

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMITTEE
April 27, 2022

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 April 27, 2022 at 6:30 PM 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 may appear in person or via Zoom using the meeting information below. [A direct link to the Zoom Meeting is available on the Winnebago County Meetings and Agenda calendar on the above indicated date](#)

ZOOM MEETING INFORMATION LINK: <https://www.co.winnebago.wi.us/planning-and-zoning/p-z-meeting-links>

Additional instructions can be found at: <https://www.co.winnebago.wi.us/planning-and-zoning>.

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.: 2022-CU-6020

Property Owner(s): DNR

Agent: MOORE, AMY R STATE OF WISCONSIN DNR

Tax Parcel No.: 018-025101

Location of Premises: 3395 SHERMAN RD

Legal Description: Being a part of Government Lots 1, 2 and 3, Section 6, Township 18 North, Range 17 East, Town of Oshkosh, Winnebago County, Wisconsin.

Code Reference: 23.8-361

Description of Proposed Use: Applicant is requesting a Conditional Use Permit to construct a maintenance garage.

INITIAL STAFF REPORT

Sanitation: Existing; Municipal

Overlays: Shoreland, floodplain, wetlands

Current Zoning: A-2 General Agriculture

Code Reference: 23.8-361

Description of Proposed Use: Applicant is requesting a Conditional Use Permit to construct a maintenance garage.

Surrounding Zoning: North: N/A South: N/A East: N/A West: R-1;

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/AGENT

Describe the proposed use: The Wisconsin DNR would like to construct a cold storage building to replace the existing cold storage building on our property. See the attached map for a proposed building location. We will use the new building to store fisheries equipment and supplies. The existing building has aged to the point that it is no longer cost effective to renovate it to meet our needs.

Once our new storage facility is complete, the DNR intends to demolish the existing building. This demolition would occur once we are able to move the equipment and materials stored within and obtain funding for demolition expenses.

Describe how the proposed use will not have any adverse effects on surrounding property: The building was designed to avoid impacts to those who use the boat launch. We added driveway space and set the building back off the boat launch access to allow us room to maneuver our equipment. The building will be lit for safety, but relies on the existing parking lot lighting for the space lighting. The building footprint has been reviewed by DNR staff for environmental impacts, and was approved as proposed. As a storage building, there are no anticipated changes to the smoke, odor, glare, noise, dust vibration, or fire hazard of the site.

Removal of the old building will increase the visibility of the lake for those using the boat landing and parking area. It also removes a structure within the floodplain.

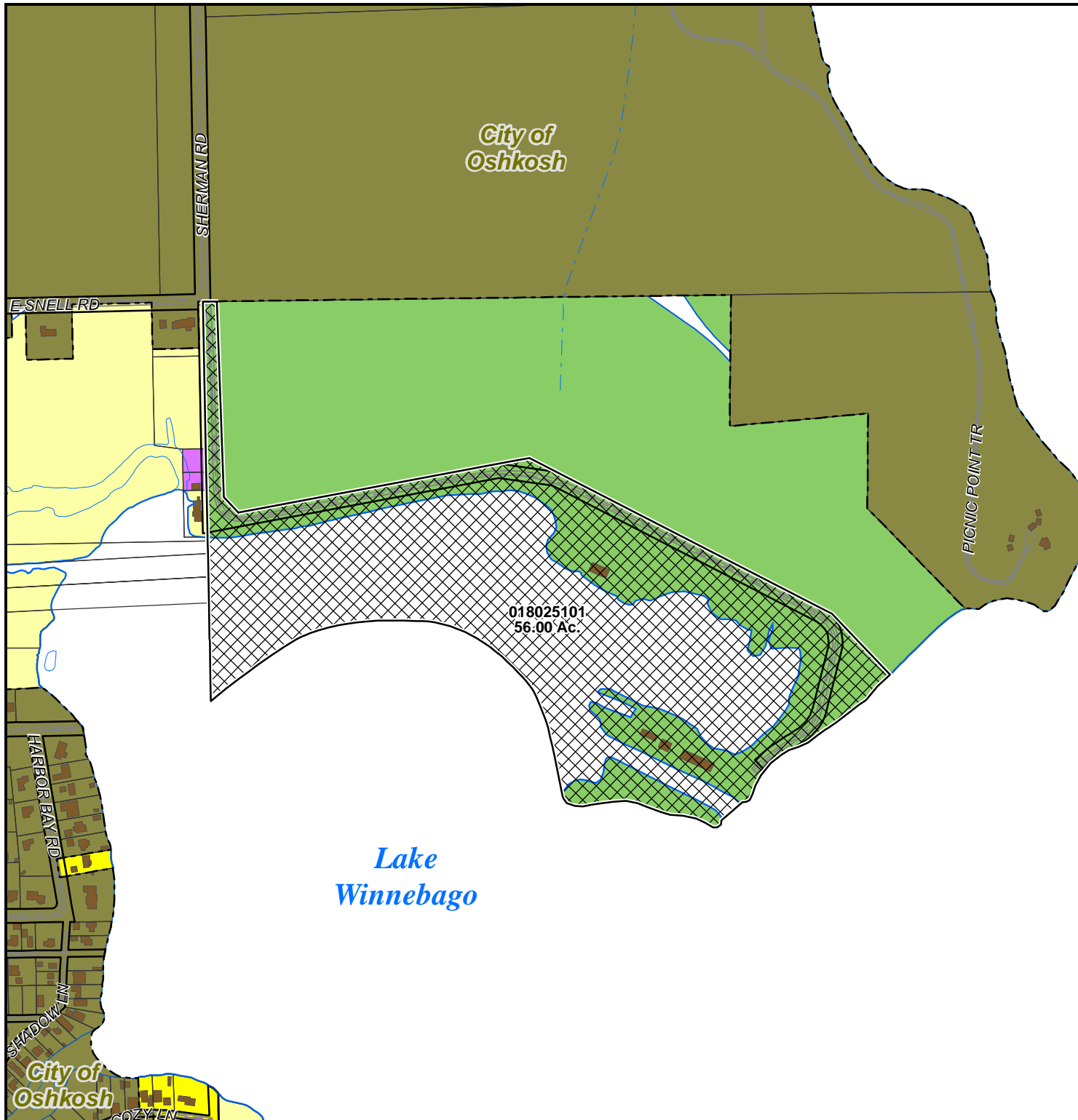
SECTION REFERENCE AND BASIS OF DECISION

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.



Application #22-CU-6020

Date of Hearing:

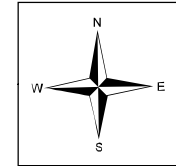
April 26, 2022

Owner(s):

STATE OF WISCONSIN DNR

Subject Parcel(s):

018025101



Winnebago County
WINGS Project

Scale

1 inch : 600 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

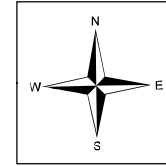
○ = SITE

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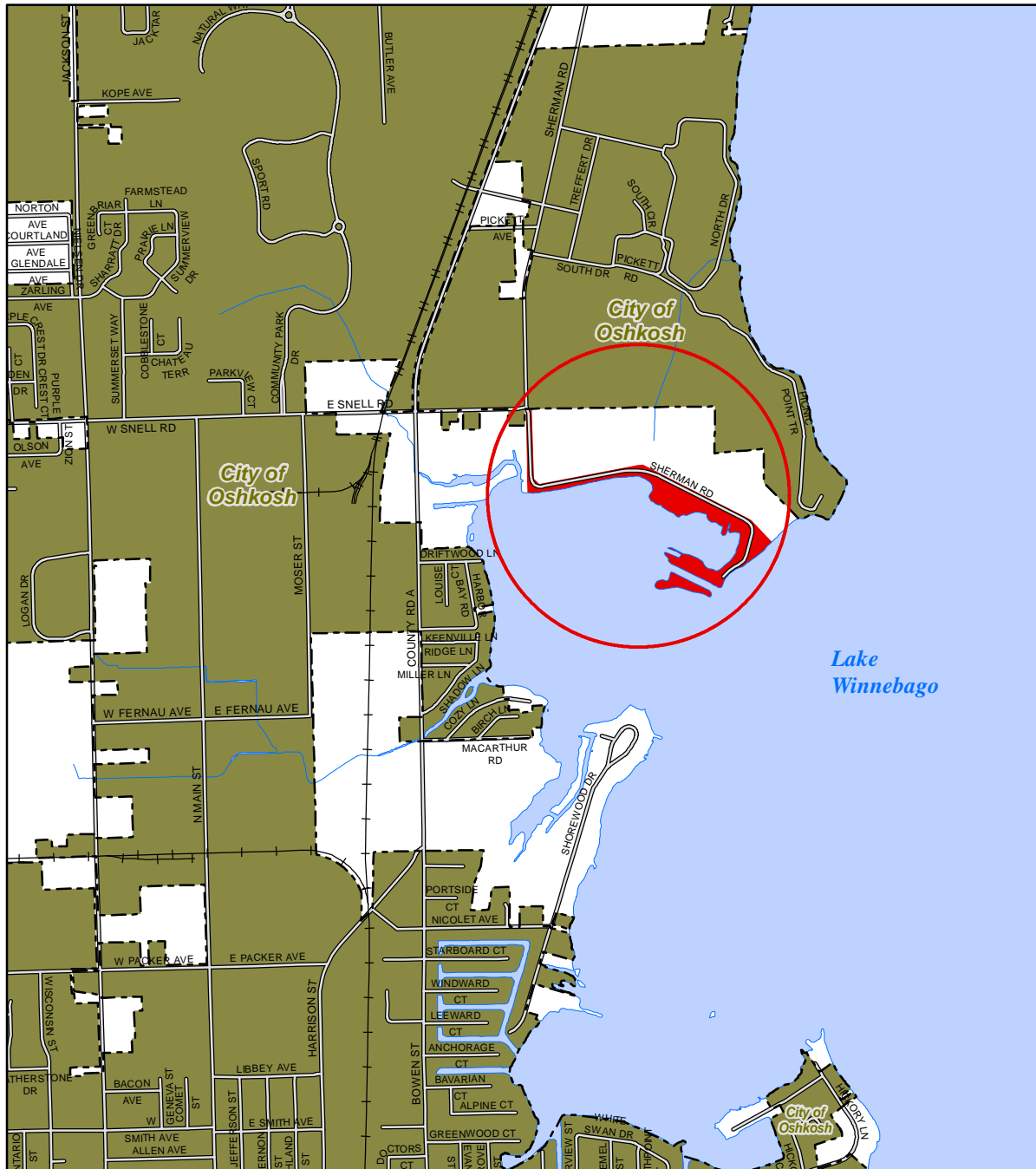
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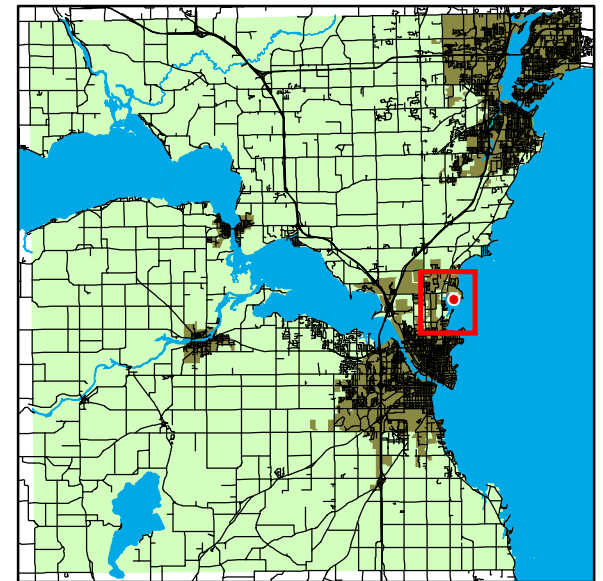


Winnebago County
WINGS Project



1 inch : 2,000 feet

● = SITE



WINNEBAGO COUNTY