

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE

6/28/2016

TO WHOM IT MAY CONCERN:

The applicant(s) listed below has requested a Zoning Map Amendment which is regulated by the Town/County Zoning Code, Chapter 23. You are receiving this notice because this application or petition for action: 1. affects area in the immediate vicinity of property which you own; 2. requires your agency to be notified; 3. requires your Town to be notified; or 4. requires you, as the applicant, to be notified.

The Winnebago County Planning and Zoning Committee will be holding a public hearing on 6/28/2016 at 6:30 p.m. in Conference Room 408 of the County Administration Building located at 112 Otter Ave, Oshkosh, WI.

All interested persons wishing to be heard at the public hearing are invited to be present. For further detailed information concerning this notice, contact the Town Clerk or the Winnebago County Zoning Office, where the application is available for viewing.

INFORMATION ON ZONING MAP AMENDMENT REQUEST

Application No.:

2016-ZC-3620

Applicant:

PARNALL, BONNIE

Agent:

FRUEH, BILL - FRUEH CONSULTING SERVICES LLC

Location of Premises:

Property West of 4397 WAUPUN RD
OSHKOSH, WI 54902

Tax Parcel No.:

012-018402(p)

Legal Description:

Being a part of the NW 1/4 of the SW 1/4, Section 10, Township 17 North, Range 16 East, Town of Nekimi, Winnebago County, Wisconsin.

Explanation:

Applicant is requesting a zoning change from A-2 to R-1 as condition of the CSM approval.

INITIAL STAFF REPORT

Sanitation:

Existing System
Private System

Overlays:

Shoreland
Wittman Airport

Current Zoning:

A-2 General Agriculture

Proposed Zoning:

R-1 Rural Residential

Surrounding Zoning:

North: A-2
South: B-3
East: A-2
West: A-2

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe Present Use(s):

Vacant residential use associated with Lot1, CSM #3768 uses.

Describe Proposed Use(s):

Vacant residential use associated with Lot 2, CSM #3768 uses.

Describe The Essential Services For Present And Future Uses:

None needed, just an expansion of the back yard R-1 uses associated with Lot 2, CSM #3768.

Describe Why The Proposed Use Would Be The Highest And Best Use For The Property:

It simply attaches some vacant residential property to an existing residential lot. (Lot 2, CSM #3768).

Describe The Proposed Use(s) Compatibility With Surrounding Land Uses:

There is no change in the proposed use as compared to the existing use.

SECTION REFERENCE AND BASIS OF DECISION

23.7-5 Basis of decision

(b) **Zoning map amendment initiated by a property owner.** If a proposed zoning map amendment is initiated by a property owner and would change the zoning classification of a parcel not classified as A-1, the Planning and Zoning Committee in making its recommendation and the Board of County Supervisors in making its decision shall consider the following factors:

- (1) whether the amendment is consistent with the county's comprehensive plan, including any future land use maps or similar maps;
- (2) the extent to which the lot and structures on the subject property conform to the dimensional standards that apply to the proposed zoning district; and
- (3) any other factor not specifically or generally listed, but deemed appropriate by the committee or board given the particular circumstances.

If a proposed zoning map amendment is initiated by a property owner and would change the zoning classification of land classified as A-1, the Planning and Zoning Committee shall only recommend approval and the Board of County Supervisors shall only approve the proposed amendment when all of the following findings can be made:

- (1) Such land is better suited for a use not otherwise allowed in the A-1 district.
- (2) The amendment is consistent with the county's comprehensive plan.
- (3) The amendment is substantially consistent with the county's farmland preservation plan as certified by the Wisconsin Department of Agriculture, Trade and Consumer Protection.
- (4) The amendment will not substantially impair or limit current or future agricultural use of other protected farmland in the area.

The special requirements stated above relating to the rezoning of land in a A-1 district do not apply to a map amendment that (1) is certified by the Wisconsin Department of Agriculture, Trade and Consumer Protection under ch. 91, Wis. Stats., or (2) makes the zoning map more consistent with county's farmland preservation plan map, certified under ch. 91, Wis. Stats., which is in effect at the time of the amendment.

(c) Zoning map amendment initiated by the county. If a proposed zoning map amendment is initiated by the county, the Planning and Zoning Committee in making its recommendation and the Board of County Supervisors in making its decision shall consider the following factors:

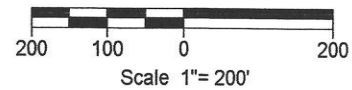
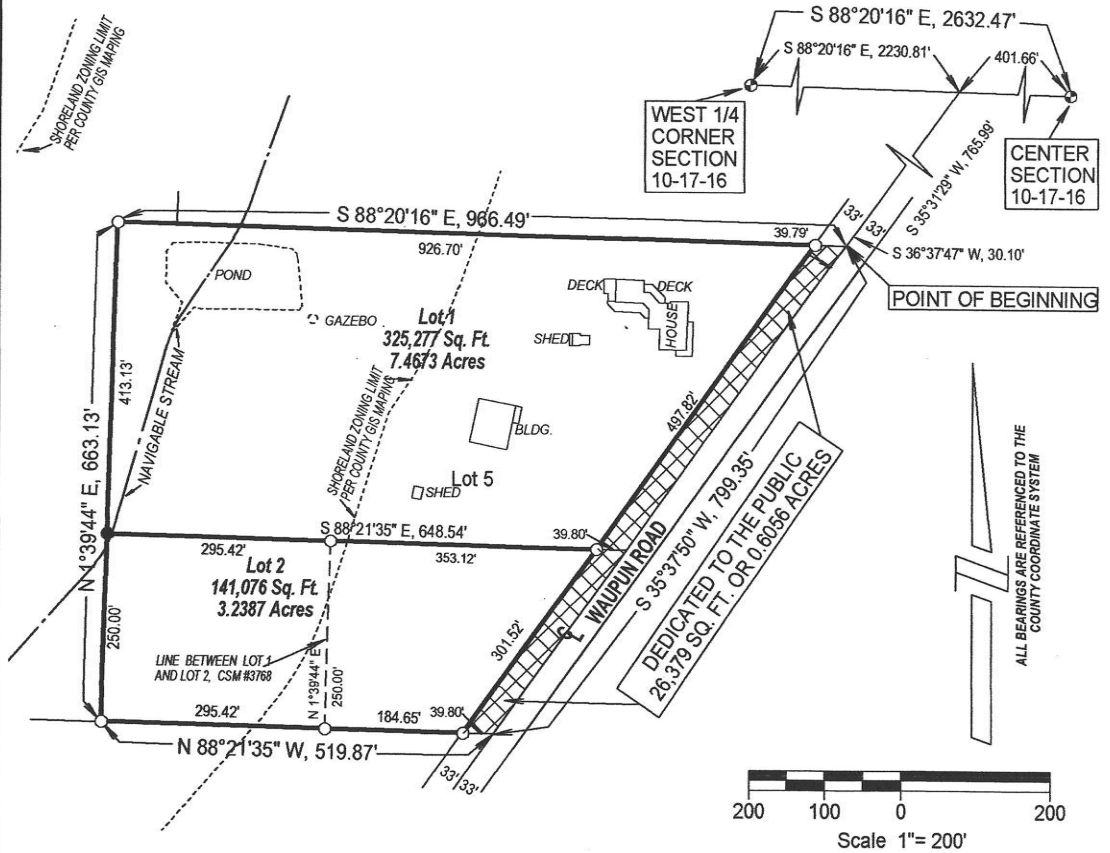
- (1) whether the amendment is consistent with the county's comprehensive plan, including any future land use maps or similar maps;
- (2) whether the amendment is consistent with other planning documents adopted by the Board of County Supervisors; and
- (3) any other factor not specifically or generally listed, but deemed appropriate by the committee or board given the particular circumstances.

CERTIFIED SURVEY MAP NUMBER _____

BEING A REDIVISION OF LOTS 1 & 2, CERTIFIED SURVEY MAP NUMBER 3768, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION TEN, TOWNSHIP SEVENTEEN NORTH, RANGE SIXTEEN EAST, TOWN OF NEKMI, WINNEBAGO COUNTY, WISCONSIN

SURVEY FOR: BONNIE L. & CHARLES PARNALL
PARCEL NUMBERS: 012018402 & 012018403
DOCUMENT NUMBERS: 1639215 & 1647585

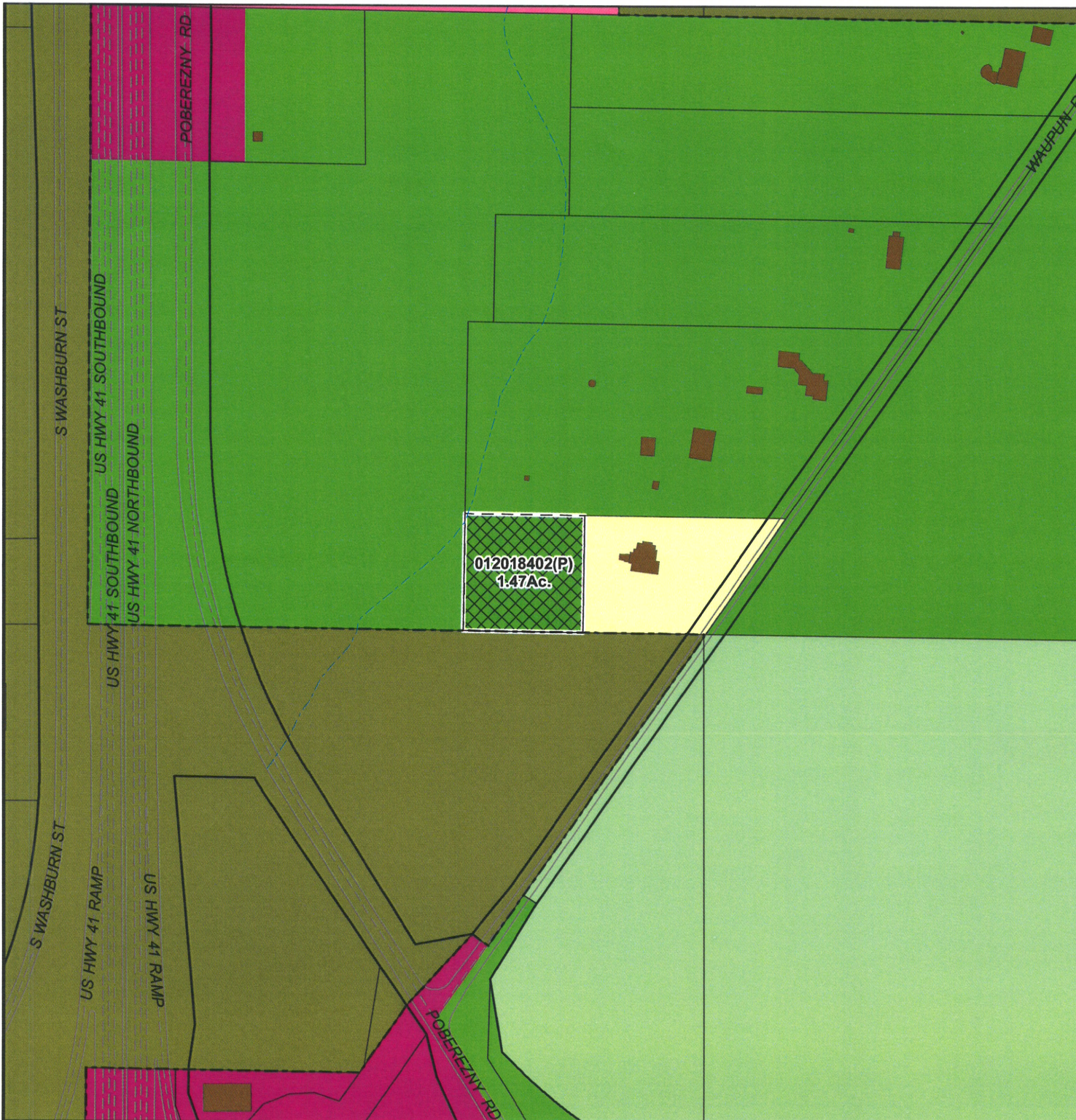
Survey Dated: April 13, 2016



LEGEND	
⊙	WINNEBAGO COUNTY SECTION CORNER
○	1" IRON PIPE, FOUND
●	3/4" REBAR, 18" LONG, WEIGHING 1.502 LBS/FT, SET

Note: Certified Survey Map Number 3768 was used to determine the angles and distances between found monuments.

FRUEH CONSULTING SERVICES, LLC
ENGINEERING AND LAND SURVEYING
P. O. Box 282, Oshkosh Wisconsin 54903
TELEPHONE (920) 235-0279



Application #16-ZC-3620

Date of Hearing:

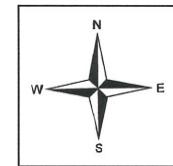
June 28, 2016

Owner(s):

Parnall, Bonnie L.

Subject Parcel(s):

012018402(P)



Winnebago County
WINGS Project

Scale

1 inch : 300 feet

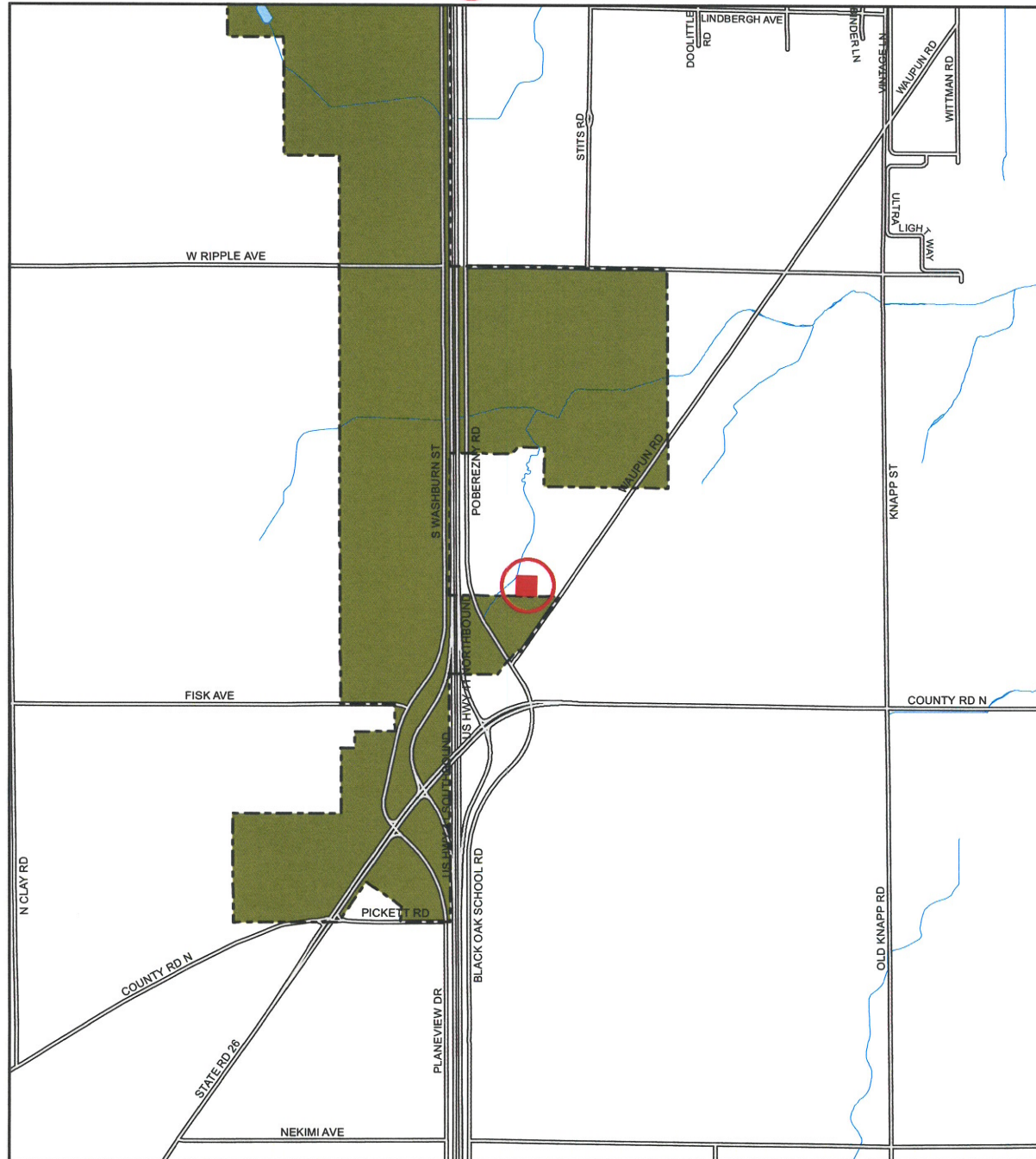
County Zoning Districts

R-1	PDD	B-1
R-2	A-1	B-2
R-3	A-2	B-3
R-4	I-1	M-1
R-8	I-2	Town Zoning

City of Oshkosh Extraterritorial Zoning Jurisdiction

Incorporated Area

○ = SITE



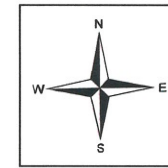
1 inch : 2,000 feet

Application #16-ZC-3620

Date of Hearing:
June 28, 2016

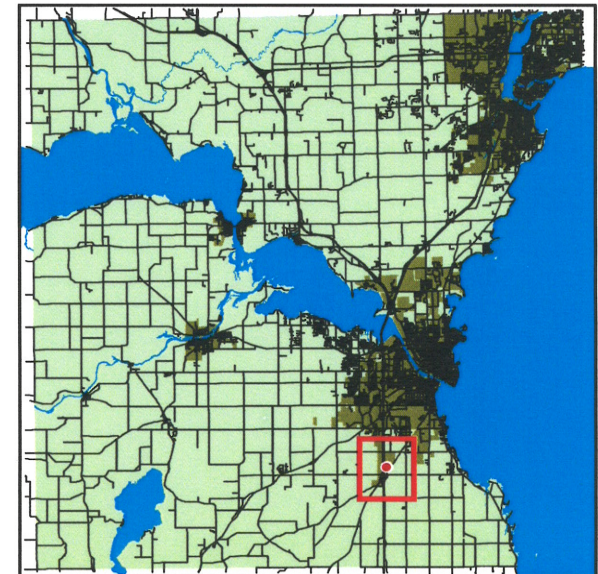
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Subject Parcel(s):
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*Winnebago County
WINGS Project*

● = SITE



WINNEBAGO COUNTY

WINNEBAGO COUNTY PLANNING & ZONING DEPARTMENT

NOTICE OF MEETING
PLANNING & ZONING COMMITTEE
July 8, 2016

TO WHOM IT MAY CONCERN:

The property owner/applicant listed below has requested a SPECIAL EXCEPTION which is regulated by the Town/County Zoning Code, Chapter 23. You are receiving this notice because this application or petition for action affects area within the Town of Wolf River.

The Winnebago County Planning & Zoning Committee will be holding a meeting on Friday, July 8, 2016 at 7:30 AM in the 3rd Floor Conference Room of the County Administration Building located at 112 Otter Ave, Oshkosh WI. The full application can be viewed at the Winnebago County Planning and Zoning Department.

INFORMATION ON SPECIAL EXCEPTION REQUEST

Application Number: 16-SE-03

Owner(s) of Property: Brett Olson

Agent: NA

Location of Premises Affected: 560 Hunters Point Rd

Tax Parcel Numbers: 010-0866 & 010-0830

Legal Description: Being all of lot 21 of Diener’s Plat and all of Lot 21, Block 2 of the First Addition to Diener’s Plat and the vacated adjacent street, all located in Government Lot 4, Section 35, Township 20 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

Explanation: Applicant is requesting a special exception to be allowed to re-construct a garage on a vacant lot adjoining a lot with the principal use in the same ownership.

DESCRIPTION	CODE REFERENCE
An accessory land use is not to be established prior to the establishment of a principal use unless the situation meets an exemption.	23.8-45(b)

Sanitation: Existing Required Municipal Private System

Overlays: Shoreland: YES Floodplain: YES SWDD: NO

Wetlands: NO Microwave: NO Airport: NO

Current Zoning: R-2 Suburban Residential District

Existing Use of Property: Storage use, vehicle, lawn mower, ATV, boat

Proposed Use of Property: Same

Surrounding Zoning Classifications:

North	R-2
South	R-2
East	Lake
West	R-1

SECTION REFERENCE OF REGULATION: 23.8-45(b) Exemption for a vacant lot adjoining another lot in same ownership.

ORDINANCE PROVISION: Under section 23.8-45 of the Zoning Code, an accessory land use is not to be established prior to the establishment of a principal use unless the situation meets an exemption.

EXPLANATION: Applicant is requesting a special exception to be allowed to re-construct a garage on a vacant lot adjoining a lot with the principal use in the same ownership.

THE FOLLOWING IS PROVIDED BY THE APPLICANT

DESCRIBE THE PROPOSED PROJECT/REQUEST:

The proposed project is to replace the old existing garage with a new and improved garage which will be more functional. 24' x 24' garage.

DESCRIBE HOW THE PROPOSED USE WILL BE COMPATIBLE WITH ADJACENT USES AND WILL NOT HAVE ADVERSE EFFECTS ON NEIGHBORING PROPERTIES:

The proposed garage will be highly compatible with the neighboring properties. It is replacing the existing garage with a more aesthetically pleasing and functional garage which will enhance the neighborhood.

PROVIDE ANY OTHER INFORMATION YOU FEEL IS RELEVANT TO THE REVIEW OF YOUR APPLICATION, INCLUDING REASONS YOU FEEL THE APPLICATION SHOULD BE GRANTED:

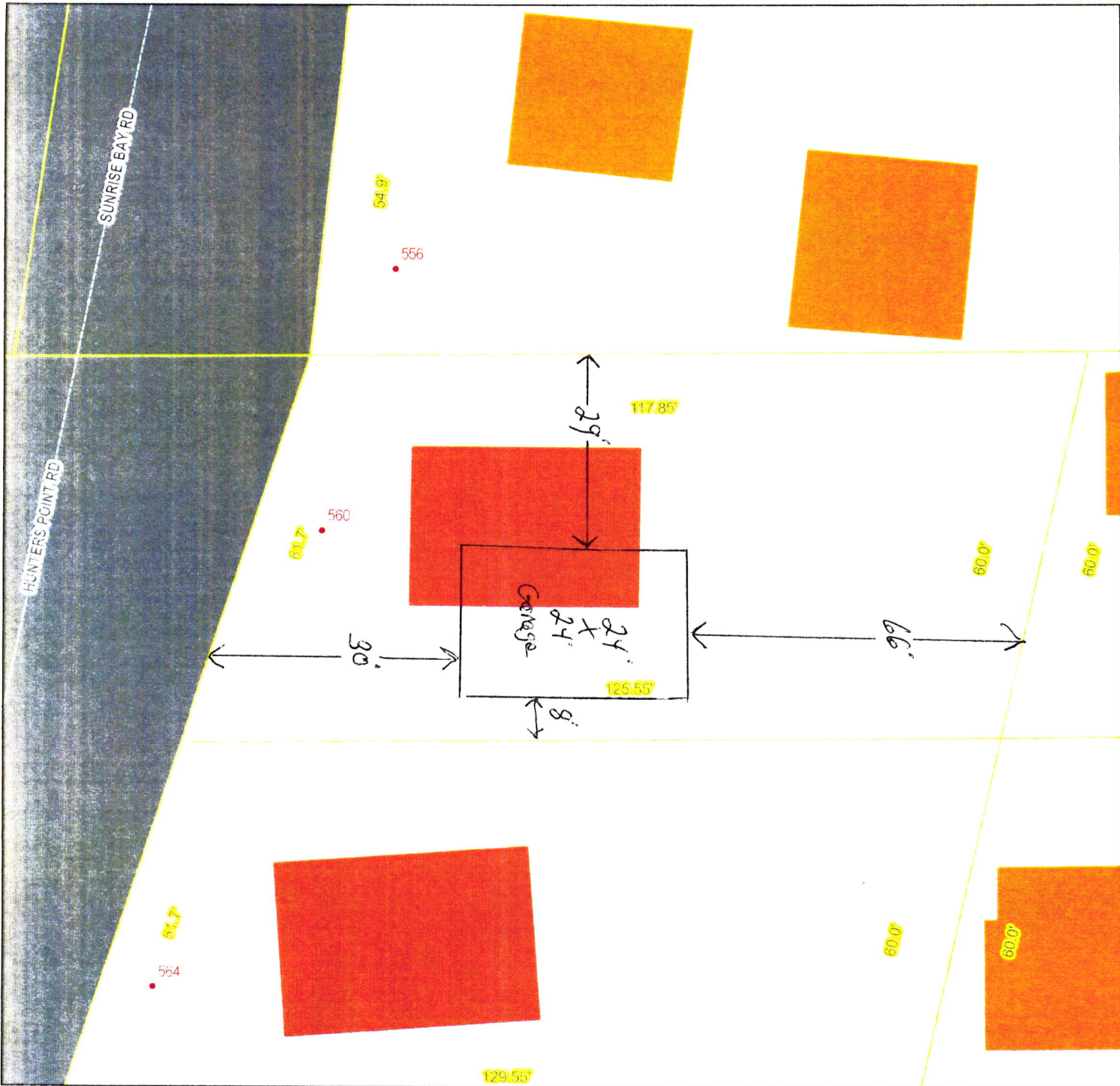
It is financially more feasible to replace the garage and cracked foundation. When the new garage is built it will need to be moved to comply with setback footage/right of way which has changed since existing garage was built.

BASIS OF DECISION:

The Planning and Zoning Committee in making its decision shall consider the following factors:

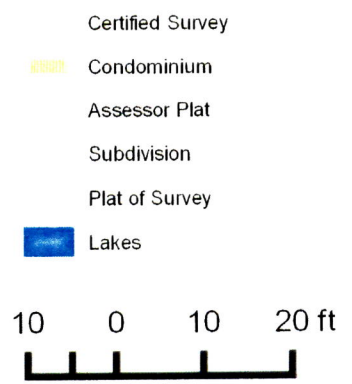
(1) the size of the property in comparison to other properties in the area;

- (2) the extent to which the issuance of the special exception permit would be in keeping with the overall intent of the this chapter;
- (3) whether there are any unique circumstances and the nature of those circumstances that warrant the issuance of the special exception permit;
- (4) the nature and extent of anticipated impacts to the natural environment that could potentially occur if the special exception permit was granted;
- (5) the nature and extent of anticipated positive and negative effects on properties in the area;
- (6) actions the applicant will undertake to mitigate the negative effects, if any, of the proposed special exception;
- (7) a factor specifically listed under a section of this chapter authorizing the issuance of a special exception permit; and
- (8) any other factor that relates to the purposes of this chapter as set forth in s. 23.1-5 and other sections as may apply.



Site Map

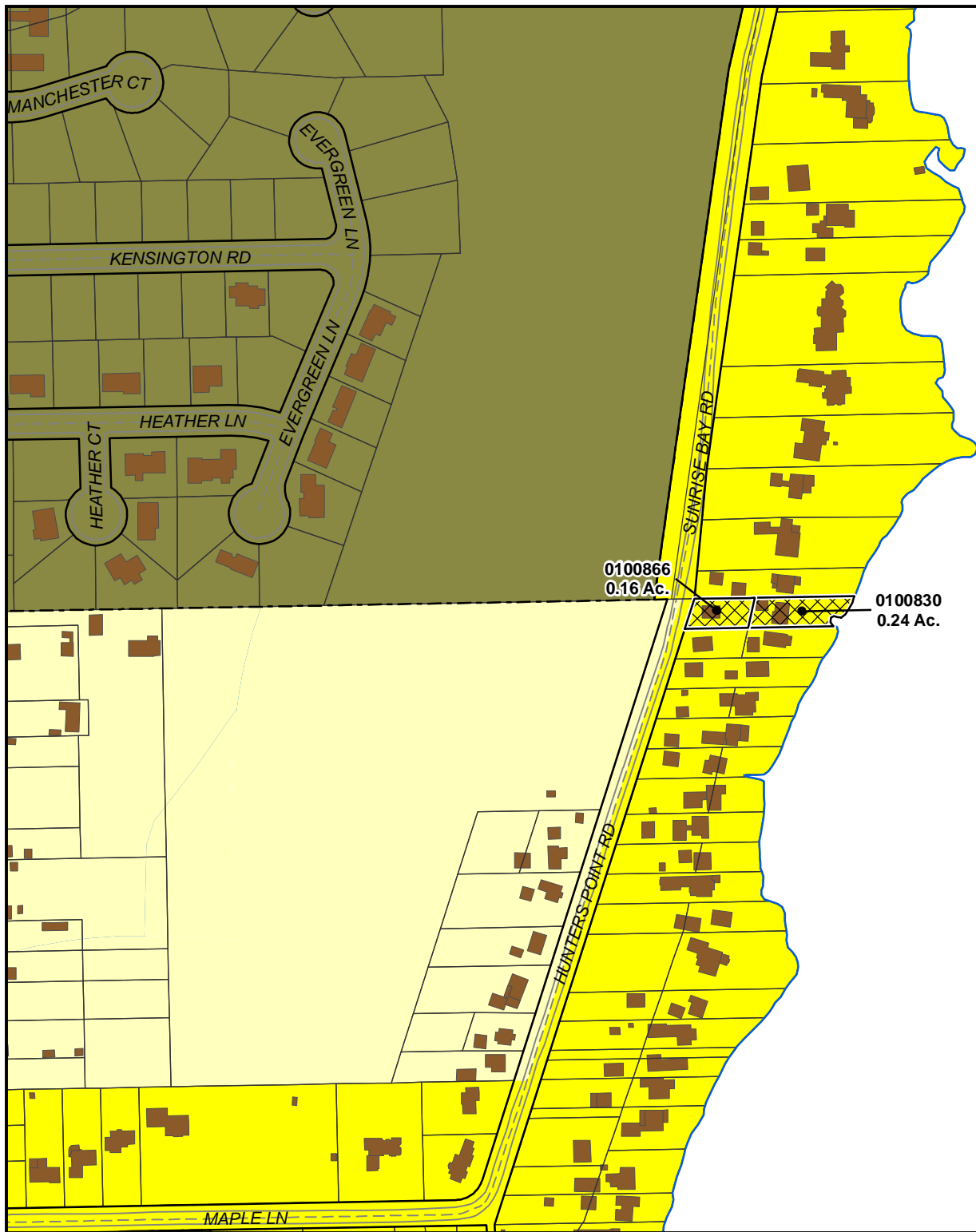
- Legend**
- Address Marker
 - Tax Parcel
 - Section Number
 - Conveyance Divisions
- Conveyance Types**
- Certified Survey
 - Condominium
 - Assessor Plat
 - Subdivision
 - Plat of Survey



1 Inch = 20 Feet



W.I.N.G.S. Project Disclaimer
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Application #16-SE-03

Date of Hearing:

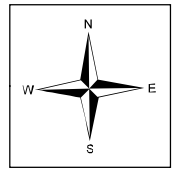
July 8, 2016

Owner(s):

Olson, Brett A. & Kalyn E.

Subject Parcel(s):

0100830 & 0100866



Winnebago County
WINGS Project

Scale

1 inch : 300 feet

County Zoning Districts

R-1	PDD	B-1
R-2	A-1	B-2
R-3	A-2	B-3
R-4	I-1	M-1
R-8	I-2	Town Zoning



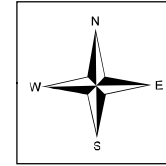
○ = SITE

Application #16-SE-03

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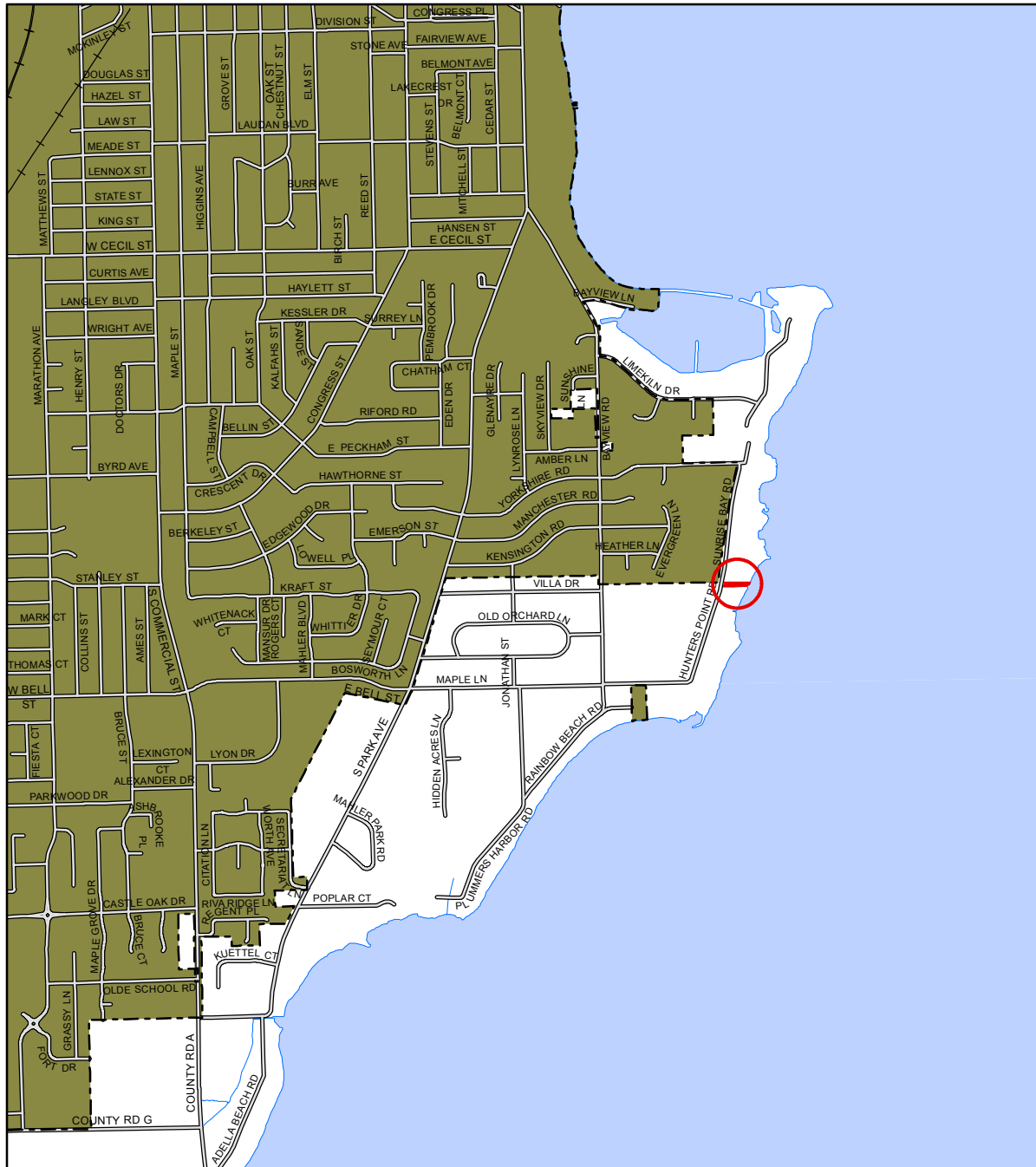
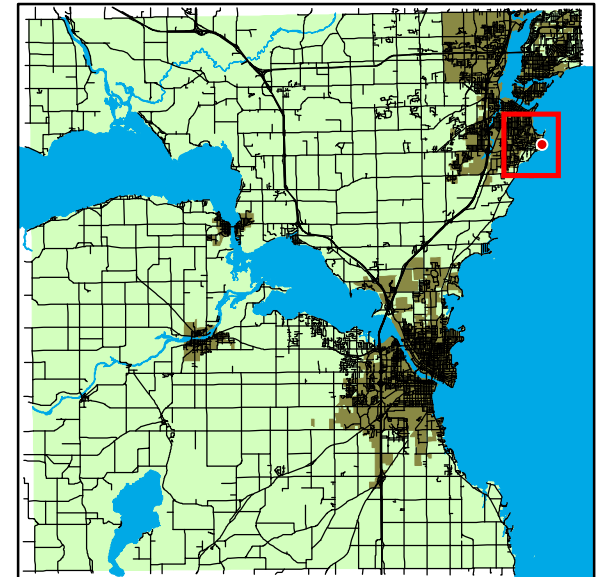
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