



**PLAN COMMISSION AGENDA
MARCH 7, 2023
4:00 PM**

To Whom It May Concern:

PLEASE NOTE the City of Oshkosh Plan Commission will meet on **Tuesday, March 7, 2023**, at 4:00 pm in Room 404 at Oshkosh City Hall, 215 Church Avenue, to consider the following agenda.

ROLL CALL

APPROVAL OF FEBRUARY 21, 2023 MINUTES

- I. GRANT ELECTRIC EASEMENT AT 805 WITZEL AVENUE (NEW PARKS DEPARTMENT OFFICES AND FACILITIES BUILDING) TO WISCONSIN PUBLIC SERVICE CORPORATION – City of Oshkosh, owner/applicant**
- II. COMPREHENSIVE LAND USE PLAN MAP AMENDMENT FROM LIGHT DENSITY RESIDENTIAL TO NEIGHBORHOOD COMMERCIAL FOR PROPERTIES LOCATED AT 1164 N KOELLER STREET – 1815 OSHKOSH AVENUE – applicant, City of Oshkosh**
- III. GENERAL DEVELOPMENT PLAN AND SPECIFIC IMPLEMENTATION PLAN FOR CONSTRUCTION OF AN EDUCATIONAL TRAINING FACILITY AT 4233 WAUPUN ROAD - Plunkett Raysich Architects – Scott Justus, owner / Fox Valley Technical College – George Hoppen, applicant**
- IV. GENERAL DEVELOPMENT PLAN APPROVAL FOR A MULTI-FAMILY DEVELOPMENT AT THE WEST 3400 BLOCK OF LAKE BUTTE DES MORTS DRIVE – Red Earth LLC, owner / Jeana Kedrowski, ISG, Inc., applicant**
- V. SPECIFIC IMPLEMENTATION PLAN APPROVAL FOR PHASE 1 OF A MULTI-FAMILY DEVELOPMENT AT THE WEST 3400 BLOCK OF LAKE BUTTE DES MORTS DRIVE – Red Earth LLC, owner / Jeana Kedrowski, ISG, Inc., applicant**
- VI. GENERAL DEVELOPMENT PLAN & SPECIFIC IMPLEMENTATION PLAN APPROVAL FOR A MULTI-FAMILY DEVELOPMENT AT NORTHEAST CORNER OF W 4TH AVENUE & MICHIGAN STREET - City of Oshkosh Redevelopment Authority, owner / Corey Wallace – Wesenberg Architects, applicant**
- VII. GENERAL DEVELOPMENT PLAN & SPECIFIC IMPLEMENTATION PLAN APPROVAL FOR A MULTI-FAMILY DEVELOPMENT AT NORTHWEST CORNER OF W 4TH AVENUE & MICHIGAN STREET - City of Oshkosh Redevelopment Authority, owner / Corey Wallace – Wesenberg Architects, applicant**

PLANNING MANAGERS REPORT

- **SAWYER CREEK CROSSING GENERAL DEVELOPMENT PLAN TIA UPDATE**

ADJOURNMENT

WORKSHOP-

- 1) **POTENTIAL PLANNED DEVELOPMENT OR CODE UPDATE RELATED TO 1038 N. MAIN**

**IF YOU HAVE ANY QUESTIONS OR REQUIRE REASONABLE ADA ACCOMMODATIONS,
PLEASE CALL THE PLANNING SERVICES DIVISION AT (920) 236-5059 BETWEEN 8:00 AM – 4:30
PM, MONDAY THRU FRIDAY.**

ITEM IV: GENERAL DEVELOPMENT PLAN APPROVAL FOR A MULTI-FAMILY DEVELOPMENT AT THE WEST 3400 BLOCK OF LAKE BUTTE DES MORTS DRIVE

GENERAL INFORMATION

Applicant: Jeana Kedrowski, ISG, Inc.

Owner: Red Earth, LLC

Action(s) Requested:

The applicant requests approval for a Six-Phase General Development Plan (GDP) for a multi-family development.

Applicable Ordinance Provisions:

Planned Development standards are found in Section 30-387 of the Zoning Ordinance.

Property Location and Background Information:

The subject area consists of a five lots totaling 72.50 acres of predominantly vacant land on the west side of Lake Butte des Morts Drive and east of Lake Butte des Morts. The properties are zoned Neighborhood Mixed Use with a Planned Development Overlay (NMU-PD). The site is rather isolated from other developments; the area east and to the south consists of the Interstate 41/U.S. Highway 45 interchange, Lake Butte des Morts to the west and vacant tracts of land to the north. The only nearby development is lakefront residential housing to the southwest. The 2040 Comprehensive Land Use Plan recommends Mixed Use Development for the subject area.

Subject Site

<i>Existing Land Use</i>	<i>Zoning</i>
Single Family, Agricultural, Vacant	Neighborhood Mixed Use District with Planned Development Overlay (NMU-PD)

<i>Recognized Neighborhood Organizations</i>
NA

Adjacent Land Use and Zoning

<i>Existing Uses</i>	<i>Zoning</i>
North Vacant	Single Family Residential – 5 (SR-5)
South Vacant	General Business District (B-3, Town of Oshkosh)
East U.S. Highway 45	NA

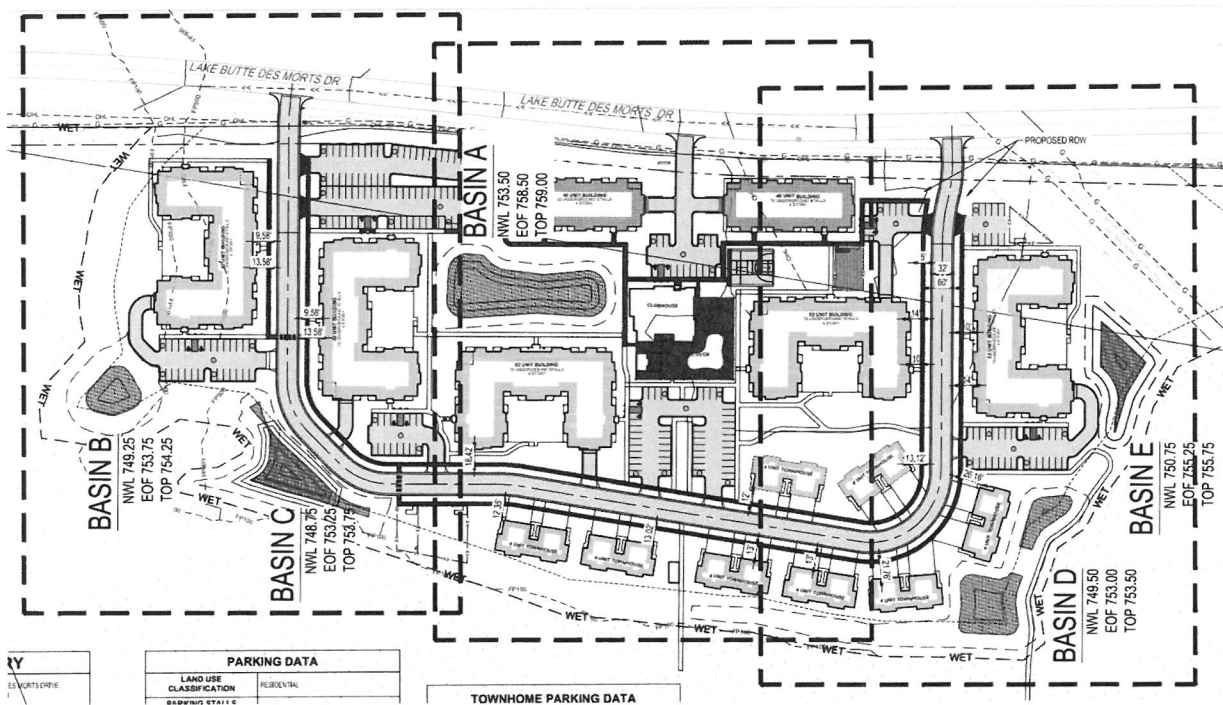
West	WIOUWASH Recreational Trail	General Agriculture District (A-2, Town of Oshkosh)
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<i>Comprehensive Plan Land Use Recommendation</i>	<i>Land Use</i>
2040 Comprehensive Land Use Recommendation	Mixed Use

ANALYSIS - GDP

Use/Site Design

The applicant is proposing a mixed use residential development consisting of five four-story, 82-unit apartment buildings, two four-story, 40-unit apartment buildings and eight two-story, 4-unit townhomes totaling 522 units. Plans also show a centrally located clubhouse, several off-street parking areas and other amenities for residents.

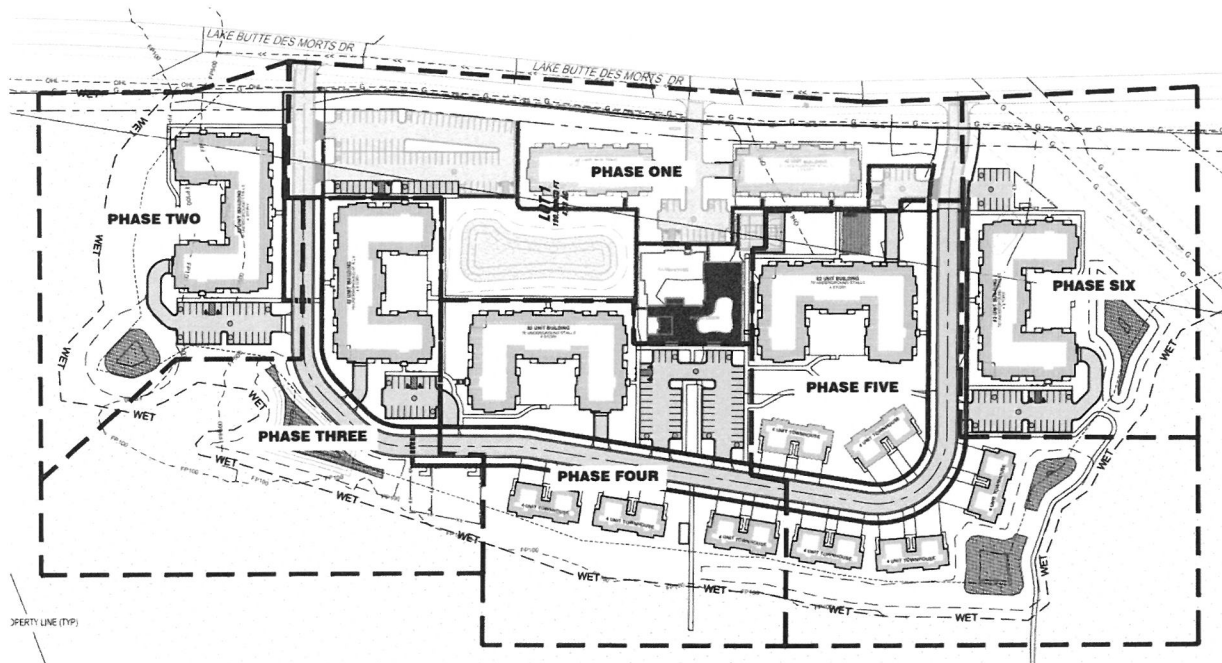


Overall Site Plan

The proposed development includes dedication of an approximately 1,800 foot long public street looping through the development with two connections to Lake Butte des Morts Drive. The new street will allow for utility services to the back acreage as later phases develop. The street will also provide better traffic flow for residents to and from the site. Several driveways are connected to the proposed street, leading to either surface or underground parking for the

apartments or provide access to the townhouses. Plans show one driveway connected to Lake Butte des Morts Drive which will serve the Phase 1 apartments and clubhouse.

The proposal calls for this development to occur over six phases. Phase 1 will consist of two 40-unit apartments and clubhouse. A new lot for this phase will be created with parts of four of the five existing lots via Certified Survey Map (CSM). Two short street segments connecting to Lake Butte des Morts Drive will also be dedicated. Afterwards, the remnant lands will be reconfigured by subdivision plat, divided into the five subsequent phases. The remainder of the street dedication will also take place with the final platting.



Development Phases

Apartment buildings over 4 units are not permitted in the NMU-PD District so a BSM will be required for the proposed use. Townhouses consisting of 3-4 units which are shown in Phases 4 and 5 are a Conditional Use in the NMU-PD District. Phase 4 on the west side of the proposed public street consists of three principal structures making this a group development, which is also a Conditional Use. Similarly Phase 5, split in two by the street both contain three principal structures. Staff does not have concerns with the proposed mixed multi-family residential uses and supports the BSM as the proposed uses are consistent with the Mixed Use 2040 Comprehensive Land Use Plan recommendation.

The site plan meets density and impervious surface requirements for the NMU District. The plan shows a mix of surface and underground parking. The number of stalls provided exceeds the minimum requirement of one stall per unit plus 1 guest stall for every four units.

The plans do not show any dumpster enclosure locations. This will be addressed during review of the SIP submittals for each phase.

	<u>Required</u>	<u>Provided</u>
Parking Spaces	Minimum: 653	867
Impervious Surface	Maximum: 50% of lot	32% of lot
Density	Maximum: 2,632 Dwelling Units (36 units per acre)	522 Dwelling Units (7.2 units per acre)

	<u>Minimum Required</u>	<u>Minimum Provided</u>
Front Setback	25 ft.	Various Deficiencies
Side Setback	7.5 ft.	Various Deficiencies
Rear Setback	25 ft.	Various Deficiencies

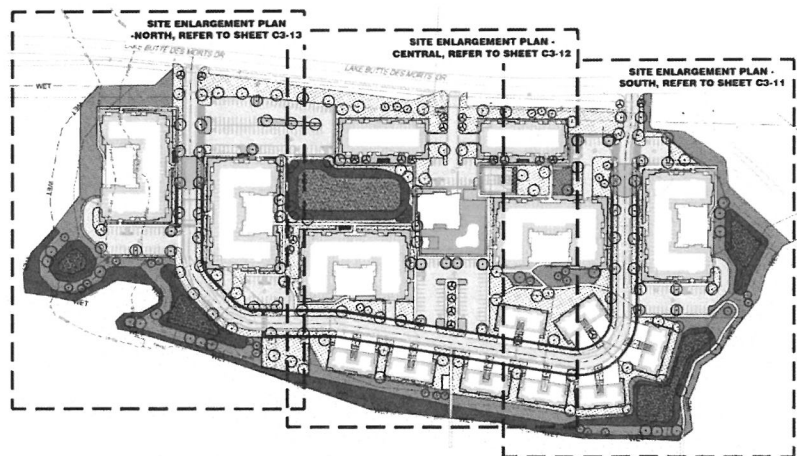
Base standard modifications will be needed for various setback deficiencies. As each phase develops, new proposed lot lines appear to be located where it results in buildings and structures being within required side and rear yard setbacks. Also, several building appear to be located within the 25-foot front yard setback along the proposed street. Staff is not too concerned with the internal reduced setbacks as the site essentially functions as a single development, however, staff will have to consider the reduced front yard setbacks to determine if they are warranted and supportable. This will be addressed as each phase is submitted for their SIP approval.

Signage

Sign renderings were not included with this request. Final sign plans will be reviewed as part of the SIP requests and Site Plan Review Process.

Landscaping

A landscape plan for the whole development was submitted with this request. Proposed plantings include a variety of deciduous, ornamental and evergreen trees and shrubs and perennials. Several trees are located within the terrace area of the proposed street which will not count towards their minimum requirement. The City's subdivision regulations do require a terrace tree plan outside of the development's internal landscaping required by code. Final landscape plans will be required and reviewed with each phase as they are submitted for SIP approval. The terrace tree plan will be submitted with the proposed plat and reviewed by the City Forester.



Landscape Plan

Storm Water Management/Utilities

Storm water management plans for the whole development have been submitted. The Department of Public Works noted that final plans will need to comply with Chapter 14 Storm Water Management requirements and storm water from the newly paved areas shall be collected and conveyed. This will be addressed during the SIP and Site Plan Review processes.

Site Lighting

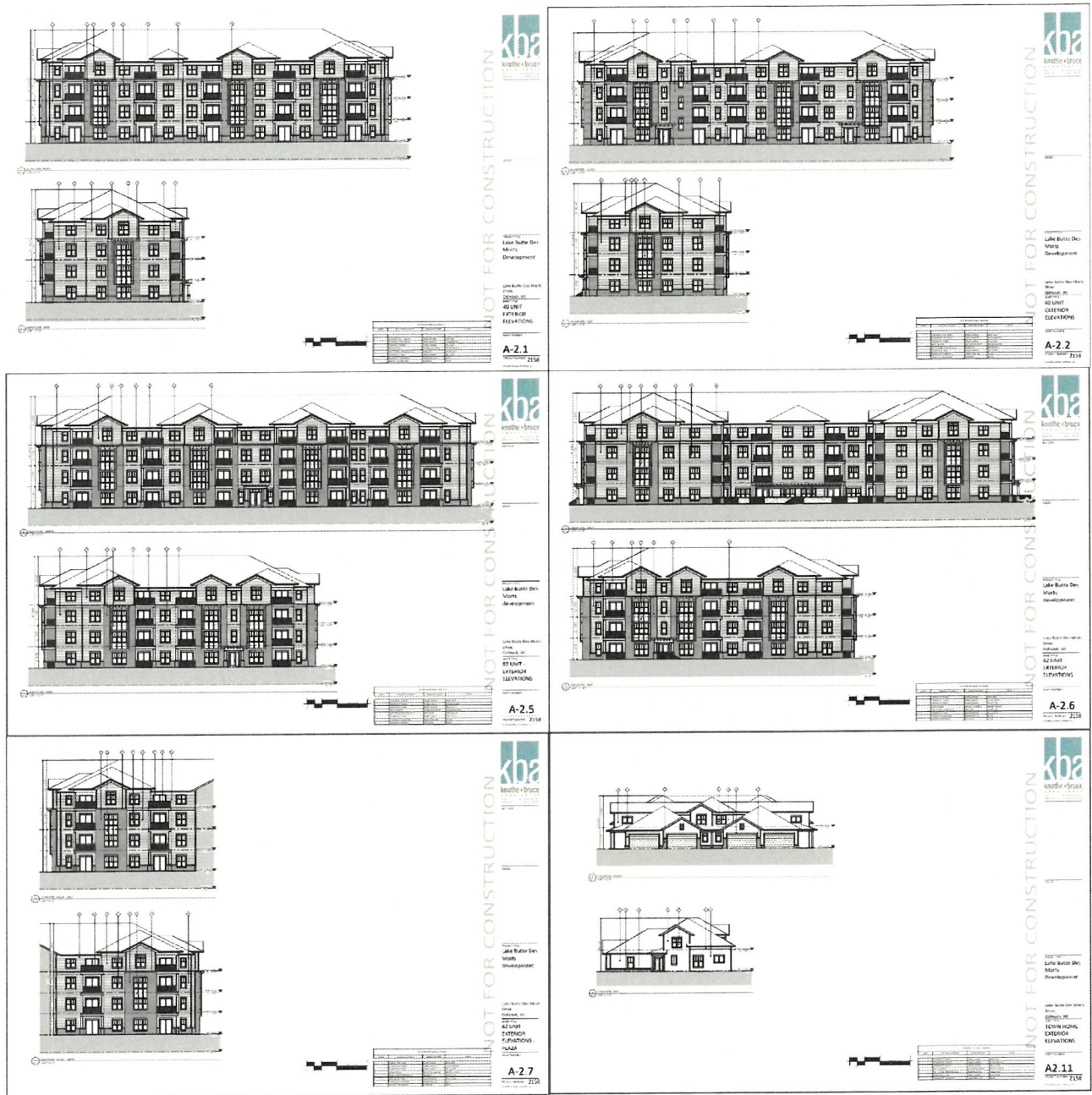
A photometric lighting plan was not submitted with the GDP request. Final lighting plans will be reviewed as part of the phased SIP requests.

Building Facades

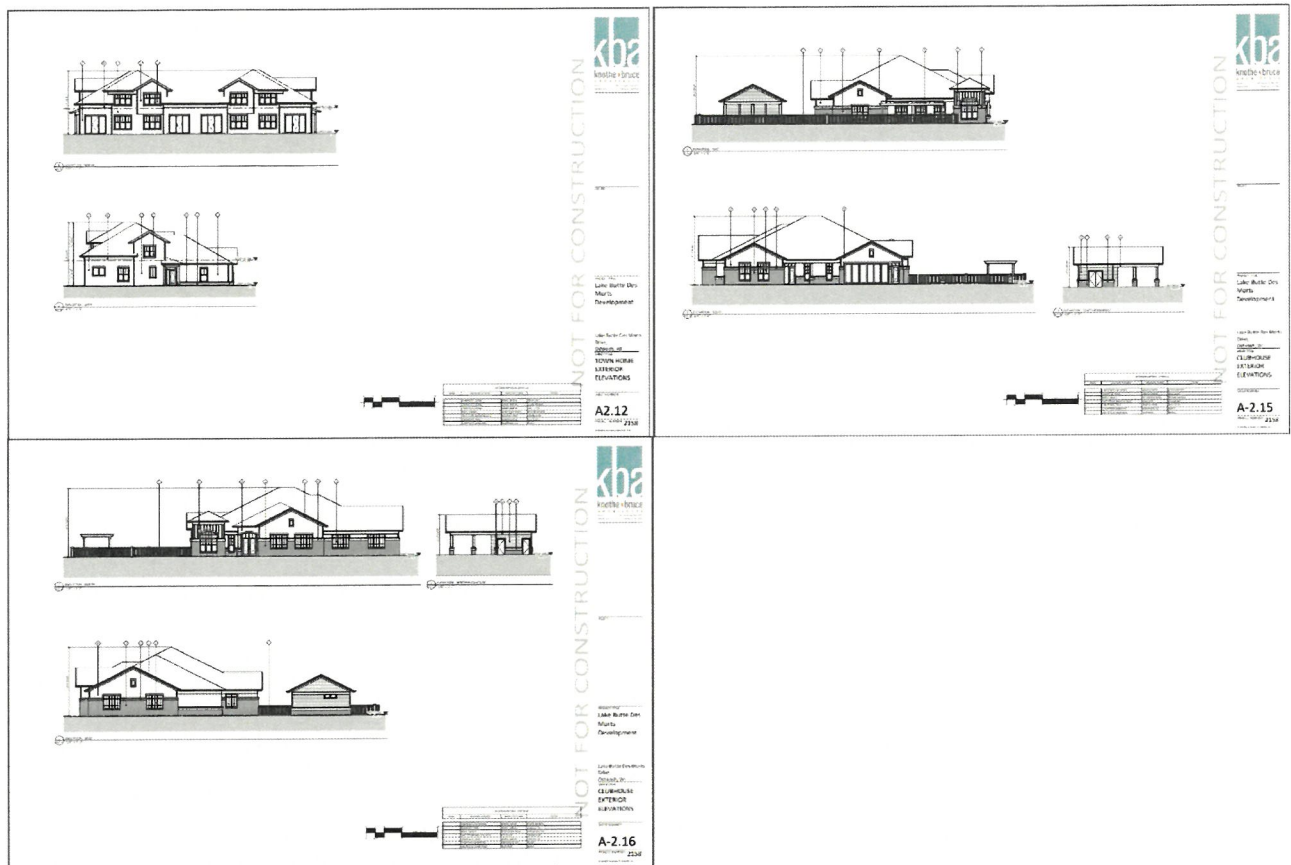
Building elevation plans were submitted as part of this request. The proposed buildings are clad with a mix of composite siding and brick veneer. It appears the total area devoted to windows and doors well exceeds the 20% minimum requirement. The plans show ample articulation with numerous vertical changes of materials and structural projections and recesses. Final elevations



will be submitted as part of each SIP phase and will be reviewed for compliance with multi-family residential design standards.



The heights of the apartment buildings are shown to surpass 59 feet, exceeding the 35-foot maximum height permitted in the NMU District. This will be addressed with each SIP submittal by a potential BSM.



FINDINGS/RECOMMENDATION/CONDITIONS

In its review and recommendation to the Common Council on an application for a Planned Development district, staff recommends the Plan Commission make the following findings based on the criteria established by Chapter 30-387 (C)(6):

- (a) The proposed Planned Development project is consistent with the overall purpose and intent of this Chapter.
- (b) The proposed Planned Development project is consistent with the City's Comprehensive Plan and other area plans. (It is the responsibility of the City to determine such consistency.)
- (c) The proposed Planned Development project would maintain the desired relationships between land uses, land use densities and intensities, and land use impacts in the environs of the subject site.
- (d) Adequate public infrastructure is or will be available to accommodate the range of uses being proposed for the Planned Development project, including but not limited to public sewer and water and public roads.
- (e) The proposed Planned Development project will incorporate appropriate and adequate buffers and transitions between areas of different land uses and development densities/intensities.
- (g) The proposed architecture and character of the proposed Planned Development project is compatible with adjacent/nearby development.

(h) The proposed Planned Development project will positively contribute to and not detract from the physical appearance and functional arrangement of development in the area.

(i) The proposed Planned Development project will produce significant benefits in terms of environmental design and significant alternative approaches to addressing development performance that relate to and more than compensate for any requested exceptions/base standard modifications variation of any standard or regulation of this Chapter.

Staff recommends approval of the General Development Plan with the findings listed above and the following condition:

1. Base Standard Modification to allow 4-unit townhouse, 40-unit apartment and 82-unit apartment uses in the NMU-PD Zoning District.



City of Oshkosh
Planned Development Application
For General Development Plan or Specific Implementation Plan

SUBMIT TO:
 Dept. of Community Development
 215 Church Ave., P.O. Box 1130
 Oshkosh, WI 54901
 PHONE: (920) 236-5059

PLEASE TYPE OR PRINT USING BLACK INK

APPLICANT INFORMATION

Petitioner: Jeana Kedrowski - ISG Inc (on behalf of owner) Date: 12-20-2022
 Petitioner's Address: 7900 International Drive, Ste 550 City: Bloomington State: MN Zip: 55425
 Telephone #: (952) 426-0699 Email: Jeana.Kedrowski@ISGInc.com Contact preference: ☐ Phone ☒ Email
 Status of Petitioner (Please Check): ☐ Owner ☒ Representative ☐ Tenant ☐ Prospective Buyer
 Petitioner's Signature (required): *Jeana Kedrowski* Date: 12-20-2022

OWNER INFORMATION

Owner(s): Red Earth LLC. (Contact - Jacob Buswell) Date: 12/13/2022
 Owner(s) Address: 1310 West Wisconsin Street City: Sparta State: WI Zip: 54656
 Telephone #: (262) 623-8348 Email: jake.buswell@allamericandoitcenter.com Contact preference: ☐ Phone ☒ Email
 Ownership Status (Please Check): ☐ Individual ☐ Trust ☐ Partnership ☒ Corporation

Property Owner Consent: (required)

By signature hereon, I/We acknowledge that City officials and/or employees may, in the performance of their functions, enter upon the property to inspect or gather other information necessary to process this application. I also understand that all meeting dates are tentative and may be postponed by the Planning Services Division for incomplete submissions or other administrative reasons.

Property Owner's Signature: *Jacob Buswell* Date: 12/13/2022
DocuSigned by: Jacob Buswell 992CE8332008406

TYPE OF REQUEST:

- ☒ General Development Plan (GDP) ☐ General Development Plan (GDP) Amendment
☐ Specific Implementation Plan (SIP) ☐ Specific Implementation Plan (SIP) Amendment

SITE INFORMATION

Address/Location of Proposed Project: Northeast corner of CSAH 21 and 21st Ave S
Proposed Project Type: Multifamily Residential Use with potential to add in commercial in future.
Estimated Cost: \$110,000 - \$150,000 per unit estimated
Current Use of Property: greenfield/vacant **Zoning:** Mix - Residential and Ag currently
Land Uses Surrounding Your Site: North: vacant
 South: vacant
 East: n/a
 West: residential

- **It is recommended that the applicant meet with Planning Services staff prior to submittal to discuss the proposal.**
- **Application fees are due at time of submittal. Make check payable to City of Oshkosh.**
- **Please refer to the fee schedule for appropriate fee. FEE IS NON-REFUNDABLE**

For more information please visit the City's website at www.ci.oshkosh.wi.us/Community_Development/Planning.htm

Sign _____ Staff _____ Date Rec'd _____ Page 9


SUBMITTAL REQUIREMENTS – Must accompany the application to be complete.**(Submit only digital files. Please note at the discretion of Community Development staff may request a hard copy)**

The following information must be provided in order for the application to be considered complete and able to be scheduled for Plan Commission Review. Please use the checklist below to determine the required information to be submitted at the time of application. If all information below cannot be provided at the time of application, please request a waiver in writing to the Division's Director or designee.

- ☒ **A General Development Plan (GDP) submittal, per Section 30-387(C)(4), shall include the following items (Submit only digital files. Please note at the discretion of Community Development staff may request a hard copy):**
- ☒ General location map of the subject site depicting:
 - All lands for which the Planned Development is proposed and other lands within 100 feet of the boundaries of the subject property.
 - Current zoning of the subject site and abutting properties, and the jurisdiction(s) that maintains that control.
 - A graphic scale and north arrow.
 - ☒ Generalized site plan showing the pattern or proposed land uses, including:
 - General size, shape, and arrangement of lots and specific use areas.
 - Basic street pattern and pattern of internal drives.
 - General site grading plan showing preliminary road grades.
 - Basic storm drainage pattern, including proposed on-site stormwater detention.
 - General location of recreational and open space areas, including designation of any such areas to be classified as common open space.
 - ☒ Statistical data, including:
 - Minimum lot sizes in the development.
 - Approximate areas of all lots.
 - Density/intensity of various parts of the development.
 - Building coverage.
 - Landscaping surface area ratio of all land uses.
 - Expected staging.
 - ☒ Conceptual landscaping plan.
 - ☒ General signage plan.
 - ☒ General outline of property owners association, covenants, easements, and deed restrictions.
 - ☒ A written description of the proposed Planned Development, including:
 - General project themes and images.
 - The general mix of dwelling unit types and/or land uses.
 - Approximate residential densities and nonresidential intensities.
 - General treatment of natural features.
 - General relationship to nearby properties and public streets.
 - General relationship of the project to the Comprehensive Plan or other area plans.
 - Proposed exceptions from the requirements of the Zoning Ordinance.
 - ☐ Traffic Impact Analysis (TIA), if deemed necessary by the Director of Planning Services, or designee.
- ☒ **A Specific Implementation Plan (SIP) submittal, per Section 30-387(C)(5), shall include the following items. Note that the area included in an SIP may be only a portion of the area included in a previously approved GDP (Submit only digital files. Please note at the discretion of Community Development staff may request a hard copy):**
- ☒ An existing conditions map of the subject site depicting the following:
 - All lands for which the Planned Development is proposed and other lands within 100 feet of the boundaries of the subject site.
 - Current zoning of the subject property and all abutting properties, and the jurisdiction(s) that maintains that control.
 - Existing utilities and recorded easements.
 - All lot dimensions of the subject site.
 - A graphic scale and a north arrow.
 - ☒ An SIP map of the proposed site showing at least the following:
 - Lot layout and the arrangements of buildings.
 - Public and private roads, driveways, walkways, and parking facilities.
 - Specific treatment and location of recreational and open space areas, including designation of any such areas to be classified as common open space.

- ☒ Proposed grading plan.
- ☒ Specific landscaping plan for the subject site, specifying the location, species, and installation size of plantings. The landscaping plans shall include a table summarizing all proposed species.
- ☒ Architectural plans for any nonresidential buildings, multi-family structures, or building clusters, other than conventional single-family or two-family homes on individual lots, in sufficient detail to indicate the floor area, bulk, and visual character of such buildings.
- ☒ Engineering plans for all water and sewer systems, stormwater systems, roads, parking areas, and walkways.
- ☒ Signage plan for the project, including all project identification signs, concepts for public fixtures and signs, and group development signage themes that may or may not vary from City standards or common practices.
- ☒ Specific written description of the proposed SIP including:
 - Specific project themes and images.
 - Specific mix of dwelling unit types and/or land uses.
 - Specific residential densities and nonresidential intensities as described by dwelling units per acre, and landscaping surface area ratio and/or other appropriate measures of density and intensity.
 - Specific treatment of natural features, including parkland.
 - Specific relationship to nearby properties and public streets.
 - Statistical data on minimum lot sizes in the development, the precise areas of all development lots and pads; density/intensity of various parts of the development; building coverage, and landscaping surface area ratio of all land uses; proposed staging; and any other plans required by Plan Commission.
 - A statement of rationale as to why PD zoning is proposed. This statement shall list the standard zoning requirements that, in the applicant's opinion, would inhibit the development project and the opportunities for community betterment that are available through the proposed PD project.
 - A complete list of zoning standards that would not be met by the proposed SIP and the location(s) in which such exceptions/base standard modifications would occur.
 - Phasing schedule, if more than one development phase is intended.
- ☒ Agreements, bylaws, covenants, and other documents relative to the operational regulations of the development and particularly providing for the permanent preservation and maintenance of common open areas and amenities.
- ☒ A written description that demonstrates how the SIP is consistent with the approved GDP and any and all differences between the requirements of the approved GDP and the proposed SIP.

I hereby certify that to the best of my knowledge all required application materials are included with this application. I am aware that failure to submit the required completed application materials may result in denial or delay of the application request.

Applicant's Signature (required): 

Date: 12-20-2022

FEBRUARY 6, 2023

Mark Lyons
Planning Services Manager – Community Development
215 Church Ave
Oshkosh, WI 54901
mlyons@ci.oshkosh.wi.us

The logo for ISG (Integrative Systems Group) is displayed in a grey square. The letters "ISG" are in a white, sans-serif font.

RE: PROJECT NARRATIVE
LAKE BUTTE DS MORTS DEVELOPMENT
OSHKOSH, WI

Mark,

Thank you for reviewing the following project narrative, GDP, SIP, and CSM request for Lake Butte Des Morts project. The site location is currently zoned NMU-PD and surrounding area has a mix of single family residential and urban industrial.

PROJECT DESCRIPTION

Lake Butte Development is a proposed mixed use housing development located North of Oshkosh, Wisconsin west of Lake Butte Des Morts Drive and East of Lake Butte Des Morts. The development is to consist of 5, 82-unit apartment buildings, 2, 40-unit apartment buildings, and 8, 4-unit townhomes with a centrally located clubhouse, totaling 522 units. The overall site is 72.51 acres with a proposed unit density of 7.2 units/acre. The project will also consist of a new City street that makes a loop through the development and will also provide public water and sanitary mains for the proposed building services. The project will be separated into six phases according to sheet C3-11 in the GDP submittal plan set. Due to the unique makeup of buildings and proposed density, the project is proposed to be zoned as Planned Development as there would be several conditional uses and variances needed to comply with a typical residential zoning district (MR-36) and it offers more flexibility in the future for the development.

Parking Code

Underground and exterior parking will be provided on site. The site proposes 452 parking spaces located underground, 248 spaces in designated parking lots, 128 Townhome parking, and 39 parallel spaces along private roadway; the total proposed parking count is 867 stalls. This equates to a proposed 1.67 stalls/unit. While this number is under the required 2 stalls per unit (city code), similar projects and cities in the area have been successful with lower parking stall numbers. The comfort and convenience of future residents is of top priority, and based on surrounding areas, 1.67 stalls/unit has been successful for a residential property of this size.

Parking for the first phase of the development will meet the required code of 2 stalls/unit with a total of 214 stalls provided for the two 40-unit buildings (160 stalls required).

Density, Intensity, and Bulk Regulations

The project will be subdivided into different lots for each phase. Due to the size and number of lots there will be several items that the proposed project will differ from the standard MR-36 zoning district. These include minimum lot area, impervious surface ratio, setbacks, and number of units per building. Information on setbacks and density is included in the submitted plan sets.

Agreements, Bylaws, Covenants

The project will require a developer's agreement between Red Earth LLC and the City of Oshkosh. The property will be owned and maintained by Red Earth LLC following completion of the construction. Additional bylaws and covenants can be provided by Red Earth LLC at a later date.

SITE FEATURE & AMENITIES

The overall aesthetic of the site is to incorporate traditional architectural elements with an integrated landscape plan. A network of sidewalks will offer many values including connectivity and exercise opportunities throughout the site. A connection to the existing Wiouwash Trail will be made at the southwest end of the proposed development. Separate lake access and Kayak storage will offer residents the opportunity to take advantage of Lake Butte Des Morts.

A sidewalk is currently not available to connect to along Lake Butte Des Morts Drive, but site grading will take into consideration the possibility of one being added at a future date. Site amenities include open lawn space and trails, several fenced dog parks, a pickleball/basketball court, grilling area, fire features, outdoor pool, and clubhouse. The clubhouse does not only serve as a leasing office but will also feature an exercise room, game room, community room, theater, spa, and sauna.

LANDSCAPING

The overall landscape plan will offer many different features including shade, color, structure, and screening. A traditional low maintenance planting plan consisting of native deciduous and evergreen plantings that will compliment architectural features and enhance new spaces. Native trees will be interspersed throughout the site to create a shaded canopy for residents and increase the tree canopy density of the site.

Site drainage and grading will consider overall site features (existing and proposed) ensuring all elements work together to create an effective drainage plan. All stormwater is to be seeded with native seed mixes adding to enhance the overall aesthetic of the site. Additional areas of native seeding will also be provided to provide water quality improvements, wildlife habitat including wildflowers for pollinators. A stormwater report for phase I has been included for further information on stormwater management design and calculations.

Thank you for your consideration of this project. On behalf of Red Earth, LLC, we look forward to working with you on this development to aid Red Earth with expanding their multifamily portfolio and better serve the residents of Oshkosh. Please contact me at 952.426.0699 or via email at Jeana.Kedrowski@ISGInc.com with any questions or if there is any additional information we can provide in support of this project.

Sincerely,

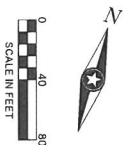
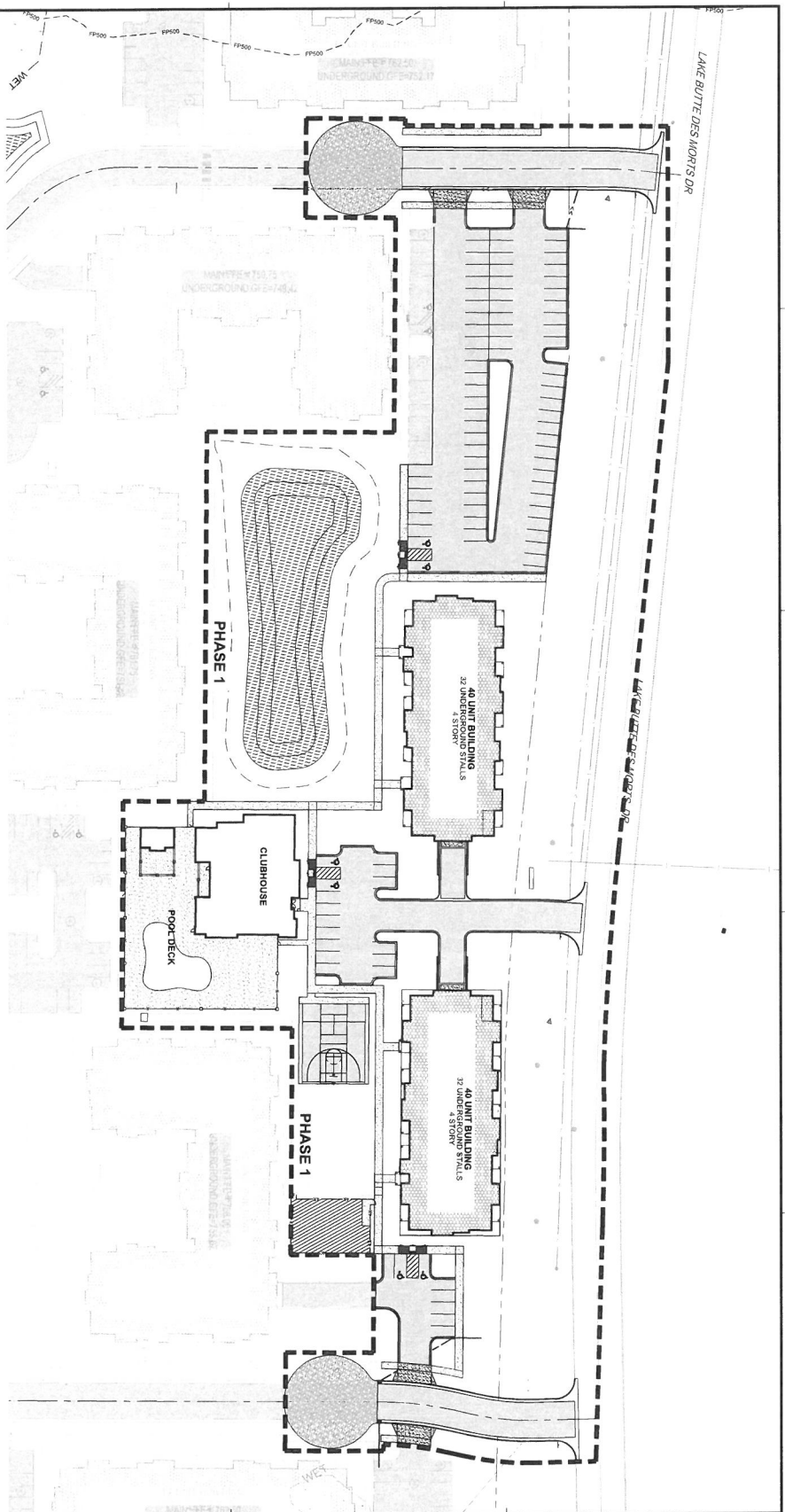


Jeana Kedrowski
Project Coordinator
Jeana.Kedrowski@ISGInc.com



SITE SUMMARY	
PROJECT ADDRESS/LOCATION:	UNITS 101-102 DES MOINES DR, OMAHA NE 68104
ZONING:	OSK-08000 (MORTS USE)
SITE/LOT AREA:	241,133 SF (5.5 AC)
REQUIRED SETBACKS	
FRONT YARD	25'±
SIDE YARD	10'±
REAR YARD	30'±
PARKING DATA	
LAND USE CLASSIFICATION	RESIDENTIAL
PARKING STALLS REQUIRED (CODE)	123 (ALLS/AM)

GOVERNING REQUIREMENTS	
MINIMUM REQUIRED	NO
PARKING STALLS PROVIDED	
STANDARD	88
ACCESSIBLE (EXTERNAL)	6
STANDARD (INTERNAL)	64
TOTAL	158



C3-10

SITE PLAN
(OVERALL)

TITLE

CLIENT PROJECT NO. -

DESIGNED BY: LAM/JAS

REVIEWED BY: KEN/JAS

ORIGINAL ISSUE DATE: 02/09/2023

PROJECT NO. 22-27504

DATE: 28/07/23

REVISION: 01

BY: LAM/JAS

DESCRIPTION: SITE PLAN

PROJECT NO. 22-27504

DATE: 28/07/23

REVISION: 01

BY: LAM/JAS

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PROJECT NO. 22-27504

DATE: 28/07/23

REVISION: 01

BY: LAM/JAS

DESCRIPTION: SITE PLAN

GDP/SIP
LAKE BUTTE DES MORTS DRIVE
PC: 3/7/2023

3530 OMNI DRIVE LLC
3530 OMNI DR
OSHKOSH, WI 54904

DOWLING INVESTMENTS
SUNSET LLC
3596 STEARNS DR
OSHKOSH, WI 54904

TOWN OF OSHKOSH
1076 COZY LN
OSHKOSH, WI 54901

ZILLGES REAL ESTATE LLC
1990 W SNELL RD
OSHKOSH, WI 54904

MVT LLC
2247 RYF RD
OSHKOSH, WI 54904

DEPT OF TRANSPORTATION
944 VANDERPERREN WAY
GREEN BAY, WI 54304

JANE M REICHARDT/ JILLENE L
RUELLE
3123 BELLAIRE LN
OSHKOSH, WI 54904

DONALD M BRAUN JR
3119 BELLAIRE LN
OSHKOSH, WI 54904

KROHN PROPERTIES III LLC
3103 BELLAIRE LN
OSHKOSH, WI 54904

HANSON LIV TST, ELAINE/HANSON
LIV TST, GARY, ET AL.
3095 BELLAIRE LN
OSHKOSH, WI 54904

KAREN B AXTMANN
5708 N KEDVALE AVE
CHICAGO, IL 60646

DAVID R EICHMANN
3085 BELLAIRE LN
OSHKOSH, WI 54904

STACEY L/JASON J
PEERENBOOM
3081 BELLAIRE LN
OSHKOSH, WI 54902

KELLY J BRENNAND/MORGANNE L
MARKOWSKI
3079 BELLAIRE LN
OSHKOSH, WI 54904

HEGGESTAD WERTSCH
TST/WERTSCH TSTE, PAUL A, ET AL
4221 VENETIAN LN
MADISON, WI 53718

EDITH A STEPANSKI
3075 BELLAIRE LN
OSHKOSH, WI 54904

JOLIN SR REV TST, WILLIAM
M/JOLIN REV TST, BARBARA L
3071 BELLAIRE LN
OSHKOSH, WI 54904

JACQUELINE J WERTSCH
13825 JUNEAU BLVD
ELM GROVE, WI 53122

GIACOMINI JT REV TST, DEAN
A/GIACOMINI JT REV TST, JODENE L
1225 S INDIANA AVE
WEST BEND, WI 53095

CAROL J KROMM
3057 BELLAIRE LN
OSHKOSH, WI 54904

RESCHESKE REV TST, JAMES
F/RESCHESKE REV TST, CHRISTINE S
3051 BELLAIRE LN
OSHKOSH, WI 54904

JUDITH R/RICHARD E BERGER
3047 BELLAIRE LN
OSHKOSH, WI 54904

JENNIFER N ZINGSHEIM/LORI A
ZEMBROWSKI
N6213 COUNTRY VIEW LN
SULLIVAN, WI 53178

WATCHER TST
3041 BELLAIRE LN
OSHKOSH, WI 54904

BLANCHE NELSON
FIEGEL/DANIEL A NELSON
201 W SMITH AVE
OSHKOSH, WI 54901

LEEANNE/JOE ROBERTSON
3037 BELLAIRE LN
OSHKOSH, WI 54904

DEBRA L/RANDAL J MARKOFSKI
3050 BELLAIRE LN
OSHKOSH, WI 54904

ERROL R SPRINGER
2495 APPLE CREEK CT
DE PERE, WI 54115

SARA R/KENNETH R FEAVEL
2176 WESTWIND RD
OSHKOSH, WI 54904

CAROL S/MICHAEL D
AUGSBURGER
300 MUTTART RD
NEENAH, WI 54956

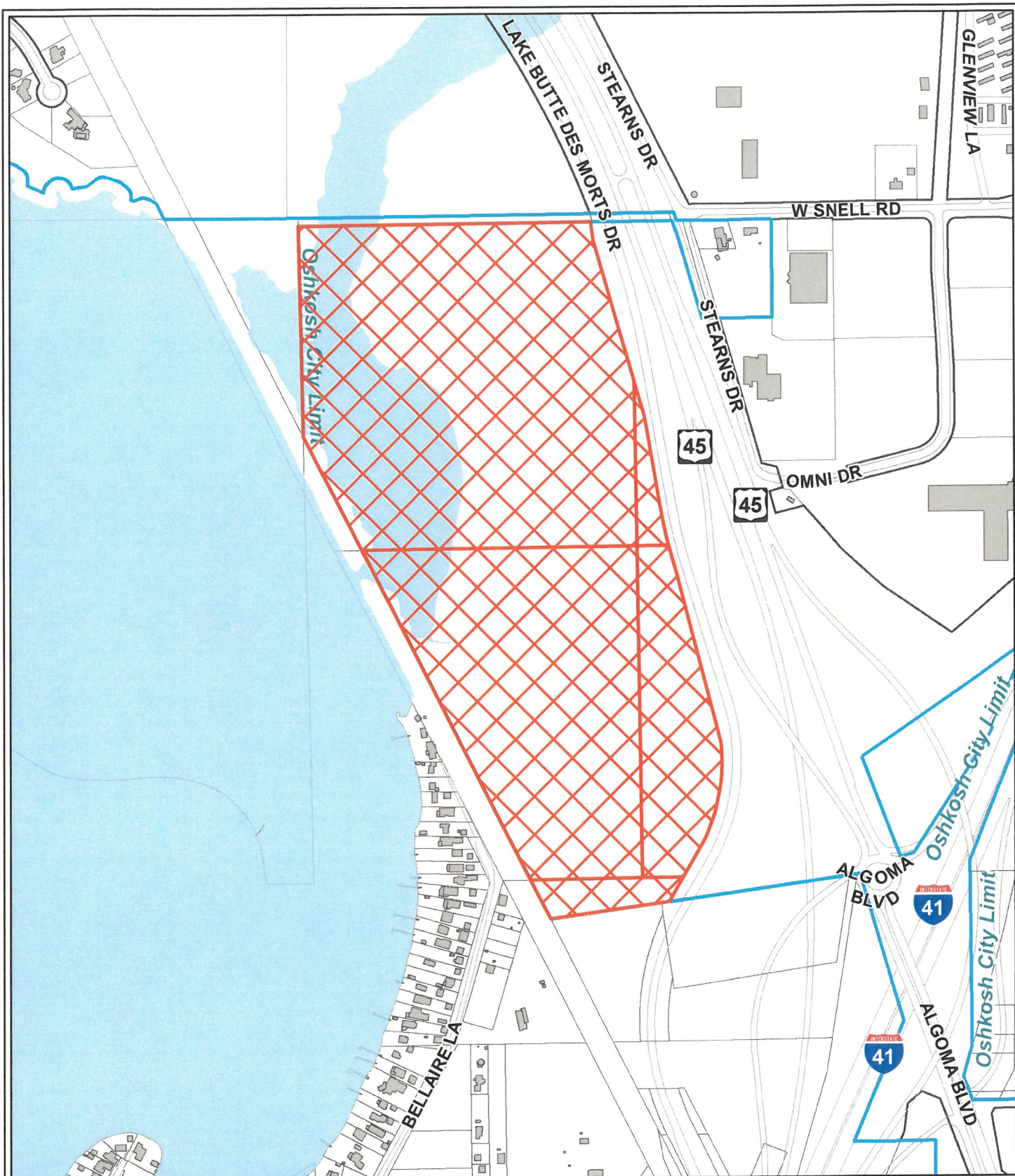
JACK A HAYNES
2156 WESTWIND RD
OSHKOSH, WI 54904

WINNEBAGO COUNTY
PO BOX 2808
OSHKOSH, WI 54903

PATRICIA A/DAVID A KESTER
PO BOX 516
OMRO, WI 54963

JEANA KEDROWSKI
7900 INTERNATIONAL DR STE 550
BLOOMINGTON, MN 55425

RED EARTH LLC
1310 W WISCONSIN ST
SPARTA, WI 54656



LAKE BUTTE DES MORTS DR

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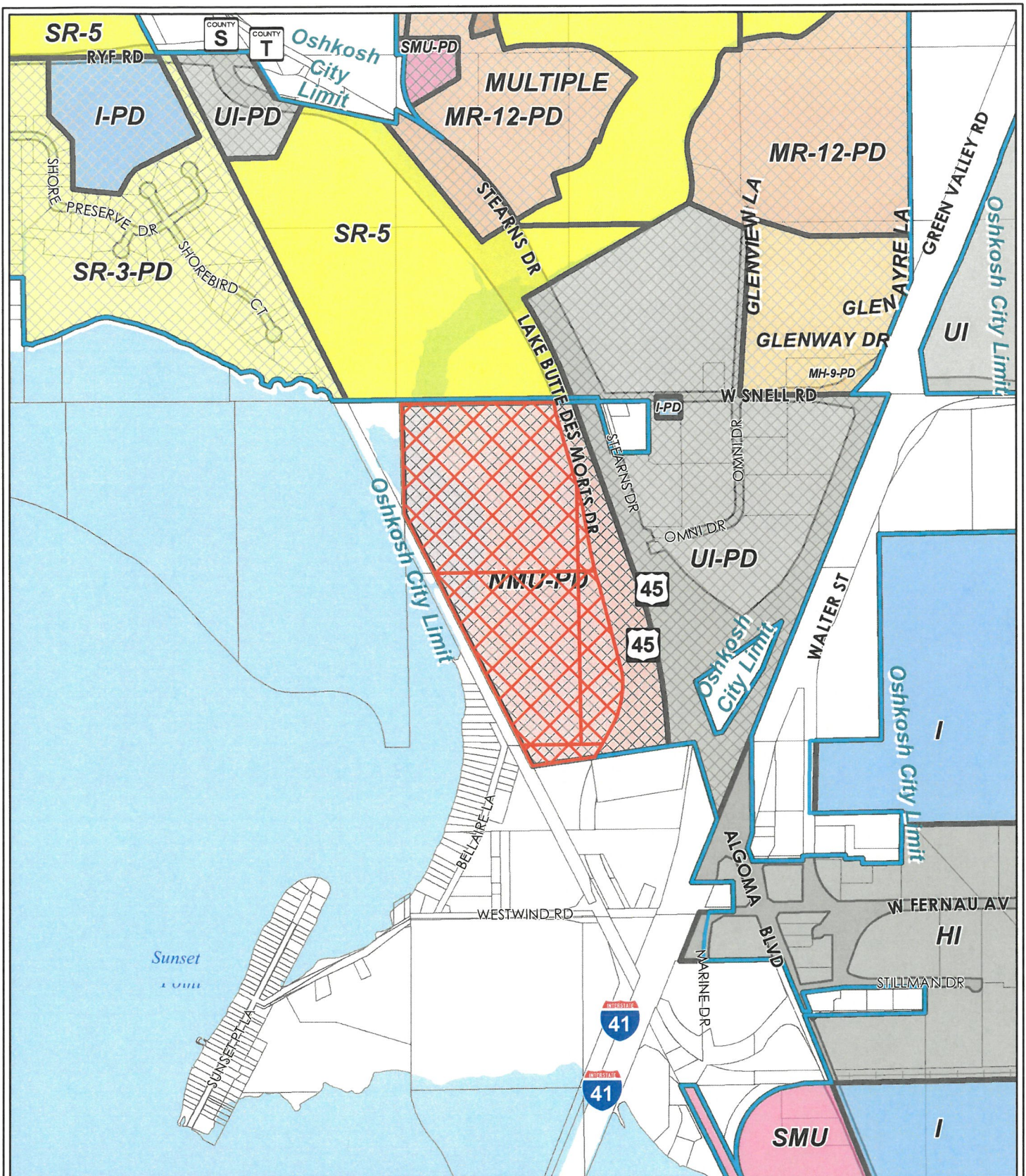


1 in = 0.1 mi
1 in = 520 ft

Printing Date: 2/14/2023

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1 in = 0.19 mi
1 in = 1,000 ft

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1 in = 0.08 mi
1 in = 400 ft

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