

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE 3/30/2021

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 1/26/2021 at 6:30 p.m. in Conference Room 120 of the County Administration Building located at 112 Otter Ave, Oshkosh, WI.

Meetings will be held via Zoom for the welfare of everyone involved. All interested persons wishing to be heard at the public hearing may be in person however we are encouraging the public to stay home and stay safe.

Join Zoom Meeting:

<https://us02web.zoom.us/j/83094259247?pwd=WXhNc3NSREpLZnZrQnpSQmp0cDNQZz09>

Dial by your location: +1 312 626 6799 US (Chicago)

Meeting ID: 830 9425 9247

Passcode: 603388

Additional Instructions for making a virtual appearance can be found at:

<https://www.co.winnebago.wi.us/planning-and-zoning>.

INFORMATION ON CONDITIONAL USE REQUEST

Application No.:2021-CU-5590

Applicant: KUEHN, DARRIN

Agent: HAMBLIN, BEN - MCMAHON ASSOCIATES

Location of Premises: 1403 GREEN VALLEY RD, NEENAH, WI 54956

Tax Parcel No.: 010-0151-05

Legal Description: Being a part of the SW 1/4 of the SW 1/4, Section 8, Township 19 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

Code Reference:23.8-402

Description of Proposed Use: Applicant is requesting a Conditional Use permit for a personal storage facility.

INITIAL STAFF REPORT

Sanitation:

System Required
Private System

Overlays:

Shoreland Surface Water Drainage District Wetlands

Current or Proposed Zoning:

B-3 Regional Business

Code Reference:

23.8-402

Description of Proposed Use:

Applicant is requesting a Conditional Use permit for a personal storage facility.

Surrounding Zoning:

North: B-3

South: N/A

East: B-3

West: R-1; I-1

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe the Proposed Use:

Heavy renovation of existing structure to create a multifamily building, with 7 units. Reconstruction of parking lot to create surface parking spaces. Construction of a new detached garage with 14 garage spaces and 14 mini storage spaces. General site improvements, including storm sewer, new asphalt pavement, improved drainage, septic holding tanks, renovation of existing signs, etc. Wetlands have been delineated, and are not disturbed by the proposed project.

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

Traditionally, multifamily and mini storage are land uses that work well in buffer area between single family residential areas and other areas that are not conducive to traditional single family land uses. In this instance, the property is located in a transition area between single family on Nee-Vin Road, and I-41. The current property is in heavy disrepair, and is a nuisance to the neighborhood. In addition, a motel is no longer needed in this neighborhood. It is not anticipated that the proposed multifamily and mini storage will cause adverse impacts to the neighborhood, beyond what is usual and customary for allowed B-3 family-based dwelling land issues. For the reasons above, it is anticipated that the proposed land use will have a neutral-to-positive impact on the neighborhood.

SECTION REFERENCE AND BASIS OF DECISION

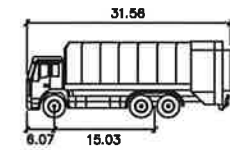
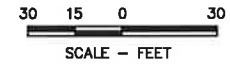
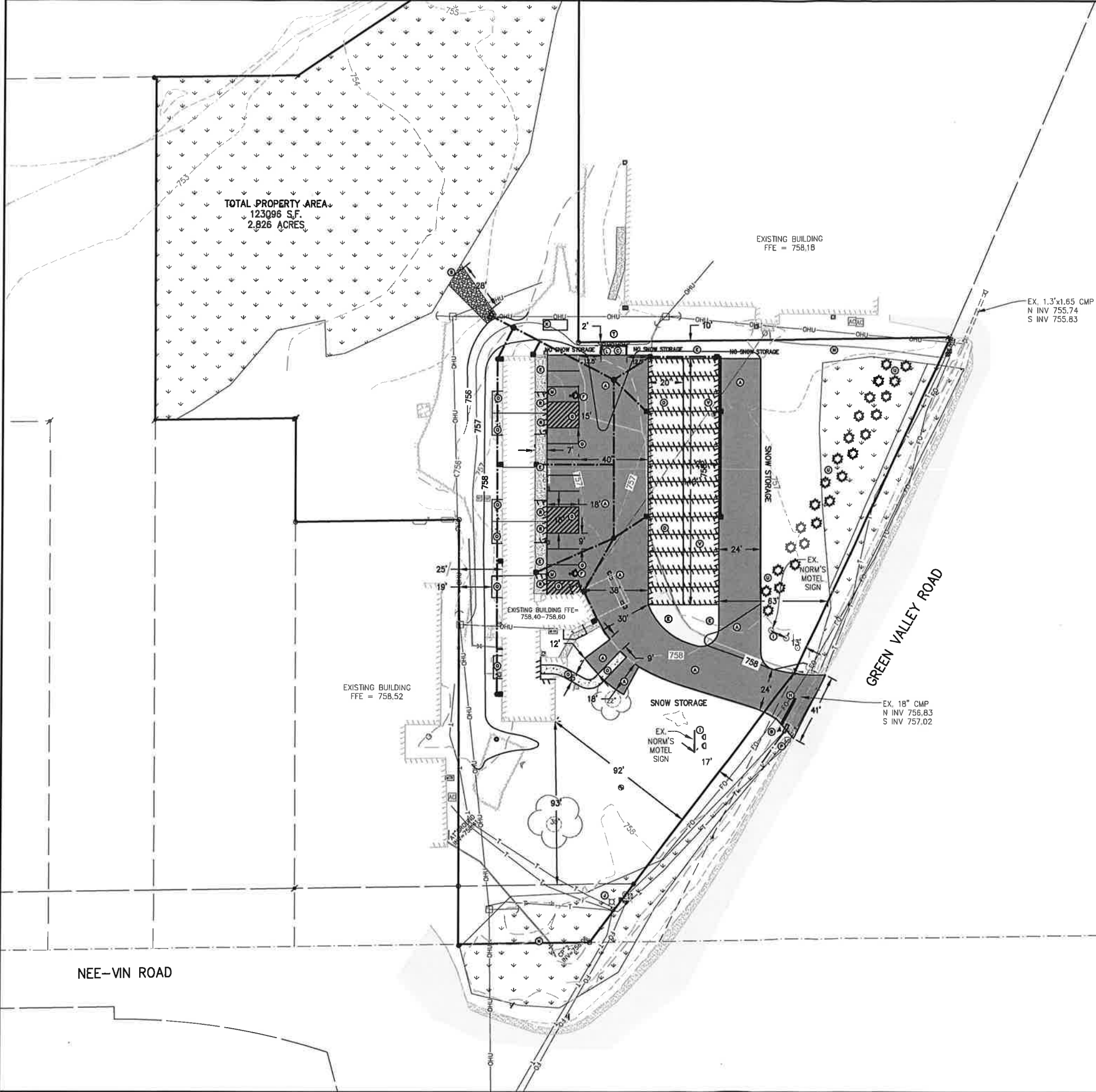
23.7-114 Basis of decision

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.

bhombin, WA\PROJECTS\K1000\92000615\CADD\Civil3D\Plan_Sheets\04 PROPOSED SITE, & DIMENSION.dwg, 04 proposed site & dimension, Plot Date: 1/20/2021 10:33 AM, xrefs: (x-wetlands, x-all points norms motel, x-exist shade norms motel, x-exist topo norms motel, norms
 signs, camp, etc., x-proposed norms motel, x-proposed norms motel)



RENA

	feet
Width	: 6.37
Track	: 8.20
Lock to Lock Time	: 6.0
Steering Angle	: 30.0

- GENERAL NOTES: ⓐ
- A. 3 1/2" ASPHALT ON 12" C&G WITH GEOGRID
 - B. STOP SIGN PER MUTCD.
 - C. 7" UNREINFORCED CONCRETE.
 - D. 14 NEW DETACHED GARAGE STALLS (WEST SIDE OF BUILDING).
 - E. NEW LANDSCAPED AREA.
 - F. H/C PAINT SYMBOL, WHITE.
 - G. 4" YELLOW PAINT STRIPE/HATCHING.
 - H. 18" WHITE PAINT STRIPE, STOP BAR.
 - I. REDESIGNED EXISTING SIGN, PER SEPARATE PERMIT PROCESS.
 - J. NEW LED LIGHT POLE, BY OTHERS.
 - K. HOLDING TANK-SEPTIC. (2)3000 GAL. TANKS (6000 GAL. TOTAL).
 - L. 6' TALL FENCED DUMPSTER ENCLOSURE, WITH SWING DOORS.
 - M. WALL-MOUNTED HANDICAP PARKING SIGN
 - N. COORDINATE WITH NEIGHBOR TO RELOCATE SUMP PUMP LINE.
 - O. 4" SIDEWALK.
 - P. EXTENDED EX 18" CULVERT 5'. REALIGN DITCH
 - Q. 6" CONCRETE PATIO.
 - R. OVERHANG/PORCH ENTRANCE
 - S. RIPRAP OUTFALL AREA. DO NOT DISTURB WETLANDS.
 - T. RIPRAP RETAINING WALL.
 - U. BLUE SPRUCE LANDSCAPING BUFFER (25 TREES. LOCATION AND COUNT ARE APPROX)
 - V. 14 NEW MINI STORAGE UNITS (EAST SIDE OF GARAGE)

STALL COUNT: 13 SURFACE PARKING (11 STANDARD, 2 H/C)
 28 GARAGE PARKING (STANDARD & MINI STORAGE)
 41 TOTAL

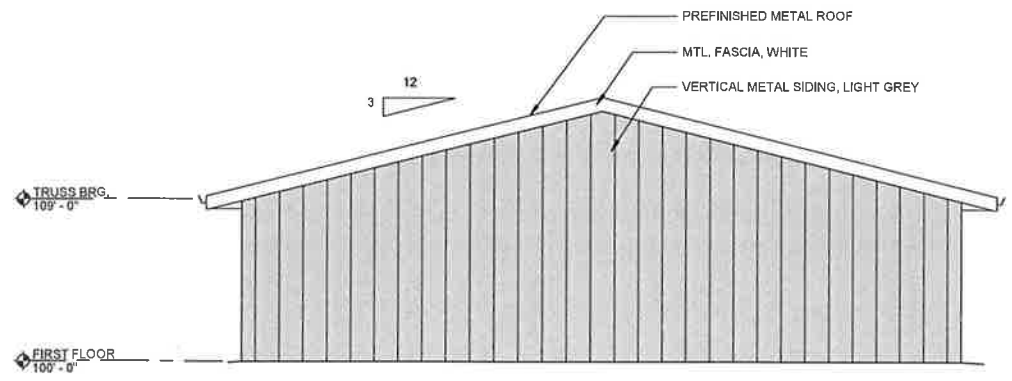
McMAHON
 ENGINEERS ARCHITECTS
 McMAHON ASSOCIATES, INC.
 1445 McMAHON DRIVE NEENAH, WI 54956
 Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
 PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

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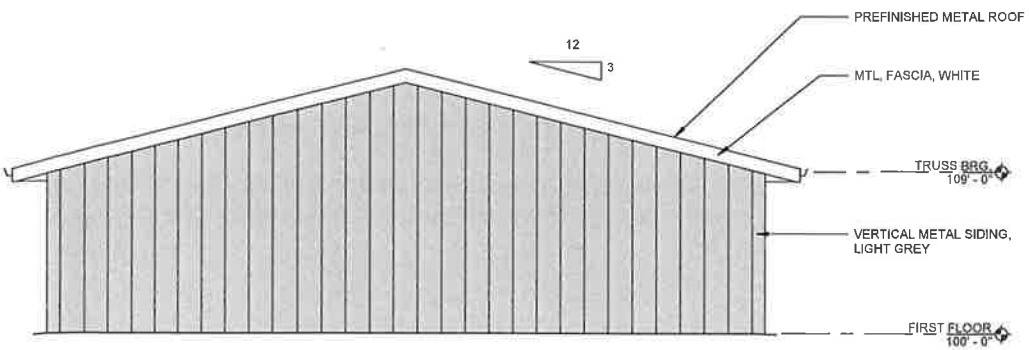
NO.	DATE	REVISION
1	1/15/21	STATE REVISION SET
1	1/22/21	MINI STORAGE REVISIONS

GREEN VALLEY APARTMENTS GARAGE
KUEHN CAPITAL MANAGEMENT
NEENAH, WI
PROPOSED SITE, & DIMENSION

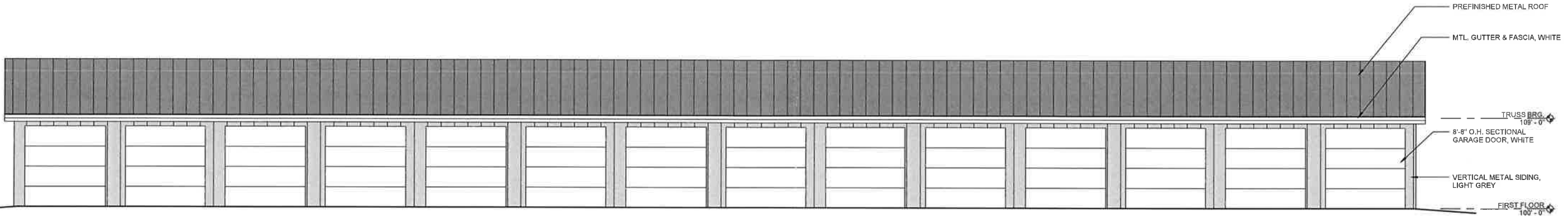
DESIGNED BTH	DRAWN MJA
PROJECT NO. K1000 92000615	
DATE JANUARY 15, 2021	
SHEET NO. 04	



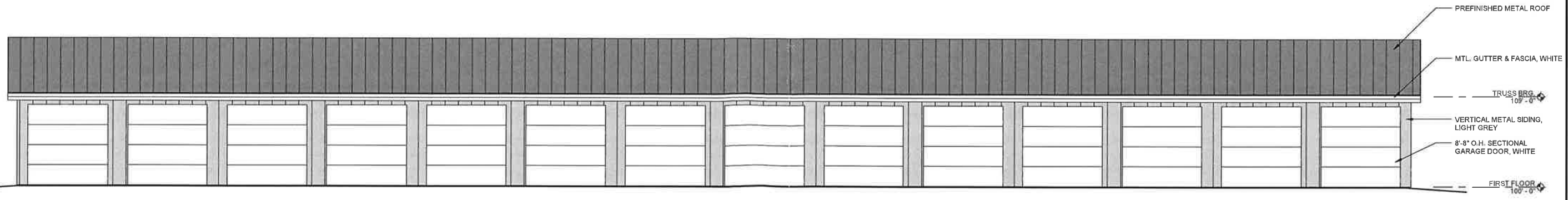
NORTH EXTERIOR ELEVATION
3/16" = 1'-0"



SOUTH EXTERIOR ELEVATION
3/16" = 1'-0"



EAST EXTERIOR ELEVATION
3/16" = 1'-0"



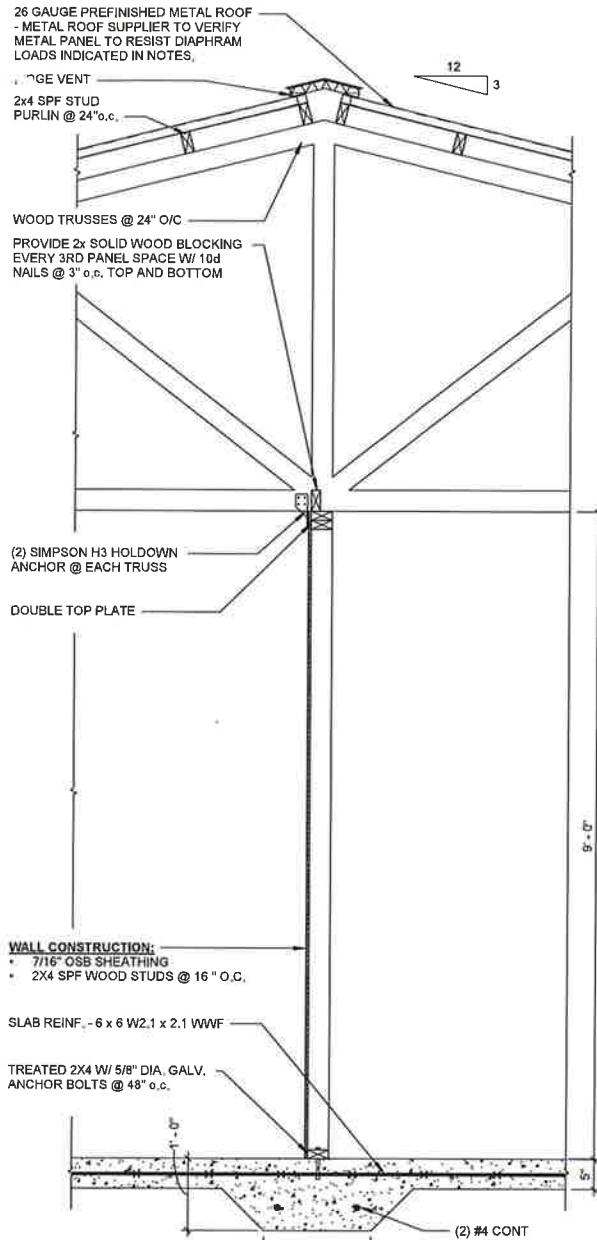
WEST EXTERIOR ELEVATION
3/16" = 1'-0"

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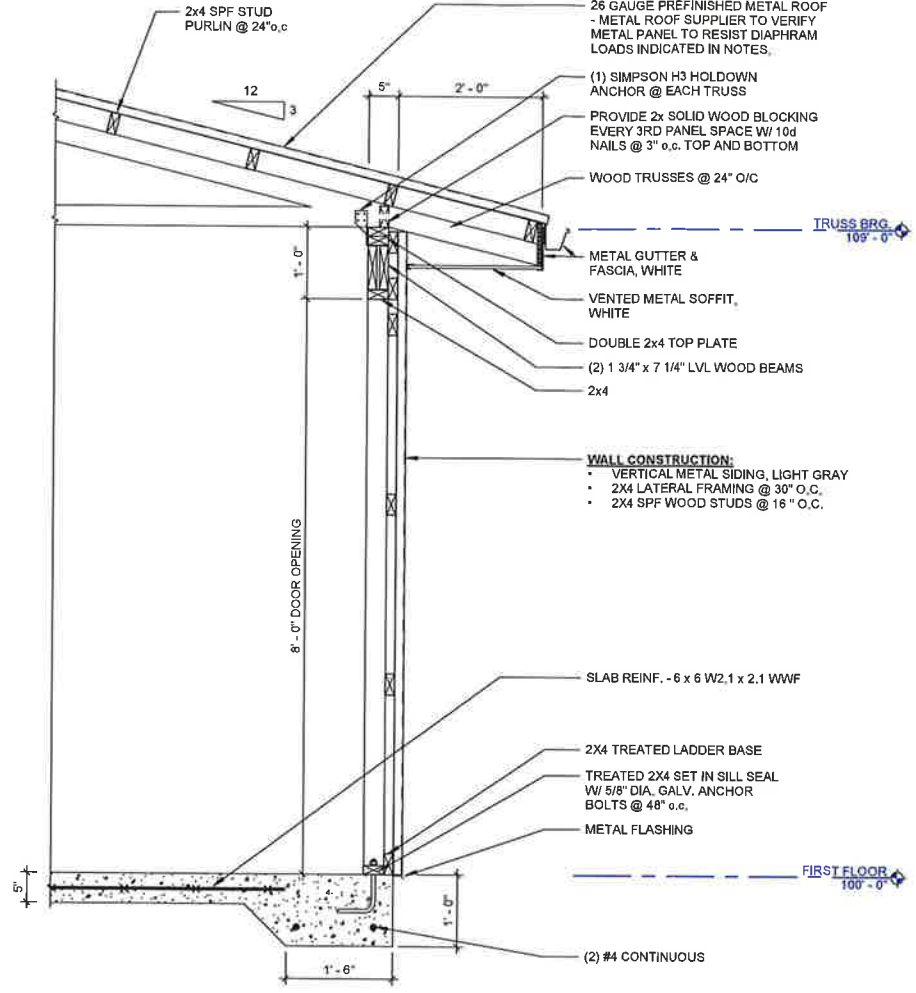
GREEN VALLEY APARTMENTS GARAGE
KUEHN CAPITAL MANGEMENT NEENAH, WI
EXTERIOR ELEVATIONS - COLORED

DESIGNED	DRAWN
Designer	Author
PROJECT NO.	
K1000 92000615	
DATE	
JANUARY 15, 2021	
SHEET NO.	

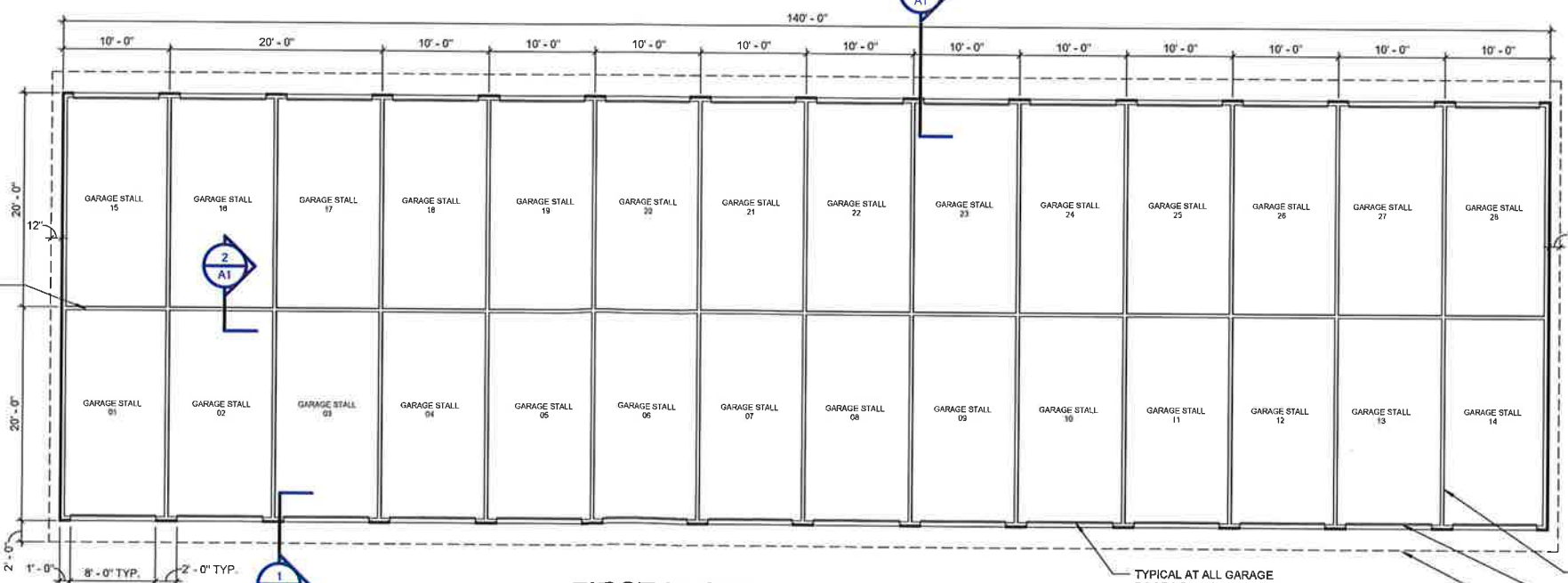
A2a



2 TYPICAL MID-SPAN SECTION
A1 3/4" = 1'-0"



1 TYPICAL WALL SECTION
A1 3/4" = 1'-0"



FIRST FLOOR PLAN
1/8" = 1'-0"

SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
ARCHITECTURAL	
A1	FIRST FLOOR PLAN, WALL SECTIONS & CODE INFORMATION
A2	EXTERIOR ELEVATIONS
A3	STRUCTURAL SPECIFICATIONS AND DETAILS
A4	STRUCTURAL DETAILS
CIVIL	
C01	ABBREVIATIONS, SYMBOLS & NOTES
C02	SURVEY CONTROL
C03	EXISTING CONDITIONS & DEMO PLAN
C04	PROPOSED SITE, & DIMENSIONS
C05	PROPOSED UTILITY & EROSION CONTROL PLAN
C06	PROPOSED GRADING PLAN
C07	EROSION CONTROL NOTES
C08	EROSION CONTROL DETAILS
C09	MISCELLANEOUS DETAILS

GENERAL PLAN NOTES

- DO NOT SCALE FROM DRAWINGS. BRING ANY DISCREPANCIES TO THE ARCHITECTS ATTENTION IMMEDIATELY.
- COORDINATE LOCATIONS AND QUANTITY OF WORK WITH MECHANICAL, ELECTRICAL, AND PLUMBING CONTRACTORS.
- ALL DIMENSIONS ARE CLEAR FROM THE FACE OF FINISHED WALL/PARTITION TO FACE OF FINISHED WALL/PARTITION OR FACE OF EXISTING WALLS ACTUAL FACE.
- ALL PIPING, CONDUIT AND RELATED MECHANICAL AND ELECTRICAL ITEMS SHALL BE CONCEALED WITHIN GYPSUM BOARD FURRING AS REQUIRED IN FINISHED AREAS WHETHER SHOWN ON DRAWINGS OR NOT, UNLESS NOTED OTHERWISE.
- PROVIDE METAL PLATE BACKING AND/OR TREATED WOOD BLOCKING IN WALLS WHERE WALL-MOUNTED EQUIPMENT IS SHOWN ON PLANS OR ELEVATIONS. VERIFY HEIGHT AND LENGTH WITH ACTUAL EQUIPMENT.
- SEE SHEET A011 & A012 FOR LIFE SAFETY PLAN AND FIRE PARTITION RATINGS.
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS BEFORE CONSTRUCTION.

BUILDING CODE INFORMATION:

THE DRAWINGS HAVE BEEN PREPARED ON ACCORDANCE WITH THE FOLLOWING CODES-NOTIFY THE ARCHITECT OF ANY CONFLICTS.

CODES:
 2015 INTERNATIONAL BUILDING CODE
 2015 INTERNATIONAL EXISTING BUILDING CODE
 2015 INTERNATIONAL MECHANICAL CODE
 WISCONSIN UNIFORM PLUMBING CODE
 WISCONSIN UNIFORM ELECTRICAL CODE
 2015 INTERNATIONAL FIRE CODE
 2015 INTERNATIONAL FUEL GAS CODE
 2012 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA), LIFE SAFETY CODE
 2009 ICC/ANSI 11071-209 ACCESSIBILITY CODE

CODE DATA

PROJECT SCOPE:	NEW GARAGE BUILDING
BUILDING USE & OCCUPANCY:	S-1 STORAGE
CONSTRUCTION TYPE:	TYPE VB
BUILDING AREA:	5,600 SF
ALLOWABLE AREA:	9,000 SF
ALLOWABLE HEIGHT:	40'
NUMBER OF STORIES:	1 (ONE)
AUTOMATIC SPRINKLER PROTECTION:	NONE
NUMBER OF BUILDING OCCUPANTS:	2,800 SF/ 300 GSF= 10 PERSONS
SANITARY FIXTURES:	N/A
EXIT TRAVEL DISTANCE:	200'-0"
COMMON PATH OF EGRESS TRAVEL:	100'-0"
MEANS OF EGRESS ILLUMINATION:	(1) FOOT CANDLE MIN. AT WALKING SURFACE
ENERGY CODE:	THIS BUILDING IS UNHEATED

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DATE	DESCRIPTION
01/15/21	STATE REVISION SET

GREEN VALLEY APARTMENTS GARAGE
KUEHN CAPITAL MANGEMENT NEENAH, WI
FIRST FLOOR PLAN, WALL SECTIONS & CODE INFORMATION

DESIGNED	DRAWN
MJM	GBK
PROJECT NO.	
K1000 92000615	
DATE	
JANUARY 15, 2021	
SHEET NO.	
A1	



Application #21-CU-5590

Date of Hearing:

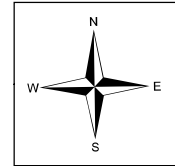
March 30, 2021

Owner(s):

KEEN CAPITAL
MANAGEMENT, LLC

Subject Parcel(s):

010015105



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 #21-CU-5590

Date of Hearing:

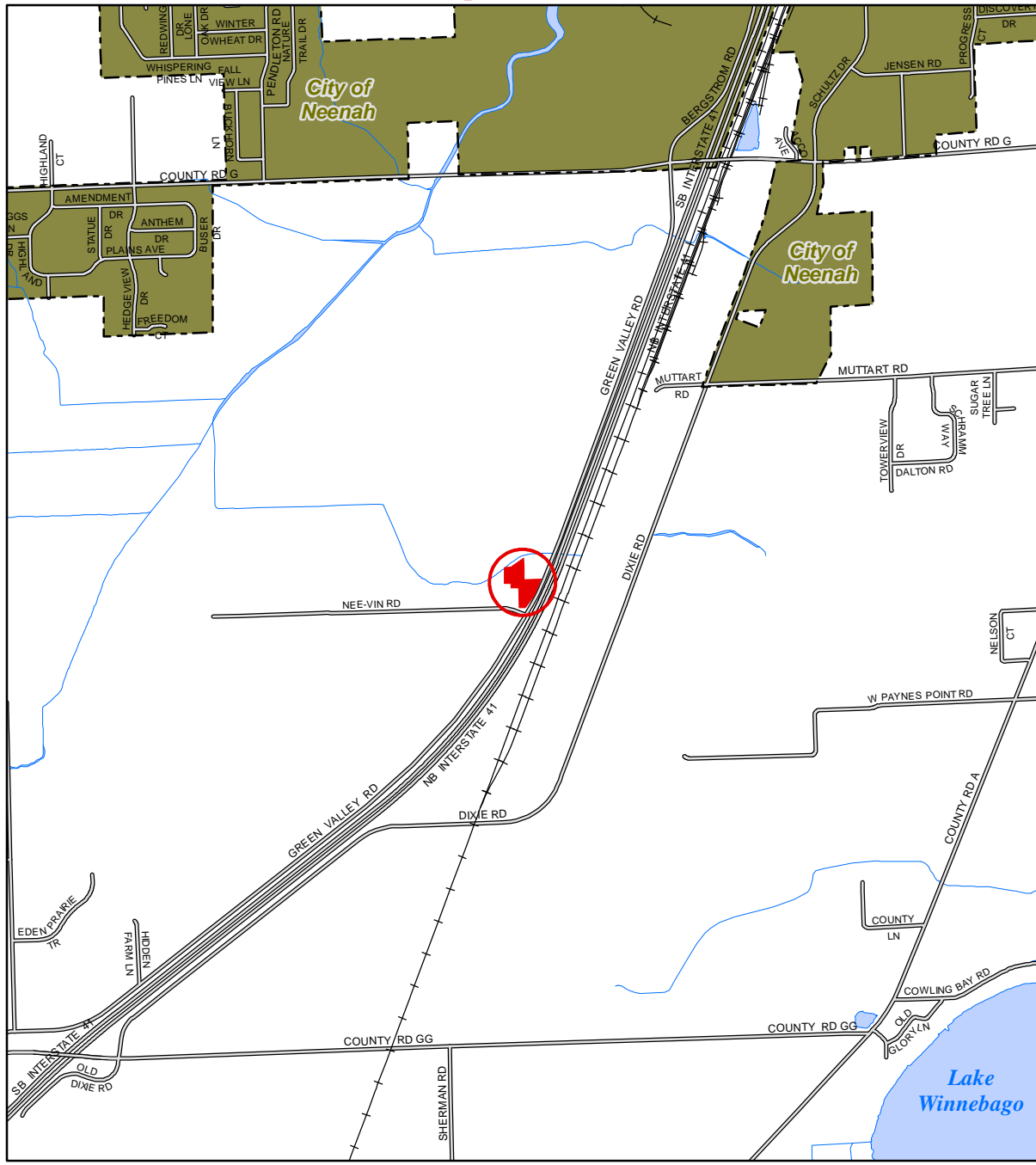
March 30, 2021

Owner(s):

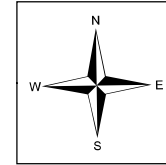
KEEN CAPITAL MANAGEMENT, LLC

Subject Parcel(s):

010015105

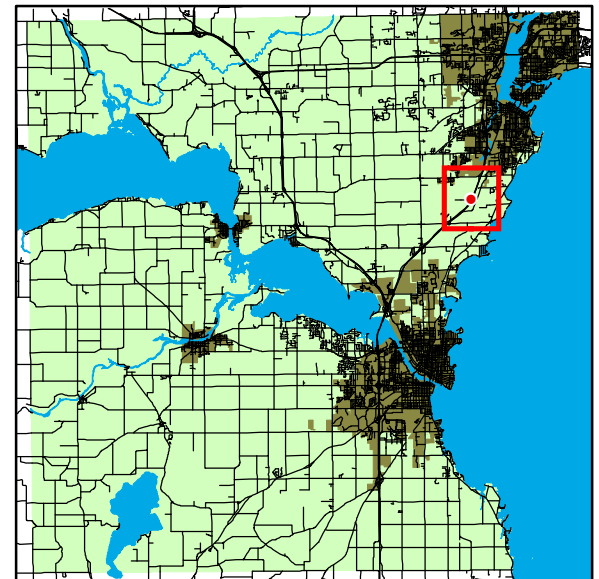


1 inch : 2,000 feet



Winnebago County
WINGS Project

● = SITE



WINNEBAGO COUNTY