



**Plan Commission Agenda
September 2, 2025 at 4:00 PM
City Hall - Room 404
215 Church Ave, Oshkosh, WI**

A. Call to Order/Roll Call

B. Consent Agenda

1. Approve minutes from the August 19, 2025 Plan Commission meeting*

C. Items Removed from Consent Agenda

D. Regular Agenda

2. Townhouse Development -- two items for review and recommendation:
 - a. **Public Hearing:** Zone Change from Two Flat Residential-10 District (TR-10) and Central Mixed Use District (CMU) to Two Flat Residential-10 District with a Planned Development Overlay (TR-10-PD) for properties located on the south side of the 100 block of West 8th Avenue and the north side of the 100 block of West 9th Avenue (Parcels 90301010000, 90301040000, 90301050000, 90301060000, 90301070000, 90301100000, 90301110000, 90301120000, 90301130000 and 90301150000)
 - b. General Development Plan approval for a multi-family development located on the south side of the 100 block of West 8th Avenue and the north side of the 100 block of West 9th Avenue (Parcels 90301010000, 90301040000, 90301050000, 90301060000, 90301070000, 90301100000, 90301110000, 90301120000, 90301130000 and 90301150000)
3. **Public Hearing:** Review and make a recommendation on a Zone Change from Heavy Industrial District (HI) to Heavy Industrial District with a Planned Development Overlay (HI-PD) and approval of a General Development Plan and Specific Implementation Plan for a building expansion at 2751 Universal Street
4. Review and make a recommendation on a Specific Implementation Plan for a drive-through car wash at 1700 South Koeller Street

E. Other Business

F. Adjournment

**Item does not require Common Council action*

To send written correspondence to Plan Commission mail or drop off at Planning Services, 215 Church Avenue, Room 204, Oshkosh, WI 54901 or email planning@oshkoshwi.gov (prior to the meeting)

Upon reasonable notice, persons who may require ADA accommodations can call the Planning Services Division at (920) 236-5059 between 8:00 AM - 4:30 PM, Monday through Friday.



DATE: 09/02/2025

SUBJECT: Approve minutes from the August 19, 2025 Plan Commission meeting*

Attachments

Item 1

PLAN COMMISSION MINUTES

August 19, 2025

PRESENT: Dan Paulick, Council Member Buelow, David Rucker, Margy Davey, Karl Loewenstein, John Kiefer, Thomas Perry

EXCUSED: Ed Bowen, Meredith Scheuermann, Kathleen Propp

STAFF: Kimberly Gierach, Planning Services Director; Justin Gierach, Engineering Division Manager; Jeff Nau, Principal Planner; Brian Slusarek, Principal Planner; Katrina Malson, Planning Technician; Oshkosh Media

A. Call to Order/Roll Call: Chairperson Perry called the meeting to order at 4:00 pm. Roll call was taken and a quorum declared present.

B. Consent Agenda

- 1. Approve minutes from the August 5, 2025 Plan Commission meeting**
- 3. Recommend approval on water main easement at 3300 West 20th Avenue (parcel 91329343000) from Castle Rock Land Co LLC**

**The following items were removed from Consent:*

2. Recommend approval pertaining to granting of a sanitary sewer easement and storm water drainage easement at 3200 West 20th Avenue (Rusch Park) to 3270 West 20th Avenue (parcel 91333010000)
4. Recommend approval pertaining to acquisition of a storm sewer easement at 3820 Jackson Street (parcel 91527190100), 3835 Summerset Way (parcel 91527310000) and 3847 Summerset Way (parcel 91527320000)
5. Recommend approval of the 2026 Capital Improvement Program

Mr. Perry asked if any members of the public wished to speak regarding the consent agenda items.

- Connor Miller, of 3835 Summerset Way, spoke against Item #4. His concerns were his landscaping, fence, neighbor's shed, home value, liability and insurance, and flooding.
- Bruce Baier, of 3196 Clairville Road, spoke against Item #5, specifically the annexation and utilities on Clairville Road. He would like to know what will happen with the existing ditches, power poles, road and costs.
- Eric Baier, of 326 Knapp Street, spoke against Item #5, specifically regarding Clairville Road and the adding of sewer and water.
- Jim Stueber, of 3825 Cobblestone Court, had a question regarding Item #4 on whether the pipe was installed correctly.
- John Kolb, of 1251 Tammy Road in the Town of Algoma, owns farmland on Clairville Road. He had concerns about Item #5. He wants more answers regarding cost for the road.

Mr. Perry asked if any member of Plan Commission wished to pull any items off consent.

**Ms. Davey pulled Items #2, #4, and #5 off consent.*

*Motion by Buelow to approve consent as amended (Items #1 and #3).
Seconded by Kiefer.*

Mr. Perry asked if there was any discussion on the motion. There was none.

Motion carried 7-0.

C. Items Removed from Consent Agenda:

2. Review and make a recommendation pertaining to granting of a sanitary sewer easement and storm water drainage easement at 3200 West 20th Avenue (Rusch Park) to 3270 West 20th Avenue (parcel 91333010000)

Site Inspections Report: Mr. Paulick, Mr. Buelow, Mr. Rucker, and Ms. Davey reported visiting the site. Staff report accepted as part of the record. Staff recommends approval with the applicable findings and conditions. Mr. Gierach was available for any questions.

Mr. Perry opened up technical questions to staff.

Ms. Davey wanted more clarification as to ownership and why the easements are necessary.

Mr. Gierach stated both easements are on parkland property, and they will enable sanitary sewer and storm drainage connections for the property to the south.

Mr. Perry opened public comment and asked if any members of the public wished to speak. There were none, so he closed public comment.

There was no closing statement from the applicant.

*Motion by Davey to adopt the findings and recommendation as stated in the staff report.
Seconded by Buelow.*

Mr. Perry asked if there was any discussion on the motion. There was none.

Motion carried 7-0.

4. Review and make a recommendation pertaining to acquisition of a storm sewer easement at 3820 Jackson Street (parcel 91527190100), 3835 Summerset Way (parcel 91527310000) and 3847 Summerset Way (parcel 91527320000)

Site Inspections Report: Mr. Perry reported visiting the site.

Staff report accepted as part of the record. Staff recommends approval with the applicable findings and conditions.

Mr. Gierach addressed some of the comments and concerns by the public.

Mr. Perry opened up technical questions to staff.

Ms. Davey, Mr. Loewenstein, Mr. Kiefer, Mr. Paulick, Mr. Buelow, and Mr. Perry had questions and comments regarding the easement, storm sewer pipe, and procedure.

Mr. Gierach stated at some point in time a fence was installed where the fence posts were driven through the top of the storm sewer pipe. This is the first step in trying to acquire the easement. If Council approves this, then the City would work with an acquisition specialist.

Mr. Perry opened public comment and asked if any members of the public wished to speak.

- Connor Miller, of 3835 Summerset Way, spoke against. His concern was that it would affect their way of life if their yard would be torn up.

Mr. Perry closed public comment.

There was no closing statement from the applicant.

*Motion by Davey to adopt the findings and recommendation as stated in the staff report.
Seconded by Loewenstein.*

Mr. Perry asked if there was any discussion on the motion.

Mr. Buelow stated when this comes to Council, he will have more questions.

Mr. Loewenstein expressed concerns with liability.

Mr. Perry spoke about a positive experience he had dealing with the City in his area.

Motion carried 5-2 (Paulick & Perry).

5. Review and make a recommendation on the 2026 Capital Improvement Program

Staff report accepted as part of the record. Staff recommends approval with the applicable findings and conditions. Mr. Gierach was available for any questions.

Mr. Perry opened up technical questions to staff.

Mr. Kiefer stated Plan Commission's role is to review the Capital Improvement Program (CIP) and make sure it is in agreement with the Comprehensive Plan.

Ms. Davey wanted Mr. Gierach to address the public comment concerns and questions.

Mr. Gierach stated, in regards to Clairville Road, the City wanted to get the newly annexed properties infrastructure for sewer and water, plus it helps spur development. He discussed delayed attachment, special assessments, and deferment.

Mr. Perry opened public comment and asked if any members of the public wished to speak.

- Eric Baier, of 326 Knapp Street, spoke against specifically regarding Clairville Road.
- Bruce Baier, of 3196 Clairville Road, spoke against specifically regarding Clairville Road.
- John Kolb, of 1251 Tammy Road in the Town of Algoma, had concerns with cost regarding Clairville Road.

Mr. Perry closed public comment.

There was no closing statement from the applicant.

*Motion by Davey to adopt the findings and recommendation as stated in the Capital Improvement Program.
Seconded by Kiefer.*

Mr. Perry asked if there was any discussion on the motion.

Mr. Buelow stated he looked at the 2024 CIP and it had the Clairville project slated for 2026 and 2027, as it is in there currently.

Mr. Rucker had concerns about homeowner and homebuyer costs.

Mr. Perry had comments regarding procedure.

Motion carried 6-1 (Perry).

D. Regular Agenda

6. Public Hearing: Review and make a recommendation on a Conditional Use Permit request for a vehicle service facility located on the north side of the 1600 block of Ripon Lane (parcel 91334212008)

Site Inspections Report: Mr. Paulick and Mr. Buelow reported visiting the site.

Staff report accepted as part of the record.

Mr. Slusarek presented the staff report and recommends approval with the applicable findings and conditions.

Mr. Perry opened up technical questions to staff.

Mr. Paulick wondered about landscaping enforcement.

Mr. Slusarek stated when landscaping dies the applicant is required to replace it.

Mr. Loewenstein wondered about traffic volume and flow.

Mr. Slusarek stated there were no conflicts noted as part of the transportation review.

Mr. Buelow discussed the various homes and businesses in the area.

Ms. Davey spoke about prior Plan Commission discussions of this area.

Mr. Perry opened the public hearing and asked if the applicant wanted to make any statements.

The applicant, Bob Mach, of Mach IV Engineering at 2260 Salscheider Court in Green Bay, was available for questions. He discussed the project in further detail.

Mr. Perry asked if any members of the public wished to speak. There were none, so he closed the public hearing.

There was no closing statement from the applicant.

*Motion by Kiefer to adopt the findings and recommendation as stated in the staff report.
Seconded by Davey.*

Mr. Perry asked if there was any discussion on the motion.

Mr. Rucker wondered why.

Mr. Slusarek stated the property owner and applicant have the right to request a land use that is allowed, or in this case a conditional use based on the zoning.

Mr. Buelow had concerns about noise.

Motion carried 6-1 (Perry).

7. Public Hearing: Review and make a recommendation on a Conditional Use Permit request for a group development located at the northwest corner of East Tennessee Avenue and Mount Vernon Street (parcel 91505340100)

Site Inspections Report: Mr. Paulick, Mr. Buelow, Mr. Rucker, Ms. Davey, Mr. Loewenstein, Mr. Kiefer and Mr. Perry reported visiting the site.

Staff report accepted as part of the record.

Mr. Slusarek presented the staff report and recommends approval with the applicable findings and conditions.

Mr. Perry opened up technical questions to staff.

Mr. Loewenstein wondered about drainage.

Mr. Gierach discussed municipal code requirements.

Mr. Perry opened the public hearing and asked if the applicant wanted to make any statements. The applicant, Adam Hertel of American Architectural Group, of 3350 South River Road in West Bend, was available for questions.

Mr. Perry asked if any members of the public wished to speak.

- Kurt Hinz, of 2951 Delhi Road in Omro, owns the commercial building at 106 East Tennessee Avenue. He would like to see perimeter fencing added to the developer's plan.
- Vicky McCann of 1103 Mount Vernon Street, representing Midtown Neighborhood Association, had concerns with lack of park/green space and increase to traffic.
- Michael C Jurmu, of 1231 Mount Vernon Street, stated he does not feel this development fits in the neighborhood and he does not like the look of it. He had concerns with traffic.

Mr. Perry closed the public hearing.

There was no closing statement from the applicant.

*Motion by Buelow to adopt the findings and recommendation as stated in the staff report.
Seconded by Davey.*

Mr. Perry asked if there was any discussion on the motion.

Mr. Buelow, Ms. Davey and Mr. Kiefer spoke in support of this project because more housing is needed. Concerns were about lack of park/green space.

Mr. Perry expressed concerns with Oshkosh needing affordable housing. He thinks there should be a property buffer/fence.

Mr. Rucker stated he would be voting present due to being part of the Midtown Neighborhood Association.

Mr. Buelow stated the current homes in this area are around \$150K. He thinks new single-family homes, costing \$300K to build, would be out of line with the area.

Motion carried 6-0; Rucker voted Present.

E. Other Business

Ms. Gierach encouraged Plan Commission to reach out with information requests and questions prior to meetings. She reminded the commission that staff is available to assist.

F. Adjournment

There being no further business, the meeting adjourned at 5:23 pm. *(Kiefer/Buelow)*

No workshops followed the meeting.

Respectfully Submitted,

Kimberly Gierach
Planning Services Manager
KG/km



DATE: 09/02/2025

SUBJECT: Townhouse Development – two items for review and recommendation:

- a. **Public Hearing:** Zone Change from Two Flat Residential-10 District (TR-10) and Central Mixed Use District (CMU) to Two Flat Residential-10 District with a Planned Development Overlay (TR-10-PD) for properties located on the south side of the 100 block of West 8th Avenue and the north side of the 100 block of West 9th Avenue (Parcels 90301010000, 90301040000, 90301050000, 90301060000, 90301070000, 90301100000, 90301110000, 90301120000, 90301130000 and 90301150000)
- b. General Development Plan approval for a multi-family development located on the south side of the 100 block of West 8th Avenue and the north side of the 100 block of West 9th Avenue (Parcels 90301010000, 90301040000, 90301050000, 90301060000, 90301070000, 90301100000, 90301110000, 90301120000, 90301130000 and 90301150000)

Attachments

Item 2.a

Item 2.b

ITEM 2.a: PUBLIC HEARING: Zone Change From Two Flat Residential-10 District (TR-10) and Central Mixed Use District (CMU) to Two Flat Residential-10 District with a Planned Development Overlay (TR-10-PD) for Properties Located on the South Side of the 100 Block of West 8th Avenue and the North Side of the 100 Block of West 9th Avenue (Parcels 90301010000, 90301040000, 90301050000, 90301060000, 90301070000, 90301100000, 90301110000, 90301120000, 90301130000 and 90301150000)

Applicant: Jibril Odogba

Owner: Redevelopment Authority of the City of Oshkosh

Action Requested: The applicant requests a zone change from the existing Two Flat Residential-10 District (TR-10) and Central Mixed Use District (CMU) to Two Flat Residential-10 District with a Planned Development Overlay (TR-10-PD) for five properties located on the south side of the 100 block of West 8th Avenue and five properties located on the north side of the 100 block of West 9th Avenue.

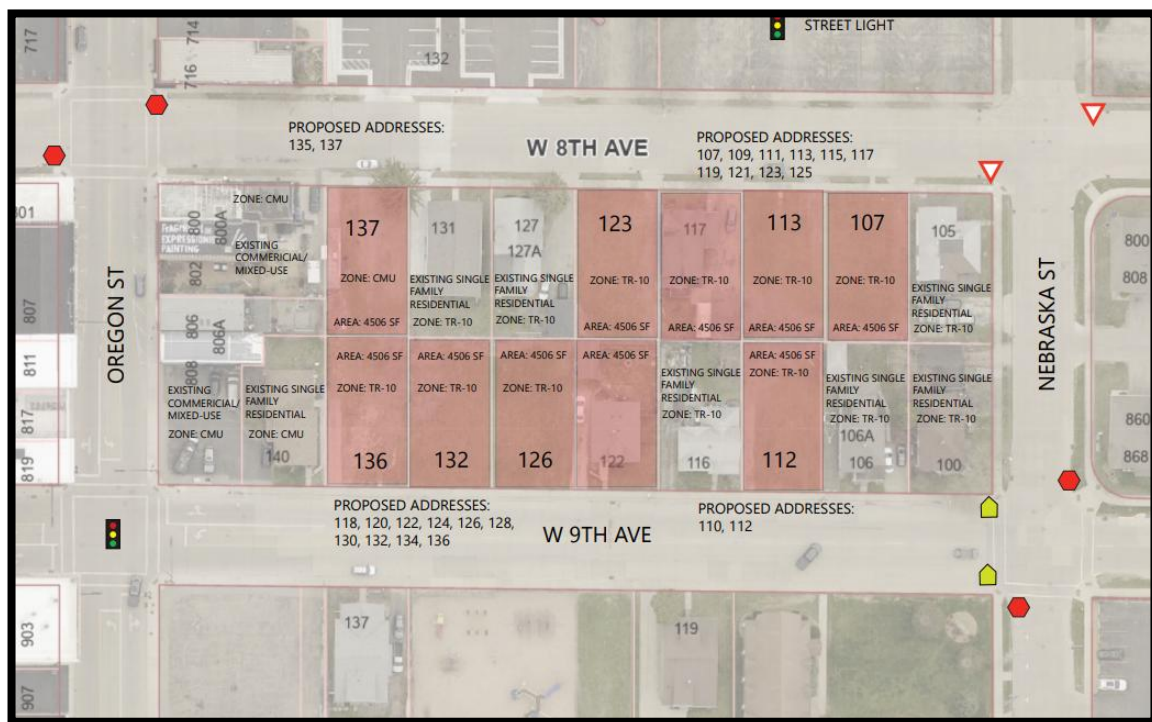
Applicable Ordinance Provisions: Zoning map amendment standards are found in Section 30-381 of the Zoning Ordinance.

Property Location and Background Information: The subject area consists of four vacant lots and one lot with an existing single-family home along West 8th Avenue and five vacant lots along West 9th Avenue. All properties are zoned Two Flat Residential-10 District (TR-10), with the exception of the western-most lot along West 8th Avenue (parcel 90301010000), which is zoned Central Mixed Used District (CMU). The surrounding area consists of residential uses and a church to the south, residential uses to the east, parking lots to the north, and mixed commercial uses to the west along Oregon Street. The 2040 Comprehensive Land Use Plan recommends Center City uses for the subject area.

<i>Existing Land Use</i>	<i>Zoning</i>
Vacant and Residential	TR-10 & CMU
<i>Recognized Neighborhood Organizations</i>	
None	

<i>Existing Uses</i>		<i>Zoning</i>
North	Parking lot	UMU & I
South	Residential & Institutional	CMU, I-PD, TR-10
East	Residential	CMU-PD
West	Mixed use & Residential	CMU

Zone Change - The applicant is requesting a zone change to Two Flat Residential-10 District with a Planned Development Overlay (TR-10-PD) for all ten of the subject properties along West 8th Avenue and West 9th Avenue. The proposed zone change is intended to accommodate a proposed townhome development, which will include two, ten-unit buildings and two, two-unit buildings. The Planned Development Overlay is needed to allow the ten-unit buildings as the TR-10 District only allows single family and two-family uses. The zone change from CMU to TR-10-PD for the western-most subject property along West 8th Avenue will provide consistent zoning with the other nine subject properties included in the proposed development. A Certified Survey Map (CSM) will be required for the lot combinations needed for the ten-unit buildings.



A neighborhood meeting was held on August 13th, 2025. Neighbors in attendance were generally supportive of the proposed townhome development on the subject properties. A Plan Commission workshop was held on February 19th, 2025, with Plan Commission voicing support for the proposed development.

Staff is supportive of the proposed zone change to TR-10-PD as it will serve to accommodate future residential development of the subject properties. Although the proposed TR-10-PD zoning is not consistent with the 2040 Comprehensive Land Use Plan designation of Center City, the zoning of the subject properties will remain consistent with the current TR-10 zoning of the existing neighboring residential properties on the 100 blocks of West 8th Avenue and West 9th Avenue.

Findings:

In its review and recommendation to the Common Council on an application for a Zoning Map amendment, staff recommends the Plan Commission make the following findings based on the criteria established by Chapter 30-381 (D)(2):

- (a) Advances the purposes of this Chapter as outlined in Section 30-03 as the proposed zone change will result in compatible zoning with the surrounding area.
- (b) Maintains the desired overall consistency of land uses, land use intensities, and land use impacts within the pertinent zoning districts as the proposed TR-10-PD zoning designation will be consistent with TR-10 zoning of neighboring properties.
- (c) Addresses any of the following factors that are not properly addressed on the current Official Zoning Map:
 - (ii) Factors have changed (such as new data, infrastructure, market conditions, development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district as a proposal for a townhome development has been submitted that requires the requested Planned Development Overlay.

Recommendation: Staff recommends approval of the zone changes with the findings listed above.



City of Oshkosh Application Zoning Map Amendment (Rezoning)

SUBMIT TO:
Dept. of Planning Services
215 Church Ave., P.O. Box 1130
Oshkosh, Wisconsin 54903-1130
Room 204
PHONE: (920) 236-5059
Email: planning@oshkoshwi.gov

****PLEASE TYPE OR PRINT USING BLACK INK****

APPLICANT INFORMATION

Petitioner: Jibril Odogba Date: 05-23-2025
Petitioner's Address: 3215 Golf Road, Ste 222 City: Delafield State: WI Zip: 53018
Telephone #: (262) 378-1110 Email: jodogba@pangaeadimensions.com Contact preference: ☐ Phone ☐ Email
Status of Petitioner (Please Check): ☐ Owner ☐ Representative ☐ Tenant ☐ Prospective Buyer
Petitioner's Signature (required):  Date: 05-23-2025

OWNER INFORMATION

Owner(s): Pangaea Dimensions Date: 05-23-2025
Owner(s) Address: 3215 Golf Road, Ste 222 City: Delafield State: WI Zip: 53018
Telephone #: (262) 378-1110 Email: jodogba@pangaeadimensions.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:  Date: 05-23-2025

ZONING AND DEVELOPMENT INFORMATION

Address/Location of Rezoning Request: N of W 8th ave, S of W 9th ave, between Oregon st and Nebraska st
Tax Parcel Number(s): 9030-1070000,1060000,1050000,1040000,1010000,1150000,1130000,1120000,1110000,1100000
Rezone property from: TR-10 & CMU to Planned Development (PD)
Purpose for Rezoning: 9 lots currently zoned TR-10, 1 lot zoned CMU, need all 10 rezoned to planned development to accomodate the 24 townhomes construction.
Describe existing property development and land use: Clusters of vacant lots that were previously single family homes
Describe proposed development and/or proposed land use: 24 townhomes - 2 bedroom, 1.5 bathroom, & attached garage
Proposed time schedule for development and/or use of the property:
Begin construction December 2025-July 2027

Zoning Adjacent to the Site: North: 8th avenue
South: 9th avenue
East: Nebraska street
West: Oregon street

SUBMITTAL REQUIREMENTS – Must accompany the application to be complete.

(Submit only digital files. If file size exceeds 10 mb, please send through a file transfer. Please note at the discretion of Community Development staff may request a hard copy)

- ☐ Map of the immediate area showing property involved. Area to be rezoned must be outlined in color
 - ☐ A site plan drawn to readable scale showing present status of property and proposed development
 - ☐ Street address, adjacent streets, intersections and any other information or landmarks to help identify the property
 - ☐ Location of existing uses, structures, fences and signs and location of proposed uses, structures, fences and signs
 - ☐ A narrative statement explaining the zone change and discussion of the project
- **Property owner's signature is required for submittal to be complete.**
- **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**

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: 05-23-2025

SUMMARY OF PROCESS

The City of Oshkosh Plan Commission and Common Council act on all amendments to the Official Zoning Map. The petitioner or owner should be present at both the Plan Commission and Common Council meetings to discuss and answer questions regarding the request.

The application package is reviewed by Planning Services staff to determine conformance with adopted city plans, zoning requirements and development standards. A staff recommendation is prepared for consideration by the Plan Commission and Common Council. The petitioner will be provided with a copy of the staff report and meeting notice several days prior to the Plan Commission meeting. The staff report and meeting notice will also be available on the City's website. No notice is sent to the petitioner or owner regarding the Common Council's consideration of the request. Petitioners and owners are encouraged to contact Planning Services staff to find out when the request will be sent to the Common Council for review.

Neighborhood opinion is an important factor in the decision-making process. If the proposed development is expected to have significant impact on other properties, the petitioner may be required to conduct a neighborhood meeting to solicit public input prior to action by the Plan Commission and City Council. Planning Services staff is available to offer assistance in compiling a mailing list for the neighborhood meeting. If deemed appropriate, notification by mail informing the property owners within 100 feet of the subject property of the proposal may substitute for the public meeting. Please note that a meeting notice will be mailed to all abutting property owners regarding your request.

Within 90 days of filing a complete application, Plan Commission shall hold a public hearing to consider the request. Within 60 days of the public hearing, the Plan Commission may make a written report to the Common Council with recommendations regarding the proposal. The Plan Commission's report is advisory only. The Common Council will make the final decision regarding all zone change requests. The Plan Commission may lay over requests to subsequent meetings if incomplete information is provided or additional questions or concerns are raised at the meeting.

After the Plan Commission makes its recommendation, the request will be forwarded to the Common Council for consideration. This generally occurs three weeks after the Plan Commission meeting depending on the date the Council meeting is scheduled (the Council meets on the 2nd and 4th Tuesday of every month) and on the availability of a legal description for the zone change. Wisconsin State Statutes require a zone change to be published as Class II notice in the local newspaper, the City takes care of this publication requirement prior to the Council meeting.

The Common Council may approve the Official Zoning Map amendment as originally proposed, may approve the proposed amendment with modifications, or may deny approval of the proposed amendment. If the Official Zoning Map amendment is approved, the Ordinance is published in the newspaper on the following Saturday and will be effective on Sunday. City administrative offices are notified of the effective date of the Ordinance and will make changes to the Official Zoning Map accordingly.

For more information please visit the City's website at <https://www.oshkoshwi.gov/PlanningServices/>



Narrative Statement for Zoning Change Request

Project Name: Claw Visions (Oshkosh 24 Townhomes)

Applicant: Pangaea Development, OLUOMO Group, AK Development

Requested Zoning Change: From TR-10 (Two Flat Residential) and CMU (Commercial Mixed Use) to **Planned Development (PD)**

Project Location: Ten City-owned parcels within the South Shore Redevelopment Area

Parcel Status: 9 parcels currently zoned TR-10; 1 parcel zoned CMU

1. Introduction and Purpose of Zone Change

This zoning change request supports the development of **24 high-quality, Net Zero Energy (NZE) or Net Zero Energy Ready (NZER) townhomes** that align with City of Oshkosh planning goals, including housing affordability, climate resilience, and infill development. The **Planned Development (PD)** designation is the most appropriate zoning to accommodate the site-specific design, energy standards, and cohesive neighborhood integration envisioned for this project.

2. Project Description

The proposed development consists of:

- **24 tri-level townhomes**
- Approximately **900 square feet** of interior living space per unit (approx. 1,000 sq ft including attached garage)
- **2 bedrooms, 1.5 bathrooms, ensuite laundry, attached garages, and private backyard patios**
- Shared **pedestrian-focused open space** for social gathering and outdoor living
- **Professional property management and maintenance**

This infill housing development will occupy **ten clustered, vacant City-owned lots** to maximize land use and create a walkable, community-oriented environment.

3. Sustainability and Smart Design

In alignment with the **Sustainable Oshkosh 2020 Plan** and the **South Shore Redevelopment Area Amendment #3 (2024)**, the project shall incorporate:

- **Solar photovoltaic systems**

- **Electric heat pumps for heating/cooling**
- **Water conservation systems**
- **Permeable pavement and low-impact landscaping**

These features will reduce energy costs, support Oshkosh's sustainability goals, and ensure long-term operational affordability for residents.

4. Affordability and Livability

This development responds directly to local housing needs identified in “*A Place in Oshkosh: A Housing Needs Assessment and Strategy Plan*” (2022):

- Townhomes are designed to be **affordable and attainable** to Oshkosh's workforce
- Housing costs are aligned with the **Housing + Transportation Affordability Index** measures
- Units will serve a demographic often overlooked in new construction: the “missing middle” — individuals and families who do not qualify for subsidized housing but struggle to find reasonably priced, high-quality homes

5. Design Compatibility and Land Use Alignment

- The project enhances the downtown district's **urban character** while respecting its **existing scale and architectural rhythm**
- Development supports the **South Shore Redevelopment Area's** goals of tax base enhancement, neighborhood stabilization, and infill development
- Landscaping, walkability, and integrated green space foster **social interaction, well-being, and community identity**

6. Justification for Planned Development Zoning

The **Planned Development** zoning is requested to:

- Allow flexible site design across multiple parcels
- Accommodate unified design standards across both TR-10 and SMU lots
- Support a **phased development approach**, including potential acquisition of adjacent parcels for future expansion



-
- Enable integration of **green infrastructure** and pedestrian-oriented community space

7. Community Engagement

We are committed to a transparent, collaborative development process:

- Conducting outreach and informational sessions with the community
- Partnering with the City of Oshkosh to ensure alignment with municipal goals
- Working proactively to address feedback and integrate neighborhood priorities into the final design

8. Conclusion

This zone change is essential to realize the full potential of a well-designed, socially inclusive, and climate-conscious townhome development. The **24 Townhomes** will contribute meaningfully to the City's housing supply, sustainability leadership, and equitable neighborhood development. We respectfully request your consideration and support.

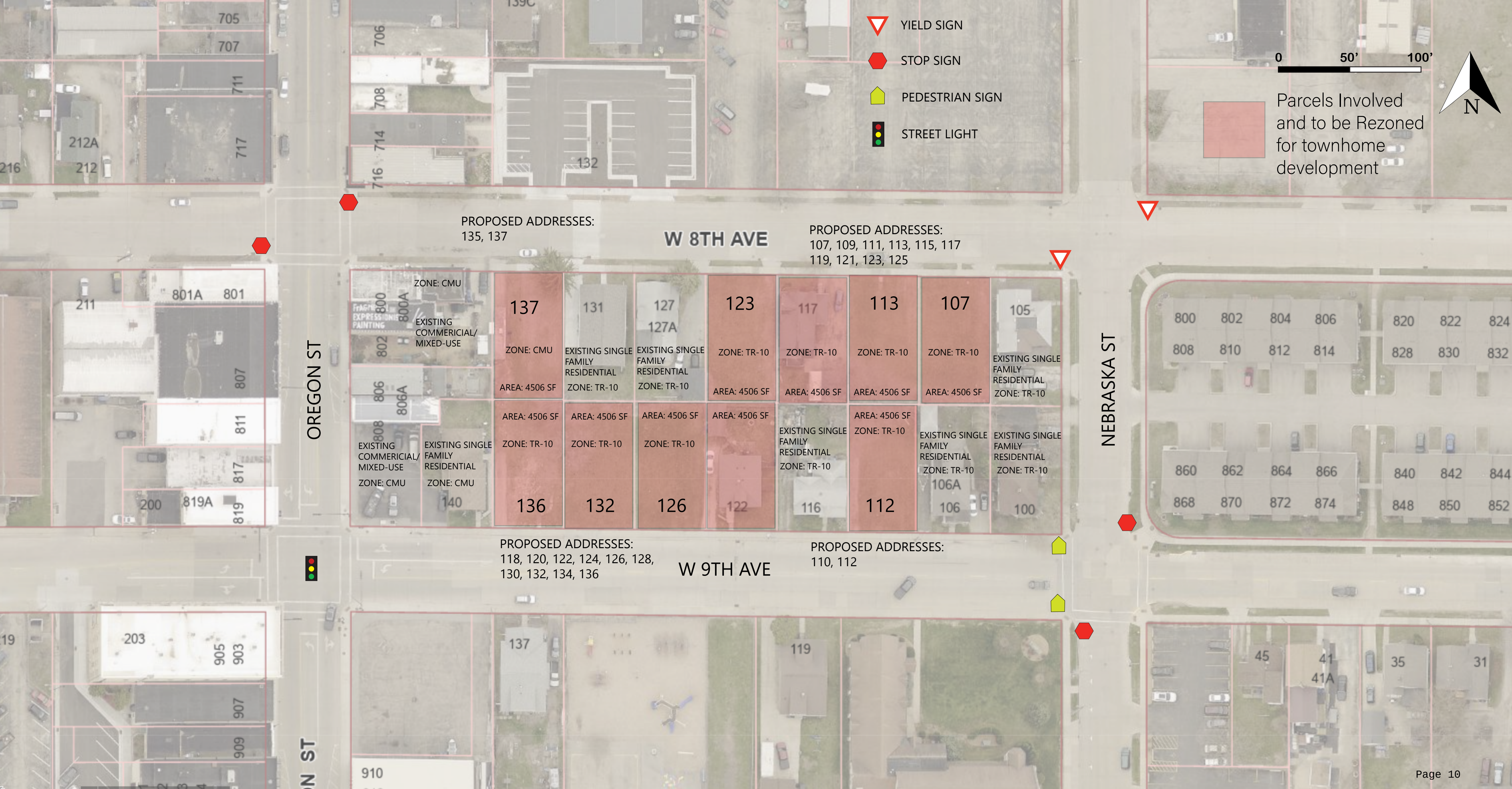
- PROPERTY LINE

PROPERTY NOT IN SCOPE

EXIST. BUILDING

OPEN YARD SPACE
- OREGON ST.
- W 8TH AVE.
- W 9TH AVE.
- NEBRASKA ST.
- The site plan illustrates a rectangular property bounded by Oregon St. to the west, Nebraska St. to the east, W 8th Ave. to the north, and W 9th Ave. to the south. The plan includes several building footprints and open yard spaces. Key features and dimensions include:

 - Top Section (North of W 8th Ave.):** Contains a large building footprint labeled "10 UNITS 33'-8" HEIGHT" with a width of 191'-0". To its left is a smaller building footprint labeled "2 UNITS 33'-8" HEIGHT" with a width of 31'-5". Further left are two smaller building footprints labeled "29' BLDG" and "28' BLDG" with widths of 81'-0" and 64'-0" respectively.
 - Bottom Section (South of W 9th Ave.):** Contains a large building footprint labeled "10 UNITS 33'-8" HEIGHT" with a width of 191'-0". To its right is a smaller building footprint labeled "2 UNITS 33'-8" HEIGHT" with a width of 39'-0". Further right are two smaller building footprints labeled "32' BLDG" and "30' BLDG" with widths of 24'-6" and 24'-6" respectively.
 - Central Section:** A large open yard space labeled "31730 SF OPEN YARD SPACE" is located between the top and bottom building sections. It has a width of 191'-0" and a height of 3'-11".
 - Dimensions:** The overall width of the property is 202'-7". The overall height of the property is 202'-10". The distance between W 8th Ave. and W 9th Ave. is 202'-10". The distance between Oregon St. and Nebraska St. is 202'-7".
- OSHKOSH, WI 54902
- # SITE PLAN
- DATE: 06/27/2025
- ARCHITECT: EVAN WILLIAMS
- CLIENT: PANGAEA DIMENSIONS
- Page 9



YIELD SIGN



STOP SIGN



PEDESTRIAN SIGN



STREET LIGHT

0 50' 100'



Parcels Involved
and to be Rezoned
for townhome
development



PROPOSED ADDRESSES:
135, 137

W 8TH AVE

PROPOSED ADDRESSES:
107, 109, 111, 113, 115, 117
119, 121, 123, 125

OREGON ST

NEBRASKA ST

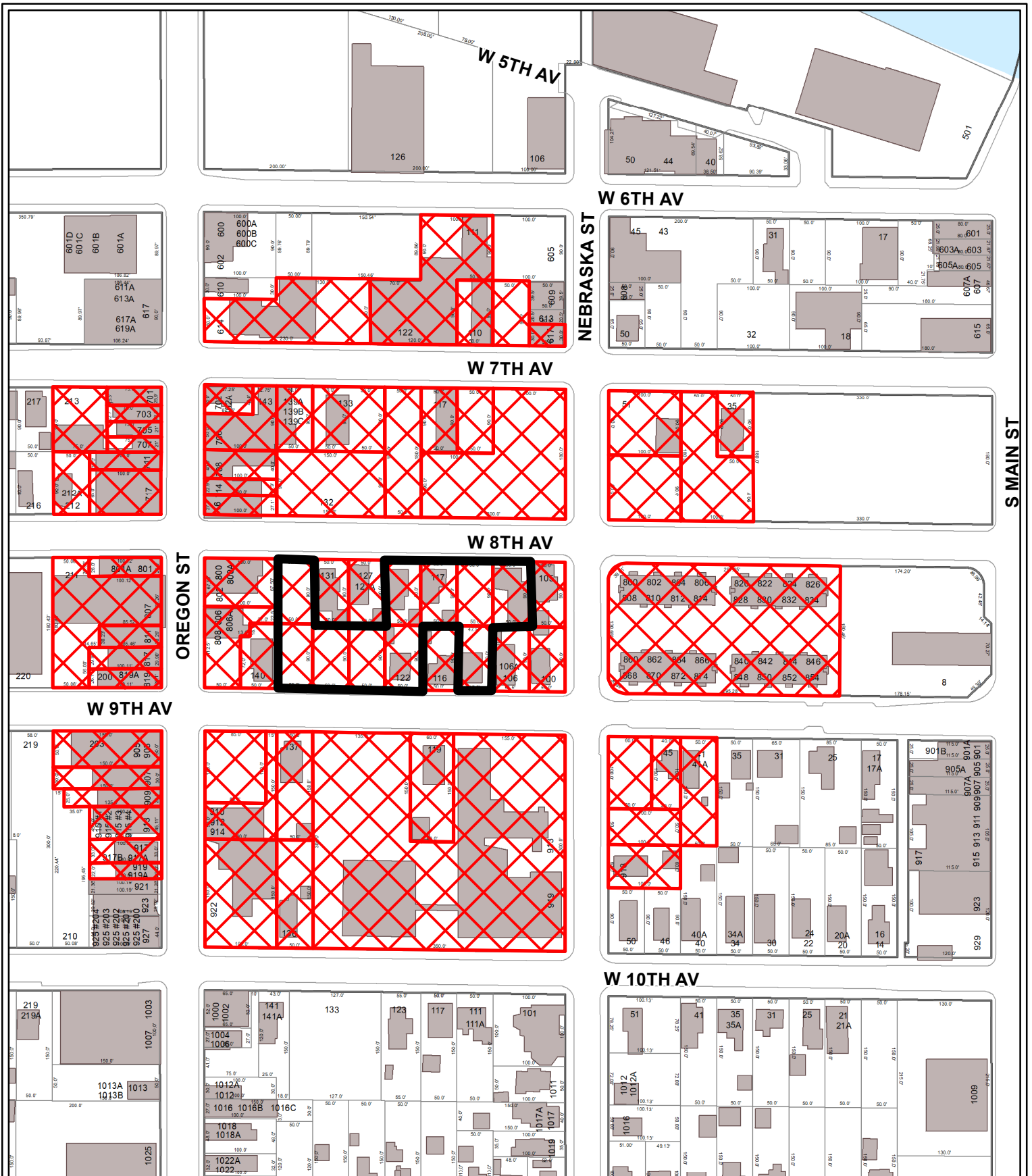
ZONE: CMU EXISTING COMMERCIAL/ MIXED-USE		137 ZONE: CMU AREA: 4506 SF	131 EXISTING SINGLE FAMILY RESIDENTIAL ZONE: TR-10	127 127A EXISTING SINGLE FAMILY RESIDENTIAL ZONE: TR-10	123 ZONE: TR-10 AREA: 4506 SF	117 ZONE: TR-10 AREA: 4506 SF	113 ZONE: TR-10 AREA: 4506 SF	107 ZONE: TR-10 AREA: 4506 SF	105 EXISTING SINGLE FAMILY RESIDENTIAL ZONE: TR-10
800 802 806 808 806A	801A 801 807 811 817 819A 819	136 ZONE: TR-10 AREA: 4506 SF	132 ZONE: TR-10 AREA: 4506 SF	126 ZONE: TR-10 AREA: 4506 SF	122 ZONE: TR-10 AREA: 4506 SF	116 EXISTING SINGLE FAMILY RESIDENTIAL ZONE: TR-10	112 ZONE: TR-10 AREA: 4506 SF	106A 106 EXISTING SINGLE FAMILY RESIDENTIAL ZONE: TR-10	100 EXISTING SINGLE FAMILY RESIDENTIAL ZONE: TR-10

PROPOSED ADDRESSES:
118, 120, 122, 124, 126, 128,
130, 132, 134, 136

W 9TH AVE

PROPOSED ADDRESSES:
110, 112

N ST



W 8TH & 9TH AVE PARCELS NOTICE MAP

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1 in = 0.03 mi

1 in = 180 ft

Printing Date: 6/20/2025

Prepared by: City of Oshkosh, WI



ITEM 2.b: General Development Plan Approval for a Multi-Family Development Located on the South Side of the 100 Block of West 8th Avenue and the North Side of the 100 Block of West 9th Avenue (Parcels 90301010000, 90301040000, 90301050000, 90301060000, 90301070000, 90301100000, 90301110000, 90301120000, 90301130000 and 90301150000)

Applicant: Jibril Odogba

Owner: Redevelopment Authority of the City of Oshkosh

Action Requested: The applicant requests approval of a 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 four vacant lots and one lot with an existing single-family home along West 8th Avenue and five vacant lots along West 9th Avenue. All properties are zoned Two Flat Residential-10 District (TR-10), with the exception of the western-most lot along West 8th Avenue (parcel 90301010000), which is zoned Central Mixed Used District (CMU). The surrounding area consists of residential uses and a church to the south, residential uses to the east, parking lots to the north, and mixed commercial uses to the west along Oregon Street. The 2040 Comprehensive Land Use Plan recommends Center City uses for the subject area.

<i>Existing Land Use</i>	<i>Zoning</i>
Vacant and Residential	TR-10 & CMU
<i>Recognized Neighborhood Organizations</i>	
None	

<i>Existing Uses</i>		<i>Zoning</i>
North	Parking lot	UMU & I
South	Residential & Institutional	CMU, I-PD, TR-10
East	Residential	CMU-PD
West	Mixed use & Residential	CMU

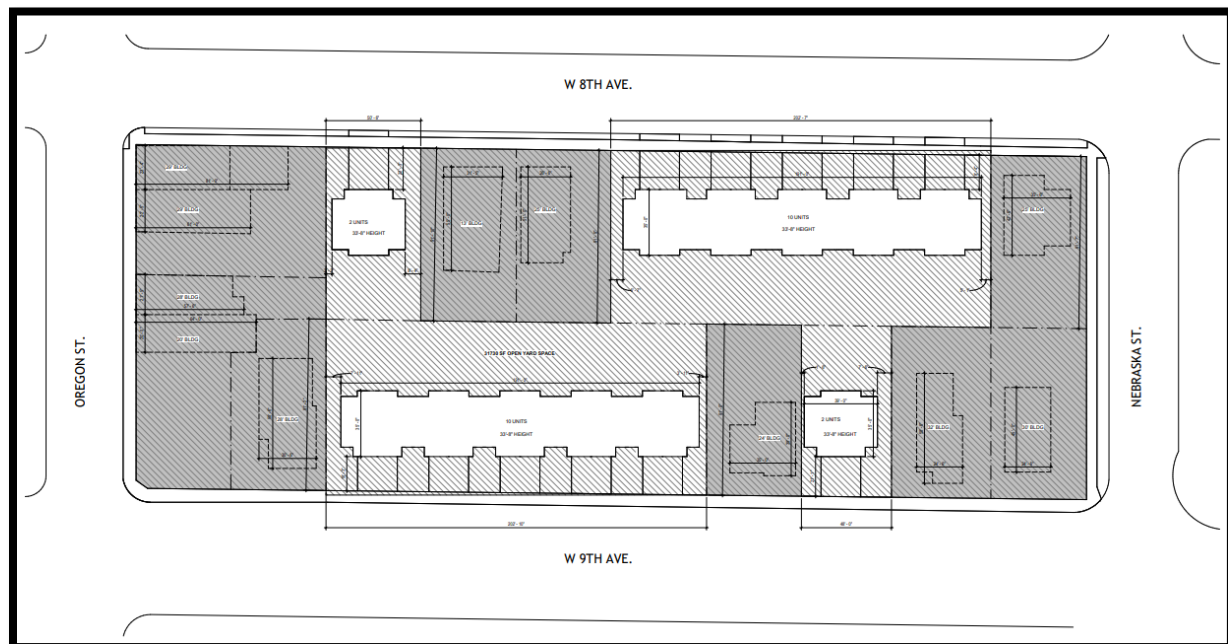
The applicant is proposing a multi-family development consisting of two, ten-unit townhome buildings and two, two-unit buildings; each building is on a separate individual lot. The proposed ten-unit townhomes are not permitted in the TR-10 District. Staff is supportive of a Base Standard Modification (BSM) to allow the proposed

townhomes, as the residential use will be compatible with neighboring residential uses and will also be compatible with the 2040 Comprehensive Land Use Plan recommendation of Center City, which promotes higher density residential uses.

A neighborhood meeting was held on August 13th, 2025. Neighbors in attendance were generally supportive of the proposed use. A Plan Commission workshop was held on February 19th, 2025, with Plan Commission voicing support for the proposed development.

Site Design & Access - The proposed site will have six driveway accesses from both West 8th Avenue and West 9th Avenue to one-car attached garages for each unit. A Certified Survey Map (CSM) will be required for the lot combinations needed for the ten-unit buildings. The proposed plan requires the following BSMs related to the site design:

- Increased impervious surface ratio to 58.7% for the two-unit lots and 59.1% for the ten-unit lots (maximum impervious surface ratio for the TR-10 District is 50%).
- Reduced front setback for the ten-unit buildings to 18.25 ft., (code requires 25 ft.).
- Reduced side yard setback for each of the sites to 1.5 ft. – 5.1 ft. (code requires a 7.5 ft.).



Staff is supportive of the increased impervious surface ratio as the overall site functions as a multi-family development which would typically allow for a higher impervious surface ratio. Also, the Center City future land use plan designation is intended to allow for high density development and increased impervious surface ratios. The reduced front and side yard setbacks are also supportable due to the Center City future land use plan designation which encourages higher density development. These potential BSMs will be addressed during future Specific Implementation Plan (SIP) reviews.

Per the City's Residential Design Standards, the setbacks of the two-unit buildings shall be consistent with the adjacent neighboring homes. The plan shows a slightly increased setback for the two-unit buildings as compared to the neighboring single and two-family homes, which may also be a potential BSM(s) addressed during SIP phases. A ten-foot principal building separation will be required from the neighboring homes and will be confirmed during the SIP phases.

Multi-family uses are required to provide outdoor recreation area at a minimum of 200 sq. ft. plus 25 sq. ft. per bedroom (1,400sq. ft.). The proposed site plan provides sufficient rear yard space to meet this requirement. The landscape plan shows pedestrian accesses running through the sites connecting to sidewalks on West 8th Avenue and West 9th Avenue. Cross access agreement(s) will be required for the walkways as they cross property lines.

	<u>Required</u>	<u>Provided</u>
Parking Spaces	Minimum: 28	48
Impervious Surface	Maximum: 50% of lot	59% of lots total
Building Height	Lesser of 35 ft. or 2 ½ stories	33' 8" and 3-stories

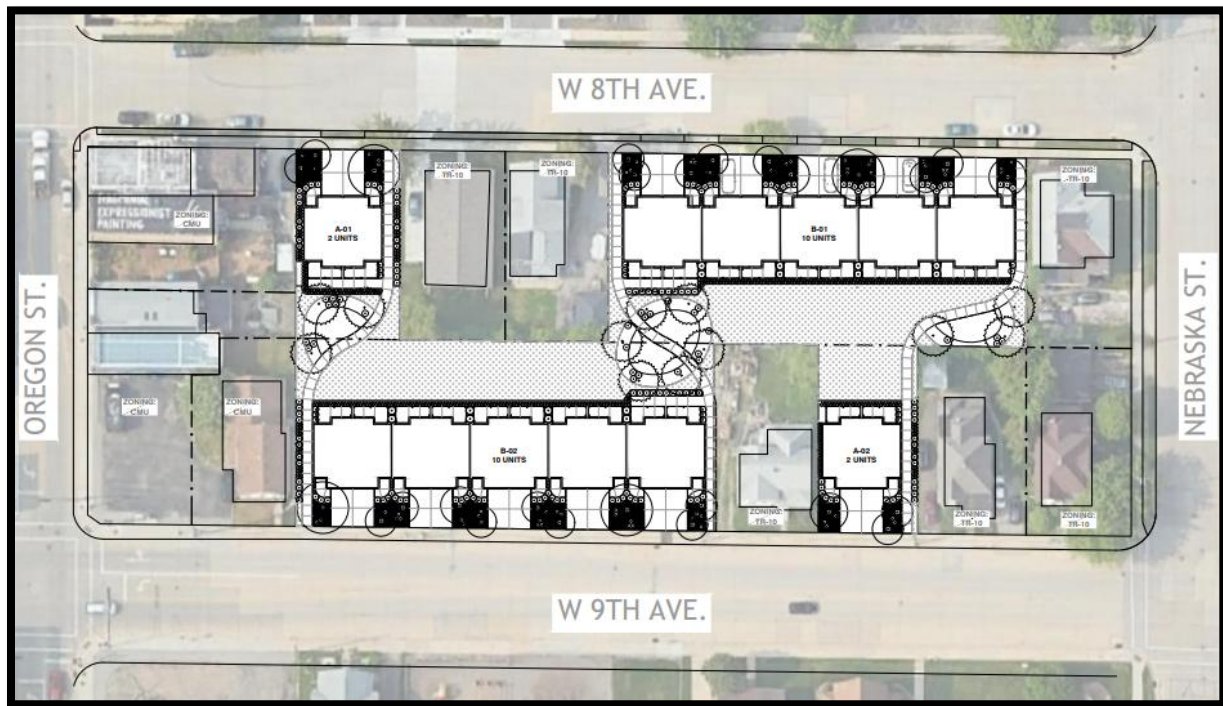
	<u>Minimum Required</u>	<u>Minimum Provided</u>
Front Setback	25 ft.	Various Deficiencies
Side Setback	7.5 ft.	Various Deficiencies
Rear Setback	25 ft.	35 ft. +/-

Signage - No signage plans were submitted with this request.

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.

Storm Water Management - The final storm water management plans will be reviewed during the SIP and/or Site Plan Review processes.

Landscaping - Code requires building foundation, paved area, street frontage, and yard landscaping requirements to be met for the proposed site. The applicant has provided a conceptual landscaping plan for the overall development.



The conceptual landscape plan shows a combination of trees and shrubs near the building foundations, around the paved areas, along the street frontages and within the yards. The final landscaping plan and landscape point requirements will be addressed during the SIP phases.

Building Facades - Building renderings for the ten-unit buildings were submitted as part of this request. The proposed building exteriors consist primarily of brick and window area. The total area devoted to windows and doors on the ten-unit buildings wall exceeds the 20% minimum requirement for multi-family uses. The two-unit buildings will need to meet the code minimum of 25% door/window area on the front facades for single and two-family uses. Final elevations will be submitted as part of each SIP phase.





The heights of the townhome buildings are shown to exceed the maximum height of two and a half stories for the TR-10 District. Staff is supportive of the proposed increased building height to 3-stories, as this is the result of utilizing ground-floor attached garages, serving as an efficient use of space to meet parking needs. The overall building height will remain under the maximum height of 35 ft. for the TR-10 District.

Findings:

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 the Zoning Ordinance, as the proposed multi-family use of the site will not have a negative impact on the public because it is compatible with neighboring residential uses and the 2040 Comprehensive Land Use Plan.
- (b) The proposed Planned Development project is consistent with the City's Comprehensive Plan as housing is listed as an intended use under the 2040 Comprehensive Land Use Plan recommendation of Center City.
- (c) The proposed Planned Development project would maintain the desired relationships between land uses, land use densities and intensities, and land use impacts because the residential use of the property is consistent with neighboring residential uses.

Recommendation and Conditions:

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

- 1. Base Standard Modification (BSM) to allow two, ten-unit townhomes in the TR-10-PD Zoning District.
- 2. All other BSMs will be addressed as part of the Specific Implementation Plan application.



City of Oshkosh

Planned Development Application For General Development Plan or Specific Implementation Plan

SUBMIT TO:
Dept. of Planning Services
215 Church Ave., P.O. Box 1130
Oshkosh, WI 54901
Room 204
PHONE: (920) 236-5059
Email: planning@oshkoshwi.gov

****PLEASE TYPE OR PRINT USING BLACK INK****

APPLICANT INFORMATION

Petitioner: Jibril Odogba Date: 05-23-2025

Petitioner's Address: 3215 Golf Road, Ste 222 City: Milwaukee State: WI Zip: 53018

Telephone #: (262) 378-1110 Email: jodogba@pangaeadimensions.com Contact preference: ☐ Phone ☒ Email

Status of Petitioner (Please Check): ☒ Owner ☐ Representative ☐ Tenant ☐ Prospective Buyer

Petitioner's Signature (required):  Date: 05-23-2025

OWNER INFORMATION

Owner(s): Pangaea Dimensions Date: 05-23-2025

Owner(s) Address: 3215 Golf Road, Ste 222 City: Delafield State: WI Zip: 53018

Telephone #: (262) 378-1110 Email: jodogba@pangaeadimensions.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:  Date: 05-23-2025

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: N of W 8th ave, S of W 9th ave, between Oregon st and Nebraska st

Proposed Project Type: Single Family 24 Townhomes

Estimated Cost: \$77,000

Current Use of Property: Vacant lot Zoning: current zoning: TR-10 & CMU

Land Uses Surrounding Your Site: North: 8th avenue

South: 9th avenue

East: Nebraska street

West: Oregon street

- 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 <https://www.oshkoshwi.gov/PlanningServices/>

SUBMITTAL REQUIREMENTS – Must accompany the application to be complete.

(Submit only digital files. If file size exceeds 10 mb, please send through a file transfer. 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 and enhancements that will be provided to compensate for them.
 - ❑ 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:
 - All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled
 - All required and proposed building setback and offset lines
 - Impervious surface ratio (percentage)

- All existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, walls
 - Location of all outdoor storage and refuse disposal areas and the design and materials used for construction
 - Location and dimension of all on-site parking (and off-site parking provisions if they are to be utilized), including a summary of the number of parking stalls provided per the requirements of Section 30-175 City of Oshkosh Zoning Ordinance
 - Location and dimension of all loading and service areas on the subject property
 - Location, height, design, illumination power and orientation of all exterior lighting on the property including a photometrics plan
 - Location of all exterior mechanical equipment and utilities and elevations of proposed screening devices where applicable (i.e. visible from a public street or residential use or district). Mechanical equipment includes, but is not limited to; HVAC equipment, electrical transformers and boxes, exhaust flues, plumbing vents, gas regulators, generators
- ❑ 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 and required and provided landscaping points for all applicable landscaping components (building foundation, paved areas, street frontages, yards, bufferyards).
 - ❑ 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. The architectural plans shall include a percentage breakdown of exterior materials applied to each building façade.
 - ❑ Conceptual 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.
 - ❑ Any other necessary information as determined during pre-submittal meeting with City staff.
 - ❑ 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 and enhancements that will be provided to compensate for them.
 - 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.

Planning Staff may waive certain requirements if deemed not applicable to the project review.

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: 05-23-2025



Proposed Planned Development Description: Claw Visions

The Claw Visions (Oshkosh 24 Townhomes) project is a thoughtfully envisioned **Planned Development** that combines sustainability, community-centered design, and attainable housing for today's workforce. Anchored in **livability, climate justice**, and **neighborhood revitalization ideals**, the development seeks to activate a formerly underutilized area with **high-quality, energy-efficient housing** in alignment with the **South Shore Redevelopment Area Amendment #3 (2024)** and the **Comprehensive Plan** goals.

General Project Themes and Vision (see project images in the Appendix)

Our vision is rooted in:

- **Sustainability and Net Zero Energy** readiness
- **Walkable community living** with shared green space
- **Affordability and workforce accessibility**
- **Architectural harmony** with Oshkosh's historic and urban character

Residents will enjoy a modern, yet timeless design aesthetic with tri-level townhomes that blend clean lines, warm materials, and natural landscaping. The development embraces a **human-scaled neighborhood feel**—inviting front stoops, integrated greenways, and thoughtful pedestrian paths encourage interaction and foster a sense of belonging.

General Mix of Dwelling Unit Types and Land Uses

The development consists of:

- **24 rental townhomes**: each featuring 2 bedrooms, 1.5 bathrooms, an attached garage, and private patio space
- **Open integrated communal green space**—serving as a shared backyard, gathering area, and stormwater management feature

Residential Densities and Intensities



- **Approximate residential density:** ~12–14 units per acre across clustered infill parcels
- Each townhome is approximately **900 sq ft of finished living space**, plus a garage and storage for a total of ~1,000 sq ft per unit
- **Modest urban density** that supports the goals of Smart Growth, walkability, and infill without overwhelming the surrounding built environment

Natural Features and Environmental Enhancements

- **Minimal disruption to existing topography**, with landscape design focused on reintroducing tree canopy and softening urban heat islands
- Green infrastructure including **permeable pavement, bioswales, and native landscaping** will reduce runoff and enhance site ecology

Relationship to Nearby Properties and Public Streets

- Designed to complement and **conform with the existing neighborhood characteristics**
- **Walkable design** that enhances street frontage and integrates well with the adjacent residential lots
- Open space and side setbacks **preserve neighbor privacy and encourage interaction**
- Building orientation and landscaping create a **welcoming street presence**

Relationship to Comprehensive and Area Plans

- Directly supports:
 - **A Place in Oshkosh: Housing Needs Assessment & Strategy (2022)** by increasing the housing stock and quality
 - **South Shore Redevelopment Area Plan** by promoting infill development and economic revitalization
 - **Sustainable Oshkosh 2020** by targeting Net Zero Energy Ready construction and long-term environmental goals

Zoning Ordinance Exceptions & Enhancements



To enable this unique and impactful development, the Planned Development seeks the following **zoning exceptions**:

- **Lot coverage** slightly exceeding base zoning in some clusters due to tighter urban infill
- **Reduced front-yard and side-yard setbacks** to encourage walkability and align with current neighbors' setbacks
- **Flexible design standards** to accommodate green infrastructure, rooftop solar orientation, and integrated open space

To **compensate for these exceptions**, we propose:

- **Enhanced sustainability features** (solar-ready roofs, heat pumps, permeable surfaces)
- **Publicly accessible green space** with benches, walking paths, and community plantings
- High-quality materials and aesthetic design
- Architectural continuity and streetscape enhancements

Development Timeline and Staging

The Oshkosh 24 Townhomes project will be implemented in **four overlapping phases** to optimize resource deployment and adaptively respond to market and community needs:

- **Phase 1 (10 months)**: Construction of the **first 2 townhomes** begins along with **site preparation** for Phase 2.
- **Phase 2 (15 months)**: Concurrent with Phase 1 completion, **10 additional townhomes** will be developed.
- **Phase 3 (10 months)**: Following the early stages of Phase 2, another **2 townhomes** will be constructed in a mirrored configuration.
- **Phase 4 (15 months)**: Final construction of the **remaining 10 townhomes**, completing the planned 24-unit community.

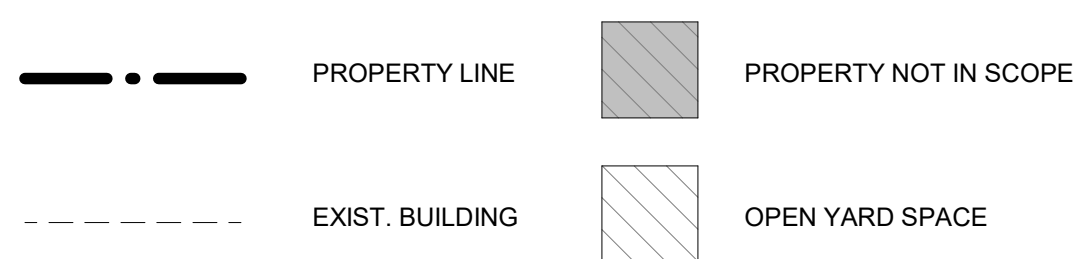
This phased approach ensures manageable build-out, early occupancy, and measured integration into the neighborhood.

CONCEPTUAL RENDER - FRONT



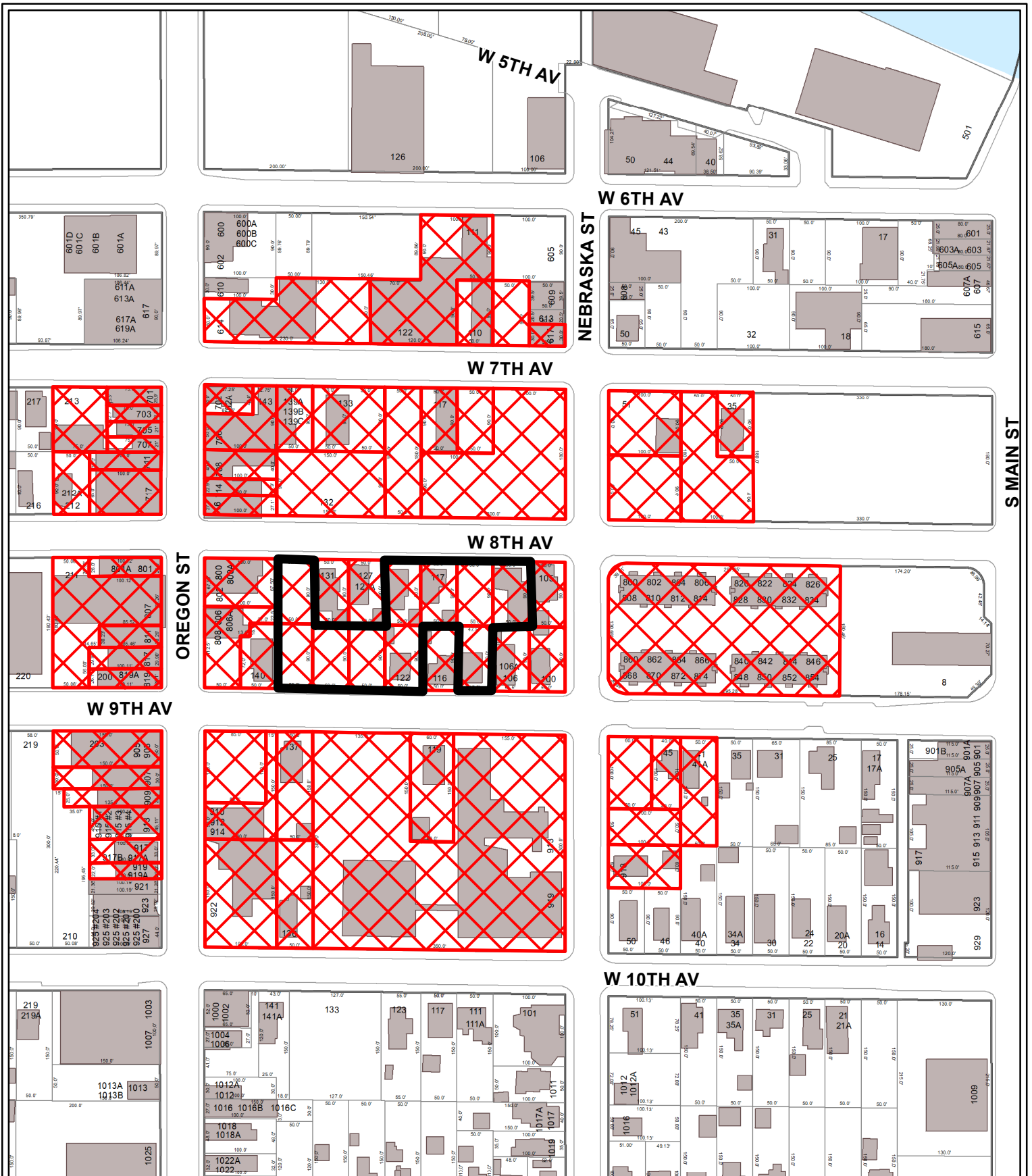
CONCEPTUAL RENDER - BACK





SITE PLAN

CLIENT: PANGAEA DIMENSIONS



W 8TH & 9TH AVE PARCELS NOTICE MAP

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1 in = 0.03 mi

1 in = 180 ft

Printing Date: 6/20/2025

Prepared by: City of Oshkosh, WI





DATE: 09/02/2025

SUBJECT: **Public Hearing:** Review and make a recommendation on a Zone Change from Heavy Industrial District (HI) to Heavy Industrial District with a Planned Development Overlay (HI-PD) and approval of a General Development Plan and Specific Implementation Plan for a building expansion at 2751 Universal Street

Attachments

Item 3

ITEM 3: Public Hearing: Zone Change from Heavy Industrial District (HI) to Heavy Industrial District with a Planned Development Overlay (HI-PD) and Approval of a General Development Plan and Specific Implementation Plan for a Building Expansion at 2751 Universal Street

Applicant: Keller Inc.

Property Owner: Millwork Distributors Inc.

Action Requested: The applicant requests approval of a zone change from Heavy Industrial District (HI) to Heavy Industrial District with a Planned Development Overlay (HI-PD) for the property at 2751 Universal Street. The applicant is also requesting General Development Plan and Specific Implementation Plan approval for expansion and remodel of the existing facility.

Applicable Ordinance Provisions: Zoning map amendment standards are found in Section 30-381 of the Zoning Ordinance. Planned Development standards are found in Section 30-387 of the Zoning Ordinance.

Property Location and Background Information: The subject site consists of a five-acre parcel located in the Southwest Industrial Park, on Universal Street, just north of West South Park Avenue. The site is home to Millwork Distributors, who manufacture and sell finished wood and composite materials. The site also consists of semi loading/unloading areas and an associated parking lot. The site and surrounding area are zoned Heavy Industrial District (HI) with a mixture of differing industrial land uses. The 2040 Comprehensive Land Use Plan recommends Industrial for the subject area.

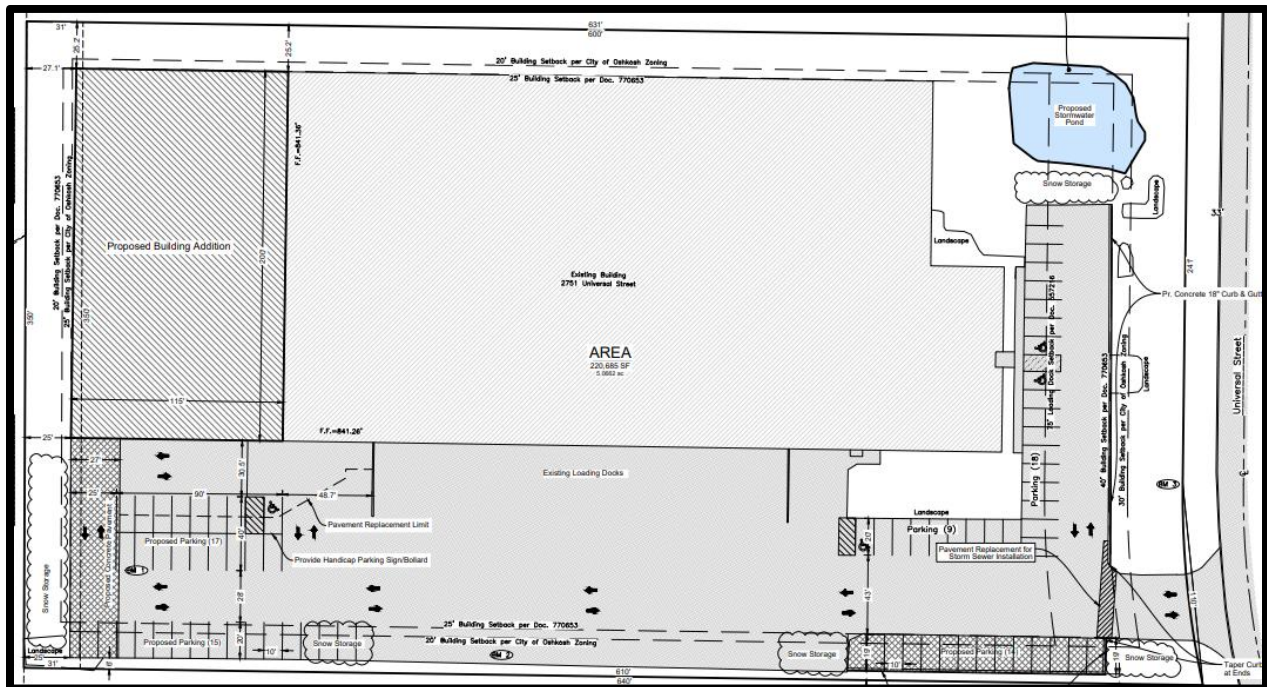
<i>Existing Land Use</i>	<i>Zoning</i>
Industrial	HI

<i>Existing Uses</i>	<i>Zoning</i>
North Industrial	HI
South Vacant	HI
East Industrial/Professional Services/Commercial	HI
West Industrial	HI

The applicant is proposing to rezone the subject site to Heavy Industrial District with a Planned Development Overlay (HI-PD) from Heavy Industrial (HI). The requested Planned Development Overlay designation is intended to allow for flexibility in the zoning ordinance to accommodate expansion of the existing facility at the property. The applicant has submitted plans to construct a 23,067 sq. ft. building expansion, attached to the west side of the existing building, and install new pavement to accommodate more parking stalls. Staff is supportive of the proposed rezone as it will assist with accomplishing a building expansion and the need for more employee parking, both related to the increased impervious surface ratio.

Use/Site Design/Access - The current use of the property is unchanged. The proposed building expansion and new parking areas will be accessed by an existing drive lane off of Universal Street as well as a new stormwater pond on the northeast side of the property.

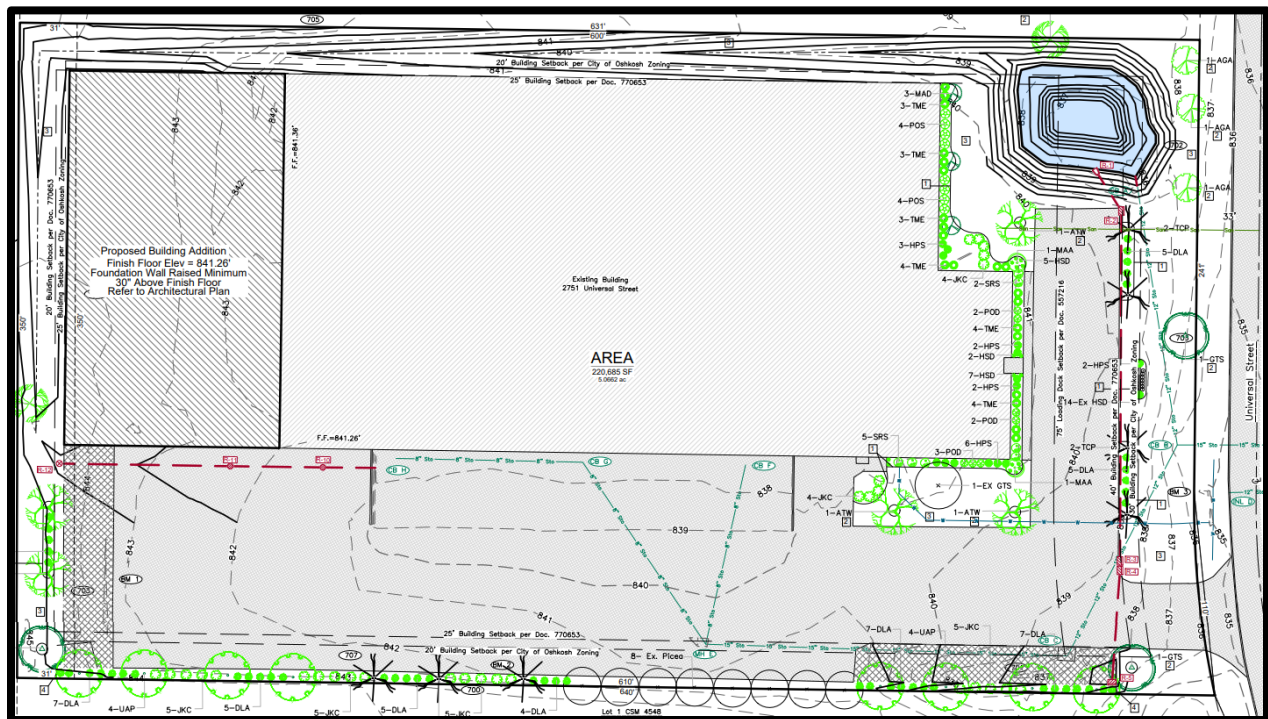
Standards	Required	Provided
Front Setback (east)	30 ft. min.	Existing building
Rear Setback (west)	25 ft. min.	Expansion at 25 ft.
Side Setback (north)	20 ft. min.	Existing building
Side Setback (south)	20 ft. min.	Existing building
Impervious Surface	70% max.	76.6%
Parking Calculation	1 stall per employee = 60	73



Proposed site plan showing building expansion, new parking areas, and new stormwater pond

Zoning code allows for a 70% Maximum Impervious Surface Ratio in all Heavy Industrial Zoning Districts. The applicant is requesting a Base Standard Modification (BSM) to allow for 76.6% of the property to be impervious. Staff is supportive of the BSM request to allow for an increased impervious surface ratio as this will help accommodate needed employee parking, ADA accessible stalls, and the building expansion. To offset this request the applicant is proposing to install landscaping that exceeds zoning code requirements.

Landscaping - The Zoning Ordinance does not require any new landscaping points for this project because the building expansion does not exceed 50 percent of the existing floor area, nor does the new pavement exceed 50 percent of the existing pavement area. The applicant is however improving the overall site by proposing to install more plantings than what code would require to help offset their BSM request.



Landscape Requirements (Zoned HI - Adjacent to HI)

Total Existing Building Area = 220,685 sf

Total Addition Building Area = 23,000 sf (10.4% increase)

Total Existing Parking Area (excluding entrance) = 64,045 sf + 30 Parking Stalls

Total Addition Parking Area (excluding entrance) = 6,323 sf (9.87% increase) + 43 Parking Stalls

Street Frontage (SF): 30 points per 100' of Length (50% of points = Medium Trees)
Length = 315' (Less Entrance) - Required Points = 94.5 (47.25 pts Medium Trees)
Redesign Actual = 99.5 pts (49.5 pts Medium Trees - 50 pt Tall Tree)

Paved Areas (PA): 30 points per 10 stalls or 10,000 sq ft (Greater of)
(30% of points = Med/Tall Trees, 40% of points = Shrubs)
1 Tree per Parking Island = No Parking Islands Designed - End Row Parking = 7 Trees
1 Tree per 40' Perimeter (of Parking Area) - 480' Length = 12 Required
Actual = 73 Stalls or 70,368 sq ft Required Points = 219 (65.7 pts Trees, 87.6 pts Shrubs)
Actual = 7 Trees in Parking Islands
Actual = 269.2 pts (165 pts Trees - 104.2 pts Shrubs)
Note - Perimeter Tree Pts under Yard Pts

Yard (YD): 10 points per 1,000 sq ft of Building
Total New Area = 23,000 sq ft Required Points = 230
Existing Points = 1,052.4
New Point Total Needed = 1,052.4 + 230 = 1,282.4
Removed Points = 682.4
New Added Points = 1,247.5
Total Actual = 1,617.5

Building Foundation (BF): 20 points per 100' of Building
Total Length New + Existing = 1,414' Required Points = 282.8
Actual = 285.7

Buffer Yard: 0 pts Required When Adjacent to Same Zone
Zoned HI - Adjacent to HI

Screen Utilities & Disposal Area. No Minimum Required Points - Screening Required
Assessment - Generator Area = 25 pts Evergreen Shrub

Landscaping Calculations

Building Foundation - For new development, code requires 20 landscaping points per 100 linear feet of building foundation. According to the submitted landscape plan the applicant is providing more than what would be required, which brings this property into compliance with the current landscaping requirements.

Paved Area - For a new development, code requires 30 landscaping points per ten stalls or 10,000 sq. ft. of pavement. According to the submitted landscape plan, the applicant is providing more than what would be required, bringing the property into compliance.

Street Frontage - For a new development, code requires 30 landscaping points per 100 linear feet of street frontage. According to the submitted landscape plan the applicant is providing more than what would be required, bringing the property into compliance.

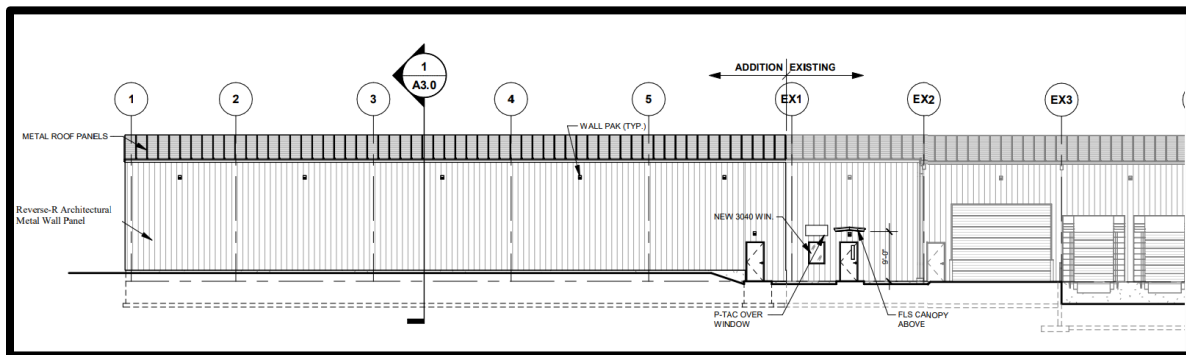
Yards - For a new development, code requires ten landscaping points per 1,000 sq. ft. of gross floor area. According to the submitted landscape plan the applicant is providing more than what would be required, bringing the property into compliance.

According to the applicant, this property currently has a total of 1507.9 landscaping points. A number of these plantings need to be removed due to being dead, in decline, overgrown, or within one of the expansion areas. The proposed landscaping plan shows a total of 2271.9 landscaping points, which is the sum of all new plantings and the existing plantings that can be saved. This increase in overall landscaping sufficiently compensates for the proposed BSM for increased impervious surface ratio.

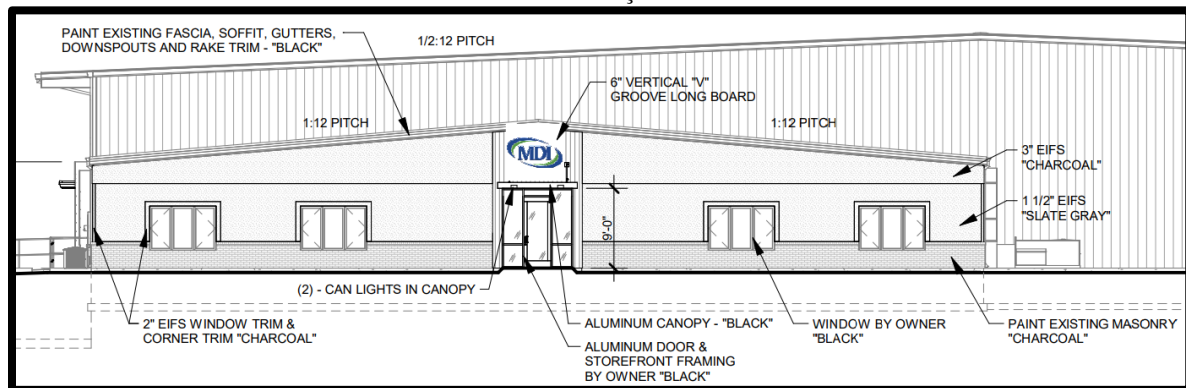
Storm Water Management/Utilities - The Department of Public Works has noted that final submitted plans are required to be in full compliance with the requirements of the City of Oshkosh Municipal Code Chapter 14 for storm water management and a Notice of Intent (NOI) shall be filed with WDNR.

Site Lighting - The applicant submitted a photometric plan for the site. The lighting levels meet the 0.4 foot-candle minimum requirement for new paved areas and driveway access, while not exceeding the maximum of 0.5 foot-candles of light trespass at the property lines. The plan shows light fixtures to be mounted at 25 ft. which is the maximum allowed height to mount a light fixture in the HI District.

Building Facades – The applicant plans to improve exterior front façade by painting the existing brick charcoal and gray colors and replacing window trims with a charcoal color. The exterior material on the building expansion will match the existing metal siding, as shown below, which is compliant with exterior design standards for an addition that is less than 50 percent of an existing building footprint.



North Façade



East Façade

Findings:

In its review and recommendation to the Common Council on an application for a Zoning Map amendment, staff recommends the Plan Commission make the following findings based on the criteria established by Chapter 30-381 (D)(2):

- (a) Advances the purposes of this Chapter as outlined in Section 30-03 because the proposed Planned Development Overlay will allow for further review of development on the site.
- (b) Is in harmony with the Comprehensive Plan because the underlying zoning designation (HI) is consistent with the 2040 Comprehensive Land Use Plan designation of Industrial.
- (c) Maintains the desired overall consistency of land uses, land use intensities, and land use impacts within the pertinent zoning districts because the HI zoning designation is the consistent zoning of neighboring properties.
- (d) Addresses any of the following factors that are not properly addressed on the current Official Zoning Map:
 - (ii) Factors have changed (such as new data, infrastructure, market conditions, development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district because site expansion has been proposed that may need relief from the bulk regulations of the current zoning ordinance.

In its review and recommendation to the Common Council on an application for a Planned Development district, staff recommends the Plan Commission consider 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 because the current land use is consistent with the HI zoning designation and Industrial 2040 Comprehensive Land Use Plan designation.
- (b) The proposed Planned Development project is consistent with the City's Comprehensive Plan as Industrial land uses are designated for this property in the 2040 Comprehensive Land Use Plan.
- (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 because the proposed industrial use is consistent with neighboring industrial uses along Universal Street.
- (f) Project design does not detract from areas of natural beauty surrounding the site as the applicant plans to install more trees, shrubs, and plants to the site.
- (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 because increased landscaping points and increased planting size will be provided to compensate for BSM requests.

Recommendation/Conditions:

Staff recommends approval of the Zone Change, General Development Plan, and Specific Implementation Plan with the findings listed above and the following conditions:

1. Base Standard Modification to allow increased impervious surface ratio to 76.6%.
2. Final landscaping plan shall be reviewed and approved by the Department of Community Development.



City of Oshkosh Application Zoning Map Amendment (Rezoning)

SUBMIT TO:
Dept. of Planning Services
215 Church Ave., P.O. Box 1130
Oshkosh, Wisconsin 54903-1130
Room 204
PHONE: (920) 236-5059
Email: planning@oshkoshwi.gov

****PLEASE TYPE OR PRINT USING BLACK INK****

APPLICANT INFORMATION

Petitioner: **Keller, Inc.** Date: **7-15-2025**
Petitioner's Address: **N 216 State Road 55** City: **Kaukauna** State: **WI** Zip: **54130**
Telephone #: (**920**) **427-4461** Email: swinterfeldt@kellerbuilds.com Contact preference: ☐ Phone ☒ Email
Status of Petitioner (Please Check): ☐ Owner ☒ Representative ☐ Tenant ☐ Prospective Buyer
Petitioner's Signature (required): _____ Date: **7-15-25**

OWNER INFORMATION

Owner(s): **Millwork Distributors, Inc.** Date: **7-15-2025**
Owner(s) Address: **2751 Universal Street** City: **Oshkosh** State: **WI** Zip: **54904**
Telephone #: (**920**) **232-2685** Email: scott.ryback@mdi-oshkosh.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: _____ Date: **7/16/25**

ZONING AND DEVELOPMENT INFORMATION

Address/Location of Rezoning Request: **2751 Universal Street, Oshkosh, WI 54904**
Tax Parcel Number(s): **91329120200**
Rezoned property from: **Heavy Industrial** to **HI-PD**
Purpose for Rezoning: **Impervious Percentage**

Describe existing property development and land use: **Industrial / Warehouse**

Green Space Percentage: 34.4% Building Area: 74,089 sq.ft. Pavement 70,599 sq.ft.

Describe proposed development and/or proposed land use: **Industrial / Warehouse**

Green Space Percentage: 20.7% Building Area: 98,083 sq.ft. Pavement 77,003 sq.ft.

Proposed time schedule for development and/or use of the property:

Fall 2025 Start - Spring 2026 Completion

Zoning Adjacent to the Site:

North:	Heavy Industrial
South:	Heavy Industrial
East:	Heavy Industrial
West:	Heavy Industrial



City of Oshkosh

Planned Development Application For General Development Plan or Specific Implementation Plan

Dept. of Planning Services
215 Church Ave., P.O. Box 1130
Oshkosh, WI 54901
Room 204
PHONE: (920) 236-5059
Email: planning@oshkoshwi.gov

****PLEASE TYPE OR PRINT USING BLACK INK****

APPLICANT INFORMATION

Petitioner: Keller, Inc. Date: 7-15-2025

Petitioner's Address: N216 State Road 55 City: Kaukauna State: WI Zip: 54130

Telephone #: (920) 427-4461 Email: swinterfeldt@kellerbuilds.com Contact preference: ☐ Phone ☒ Email

Status of Petitioner (Please Check): ☐ Owner ☒ Representative ☐ Tenant ☐ Prospective Buyer

Petitioner's Signature (required): [Signature] Date: 7-15-25

OWNER INFORMATION

Owner(s): Millwork Distributors Inc. Date: 7-15-2025

Owner(s) Address: 2751 Universal Street City: Oshkosh State: WI Zip: 54904

Telephone #: (920) 232-2685 Email: scott.ryback@mdi-oshkosh.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: [Signature] Date: 7/16/25

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: 2751 Universal Street, Oshkosh, WI 54904

Proposed Project Type: Warehouse Addition, Remodel & Office Facade

Estimated Cost: \$2,500,000

Current Use of Property: Industrial / Warehousing Zoning: Heavy Industrial

Land Uses Surrounding Your Site: North: Heavy Industrial

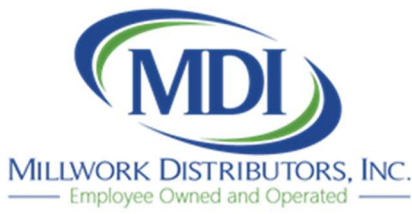
South: Heavy Industrial

East: Heavy Industrial

West: Heavy Industrial

- 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 <https://www.oshkoshwi.gov/PlanningServices/>



August 11, 2025

City of Oshkosh – Plan Commission
215 Church Avenue
Oshkosh, WI 54903

RE: Zoning Map Amendment & Planned Development Application for property located at 2751 Universal Street, Oshkosh, WI 54904; further described as NE 1/4, SW 1/4 of Section 33, T.18N. - R.16E., CITY OF OSHKOSH

Dear Plan Commission:

Thank you for your review of the proposed Zoning Amendment. We appreciate the Plan Commission's willingness to work together to improve the community by expanding business, improving the Industrial Park's curb appeal, and increasing handicap accessibility.

Millwork Distributors, Inc. is proposing a substantial \$2,5000,000.00 expansion and remodel to their existing facility. Project goals include:

- Increased warehouse space to accommodate growth.
- Remodel of restrooms and breakroom facilities for employee comfort and handicap accessibility.
- Exterior facade updates for a modern curb appeal.
- Additional parking for increased employment and handicap accessibility.
- Major upgrades to the stormwater systems to meet today's standards for retention and filtration.
- * Please see included Architectural and Civil Engineered Plans that illustrate these facility improvements.

The project is scheduled to begin in September 2025 and will be completed in April 2026. Priority during construction will be earthwork, including stormwater facility upgrades, interior and exterior concrete work for site stabilization, and exterior facade work prior to frost conditions. This will allow for general building erection and interior remodel throughout the winter months and prompt completion of landscaping features come springtime.

To accomplish the facility, handicap accessibility, and stormwater upgrades noted above, the site will require a reduction of greenspace from 34.4% to 22.8% of the parcel. Current zoning standards call for 30% greenspace for Heavy Industrial Zoning. As a result, Millwork Distributors is seeking the approval of a Planned Development Overlay Zoning which would allow this project to move forward. In exchange for the reduction of greenspace percentages, landscaping will be provided that will exceed the current requirements (list requirements and additional provided) for Heavy Industrial Zoning. Additionally, the current dry pond will become a landscaped wet pond and the front office facade, facing the roadway, will be refreshed.

We appreciate your consideration to allow these upgrades to this property and the Industrial Park overall.

Scott Ryback, President & CEO
Millwork Distributors, Inc.
2751 Universal Street
Oshkosh, WI 54904

Sam Winterfeldt
Keller, Inc.
N216 State Road 55,
Kaukauna, WI 54130

SHEET INDEX

- C1.0 CONCEPTUAL SITE PLAN
EX1.0 EXISTING FLOOR PLAN
EX2.0 EXISTING ELEVATIONS
A1.0 FLOOR PLAN
A1.1 ENLARGED FLOOR PLANS
A2.0 ELEVATIONS
A3.0 SECTIONS
A3.1 SECTIONS
A7.0 REFLECTED CEILING PLAN
S1.0 FOUNDATION PLAN

BUILDING & FIRE AREA
SQUARE FOOTAGES

FLOOR AREAS	EXISTING	NEW	SUB-TOTAL
SECOND FLOOR	N/A	----- S.F.	----- S.F.
FIRST FLOOR	74,002 S.F.	24,000 S.F.	98,002 S.F.
CANOPIES (COLUMN SUPPORTED)	77 S.F.	----- S.F.	77 S.F.
BASEMENT	N/A	----- S.F.	----- S.F.
BUILDING AREA SUB-TOTALS	74,079 S.F.	24,000 S.F.	98,079 S.F.
MEZZANINES	9,113 S.F.	----- S.F.	9,113 S.F.
FIRE AREA TOTALS	83,182 S.F.	24,000 S.F.	107,182 S.F.

BUILDING CODE ANALYSIS

- PROJECT ADDRESS**
2751 UNIVERSAL STREET, OSHKOSH, WI, 54904
- APPLICABLE CODES**
2015 International Building Code (w/ WI Amendments)
2015 IECC
2015 IEBC (Level 2 Alteration)
- OCCUPANCY**
S1
Accessory Use
NONE
Incidental Use
NONE
High-Piled Combustible Storage
YES
Hazardous Materials
NO
Multiple Control Areas
NO
- HEIGHT & AREA**
Building Height: 27'-0"
Number of Stories: 1
Total Building Area: 24,000 S.F.
Total Fire Area: 24,000 S.F.
Mixed/Separated Occupancies
Unlimited Area Building
Maximum Allowed: 75'-0"
Maximum Allowed: 3
Maximum Allowed: 70,000 S.F.
Maximum Allowed: 70,000 S.F.
NO
- CONSTRUCTION TYPE**
Construction Classification
Fire Separation Distance
IIB
>10'-0"
- FIRE PROTECTION SYSTEMS**
Assumed Sprinkler Type
Fire Alarm System
NFPA 13
NO
- MEANS OF EGRESS**
Occupant Load 48
Panic Hardware NO
- STRUCTURAL DESIGN**
Risk Category
Design Loads
Roof Live Load
Walk-on IMP Ceiling Live Load
Steel Framing
Collateral Load
Wood Truss
Top Chord Dead Load
Bottom Chord Load
Mezzanine/Second Floor/Basemen
Live Load
Point Load (Partition)
Snow Load Criteria
Ground Snow Load (Pg)
Exposure Factor (Ce)
Thermal Factor (Ct)
Wind Loads
Wind Load
Surface Roughness
Exposure Category
Earthquake Load Criteria
Soil Site Class
Ss
S1
115 MPH
B
D
D
0.296
0.061
- PLUMBING SYSTEMS**
Mens WC Required
Womens WC Required
Drinking Fountain Required
Other Source
Ambulatory Stall Required
1
1
1
YES
YES
- MECHANICAL SYSTEMS**
NO SINGLE PIECE OF EQUIPMENT OVER 400,000 BTU
NO BOILERS OVER 15PSI AND 10 HORSEPOWER

SITE INFORMATION

- SITE CONTENT**
Building Size
Hard Surface
Green Space
Parcel Size (Approx.)
Parking Provided
Area of Disturbance
96,826 S.F.
65,803 S.F.
57,929 S.F.
220,558 S.F.
-- Stalls
-- S.F.
43.90%
29.84%
26.26%
5.06 Acres
- ZONING**
Property Zoning
Setbacks
Hard Surface Setback
Coverage Limit
Greenspace Requirement
Parking Required
Refuse Enclosure
RTU SCREENING
FY :--" SY :--" RY :--"
:--"
:--"
:--"
:--"
:-- Stalls
YES/NO
YES/NO

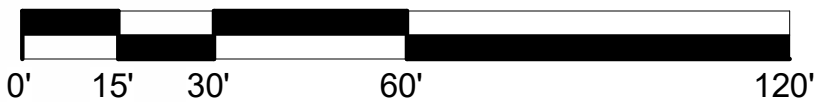
PARKING COUNTS

	NUMBER OF SPACES
HANDICAP	4
EMPLOYEE	60
CUSTOMER	9



CONCEPTUAL SITE PLAN

1" = 30'-0"



THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. BACKGROUND INFORMATION TAKEN FROM LOCAL GIS DATE. AERIAL IMAGERY AND/OR CLIENT PROVIDED INFORMATION, EASEMENTS, STREAMS AND ROADS ARE APPROXIMATE IN NATURE. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED.

PROPOSED FOR:

MILLWORK DISTRIBUTORS INC.

OSHKOSH,

WISCONSIN



Keller

PLANNERS | ARCHITECTS | BUILDERS

- FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-2795 /
1-800-236-2534
FAX (920) 766-5004
- MILWAUKEE
W204 N11509
Coldendale Rd
Germantown, WI 53022
PHONE (262) 250-9710
FAX (262) 250-9740
- MADISON
711 Loh Dr.
Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337
- WAUSAU
5605 Ilac Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181
- www.kellerbuilds.com

PROPOSED FOR:

MILLWORK DISTRIBUTORS INC.

OSHKOSH, WISCONSIN

"COPYRIGHT NOTICE"

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REVISIONS

1	05.12.2025	KRW
2	05.21.2025	KRW
3	06.05.2025	KRW
4	06.13.2025	TDP
5		
6		

PROJECT MANAGER:

S. WINTERFELDT

DESIGNER:

G. STRAUB

INTERIOR DESIGNER:

DRAWN BY:

TDP

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:

P24253

CONTRACT NO:

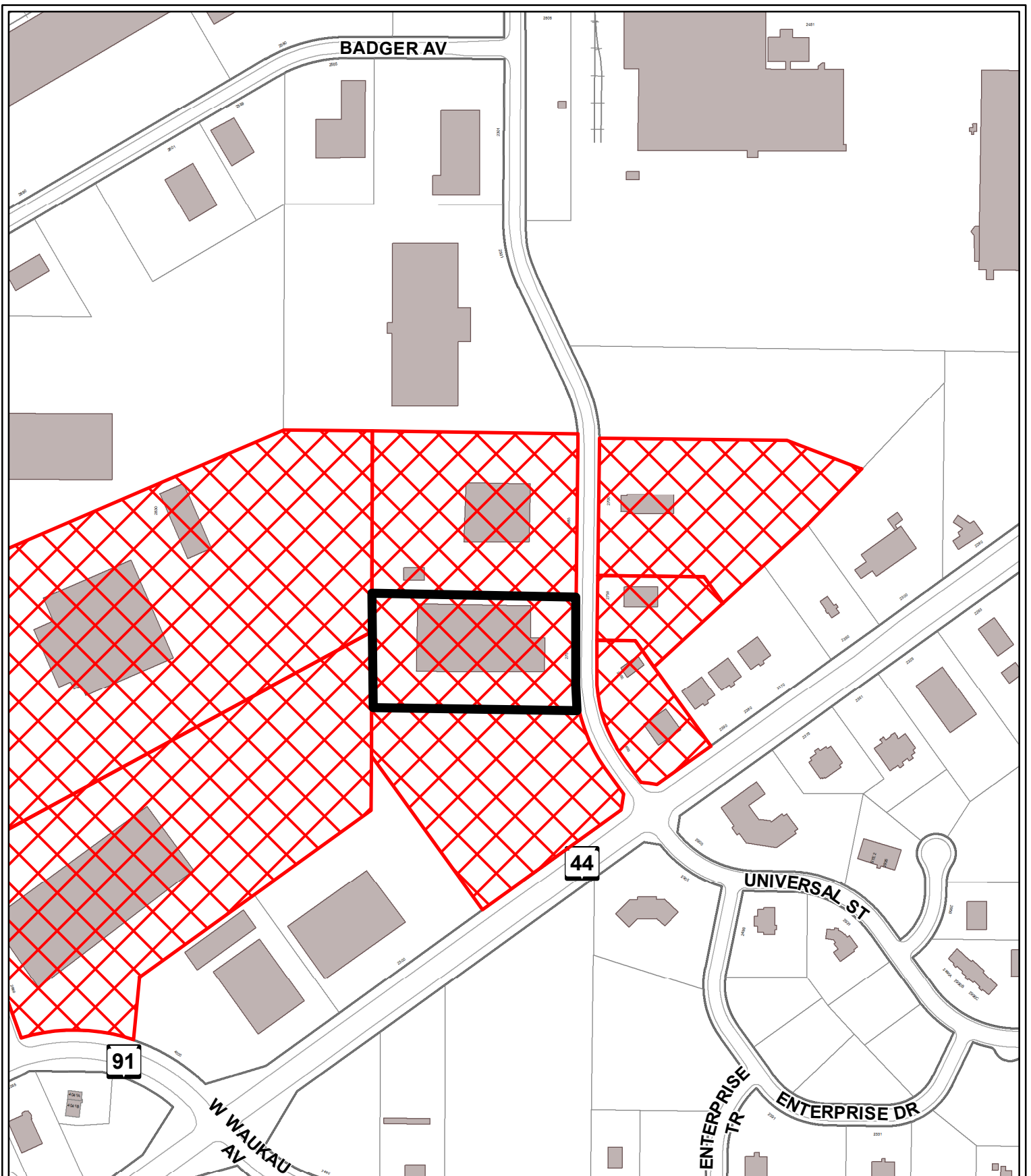
DATE:

10.15.2024

SHEET:

C1.0

PRELIMINARY - NOT FOR CONSTRUCTION



2751 UNIVERSAL ST NOTICE MAP

City of Oshkosh maps and data are intended to be used for general identification purposes only, and the City of Oshkosh assumes no liability for the accuracy of the information. Those using the information are responsible for verifying accuracy. For full disclaimer please go to www.ci.oshkosh.wi.us/GISdisclaimer



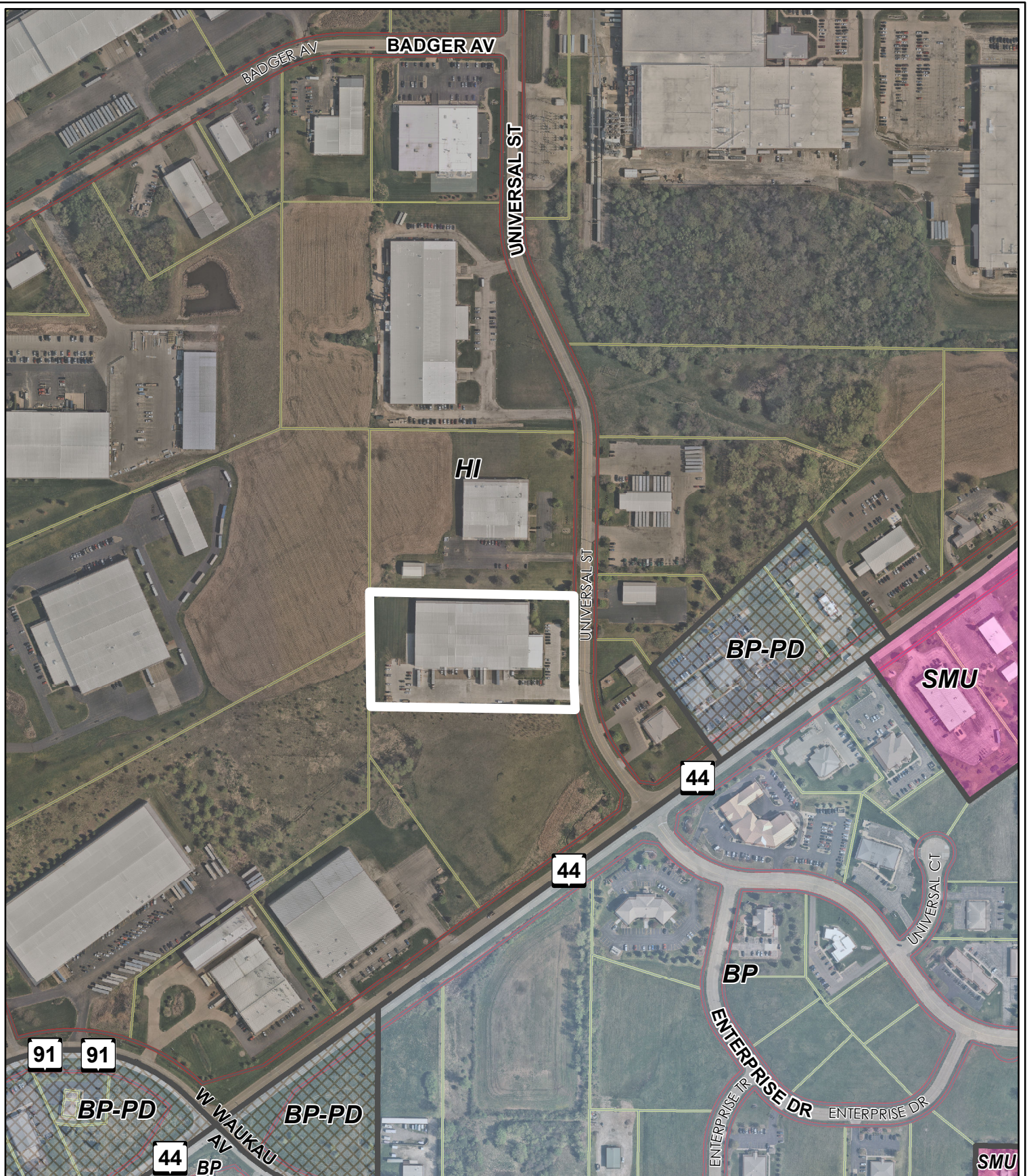
1 in = 0.08 mi

1 in = 400 ft

Printing Date: 8/11/2025

Prepared by: City of Oshkosh, WI





2751 UNIVERSAL ST ZONING & AERIAL MAP

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1 in = 0.08 mi

1 in = 400 ft

Printing Date: 8/11/2025

Prepared by: City of Oshkosh, WI





DATE: 09/02/2025

SUBJECT: Review and make a recommendation on a Specific Implementation Plan for a drive-through car wash at 1700 South Koeller Street

Attachments

Item 4

ITEM 4: Specific Implementation Plan for a Drive-through Car Wash at 1700 South Koeller Street

Applicant: Peter Schwabe Inc

Property Owner: MP Development 18, LLC

Action Requested: The applicant requests approval of a Specific Implementation Plan (SIP) for a drive-through car wash development.

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

Property Location and Background Information:

The subject site consists of a 1.65-acre vacant lot at the southeast corner of South Koeller Street and Osborn Avenue, and contains a former restaurant building (Applebee's) and associated parking area. The site is zoned Suburban Mixed Use District with a Planned Development Overlay (SMU-PD). The surrounding area consists primarily of commercial uses.

On April 22, 2025, Common Council approved a General Development Plan (GDP) for a drive-through car wash at the subject site with a condition that all Base Standard Modifications will be addressed as part of the Specific Implementation Plan.

<i>Existing Land Use</i>	<i>Zoning</i>
Vacant Commercial	SMU-PD

<i>Existing Uses</i>		<i>Zoning</i>
North	Commercial	SMU-PD
South	Commercial	SMU-PD
East	Commercial	SMU-PD
West	HWY-41	SMU
<i>Comprehensive Plan Land Use Recommendation</i>		<i>Land Use</i>
2040 Comprehensive Land Use Recommendation		Interstate Commercial

The applicant is proposing an approximately 5,270 sq. ft. drive-through car wash, which will also include 20 vacuum stations within the parking lot. The proposed use is considered drive-through and in-vehicle sales or service under the zoning ordinance. In the future, the owner intends to utilize the eastern area of the site for a small commercial business.

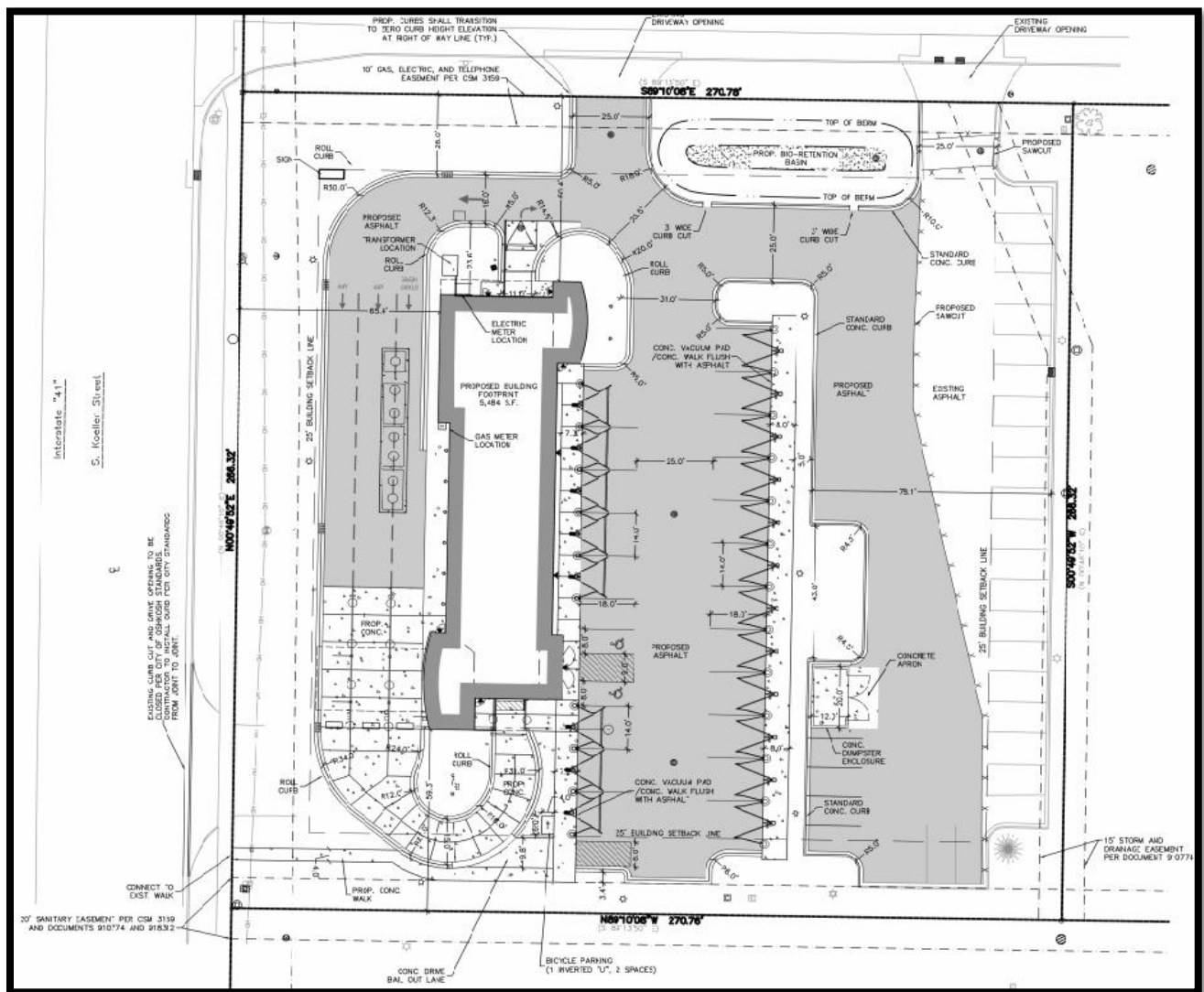
Site Design/Access

The proposed site will utilize two existing driveway accesses on Osborn Avenue and will remove the existing driveway access on South Koeller Street. The plan includes 20 vacuum stations to the east of the building as well as 30 parking spaces, for a total of 50 parking spaces where code allows a maximum of 25 parking spaces. The applicant intends to leave the existing, eastern-most parking row in its current footprint. A Base Standard Modification (BSM) is needed to allow the increased parking. Staff does not have concerns with allowing the excess parking to remain as it is abutting a commercial property and will likely be redeveloped for a commercial use in the future.

The proposed plan meets all setback requirements, with the exception of the existing pavement along the east property line, which extends slightly into the five-foot setback. Staff is supportive of a BSM to allow this setback reduction (0.33 ft.). The applicant is exceeding the paved area landscape point requirement and existing trees are being maintained, to the east of the pavement, to compensate for the slight setback reduction.

	<u>Required</u>	<u>Provided</u>
Parking Spaces	Minimum: 18 Maximum: 25	50 (including 20 vacuum stations)
Impervious Surface	Maximum: 70% of lot	69% of lot

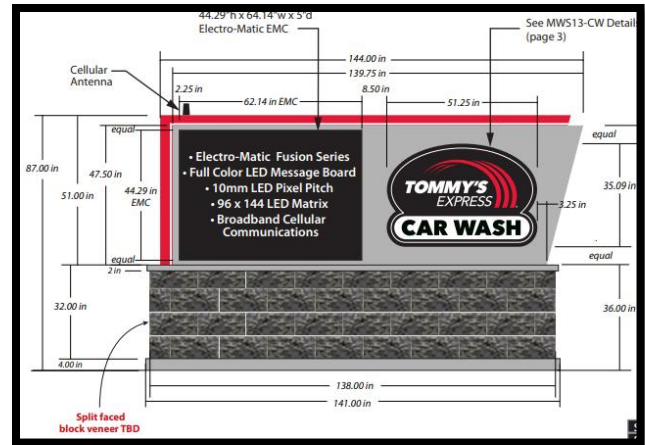
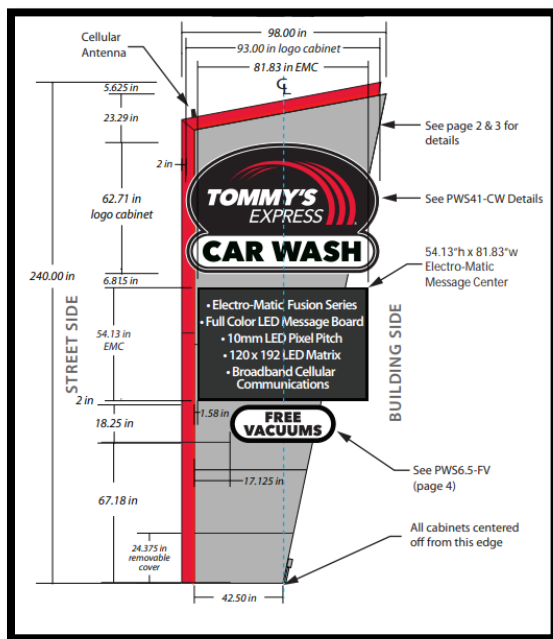
	<u>Minimum</u>	<u>Provided</u>
Front Setback (north)	25 ft.	26 ft.
Street Side Setback (west)	25 ft.	27 ft. +/-
Side Setback (east)	25 ft. building 5 ft. pavement	150 ft. +/- building 4.67 ft. pavement
Rear Setback (south)	25 ft. building 5 ft. pavement	59.3 ft. building 10 ft. +/- pavement



Site Plan

The proposed plan is within the maximum impervious surface ratio of 70% of the lot, for the SMU district. The plan includes a refuse enclosure within the eastern parking area, which will be constructed of six-foot tall composite wood material to meet refuse screening requirements.

Signage - The proposed site plan includes a ground sign located to the northwest of the building, which is placed at the 25' front and street side setbacks. The applicant has provided a standard sign package for Tommy's Express Car Wash sites which includes a pylon sign or monument sign. Both of these sign options are within the maximum area of one square foot per linear foot of street frontage and maximum height of 35' for pylon signs and 15' for monument signs; also, within the maximum area of 100 sq. ft. for electronic message boards.

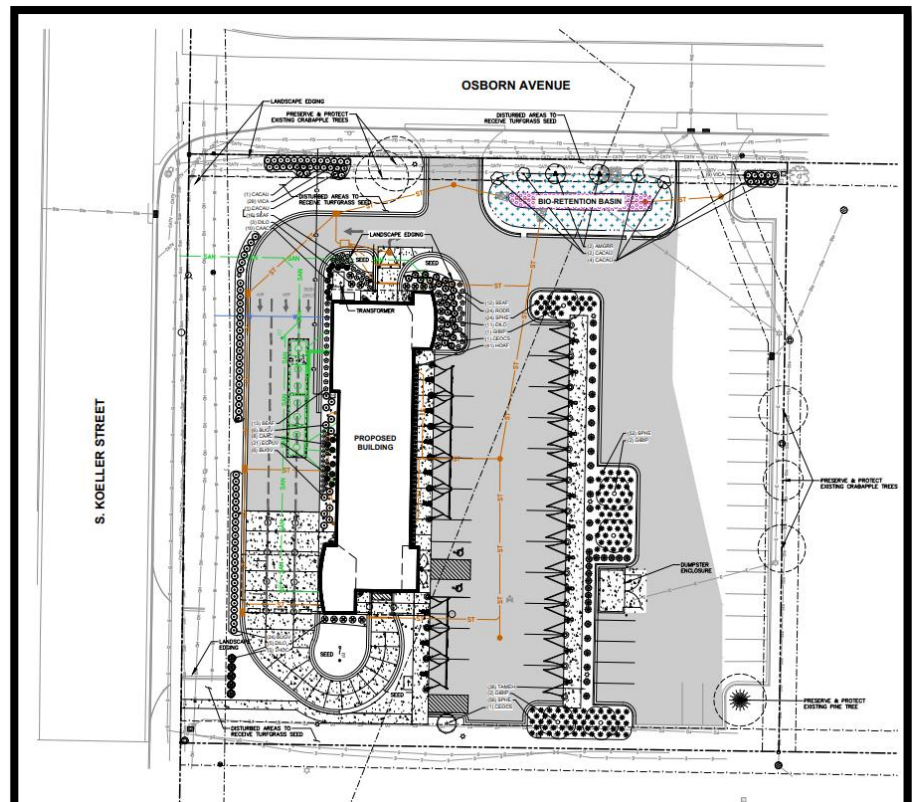


Standard Sign plans

Wall signage is limited to one square foot of signage per linear foot of building frontage in the SMU District, or 50 sq. ft., whichever is greater. The proposed building elevations include wall signage on all facades which appear to be within the maximum wall sign area for the SMU District. Final signage plans will be reviewed under a separate building permit.

Landscaping –

The applicant has provided a landscaping plan with the point calculations for the required landscaping categories.



30-253(A) BUILDING FOUNDATION (405 Linear Feet)				
Landscape Requirement:	40 landscaping points per 100 LF of building foundation			
Calculation:	405 / 100 x 40 Points = 162			
Total Points Required:	162 Landscape Points			
Total Points Provided:	167 Landscape Points			
Provisions:	Landscaping to be placed so that at maturity, drip lines are within 10 feet of building foundation. A minimum of 25% of points on side facing public street and 50% of points on side of main entrance. Shade Trees and Tall Trees not allowed.			
Species: Scientific Name	Species: Common Name	QTY	POINTS	TOTAL POINTS
MEDIUM DECIDUOUS SHRUBS				
Diervilla lonicera	Bush Honeysuckle	18	3.3	59.4
Rosa x 'NOA168098F'	Flower Carpet Pink Supreme Groundcover Rose	24	3.3	79.2
LOW EVERGREEN SHRUBS				
Buxus x 'Green Velvet'	Green Velvet Boxwood	12	2	24
PERENNIAL PLANTINGS				
Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	12	0.05	0.6
Echinacea purpurea 'Virgin'	Virgin Coneflower	21	0.055	1.155
Hosta x 'Autumn Frost'	Autumn Frost Plantain Lily	41	0.05	2.05
Sedum x 'Autumn Fire'	Autumn Fire Sedum	16	0.055	0.88
		Total Points = 167.3		

30-253(B) PAVED AREA (45,544 Square Feet)				
Landscape Requirement:	50 landscaping points per 10 parking stalls OR 10,000 SF of paved area (whichever is greater)			
Calculation:	44,262 / 10,000 x 50 Points = 221			
Total Points Required:	228 Landscape Points			
Total Points Provided:	230 Landscape Points			
Provisions:	Landscaping to be placed so that at maturity, drip lines are within 10 feet of paved area or within paved area. A minimum of 30% of points devoted to Medium or Tall Trees and 40% to Shrubs. Shrubs to be no taller than 2 feet in areas that could affect driver visibility. Landscape planter islands with a Shade Tree or Tall Tree required at the ends of all parking rows and driveway entrances.			
Species: Scientific Name	Species: Common Name	QTY	POINTS	TOTAL POINTS
SHADE OR TALL TREE				
Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	5	30	150
Celtis occidentalis 'JFS-KSU1'	Prairie Sentinel Hackberry	2	33	66
TALL-MEDIUM EVERGREEN SHRUBS				
Taxus x media 'Hicksii'	Hicks Anglo-Japanese Yew	36	5	180
Perennial & Grasses				
Sporobolus heterolepis	Prairie Dropseed	132	0.05	6.6
Sedum x 'Autumn Fire'	Autumn Fire Sedum	12	0.055	0.66
		Total Points = 403		

30-253(C) STREET FRONTAGE				
Landscape Requirement:	100 landscaping points per 100 LF of street ROW frontage			
Calculation:	Osborn Ave. 271/100 x 100 Points =271 points, Koeller St. 266/ 100 x 100 Points = 266 points			
Total Points Required:	271 points for Osborn Ave Landscape Points, 266 points for Koeller St			
Total Points Provided:	271 points for Osborn Ave Landscape Points, 267 points for Koeller St			
Provisions:	Landscaping to be placed within so that at maturity, drip lines are within 10 feet of street ROW. A minimum of 50% of points devoted to Decorative or Medium Trees.			
Osborn Ave				
Species: Scientific Name	Species: Common Name	QTY	POINTS	TOTAL POINTS
MEDIUM DECIDUOUS TREES				
Amelanchier x grandiflora 'Robin Hill'	Robin Hill Apple Serviceberry	3	16.5	49.5
Carpinus caroliniana 'J.N. Upright'	Firespire American Hornbeam	8	16.5	132
LOW DECIDUOUS TREES				
Malus spp.	Flowering crabapple (Existing)	2	20	40
MEDIUM DECIDUOUS SHRUBS				
Viburnum carlesii 'SMVCB' TM	Spice Baby Koreanspice Viburnum	38	3.3	125.4
		Total Points = 346.9		
Koeller St				
Species: Scientific Name	Species: Common Name	QTY	POINTS	TOTAL POINTS
MEDIUM EVERGREE TREE				
Thuja occidentalis 'Emerald'	Emerald Arborvitae	5	33	165
MEDIUM DECIDUOUS SHRUBS				
Viburnum carlesii 'SMVCB' TM	Spice Baby Koreanspice Viburnum	51	2	102
		Total Points = 267		

30-253(D) YARD (5,303 Square Feet)				
Landscape Requirement:	20 landscaping points per 1,000 SF of grass floor area			
Calculation:	5,303 / 1,000 x 20 Points = 106.1			
Total Points Required:	107 Landscape Points			
Total Points Provided:	108 Landscape Points			
Provisions:	Any type of landscaping allowed in any location.			
Species: Scientific Name	Species: Common Name	QTY	POINTS	TOTAL POINTS
LOW DECIDUOUS TREES				
Malus spp.	Flowering crabapple (Existing)	1	20	20
TALL EVERGREEN TREES				
Pinus spp.	Pine (Existing)	1	88	88
		Total Points = 108		

Building Foundation - A minimum of 40 landscaping points per 100 linear feet of building foundation is required for the car wash building. The landscape plan is meeting this requirement.

Paved Area - A minimum of 50 landscaping points per ten parking stalls or 10,000 sq. ft. of paved area is required. The code further specifies 30% of all points will be devoted to tall trees and 40% will be devoted to shrubs. The proposed plan is meeting both of these requirements and the applicant has provided a tree at all parking row ends, per paved area landscaping requirements.

Street Frontage - Code requires 100 landscaping points per 100 feet of right-of-way. Street frontage landscaping shall be placed so that at maturity, the plant's drip line is located within ten feet of the public right-of-way. Code further specifies that 50% of the required points shall be devoted to medium trees. The landscape plan meets the point requirement along both Osborn Avenue and South Koeller Street. However, the street frontage points along South Koeller Street are located further than ten feet from the

public right-of-way. A BSM is needed to place these plantings further than ten feet from the public right-of-way; the Department of Public Works has requested that no plantings be placed along the public right-of-way to avoid conflicts with existing City utility easements. The proposed alternative planting location on the west side of the drive-through lane meets the intent of the street-frontage landscaping requirement as it is placed between the public right-of-way at the development.

Yards - Code requires 20 landscaping points per 1,000 sq. ft. of gross floor area. The proposed plan is meeting this requirement.

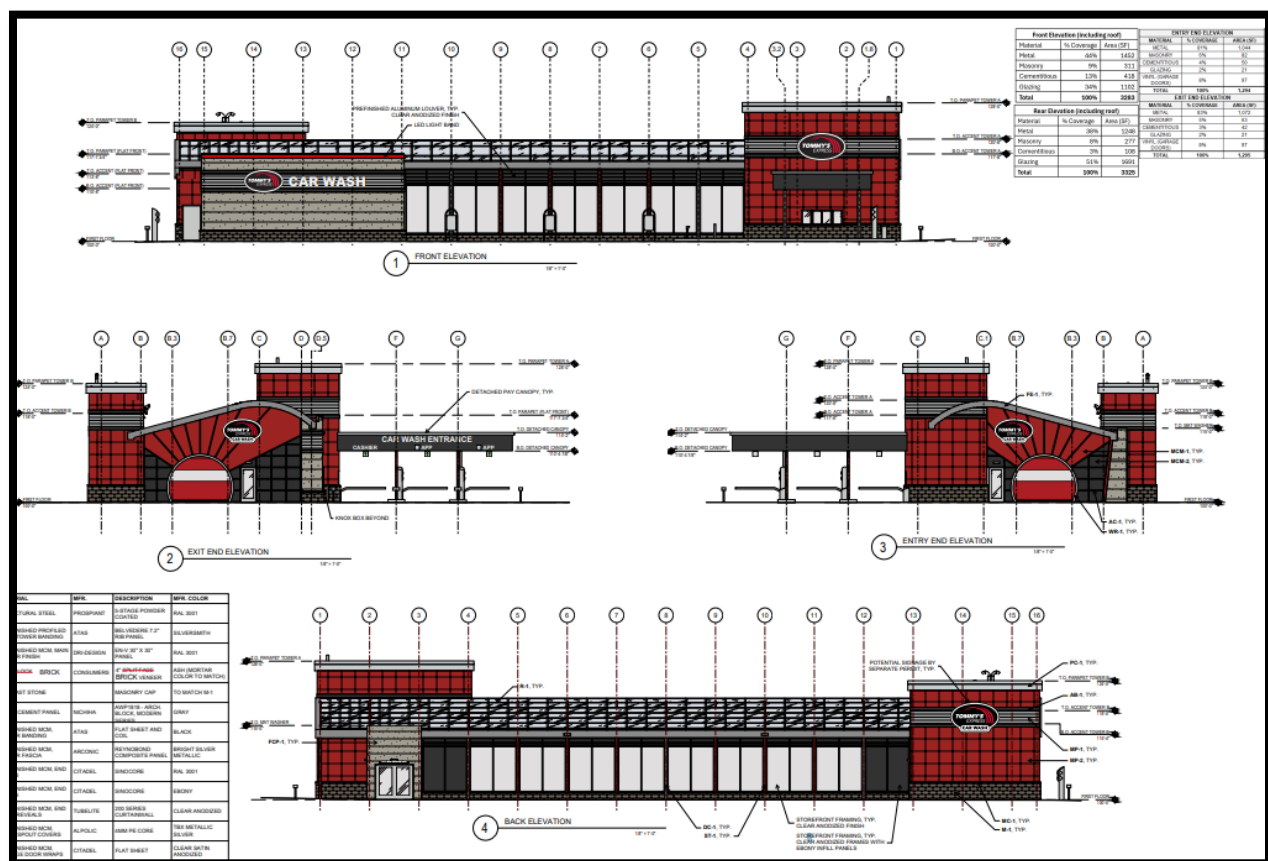
Storm Water Management/Utilities - The Department of Public Works has reviewed the plans and noted that final submitted plans are required to be in full compliance with the requirements of the City of Oshkosh Municipal Code Chapter 14 for storm water management.

Site Lighting - The applicant has submitted a photometric plan for the proposed development. The plan utilizes 20 ft. tall light poles and meets the minimum lighting requirement of 0.4 fc for all parking and drive areas. Lighting levels do not exceed the maximum of 1.0 fc at the public right-of-way and 0.5 fc at the property lines, with the exception of lighting at the west property line of up to 0.9 fc. This will need to be reduced to 0.5 fc and will be addressed during Site Plan Review.

Building Facades - The applicant has provided building elevations for the car wash building. The elevations include a combination of prefinished metal panel, Nichiha fiber cement panel, brick, and storefront glazing. Commercial building design standards require facades to consist of at least 50% Class I materials. The applicant is meeting this requirement on the east (side) elevation, but is requesting BSMs to allow reduced Class I materials to 43% on the west (South Koeller Street) and 7% on the north (Osborn Avenue) façades. The rear (south) elevation is exempt for the Class I material requirement.

Front Elevation (including roof)			ENTRY END ELEVATION		
Material	% Coverage	Area (SF)	MATERIAL	% COVERAGE	AREA (SF)
Metal	44%	1452	METAL	81%	1,044
Masonry	9%	311	MASONRY	6%	82
Cementitious	13%	418	CEMENTITIOUS	4%	50
Glazing	34%	1102	GLAZING	2%	21
Total	100%	3283	VINYL (GARAGE DOORS)	8%	97
			TOTAL	100%	1,294
Rear Elevation (including roof)			EXIT END ELEVATION		
Material	% Coverage	Area (SF)	MATERIAL	% COVERAGE	AREA (SF)
Metal	38%	1248	METAL	83%	1,072
Masonry	8%	277	MASONRY	5%	63
Cementitious	3%	108	CEMENTITIOUS	3%	42
Glazing	51%	1691	GLAZING	2%	21
Total	100%	3325	VINYL (GARAGE DOORS)	8%	97
			TOTAL	100%	1,295

Staff is also supportive of the Class I material reduction on the north (Osborn Avenue) facade. The applicant is exceeding the street frontage landscaping point requirement, as well as the medium tree requirement, along the Osborn Avenue frontage to compensate for the Class I material reduction.



Exterior Elevations

Findings:

In its review and recommendation to the Common Council on an application for a Planned Development district, staff recommends the Plan Commission consider 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 the Zoning Ordinance as the proposed drive-through car wash use of the site will not have a negative impact on the public because

- it is a permitted use in the SMU District and is compatible with neighboring commercial uses.
- (b) The proposed Planned Development project is consistent with the City's Comprehensive Plan as the proposed drive-through car wash is consistent with the 2040 Comprehensive Land Use Plan recommendation of Interstate Commercial.
 - (c) The proposed Planned Development project would maintain the desired relationships between land uses, land use densities and intensities, and land use impacts because the commercial use of the property is consistent with neighboring commercial uses.
 - (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. The applicant has exceeded the paved area landscaping requirement by 61% and has exceeded the street frontage landscaping point requirement along Osborne Avenue by 28% to compensate for increased parking, slightly reduced pavement setback, and reduced Class I materials on the west and north facades.

Recommendation/Conditions:

Staff recommends approval of the Specific Implementation Plan with the findings listed above and the proposed following conditions:

1. Base Standard Modification (BSM) to allow increased number of parking spaces to 50.
2. BSM to allow reduced side yard (east) setback for existing pavement to 4.67 ft.
3. BSM to allow street frontage landscaping with the drip line, at maturity, located further than ten feet from the public right-of-way.
4. BSM to allow reduced Class I materials on the west (South Koeller Street) façade to 43%
5. BSM to allow reduced Class I materials on the north (Osborn Avenue) façade to 7%.
6. Final landscaping, lighting, and signage plans shall be reviewed and approved by the Department of Community Development.

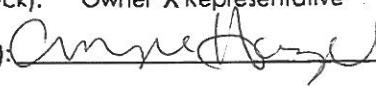


City of Oshkosh
Planned Development Application
For General Development Plan or Specific Implementation Plan

SUBMIT TO:
Dept. of Planning Services
215 Church Ave. P.O. Box 1130
Oshkosh, WI 54901
Room 204
PHONE (920) 236-5059
Email planning@oshkoshwi.gov

PLEASE TYPE OR PRINT USING BLACK INK

APPLICANT INFORMATION

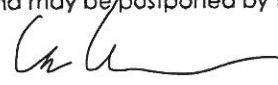
Petitioner: Peter Schwabe, Inc Date: 7/2/25
Petitioner's Address: N16W23233 Stone Ridge Dr. Suite 250 City: Waukesha State: WI Zip: 53188
Telephone #: (262) 853-3332 Email: pschwabe@pschwabe.com Contact preference: ☐ Phone ☐ Email
Status of Petitioner (Please Check): Owner ☒ Representative ☐ Tenant ☐ Prospective Buyer
Petitioner's Signature (required):  Date: 7/20/25

OWNER INFORMATION

Owner(s): MP Development 18, LLC Date: _____
Owner(s) Address: 1660 Oshkosh Ave. Suite 100 City: Oshkosh State: WI Zip: 54902
Telephone #: (920) 267-2558 Email: ed@themorganpartners.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:  Date: 7/10/25

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: 1700 S Koeller St. Oshkosh, WI 54902
Proposed Project Type: Car Wash
Estimated Cost: \$2,900,000 Construction Cost
Current Use of Property: Closed Applebees Restaurant Zoning: SMU-PD
Land Uses Surrounding Your Site: North: Side Street & Commercial
South: Commercial
East: Commercial
West: Frontage Street and Interstate Highway

- 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 <https://www.oshkoshwi.gov/PlanningServices/>

SUBMITTAL REQUIREMENTS – Must accompany the application to be complete.

(Submit only digital files. If file size exceeds 10 mb, please send through a file transfer. 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.

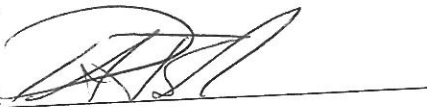
- ☐ **A General Development Plan (GDP) submittal, per Section 30-387(C)(4), shall include the following items (Submit only digital files. Please note at the discretion of Community Development staff may request a hard copy):**
 - ☐ General location map of the subject site depicting:
 - All lands for 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 and enhancements that will be provided to compensate for them.
 - ☐ 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:
 - All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled
 - All required and proposed building setback and offset lines
 - Impervious surface ratio (percentage)

- All existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, walls
- Location of all outdoor storage and refuse disposal areas and the design and materials used for construction
- Location and dimension of all on-site parking (and off-site parking provisions if they are to be utilized), including a summary of the number of parking stalls provided per the requirements of Section 30-175 City of Oshkosh Zoning Ordinance
- Location and dimension of all loading and service areas on the subject property
- Location, height, design, illumination power and orientation of all exterior lighting on the property including a photometrics plan
- Location of all exterior mechanical equipment and utilities and elevations of proposed screening devices where applicable (i.e. visible from a public street or residential use or district). Mechanical equipment includes, but is not limited to; HVAC equipment, electrical transformers and boxes, exhaust flues, plumbing vents, gas regulators, generators
- ✓ 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 and required and provided landscaping points for all applicable landscaping components (building foundation, paved areas, street frontages, yards, bufferyards).
- ✓ 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. The architectural plans shall include a percentage breakdown of exterior materials applied to each building façade.
- ✓ Conceptual 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.
- Any other necessary information as determined during pre-submittal meeting with City staff.
- ✓ 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 and enhancements that will be provided to compensate for them.
 - 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.

Planning Staff may waive certain requirements if deemed not applicable to the project review.

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 delay of the application request.

Applicant's Signature (required):



Date: 7-18-2025

**Tommy's Express Car Wash
1700 Koeller St
Oshkosh, WI**

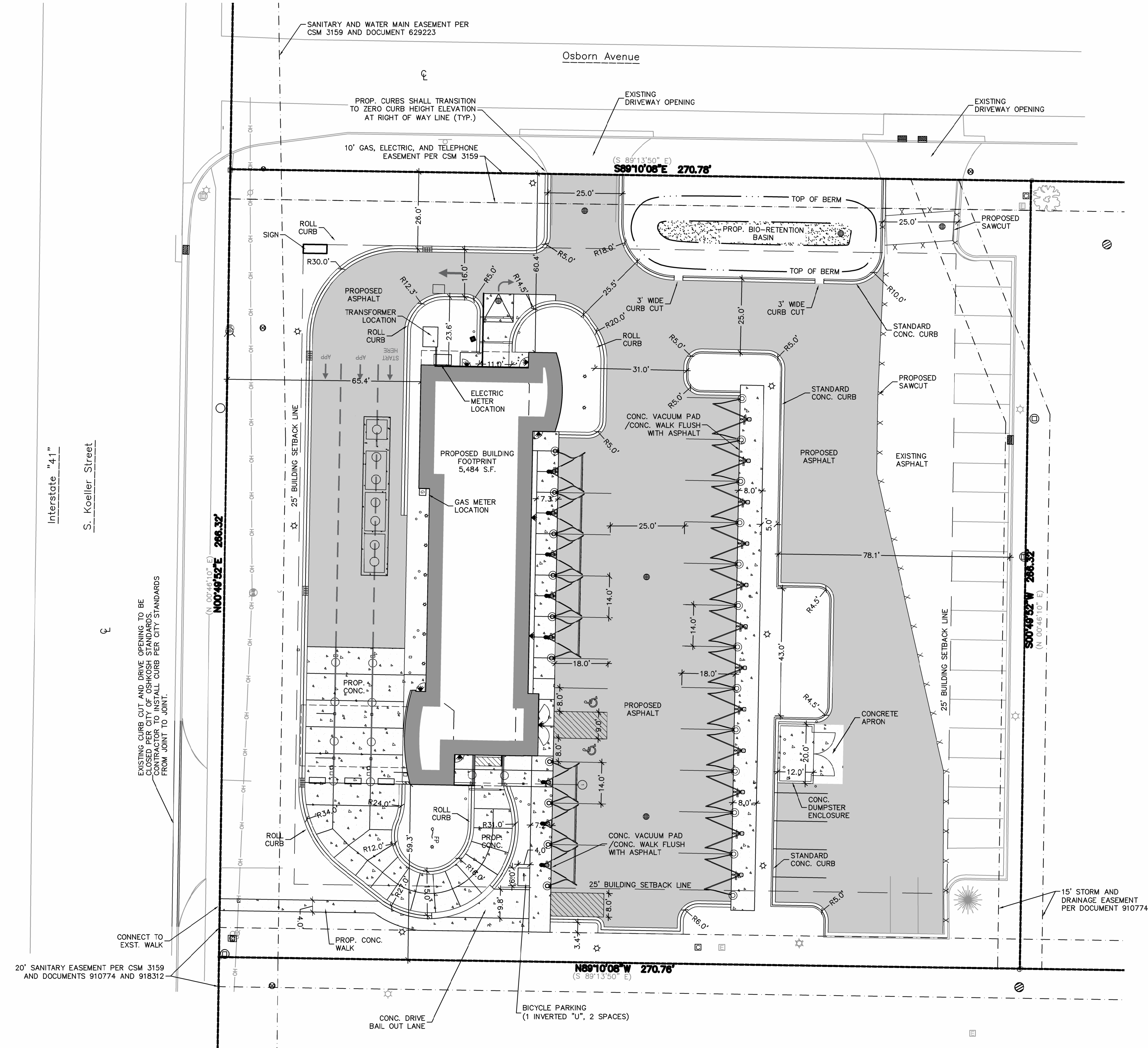
BUILDING DESCRIPTION

The proposed car wash building will include a 130-foot-long tunnel design, with a building footprint square footage of approximately 5,270 square feet. Site access to the property will be from Osborn Ave. A Tunnel entry at the North end of the property and tunnel exit at the South end of the property. The car wash building will house standard wash bay and drying areas, mechanical support spaces, storage areas, employee, customer service, and support areas including restroom facilities and employee-only work areas.

Exterior materials of the car wash will consist of many prefinished metal materials including metal panels of Tommy Car Wash's signature Cardinal Red color on featured tower elements that flank the North and South ends of the building, prefinished aluminum composite panels in a complementing Red color over the tunnel entry and exit with Ebony panels at the bases, and prefinished aluminum Metallic Silver parapet fascia and cornice features. Additional complimentary exterior materials to contrast the prefinished metals include fiber cement textured panels in Gray color at offsetting facade locations opposite corners of the metal panel tower features and split face CMU wainscot around the base of the building in Ash color. Lastly, the tunnel design is highlighted with a high percentage of storefront glazing, as well as an arching glass roof design, to provide the signature appearance of the car wash structure skinned over a structural steel frame.

Note that the owner's intension is to eventually utilize the adjoining area to the east of the car wash for a small commercial business that would be in keeping with land use and zoning requirements. It is understood such would require additional approvals and a CSM. Note also that the owner has worked with the appropriate authorities to confirm that the "vision easement" previously shown on the survey is no longer in force, and hence it has been removed from the plan documents.

This SIP submittal has not been materially modified from the approved GDP.



LEGEND	
---	PROPERTY LINE
---	RIGHT-OF-WAY
---	EASEMENT LINE
---	BUILDING OUTLINE
---	BUILDING OVERHANG
---	EDGE OF PAVEMENT
---	STANDARD CURB AND GUTTER
---	ASPHALT PAVEMENT
---	CONCRETE PAVEMENT

GENERAL NOTES

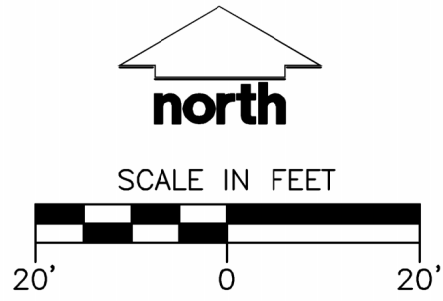
- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
- EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
- NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
- CONTRACTOR SHALL RESTORE ALL BUILDINGS, PAVEMENT, PIPES, SLOPES, AND STRUCTURES DAMAGED BY THE CONTRACTOR TO PRE-EXISTING OR BETTER CONDITIONS.
- THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE JURISDICTIONAL AUTHORITY AND IS SUBJECT TO CHANGE AT ANY TIME.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
- ANY REFERENCES TO THE TERMS OR ENTITY ABBREVIATIONS IN THE FOLLOWING NOTES AND SPECIFICATIONS SHALL BE UNDERSTOOD AS FOLLOWS:
 - "JURISDICTION" - THE LOCAL GOVERNMENTAL AGENCY (I.E., CITY, VILLAGE, TOWN, COUNTY, STATE, OR UTILITY SERVICE PROVIDER) HAVING AUTHORITY.
 - "STATE HIGHWAY SPECIFICATIONS" - STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION AND SUPPLEMENTS
 - "STANDARD SPECIFICATIONS" - STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, CURRENT EDITION AND SUPPLEMENTS
 - WISCONSIN DEPARTMENT OF TRANSPORTATION - "WISDOT"
 - WISCONSIN DEPARTMENT OF NATURAL RESOURCES - "WDNR"
 - DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES - "DSPS" OR "SPS"
- A PUBLIC RIGHT-OF-WAY PERMIT SHALL BE OBTAINED PRIOR TO ANY WORK OCCURRING WITHIN A PUBLIC RIGHT-OF-WAY, VACATED RIGHT-OF-WAY, OR MUNICIPAL EASEMENT. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE MOST CURRENT ADDITION OF THE STANDARD SPECIFICATIONS FOR THE CITY OF OSHKOSH.

PAVING NOTES

- GENERAL:
 - PAVING SHALL CONFORM TO STATE HIGHWAY SPECIFICATIONS AND APPLICABLE JURISDICTIONAL SPECIFICATIONS.
 - ALL SPOT GRADES ARE TO EDGE OF PAVEMENT UNLESS SPECIFIED OTHERWISE.
 - SURFACE PREPARATION - NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
- CRUSHED AGGREGATE BASE COURSE SPECIFICATIONS:
 - THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305 OF THE STATE HIGHWAY SPECIFICATIONS.
 - RECLAIMED OR RECYCLED ASPHALT MAY NOT BE USED AS CRUSHED AGGREGATE BASE COURSE UNLESS SPECIFICALLY APPROVED BY THE ENGINEER OF RECORD. USE OF ANY OTHER REPROCESSED OR BLENDED MATERIAL MUST FIRST BE APPROVED BY ENGINEER OF RECORD.
 - DO NOT PLACE BASE ON FROZEN FOUNDATIONS UNLESS THE ENGINEER APPROVES OTHERWISE.
 - DO NOT PLACE BASE ON FOUNDATIONS THAT ARE SOFT, SPONGY, OR COVERED BY ICE OR SNOW.
- HOT MIXED ASPHALT (HMA) PAVING SPECIFICATIONS:
 - THE PLACING, CONSTRUCTION, AND COMPOSITION OF THE BASE COURSE AND HMA SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460, AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
 - WEATHER LIMITATIONS:
 - DO NOT PLACE HMA WHEN BASE IS WET OR CONTAINS EXCESS MOISTURE.
 - DO NOT PLACE ASPHALTIC MIXTURE WHEN THE AIR TEMPERATURE IS APPROXIMATELY 3° ABOVE GRADE, IN SHADE, AND AWAY FROM ARTIFICIAL HEAT SOURCES IS LESS THAN 40°F UNLESS A VALID ENGINEER-ACCEPTED COLD WEATHER PAVING PLAN IS IN EFFECT.
 - PLACE ASPHALTIC MIXTURE ONLY ON A PREPARED, FIRM, AND COMPACTED BASE, FOUNDATION LAYER, OR EXISTING PAVEMENT SUBSTANTIALLY SURFACE-DRY AND FREE OF LOOSE AND FOREIGN MATERIAL. DO NOT PLACE OVER FROZEN SUBGRADE OR BASE, OR WHERE THE ROADBED IS UNSTABLE.
 - APPLY TACK COAT ONLY WHEN THE AIR TEMPERATURE IS 32°F OR MORE UNLESS THE ENGINEER APPROVES OTHERWISE IN WRITING.
 - ALL ASPHALT (BOTH UPPER AND LOWER LAYERS) SHALL BE DELIVERED TO THE PROJECT SITE AT A TEMPERATURE NOT LOWER THAN 250°F.
 - CONTRACTOR SHALL ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
 - BINDER COURSE AGGREGATE:
 - THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTION 460 OF THE STATE HIGHWAY SPECIFICATIONS.
 - SURFACE COURSE AGGREGATE:
 - THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
 - ASPHALTIC MATERIALS:
 - THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTIONS 455, 460, AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
- CONCRETE PAVING SPECIFICATIONS:
 - CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 405, 415, AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
 - CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
 - CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 100' APART.
 - EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
 - CONTRACTOR SHALL INSTALL TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS AS SPECIFIED ON PLANS AND IN ACCORDANCE WITH STATE AND FEDERAL REQUIREMENTS.
- PAVEMENT MARKING SPECIFICATIONS:
 - ALL PARKING STALL LINES SHALL BE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT.
 - ALL PAVEMENT MARKINGS INCLUDING STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, AND DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH LATEX PAINT PER SPECIFICATIONS.

NUMBER OF PARKING STALLS	
SURFACE	
EXISTING STANDARD TO REMAIN	23
PROPOSED STANDARD	6
PROPOSED ACCESSIBLE	1
VACUUM STALLS	20
TOTAL SURFACE	50

SITE INFORMATION	
PARCEL NO.	91307440402
SITE AREA	72,113 S.F. (1.655 ACRES)
SITE COVERAGE ANALYSIS	
EXISTING IMPERVIOUS SURFACE AREA	53,389 SF (1.111 ACRES)
EXISTING PERVIOUS SURFACE AREA	18,724 SF (0.430 ACRES)
PROPOSED PAVED AREA	44,559 SF (1.023 ACRES)
PROPOSED BUILDING FOOTPRINT	5,484 SF (0.126 ACRES)
PROPOSED IMPERVIOUS SURFACE AREA	50,043 SF (1.149 ACRES)
PROPOSED IMPERVIOUS SITE PERCENTAGE	69%
PROPOSED PERVIOUS SURFACE AREA	22,070 SF (0.507 ACRES)
PROPOSED PERVIOUS SITE PERCENTAGE	31%
PROPOSED NET IMPERVIOUS DECREASE	3,346 SF (0.077 ACRES)
PROPOSED ON VALUE	91
DISTURBED AREA	53,850 SF (1.236 ACRES)



CREATE THE VISION TELL THE STORY

jsdinc.com

MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
PETER SCHWABE, INC.

CLIENT ADDRESS:
**N16W23233 STONE RIDGE DR.
WAUKESHA, WI 53188**

PROJECT:
**TOMMY'S CARWASH
OSHKOSH**

PROJECT LOCATION:
**1700 S KOELLER STREET
OSHKOSH, WINNEBAGO COUNTY
WISCONSIN, 54902**

PLAN MODIFICATIONS:		
#	Date:	Description:
1	02.25.25	GDP SUBMITTAL
2	07.17.25	SIP SUBMITTAL
3	08.12.25	SIP SUBMITTAL - REVISIONS
4		
5		
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14		
15		

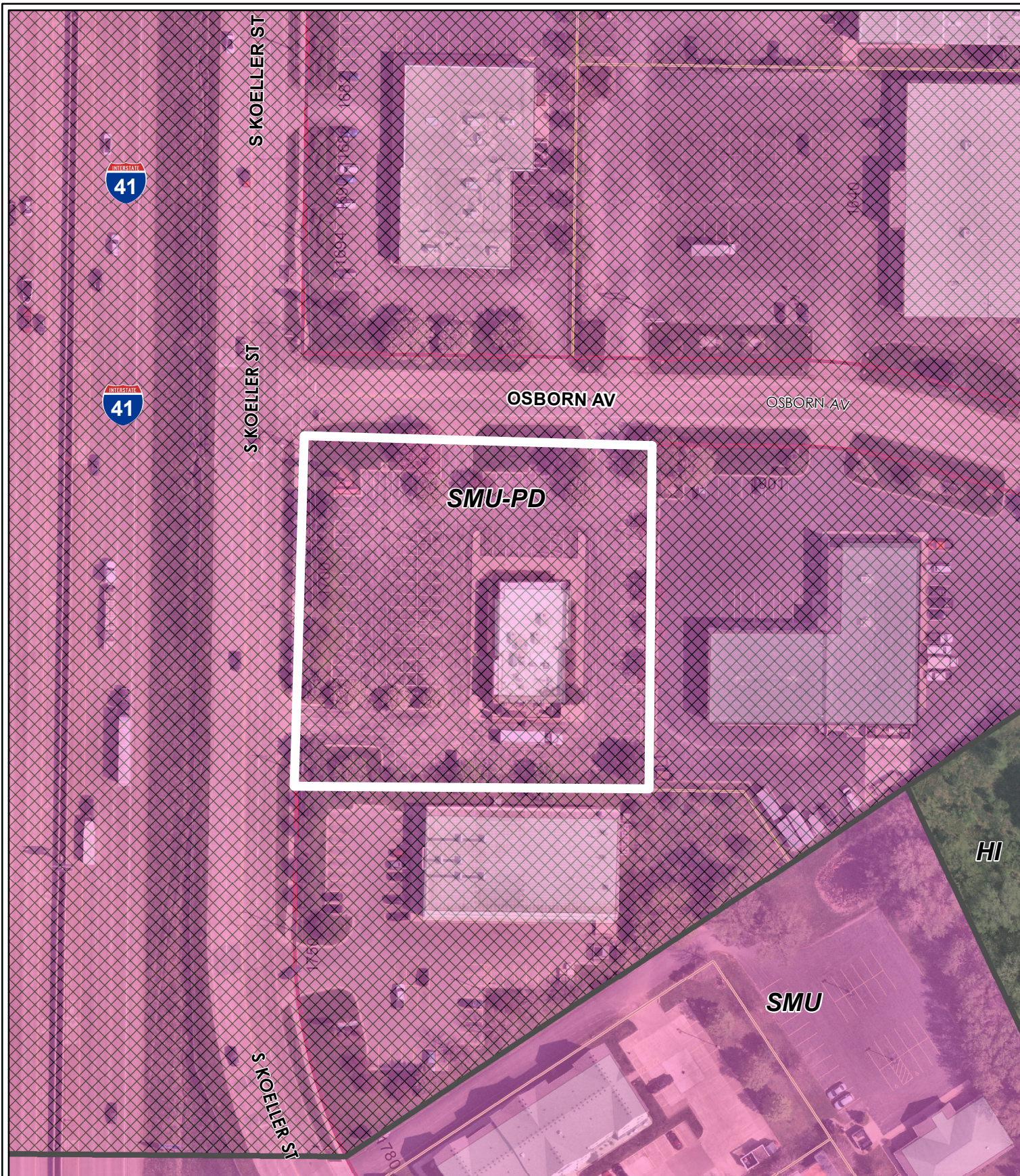
Designed By: A.R.P.
Reviewed By: C.A.J.
Approved By: C.A.J.

SHEET TITLE:
SITE PLAN

SHEET NUMBER:

C2.0

JSD PROJECT NO: 25-15159



1700 S KOELLER ST ZONING & AERIAL MAP

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1 in = 0.02 mi

1 in = 100 ft

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Prepared by: City of Oshkosh, WI

