

TOWN OF ALGOMA
WINNEBAGO COUNTY, WISCONSIN
PLANNING COMMISSION MEETING
Wednesday, June 13, 2018 at 6:00 pm
Algoma Town Hall
15 N. Oakwood Road, Oshkosh, WI 54904

AGENDA

The Commission may discuss and act on the following:

1. Call to Order.
2. Roll Call.
3. Discussion and possible action re: Minutes of the May 9, 2018 meeting.
4. Discussion and possible action re: Height variance request: United Cooperative.
5. Adjourn.

NOTE: It is possible that members of other governmental bodies of the municipality may be present at the above scheduled meeting to gather information about a subject over which they have decision-making responsibility. No action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact the Town Hall Office at 920-235-3789.

Date: June 6, 2018

To: Local Property Owner

From: Benjamin Krumenauer, Administrator

Re: Planning Commission Meeting on June 13, 2018

Dear property owner or adjacent jurisdiction,

The Town of Algoma Planning Commission will be meeting to discuss potential items that may have a direct impact to you. As a community that works towards open planning and government transparency, this notification process is key. The Town of Algoma adheres to a notification policy where any property within 100 feet of the discussion item is sent this notification. Additionally, the Town of Algoma notifies any other jurisdiction within 1,000 feet. You are receiving this item because your property has met one of these requirements.

The item(s) related to this notification will be reviewed on Wednesday June 13, 2018 at 6:00 p.m. When necessary, Town of Algoma Planning Commission meetings are held on the second Wednesday of the month at 6:00 p.m. and are convened at Algoma Town Hall.

For your benefit, a simplified staff report highlighting the pertinent discussion item and a related map has been included. For a full discussion packet, please visit the Town of Algoma Planning Commission page at <http://townofalgoma.org/departments/planning/> and select the appropriate month. All meetings, unless otherwise posted, are open to the public. Any questions or concerns should be directed to the Town of Algoma using the contact information provided below.

Regards,

Benjamin Krumenauer
Town Administrator

C: Town Clerk

**ITEM 4: DISCUSSION AND POSSIBLE ACTION RE: HEIGHT VARIANCE REQUEST:
UNITED COOPERATIVE**

GENERAL INFORMATION

Petitioner: United Cooperative
250 Clairville Rd, Oshkosh, WI 54904

Owner: United Cooperative
250 Clairville Rd, Oshkosh, WI 54904

Survey Firm: none

Action(s) Requested

Action 1: Petitioner is requesting approval about the zoning variance regarding the height of a proposed grain silo and conveyor.

Applicable Provisions

Section 225 of the Town of Algoma Municipal Code
Chapter 23: Town/County Zoning of the Winnebago County Municipal Code

Property Location and Type

The subject property totaling 27.22 acres in area is currently used as a grain storage and loading facility for United Cooperative. The parcel is located directly adjacent to compatible industrial uses and has an active rail spur running along the southern portion of the lot. The subject property is consistent with current land-use and zoning designations and is located at the northeast corner of STH-91 and Clairville Road. The subject parcel is located within the future 2023 annexation zone of the City of Oshkosh.

Subject Site

<i>Existing Land Use</i>	<i>Zoning</i>
Agricultural	Extraterritorial (City of Oshkosh), A-1 Agribusiness (Winnebago County)

Adjacent Land Use and Zoning

<i>Existing Land Uses</i>		<i>Zoning</i>
North	vacant	Extraterritorial (City of Oshkosh) Future industrial park
East	vacant	Extraterritorial (City of Oshkosh) Future industrial park
South	Residential Institutional Agricultural	R-1 Rural Residential Zoning District Extraterritorial (City of Oshkosh): rail line R-1 Rural Residential Zoning District

West	Agricultural	Extraterritorial (City of Oshkosh)
------	--------------	------------------------------------

Comprehensive Plan

<i>Land Use Recommendation</i>	<i>Use Category</i>
Current Land Use	Commercial
Future Land Use	Commercial

ANALYSIS

Background Information

On July 12, 2017 Town of Algoma Planning Commission recommended approval of a similar height variance request that would allow United Cooperative to install two new grain storage and conveying systems at the already established United Cooperative. A requirement of the previous meeting was that United Cooperative receives approval from Winnebago County, FAA and City of Oshkosh. These requirements were completed to town satisfaction and the structures were completed with no issue. Additional recommendations made by the Planning Commission were to include safety lighting at the upper most limit of the proposal and have the Town held harmless.

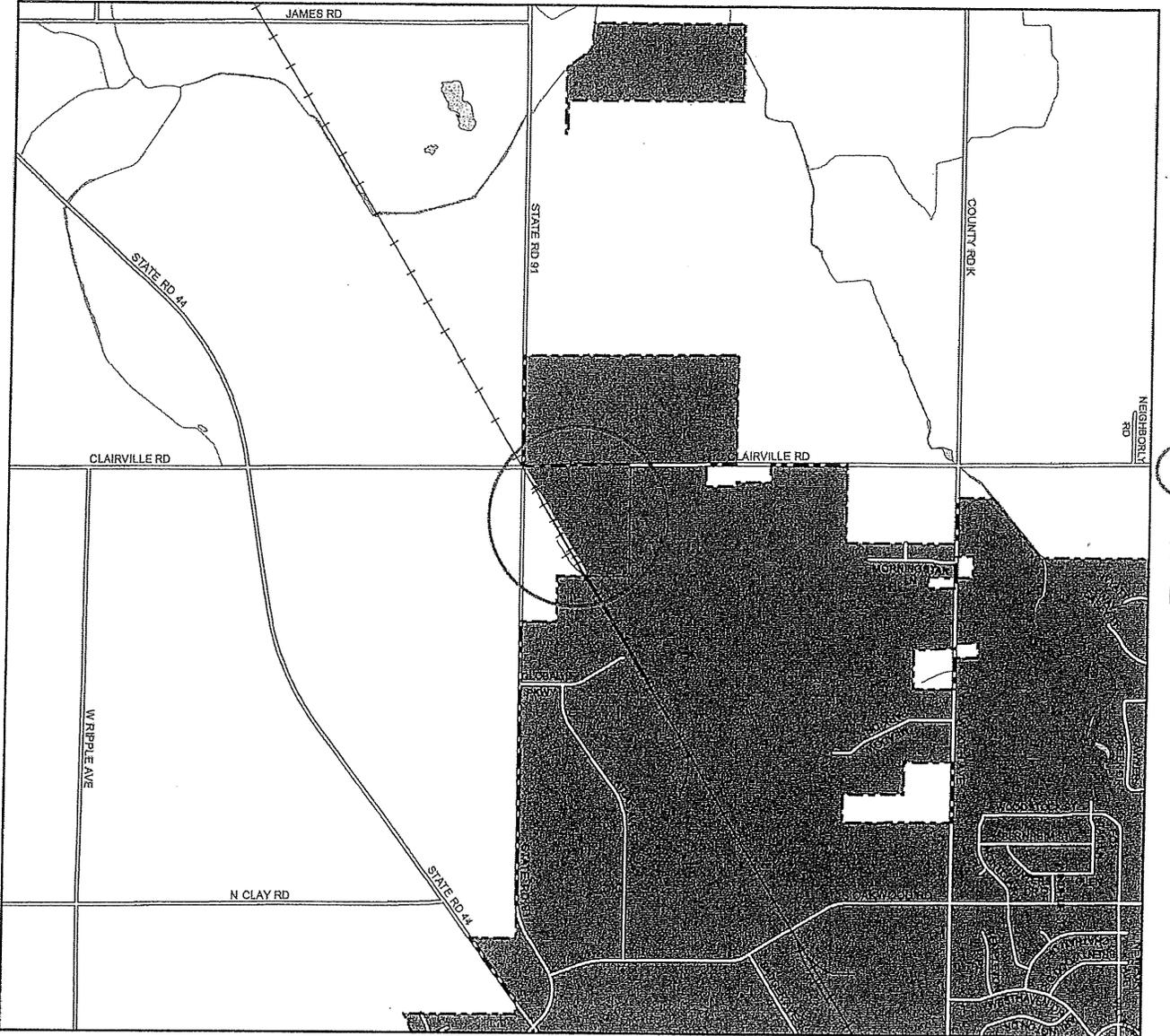
United Cooperative has determined that additional storage is needed on site and requests a new height variance to install a third 135 foot tall grain silo and conveying system. The variance to allow for a taller structure is required due to the airport height overlay limit of 80.1 feet. The same requirement was waived in 2017 as per the findings that the existing site is the only practical location for the needed storage. The proposed silo will be located adjacent to the newly constructed facility and will service area agriculture and energy production. All Town of Algoma municipal code regulations are valid and no additional review is required beyond the height variance request. In anticipation of providing documentation, United Cooperative has already secured documentation from Winnebago County Airport staff, FAA and City of Oshkosh recommending approval.

RECOMMENDATION

Administrator recommends approval of Item 4: Height variance request: United Cooperative with the following conditions:

- a. Provide documentation to Town staff regarding previously secured approval letters from Winnebago County, FAA and City of Oshkosh.

○ = SITE



1 inch : 2,000 feet

Application #18-VA-4530

Date of Hearing:

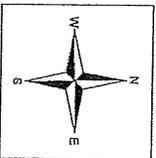
June 26, 2018

Owner(s):

United Cooperative

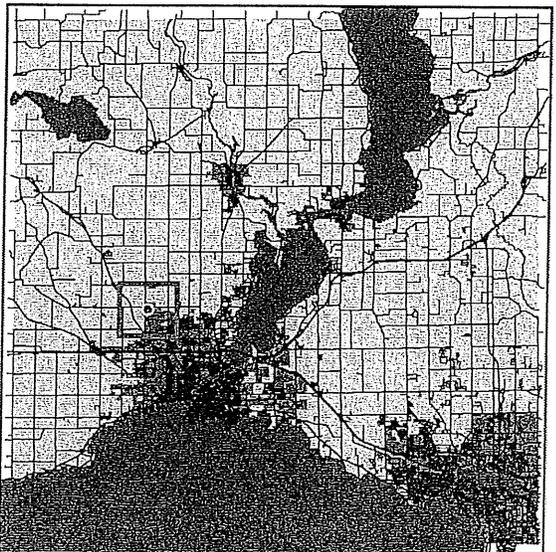
Subject Parcel(s):

0020413



*Winnebago County
WINGS Project*

● = SITE



WINNEBAGO COUNTY

United Cooperative
N7160 Raceway Road
Beaver Dam, WI 53916

Clyde Brey
2665 Yorkton Place
Oshkosh, WI 54904

Clarence Hill
C/O Sally Clark
4155 County Road N
Oshkosh, WI 54904

Kienbaum Proper of Oshkosh LLC
3446 Witzel Avenue
Oshkosh, WI 54901

Brittney Phillips
4712 State Road 44
Oshkosh, WI 54904

Stephen Schutzbank
4523 State Road 91
Oshkosh, WI 54904

Oshkosh Planning and Zoning
215 Church Avenue
Oshkosh, WI 54901

Town of Nekimi
3790 Pickett Road
Oshkosh, WI 54904