indicated and present testimony for or against the proposal. At the hearing you may either represent yourself, or, you may be represented by agent or attorney.

General Location of Property: West of 3023 Winnegamie Dr.

Proposed Use of Property: Residential

Applicant: Davel Engineering

Please feel free to contact me at your convenience if you have questions concerning this matter.

Respectfully,

Brian O'Rourke, AICP
Associate Planner

Cc: Jim Sehloff, R.L.S. – Davel Engineering (via email).

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE

5/30/2017

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 5/30/2017 at 6:30 p.m. in Conference Room 408 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 ZONING MAP AMENDMENT REQUEST

Application No.:

2017-ZC-4100

Applicant:

FALK, DOUGLAS

Agent:

KLEMAN, PHIL - MCMAHON ASSOCIATES

Location of Premises:

WEST OF 5504 E STATE RD 116
WINNECONNE, WI 54986

Tax Parcel No.:

030-017103

Legal Description:

Being a part of the SE 1/4 of the SW 1/4, Section 14, Township 19 North, Range 15 East, Town of Winneconne, Winnebago County, Wisconsin.

Explanation:

Applicant is requesting a zoning change from B-2 (Community Business District) to B-3 (Regional Business District) in order to construct a personal storage facility and bus storage facility.

INITIAL STAFF REPORT

Sanitation:

System Required
Private System

Overlays:

Shoreland
Wetlands

Current Zoning:

B-2 Community Business

Proposed Zoning:

B-3 Regional Business

Surrounding Zoning:

North: B-3
South: B-3
East: N/A
West: B-3

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe Present Use(s):

The present use for the parcel is agricultural. The property is leased to a local farmer and used to grow and harvest hay. The east 66 feet of the parcel is identified as an officially mapped road.

Describe Proposed Use(s):

The proposed uses for the parcel include personal storage facilities and a bus storage facility. The owner operates Falks Busses Inc and would also like to temporarily store busses at the site. The bus storage facility is located within the officially mapped road area with the understanding that if/when the road is put in, that the bus storage facility would be eliminated. The personal storage facilities were located so they will satisfy the front yard setback (30') requirements from the future road right-of-way.

Describe The Essential Services For Present And Future Uses:

The present site is used for general agricultural purposes and does not have any sewer or water. The future uses (personal storage & bus storage facilities) will not require any sanitary sewer or water service either. Access to the property will be gained from the existing driveway entrance off of STH '116'. If/when the future road would go in along the east side of the parcel, access to the personal storage facilities would be gained from that future roadway. Stormwater runoff is proposed to drain to a stormwater detention pond that will discharge into the STH '116' ditch just east of the stream crossing.

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

The proposed personal storage and bus storage facilities seem like a good fit given the location along STH '116'. STH '116' can produce high traffic noise, which may not be desirable for a residential type development. The proposed uses will not be impacted by the high traffic noise. The site is also fairly close to the Village of Winneconne and there seems to be a strong demand for these types of personal storage facilities.

Describe The Proposed Use(s) Compatibility With Surrounding Land Uses:

The proposed personal storage and bus storage facilities seem compatible with the surrounding land uses. The surrounding area still has a rural feel to it. The parcel west/north is currently used for agricultural purposes. The parcel to the east is a large residential lot with various out buildings. The house on the residential lot is located on its east side, which provides additional buffering from the

proposed uses. The personal storage facilities will have low use with renters only entering the property periodically and should not have any adverse effects on the surrounding properties.

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.

(c) **Zoning map amendment initiated by the county.** If a proposed zoning map amendment is initiated by the county, 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) whether the amendment is consistent with other planning documents adopted by the Board of County Supervisors; and
- (3) any other factor not specifically or generally listed, but deemed appropriate by the committee or board given the particular circumstances.

Application #17-ZC-4100

Date of Hearing:

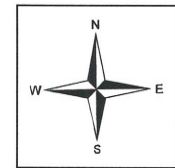
May 30, 2017

Owner(s):

Falk, Douglas

Subject Parcel(s):

030017103



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 #17-ZC-4100

Date of Hearing:

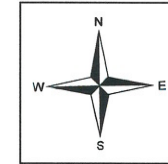
May 30, 2017

Owner(s):

Falk, Douglas

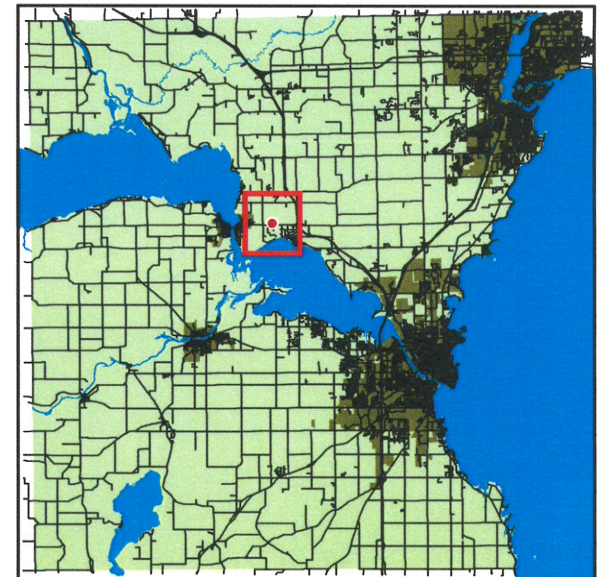
Subject Parcel(s):

030017103



Winnebago County
WINGS Project

● = SITE



WINNEBAGO COUNTY



1 inch : 2,000 feet

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE 5/30/2017

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 5/30/2017 at 6:30 p.m. in Conference Room 408 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.:
2017-CU-4080

Applicant:
FALK, DOUGLAS

Agent:
KLEMAN, PHIL - MCMAHON ASSOCIATES

Location of Premises:
West of 5504 E STATE RD 116, WINNECONNE, WI 54986

Tax Parcel No.:
030-017103

Legal Description:
Being a part of the SE 1/4 of the SW 1/4, Section 14, Township 19 North, Range 15 East, Town of Winneconne, Winnebago County, Wisconsin.

Code Reference:
23.8-382 "Bus Storage Facility" and 23.8-402 "Personal Storage Facility".

Description of Proposed Use:
Applicant is requesting a conditional use permit in order to construct a personal storage facility and bus storage facility.

INITIAL STAFF REPORT

Sanitation:

System Required
Private System

Overlays:

Shoreland
Wetlands

Current or Proposed Zoning:

B-3 Regional Business

Code Reference:

23.8-382 "Bus Storage Facility" and 23.8-402 "Personal Storage Facility".

Description of Proposed Use:

Applicant is requesting a conditional use permit in order to construct a personal storage facility and bus storage facility.

Surrounding Zoning:

North: B-3

South: B-3

East: N/A

West: B-3

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe the Proposed Use:

The proposed uses for the parcel include personal storage facilities and a bus storage facility. The owner operates Falks Busses Inc and would also like to temporarily store busses at the site. The bus storage facility is located within the officially mapped road area with the understanding that if/when the road is put in, that the bus storage facility would be eliminated. The personal storage facilities were located so they will satisfy the front yard setback (30') requirements from the future road right-of-way. There is minimal filling proposed within the 75' shore yard setback and 50' wetland setback for purposes of conveying stormwater runoff to the proposed wet detention pond for treatment/attenuation. All grading/filling within the shoreland-wetland setback areas will be restored and vegetated per the construction plan set.

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

The proposed personal storage and bus storage facilities seem compatible with the surrounding land uses. The parcel west/north is currently used for agricultural purposes. The parcel to the east is a large residential lot with various out buildings. The house on the residential lot is located on its east side, which provides additional buffering from the proposed uses. The personal storage facilities will have low use with renters only entering the property periodically and should not have any adverse effects on the surrounding properties. As such, traffic use, noise and dust will be minimal. Lighting on the site will be minimal and should not impact the surrounding properties. The proposed uses also include a grass swale and wet detention pond that will treat stormwater runoff and minimize impacts to the environment. Due to the type of proposed uses, its not anticipated that any smoke, odor, glare, vibration, fire hazard, or electrical interference will impact surrounding properties.

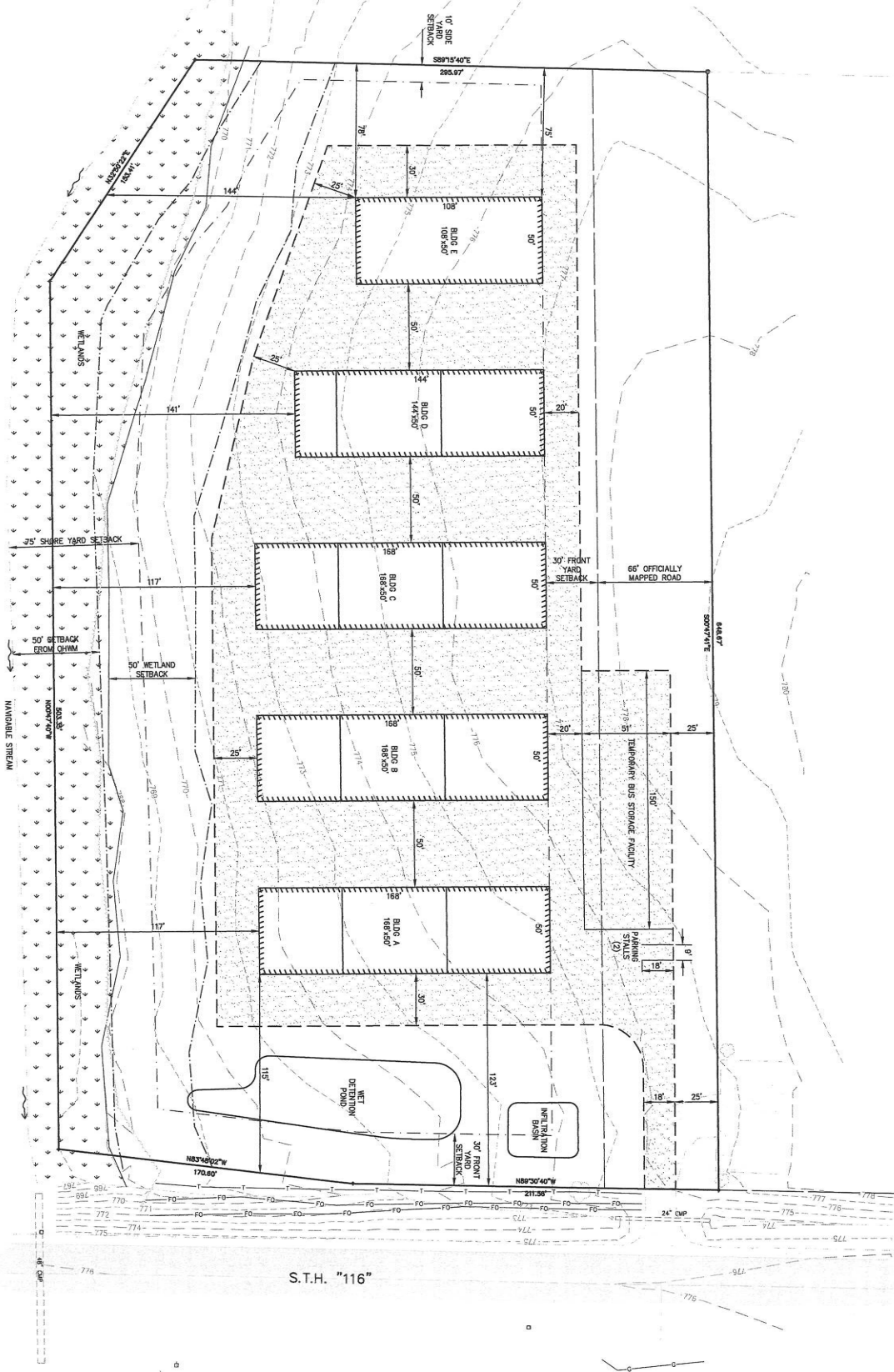
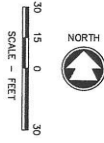
SECTION REFERENCE AND BASIS OF DECISION

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.



| | |
|-----------------|-------------|
| 04 | SHEET NO. |
| 07/2016 | DATE |
| 9078 S-16-00277 | PROJECT NO. |
| M.A. | SCALE |

**F.B. STORAGE
TOWN OF WINNECONNE, WINNEBAGO CO., WISCONSIN
PROPOSED SITE PLAN**

| NO. | DATE | REVISION |
|-----|------|----------|
| | | |
| | | |
| | | |
| | | |

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ENGINEERS ARCHITECTS
1445 MCMAHON DRIVE NEENAH, WI 54956
Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
Tel: (920) 751-4200 Fax: (920) 751-4284
www.mcmahon.com

Application #17-CU-4080

Date of Hearing:

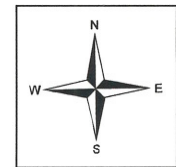
May 30, 2017

Owner(s):

Falk, Douglas

Subject Parcel(s):

030017103



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 #17-CU-4080

Date of Hearing:

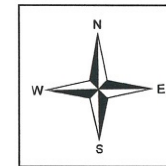
May 30, 2017

Owner(s):

Falk, Douglas

Subject Parcel(s):

030017103

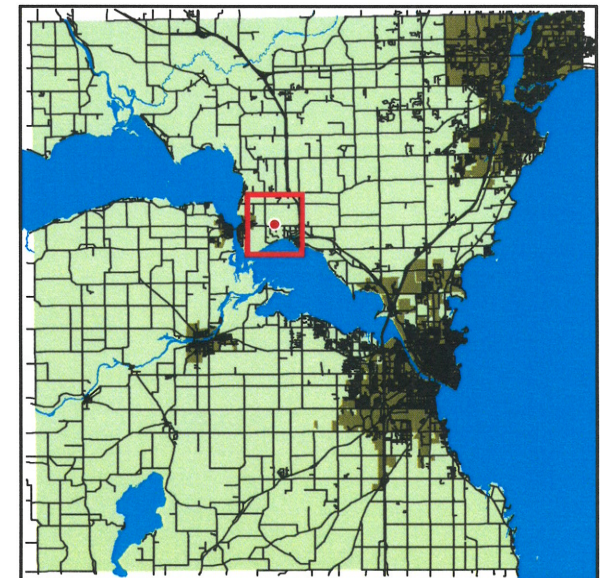


Winnebago County
WINGS Project



1 inch : 2,000 feet

● = SITE



WINNEBAGO COUNTY



WINNEBAGO COUNTY PLANNING & ZONING DEPARTMENT

NOTICE OF MEETING
PLANNING & ZONING COMMITTEE
June 9th, 2017

TO WHOM IT MAY CONCERN:

The property owner/applicant listed below has requested a SPECIAL EXCEPTION which is regulated by the Town/County Zoning Code, Chapter 23. You are receiving this notice because this application or petition for action affects area within the Town of Winneconne.

The Winnebago County Planning & Zoning Committee will be holding a deliberative meeting in which the application will be decided upon on Friday, June 9th, 2017, at 7:30 AM in the 3rd Floor Conference Room of the County Administration Building located at 112 Otter Ave, Oshkosh WI. The full application can be viewed at the Winnebago County Planning and Zoning Department.

INFORMATION ON SPECIAL EXCEPTION REQUEST

Owner(s) of Property: Douglas Falk

Location of Premises Affected: West of 5504 E State Rd 116, Winneconne, WI.

Tax Parcel Number: 030-0171-03

Legal Description: Being a part of the SE ¼ of the SW ¼, Section 14, Township 19 North, Range 15 East, Town of Winneconne, Winnebago County, Wisconsin.

Explanation: Applicant is requesting a special exception to place gravel travel ways around personal storage units as opposed to concrete or asphaltic concrete.

| DESCRIPTION | CODE REFERENCE |
|--|--|
| The Zoning Code allows the placement of gravel as opposed to concrete or asphalt with approval of special exception. | 23.8-402(c) "Consistent with the procedures and requirements of article 7 of this chapter, the Planning and Zoning Committee may allow gravel surfaces as a special exception and require, as a condition of approval additional buffer yard and landscaping requirements deemed necessary to provide adequate screening between this use and adjoining properties". |

OVERLAYS:

Shoreland: YES Floodplain: NO SWDD: NO Wetlands: YES
Microwave: NO Airport: NO
County Highway Access: YES

Current Zoning: B-2 Community Business District

Existing Use of Property: Vacant

Proposed Use of Property: Personal Storage Units

Surrounding Zoning Classifications:

| | |
|--------------|-----|
| North | B-3 |
| South | B-3 |
| East | N/A |
| West | B-3 |

SECTION REFERENCE OF REGULATION: 23.8-402(c)

ORDINANCE PROVISION: The Zoning Code allows the placement of gravel for travel ways as opposed to concrete or asphalt.

EXPLANATION: Applicant is requesting a special exception to place gravel for travel ways as opposed to concrete or asphalt.

DESCRIBE THE PROPOSED PROJECT/REQUEST:

The proposed project includes constructing personal storage facilities and bus storage facility. The owner operates Falk Busses Inc and would like to temporarily store busses at this site. The first request is to allow gravel travel ways around the personal storage units due to the capital and maintenance costs associated with asphalt/concrete. The second request is to locate the bus storage facility within the officially mapped road area with understanding that if/when the road is put in, that the bus storage facility would be eliminated.

DESCRIBE HOW THE PROPOSED USE WILL BE COMPATIBLE WITH ADJACENT USES AND WILL NOT HAVE ADVERSE EFFECTS ON NEIGHBORING PROPERTIES:

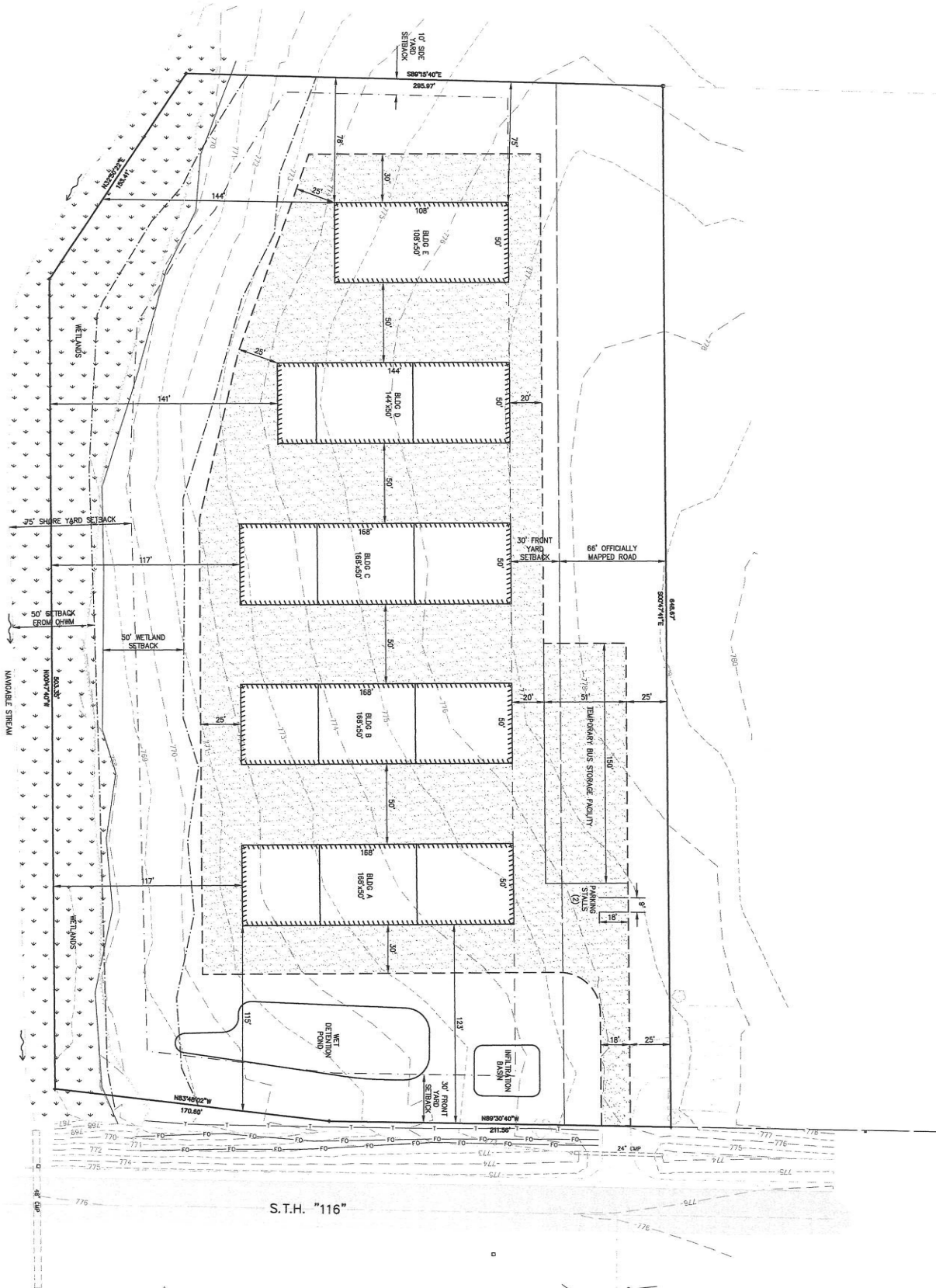
The proposed personal storage and bus storage facilities seem compatible with the surrounding land uses. The parcel west/north is currently used for agricultural purposes. The parcel to the east is a large residential lot with various out buildings. The house on the residential lot is located on the east side, which provides additional buffering from the proposed uses. The personal storage facilities will have low use with renters only entering the property periodically and should not have any adverse effects on the surrounding properties. As such, traffic use, noise and dust will be minimal. Lighting on the site will be minimal and should not impact the surrounding properties. The proposed uses also include a grass swale and wet detention pond that will treat stormwater runoff and minimize impacts to the environment. Due to the type of proposed uses, it is not anticipated that any smoke, odor, glare, vibration, fire hazard, or electrical interference will impact surrounding properties.

BASIS OF DECISION:

The Planning and Zoning Committee in making its decision shall consider the following factors:

- (1) the size of the property in comparison to other properties in the area;
- (2) the extent to which the issuance of the special exception permit would be in keeping with the overall intent of the this chapter;
- (3) whether there are any unique circumstances and the nature of those circumstances that warrant the issuance of the special exception permit;
- (4) the nature and extent of anticipated impacts to the natural environment that could potentially occur if the special exception permit was granted;
- (5) the nature and extent of anticipated positive and negative effects on properties in the area;
- (6) actions the applicant will undertake to mitigate the negative effects, if any, of the proposed special exception;
- (7) a factor specifically listed under a section of this chapter authorizing the issuance of a special exception permit; and
- (8) 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.

SCALE - FEET
0 15 30



04

F.B. STORAGE
TOWN OF WINNECONNE, WINNEBAGO CO., WISCONSIN
PROPOSED SITE PLAN

| NO. | DATE | REVISION |
|-----|------|----------|
| | | |
| | | |
| | | |
| | | |

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Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
Tel: (920) 751-4200 Fax: (920) 751-4284
www.mcmahon.com

Application #17-SE-03

Date of Hearing:

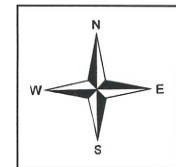
May 30, 2017

Owner(s):

Falk, Douglas

Subject Parcel(s):

030017103



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



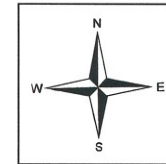
1 inch : 2,000 feet

Application #17-SE-03

Date of Hearing:
May 30, 2017

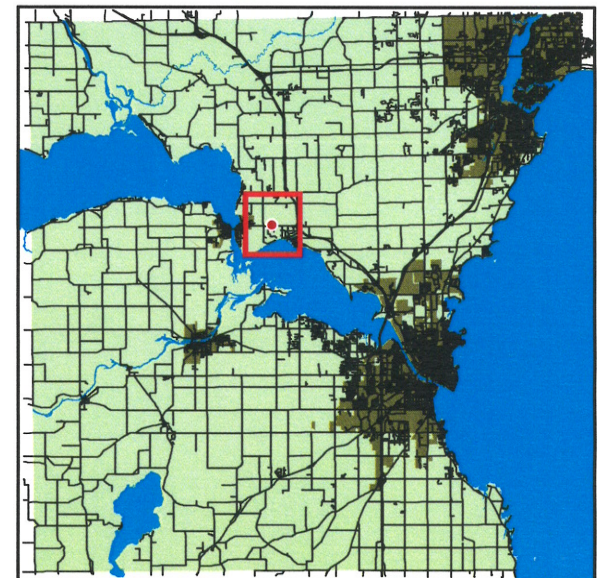
Owner(s):
Falk, Douglas

Subject Parcel(s):
030017103



*Winnebago County
WINGS Project*

● = SITE



WINNEBAGO COUNTY

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE 5/30/2017

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 5/30/2017 at 6:30 p.m. in Conference Room 408 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 ZONING MAP AMENDMENT REQUEST

Application No.:
2017-ZC-4110

Applicant:
HALDER, KEITH C

Agent:
BOELTER, TODD

Location of Premises:
7439 COUNTY RD B
WINNECONNE, WI 54986

Tax Parcel No.:
020-003203

Legal Description:
Being a part of the NW 1/4 of the NE 1/4, Section 13, Township 19 North, Range 14 East, Town of Poygan, Winnebago County, Wisconsin.

Explanation:
Applicant is requesting a zoning change from A-2 (General Agriculture) to R-1 (Rural Residential) for the creation of a new lot.

INITIAL STAFF REPORT

Sanitation:

System Required
Private System

Overlays:

Shoreland

Current Zoning:

A-2 General Agriculture

Proposed Zoning:

R-1 Rural Residential

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):

Single family Residence

Describe Proposed Use(s):

Single Family Residence

Describe The Essential Services For Present And Future Uses:

Private sewer and water.

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:

Use does not change.

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.

(c) Zoning map amendment initiated by the county. If a proposed zoning map amendment is initiated by the county, 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) whether the amendment is consistent with other planning documents adopted by the Board of County Supervisors; and
- (3) any other factor not specifically or generally listed, but deemed appropriate by the committee or board given the particular circumstances.

CERTIFIED SURVEY MAP NO. _____

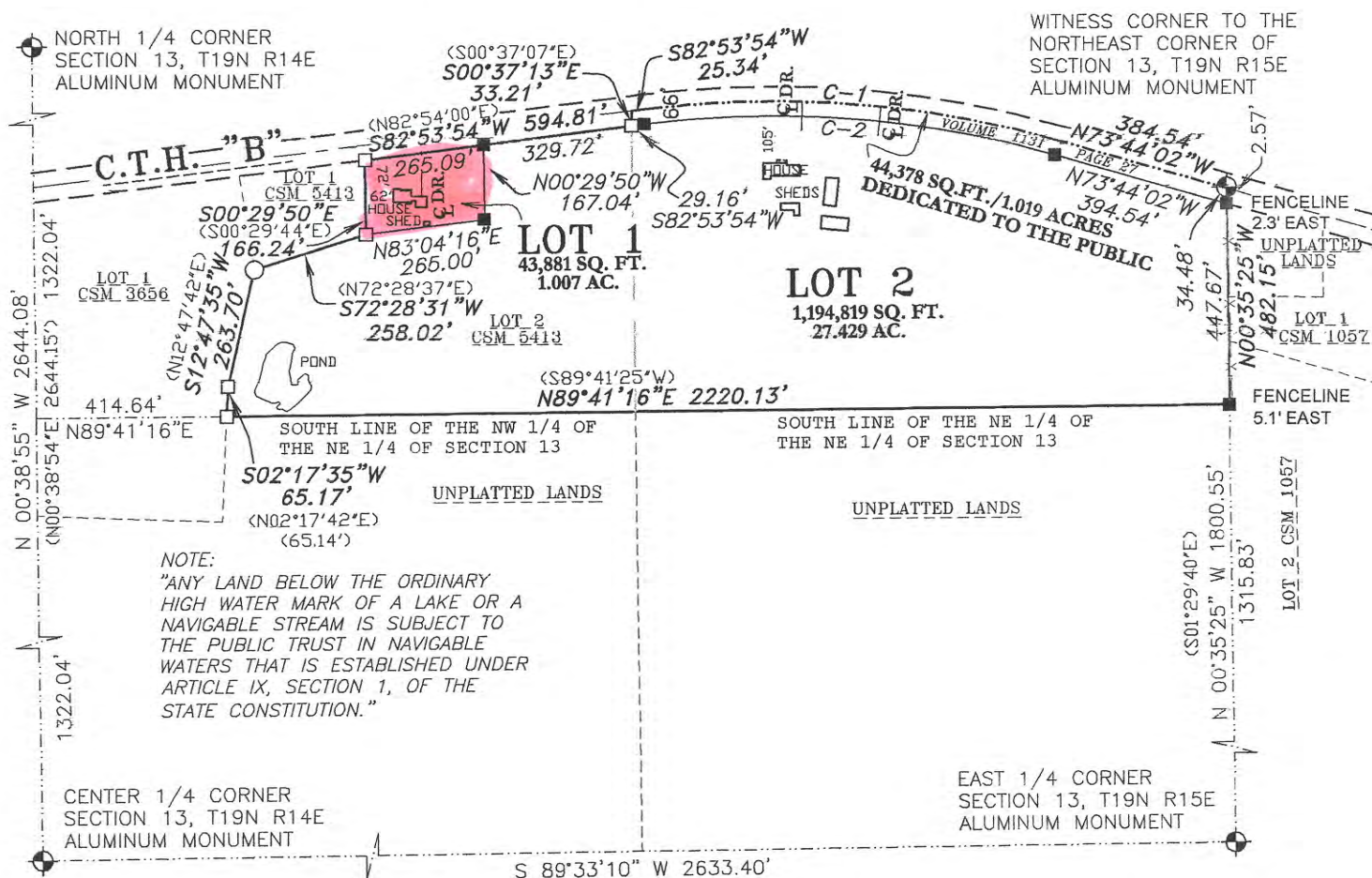
LOT 2 OF CERTIFIED SURVEY MAP 5413, BEING
PART OF THE NORTHWEST 1/4 OF THE NORTHEAST
1/4, AND PART OF THE NORTHEAST 1/4 OF THE
NORTHEAST 1/4, ALL IN SECTION 13, TOWNSHIP 19
NORTH, RANGE 15 EAST, TOWN OF POYGAN,
WINNEBAGO COUNTY, WISCONSIN.

SURVEY FOR:
TODD BOELTER
7359 C.T.H. "B"
WINNECONNE, WI 54986



Scale 1 inch = 400 feet
0 200 400 800

BEARINGS ARE REFERENCED TO THE WINNEBAGO
COUNTY COORDINATE SYSTEM OF 1983(1997)
IN WHICH THE WEST LINE OF THE NORTHEAST 1/4,
OF SECTION 13, BEARS N00°38'58"W



LEGEND

- 1-1/4" O.D. IRON PIPE SET, 18" LONG, WEIGHING 1.130 LBS. PER LIN. FOOT
- 3/4" REBAR FOUND
- 1-1/4" O.D. IRON PIPE FOUND
- GOVERNMENT CORNER FOUND

| Curve | Radius | Delta | Length | Chord Bearing | Chord |
|-------|----------|------------|---------|-----------------|---------|
| 1 | 2291.83' | 023°22'04" | 934.71' | N 85°25'04.0" W | 928.25' |
| 2 | 2258.83' | 023°22'04" | 921.25' | N 85°25'04.0" W | 914.88' |

Application #17-ZC-4110

Date of Hearing:

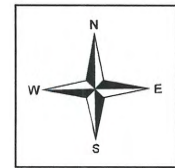
May 30, 2017

Owner(s):

Halder, Keith

Subject Parcel(s):

020003203(P)



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

COUNTY RD B

020003203(P)
1.01Ac.

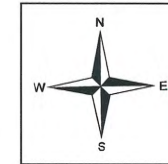
○ = SITE

Application #17-ZC-4100

Date of Hearing:
May 30, 2017

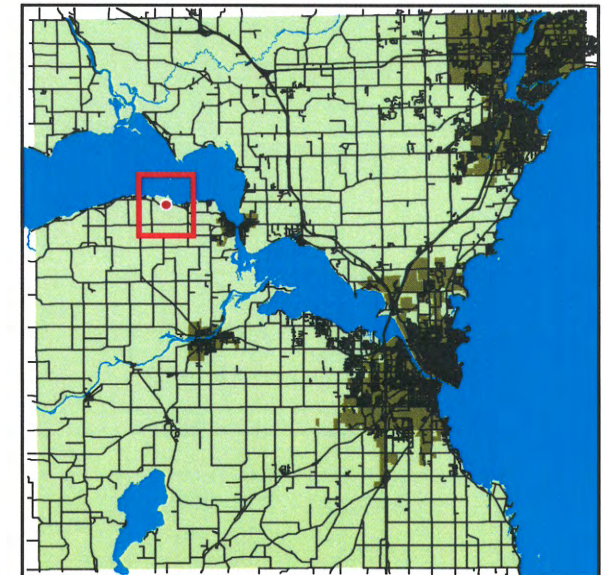
Owner(s):
Halder, Keith

Subject Parcel(s):
020003203(P)



*Winnebago County
WINGS Project*

● = SITE



WINNEBAGO COUNTY



1 inch : 2,000 feet