

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE 5/29/2018

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 5/29/2018 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-4510

Applicant: MY41PROPERTIES LLC

Agent: KNEBEL, RAYMOND J

Location of Premises: 1457 PLANEVIEW DR, OSHKOSH, WI 54904

Tax Parcel No.: 012-027601

Legal Description:

Being a part of the NE 1/4 of the SE 1/4, Section 16, Township 17 North, Range 16 East, Town of Nekimi, Winnebago County, Wisconsin.

Code Reference:

23.8-291 "Heavy Vehicle Sales and Rentals

Description of Proposed Use:

Applicant is requesting a Conditional Use Permit for the sale of recreational vehicles.

INITIAL STAFF REPORT

Sanitation:

Existing System
Private System

Overlays:

None

Current or Proposed Zoning:

B-3 Regional Business

Code Reference:

23.8-291 "Heavy Vehicle Sales and Rentals

Description of Proposed Use:

Applicant is requesting a Conditional Use Permit for the sale of recreational vehicles.

Surrounding Zoning:

North: B-3

South: I-2

East: N/A

West: I-2

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe the Proposed Use:

Adding a RV license to an existing used car dealership that's been in existence for over 2 years.

Our focus will be on pop-up campers although there may be an occasional travel trailer or 5th wheel camper.

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

There will be no adverse effects.

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.

23.8-277 to 23.8-280 Reserved**Series 6 Food and Beverage Sales****23.8-281 Brewpub**

(a) **Local license.** Prior to the establishment of a brewpub, the operator shall obtain a license from the county, as may be required, and maintain such license for the life of the use or until the county no longer requires such license.

(b) **State license.** Prior to the establishment of a brewpub, the operator shall obtain a license from the state, as may be required, and maintain such license for the life of the use or until the state no longer requires such license.

(c) **Limitation on floor area devoted to production.** No more than 40 percent of the floor area shall be devoted to the production of fermented malt beverages, including storage of raw materials and finished products.

(d) **Limitation on production.** Not more than 10,000 barrels (310,000 gallons) of fermented malt beverages may be manufactured in a calendar year.

23.8-282 Restaurant

Prior to the establishment of a restaurant, the operator shall obtain a license from the Winnebago County Health Department and maintain such license for the life of the use or until the department no longer requires such license.

23.8-283 Tavern

(a) **Local license.** Prior to the establishment of a tavern, the operator shall obtain a license from the town in which the use is located and maintain such license for the life of the use or until the license is no longer required.

(b) **Compliance with state requirements.** A tavern shall comply with requirements as may be adopted by the state of Wisconsin.

23.8-284 to 23.8-290 Reserved**Series 7. Vehicle Rental, Sales, and Service****23.8-291 Heavy vehicle sales and rental**

Outdoor display areas and other activity areas shall be located at least 50 feet from a property in a residential zoning district and 25 feet from a property in a commercial or mixed-use zoning district.

↳ neighbors are commercial + industrial zoned

23.8-292 Truck stop

(a) **Minimum lot area and location.** A truck stop established after April 29, 2012, shall be located on a parcel containing at least 10 acres that is located within 2,000 feet of a U.S. highway or a state highway.

(b) **Access.** Each access to the parcel with a truck stop shall be off of a road classified as an arterial or a higher classification as depicted on the zoning map or a supplemental map.

(c) **Restroom facilities.** If a truck stop provides restroom facilities, the door to each restroom shall be accessed from within the interior of the building in which they are located.

(d) **Pump island canopies.** Pump island canopies shall not exceed 22 feet in height.

(e) **Location of parking areas.** Areas designated or used for truck parking and other similar activity areas shall be designed and located so that noise levels at the property boundary line of a property in a residential zoning district do not exceed 60 decibels as measured on a dB(A) scale between the hours of 10:00 p.m. and 7:00 a.m.

23.8-293 Vehicle fuel station

(a) **Restroom facilities.** If a vehicle fuel station provides restroom facilities, the door to each restroom shall be accessed from within the interior of the building in which they are located.

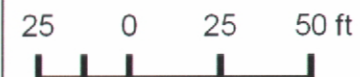
(b) **Pump island canopies.** Pump island canopies shall not exceed 22 feet in height.



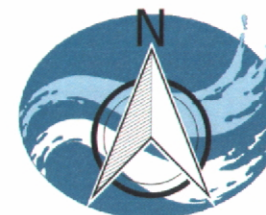
Site Map

Legend

- Address Marker
- Tax Parcel
- Local Road
- Private Road
- Road R.O.W.
- Simultaneous Conveyance
 - Certified Survey
 - Condominium
 - Assessor Plat
 - Subdivision
 - Plat of Survey
 - Conveyance Divisions

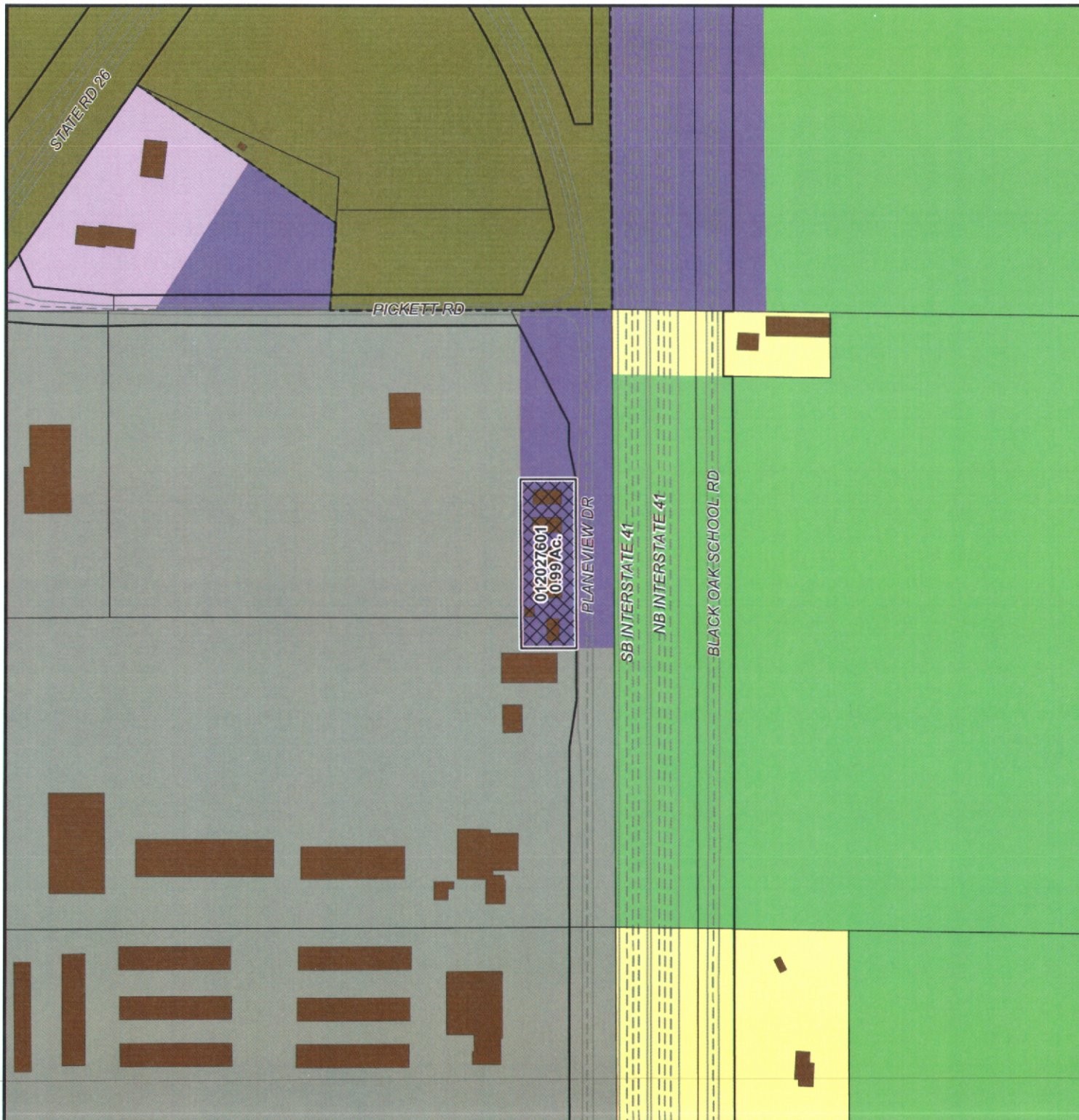


1 Inch = 50 Feet



W.I.N.G.S. Project Disclaimer
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Feb 26, 2018 @ 04:02 PM



Application #18-CU-4510

Date of Hearing:

May 29, 2018

Owner(s):

MY41PROPERTIES, LLC

Subject Parcel(s):

012027601



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

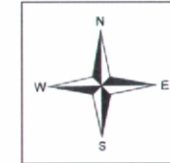
○ = SITE

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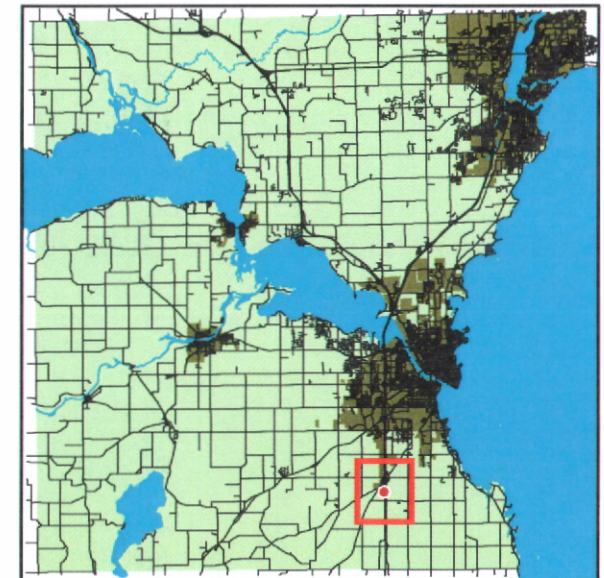
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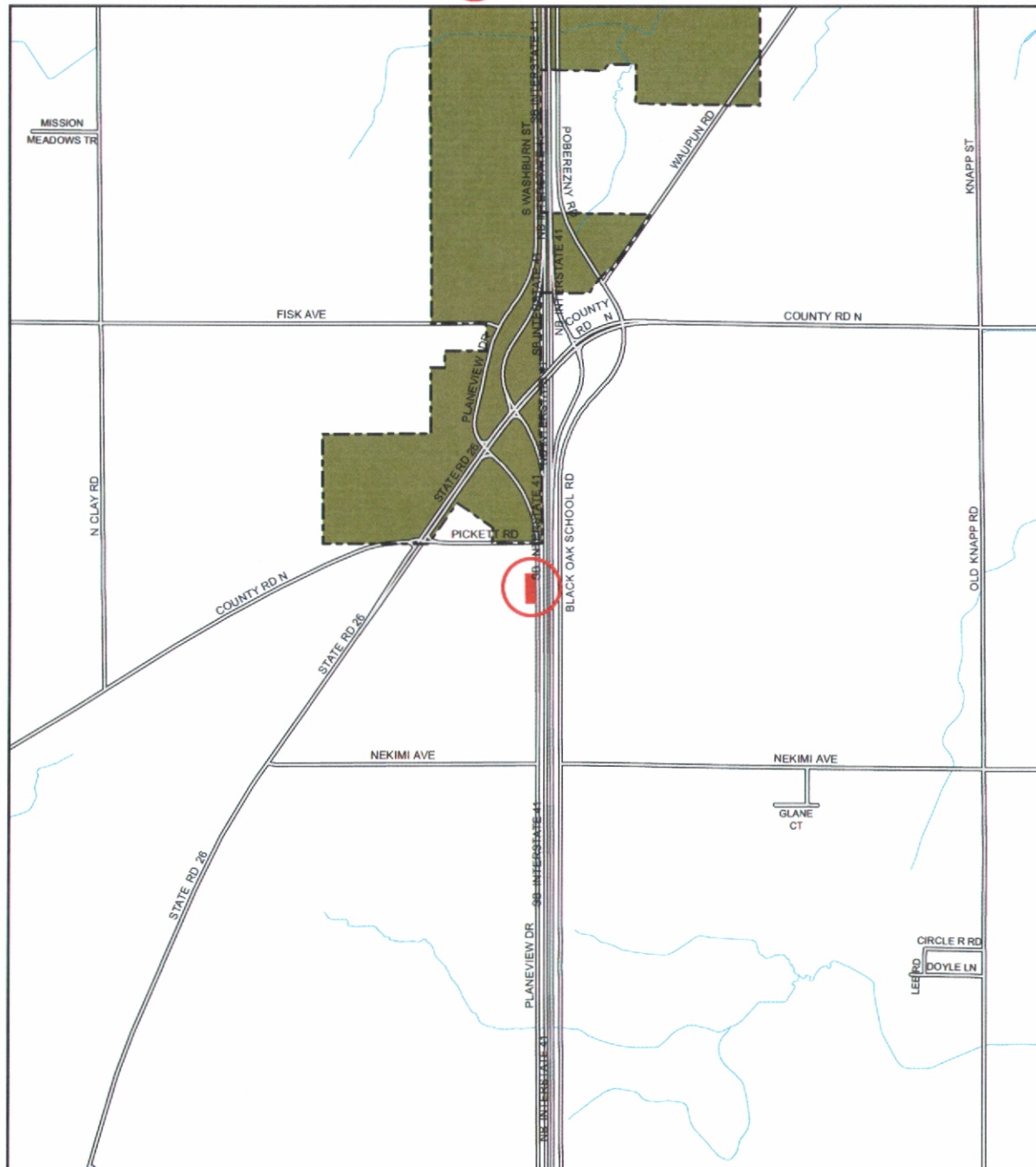


Winnebago County
WINGS Project

● = SITE



WINNEBAGO COUNTY



1 inch : 2,000 feet