

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE

5/31/2016

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 5/31/2016 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-3560

Applicant:

C & C NELSON PROPERTIES LLC

Agent:

None

Location of Premises:

South of 2236 Clairville Rd
OSHKOSH, WI 54904

Tax Parcel No.:

012-008602

Legal Description:

Being a part of the NW 1/4 of the SW 1/4, Section 5, Township 17 North, Range 16 East, Town of Nekimi, Winnebago County, Wisconsin.

Explanation:

Applicant is requesting a zoning map amendment to I-2 (Heavy Industrial District).

INITIAL STAFF REPORT

Sanitation:

System Required
Private System

Overlays:

Shoreland

Current Zoning:
I-1 Light Industrial

Proposed Zoning:
I-2 Heavy Industrial

Surrounding Zoning:
North: I-2
South: A-2
East: A-1
West: R-1

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe Present Use(s):
Vacant

Describe Proposed Use(s):
Employee parking, storage of equipment, possible future expansion for similar operations presently being conducted on Lot 1 (parcel #012-0087).

Describe The Essential Services For Present And Future Uses:
None for the present. Future to be determined.

Describe Why The Proposed Use Would Be The Highest And Best Use For The Property:
Business is increasing and expansion is required.

Describe The Proposed Use(s) Compatibility With Surrounding Land Uses:
It's compatible with uses presently being performed on Lot 1 (parcel number 012-0087).

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:

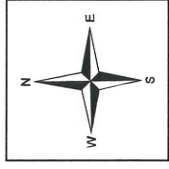
- (1) whether the amendment is consistent with the county's comprehensive plan, including any future land use maps or similar maps;
- (2) whether the amendment is consistent with other planning documents adopted by the Board of County Supervisors; and
- (3) any other factor not specifically or generally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

Application #16-ZC-3560

Date of Hearing:
May 31, 2016

Owner(s):
C&C Nelson Properties LLC

Subject Parcel(s):
012008602



Winnemago County
WINGS Project

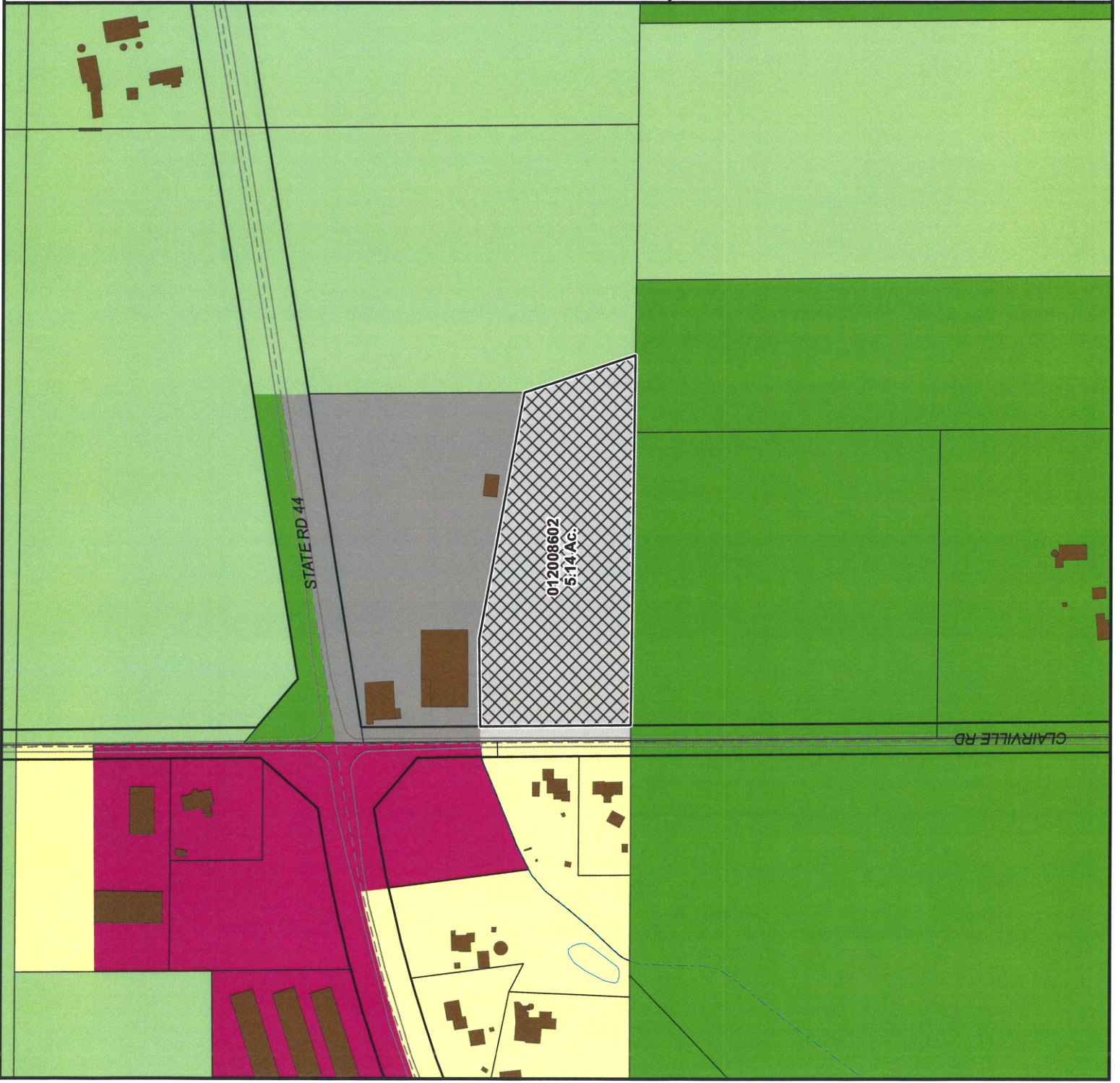
Scale
1 inch : 300 feet

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



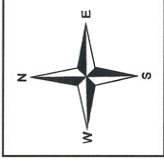
Application #16-ZC-3560

Date of Hearing:
May 31, 2016

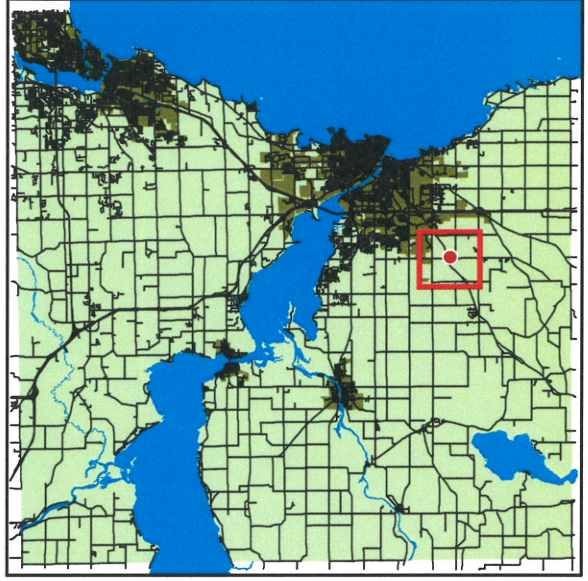
Owner(s):
C&C Nelson Properties LLC

Subject Parcel(s):
012008602

Winnabago County
WINGS Project

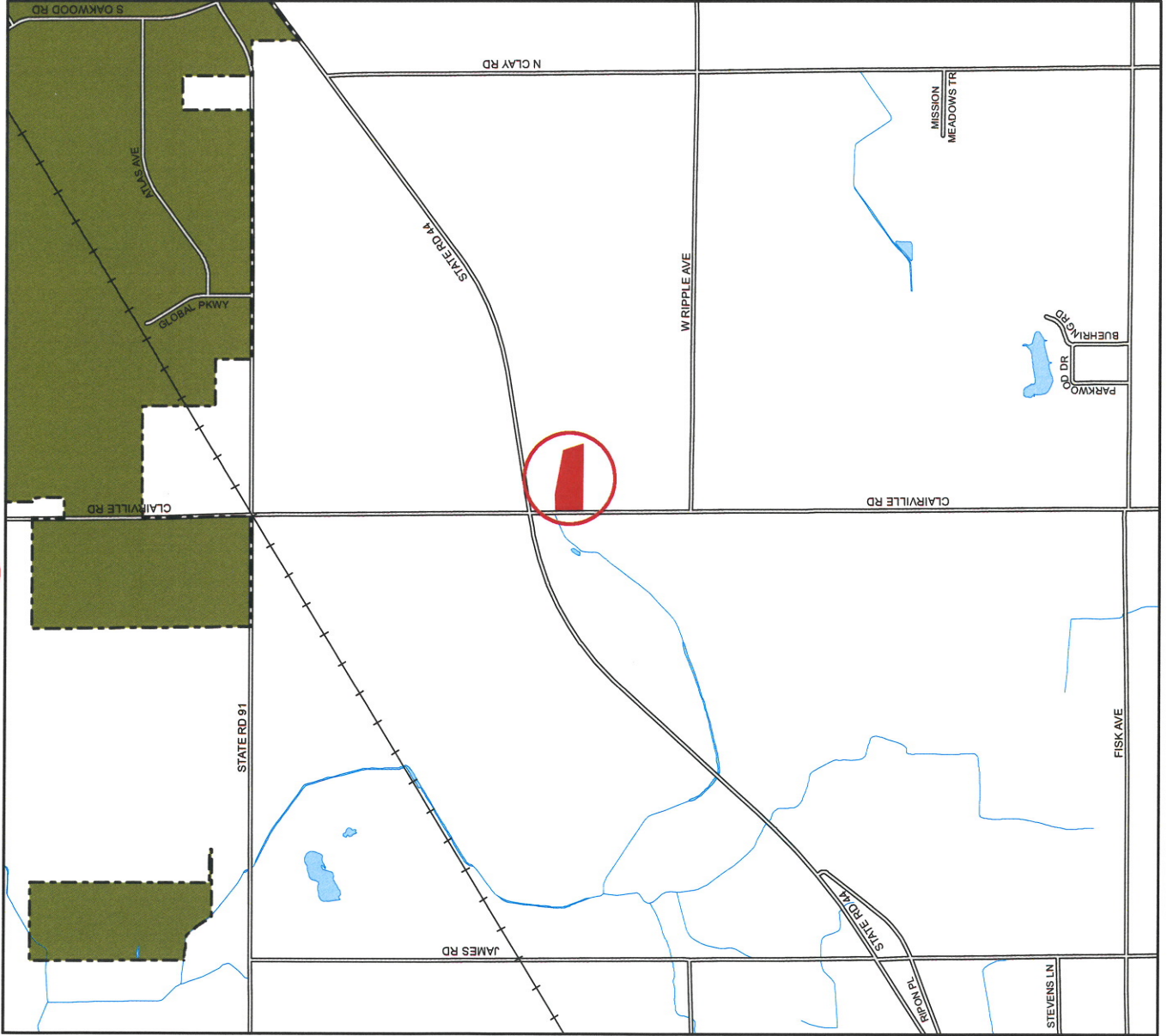


● = SITE



WINNEBAGO COUNTY

○ = SITE



1 inch : 2,000 feet

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE 5/31/2016

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INFORMATION ON ZONING MAP AMENDMENT REQUEST

Application No.:
2016-ZC-3570

Applicant:
EGAN BROS INC
JOHN R EGAN REV TST
SHERI A EGAN REV TST

Agent:
SMITH, JAMES - MARTENSON & EISELE, INC.

Location of Premises:
7034 COUNTY RD K & 7015 9th St Rd
OMRO, WI 54963

Tax Parcel No.:
016-0719
016-0718
016-069801

Legal Description:
Being a part of the NW 1/4 of the NE 1/4 and all of the W 1/2 of the SE 1/4, all in Section 30, Township 18 North, Range 15 East, Town of Omro, Winnebago County, Wisconsin.

Explanation:
Applicant is requesting a zoning change to A-2 & R-1 to eliminate dual zoning and place a parcel in the correct zoning district.

Private System

Overlays:

Shoreland
Wetlands

Current Zoning:

R-1 Rural Residential,
I-2 Heavy Industrial,
A-2 General Agriculture

Proposed Zoning:

R-1 Rural Residential,
A-2 General Agriculture

Surrounding Zoning:

North: A-2

South: A-2; town

East: R-1;B-2;A-2

West: I-2;A-2

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe Present Use(s):

General ag and single family residential.

Describe Proposed Use(s):

General ag and single family residential.

Describe The Essential Services For Present And Future Uses:

none

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

Use does not change - remove dual zoning.

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

Use does not change - remove dual zoning.

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;
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Application #16-ZC-3570

Date of Hearing:

May 31, 2016

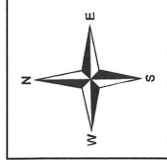
Owner(s):

Egan Bros., Inc. &
John & Sheri Egan Rev. Trust

Subject Parcel(s):

016069801 / 0160718 /
0160719

DETAIL MAP 1 OF 2



Winnepago 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



9TH ST RD

016069801
0.8 AC

Application #16-ZC-3570

Date of Hearing:

May 31, 2016

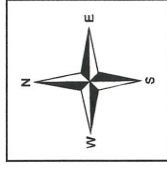
Owner(s):

Egan Bros., Inc. &
John & Sheri Egan Rev. Trust

Subject Parcel(s):

016069801 / 0160718 /
0160719

DETAIL MAP 2 OF 2



Winnebago County
WINGS Project

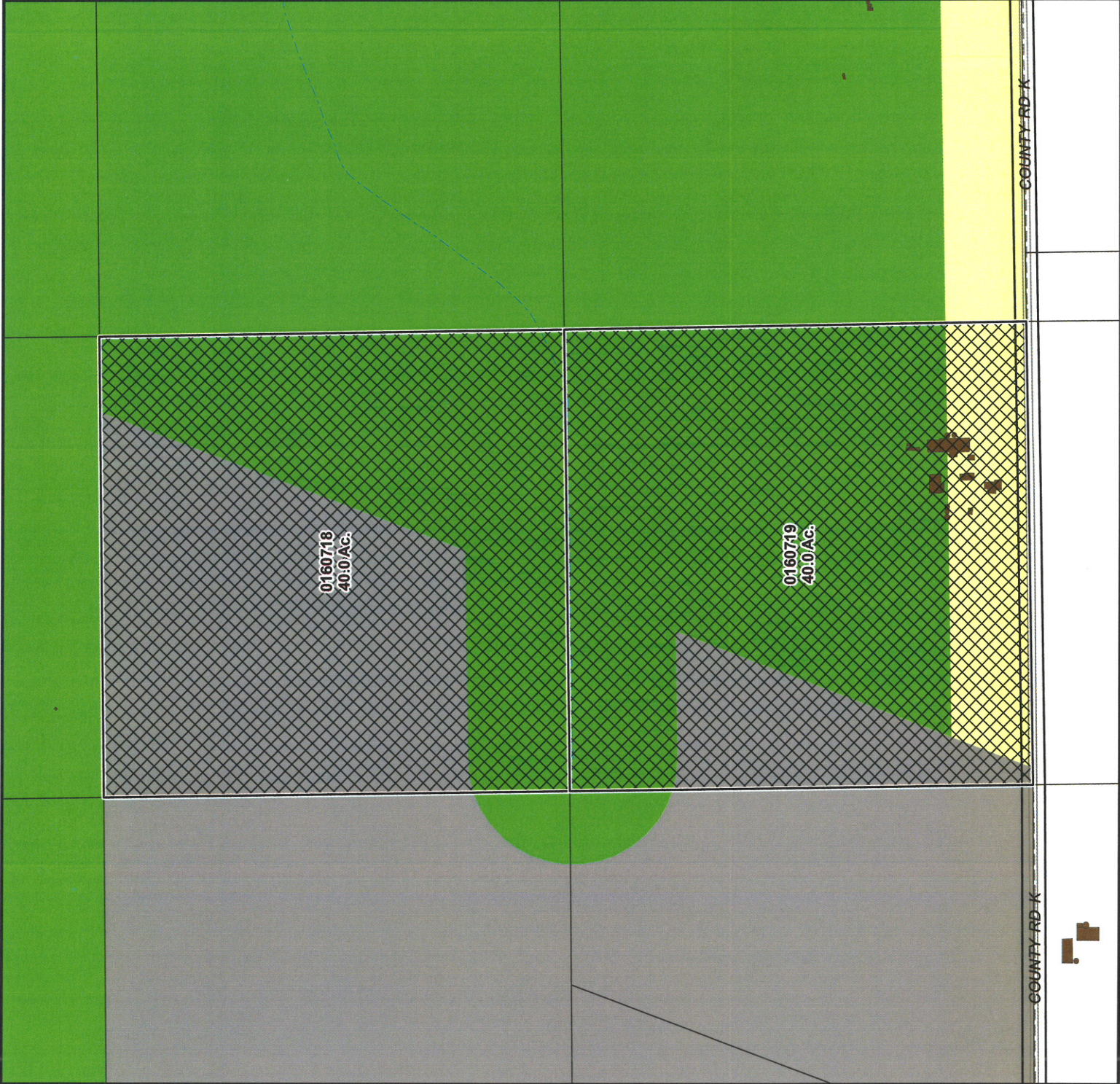
Scale
1 inch : 400 feet

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



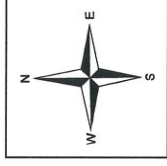
Application #16-ZC-3570

Date of Hearing:
May 31, 2016

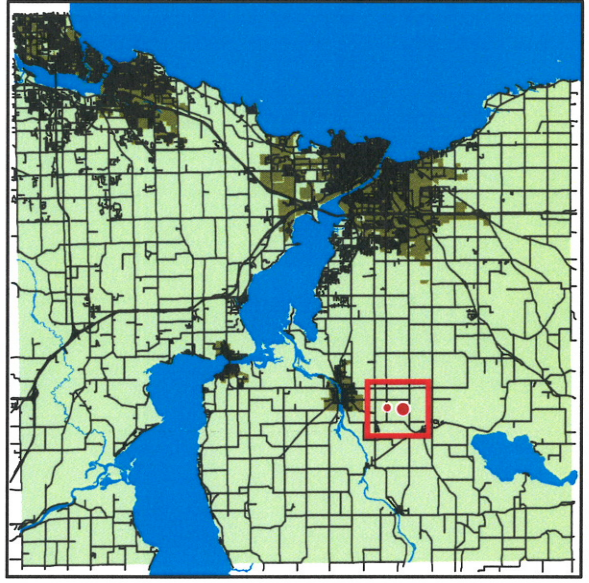
Owner(s):
Egan Bors., Inc. &
John & Sheri Egan Rev. Trust

Subject Parcel(s):
016069801 / 0160718 / 0160719

Winnepago County
WINGS Project

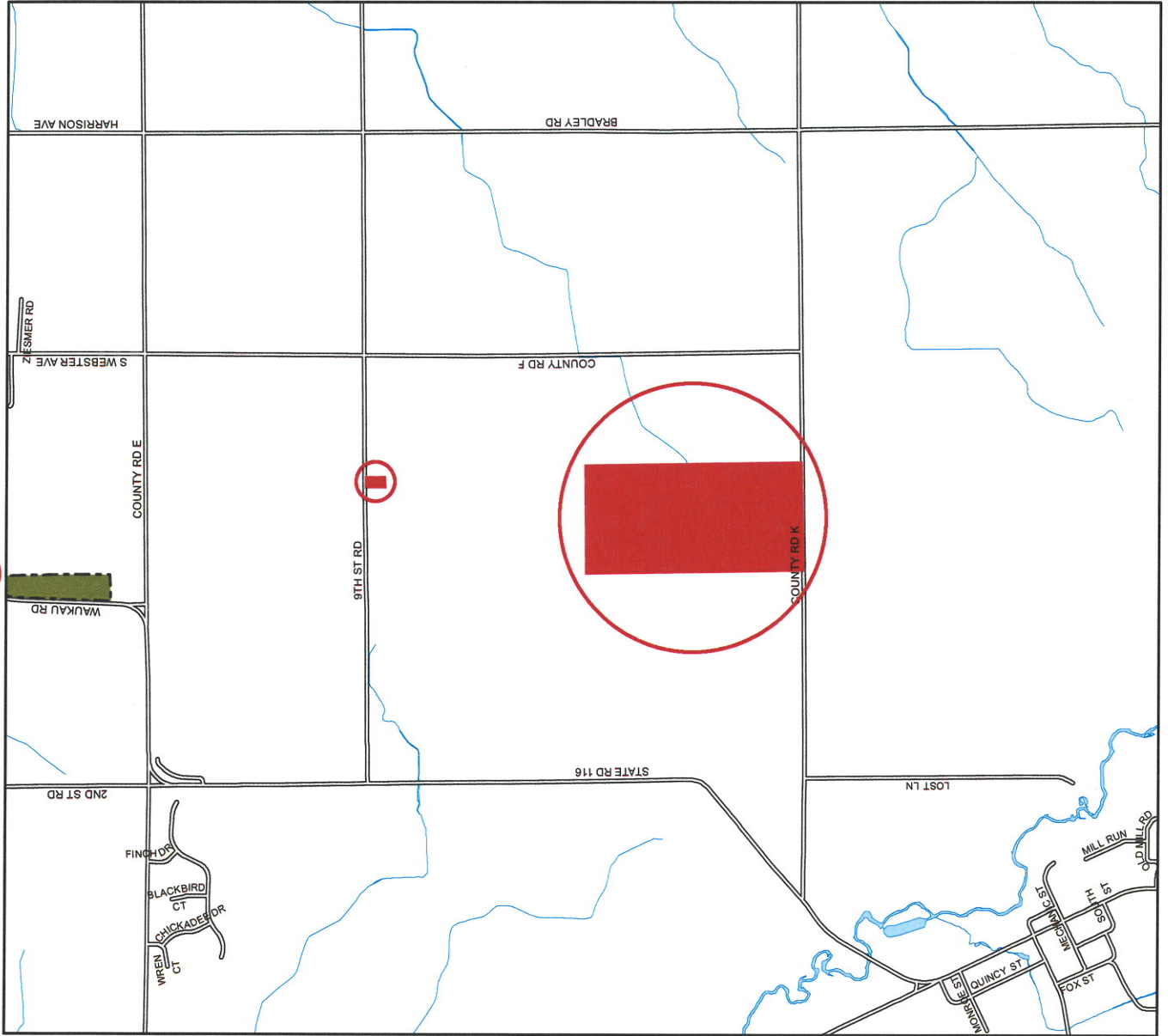


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Winnebago County Planning and Zoning Department

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INFORMATION ON ZONING MAP AMENDMENT REQUEST

Application No.:

2016-ZC-3600

Applicant:

NOFFKE, TIM

Agent:

None

Location of Premises:

8690 COUNTY RD B
WINNECONNE, WI 54986

Tax Parcel No.:

020-0091

Legal Description:

Being a part of Government Lot 3, Section 16, Township 19 North, Range 14 East, Town of Poygan, Winnebago County, Wisconsin.

Explanation:

Applicant is requesting a zoning map amendment to B-2 (Community Business District) to eliminate dual zoning on a reconfigured lot.

INITIAL STAFF REPORT

Sanitation:

Existing System
Private System

Overlays:

Floodplain

Shoreland

Current Zoning:
R-1 Rural Residential

Proposed Zoning:
B-2 Community Business

Surrounding Zoning:
North: Lake
South: A-2
East: R-1
West: B-2

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe Present Use(s):
Agricultural - cultivated

Describe Proposed Use(s):
Agricultural - cultivated

Describe The Essential Services For Present And Future Uses:
Sanitary sewer is present. This parcel will be part of parcel no. 020-0096 and will not require water. Street frontage is present.

Describe Why The Proposed Use Would Be The Highest And Best Use For The Property:
The proposed use will remain agriculture - cultivated. There is no change in use at this time.

Describe The Proposed Use(s) Compatibility With Surrounding Land Uses:
Area directly west is cultivated. There is a bait shop located on the westerly end of parcel no. 020-0096.

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.

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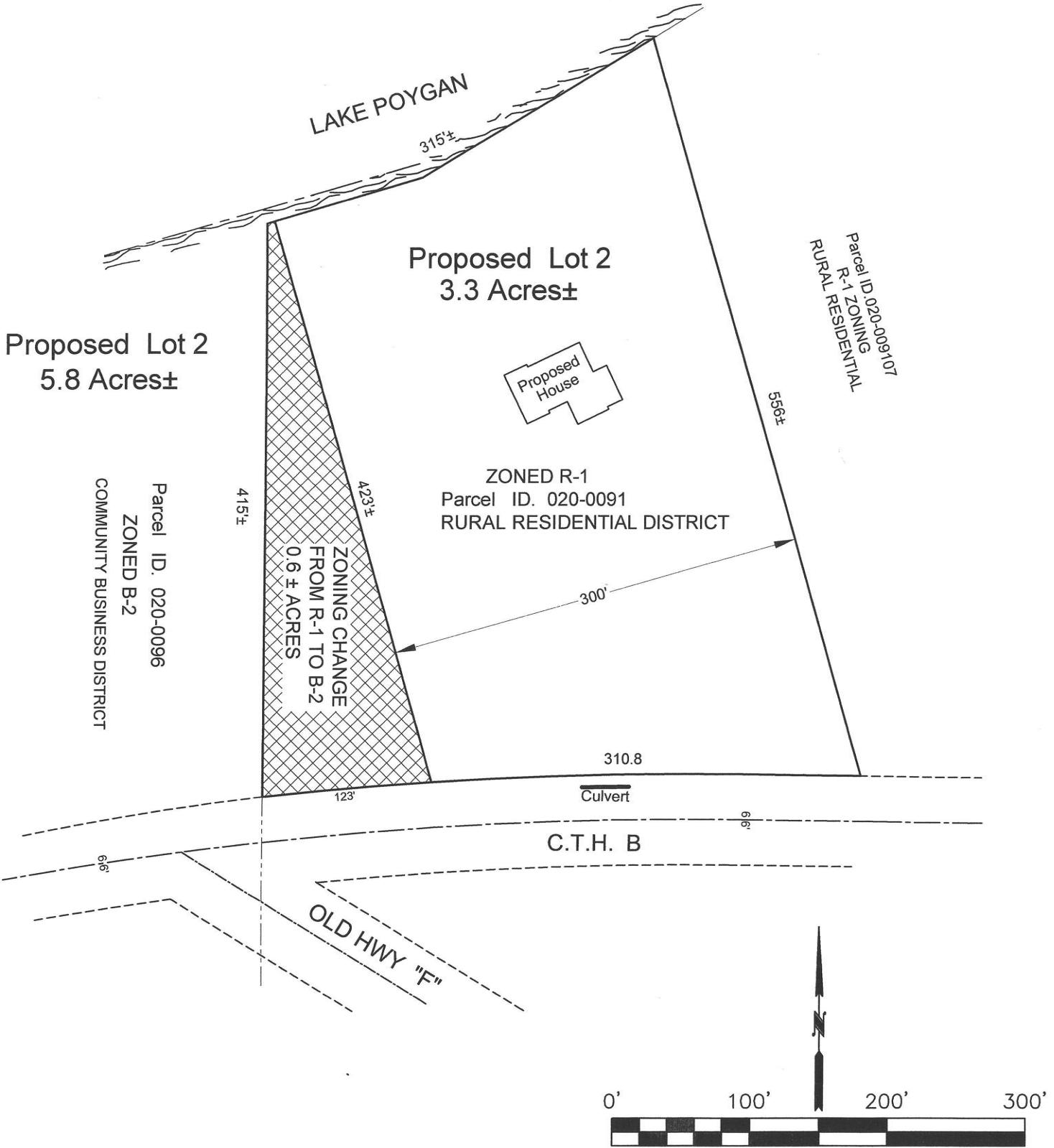
(2) whether the amendment is consistent with other planning documents adopted by the Board of County Supervisors; and

(3) any other factor not specifically or generally listed, but deemed appropriate by the committee or board given the particular circumstances.

Exhibit Map

Proposed Zoning Change

PART OF GOVERNMENT LOT 3 OF FRACTIONAL SECTION 16, T.19N., R.14E. TOWN OF POYGAN,
WINNEBAGO COUNTY, WISCONSIN.



L.C.KRIESCHER AND ASSOCIATES LLC
5251 GRANDVIEW ROAD
LARSEN, WI 54947

PROJECT NO. 2015-01-03
FILE NO. NOFFKE.DWG
NOTEBOOK: 8 PAGE: 35
3-12-16

Application #16-ZC-3600

Date of Hearing:

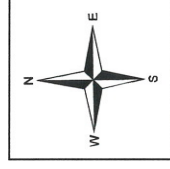
May 31, 2016

Owner(s):

Noffke, Tim

Subject Parcel(s):

0200091(P)



Winnebago County
WINGS Project

Scale

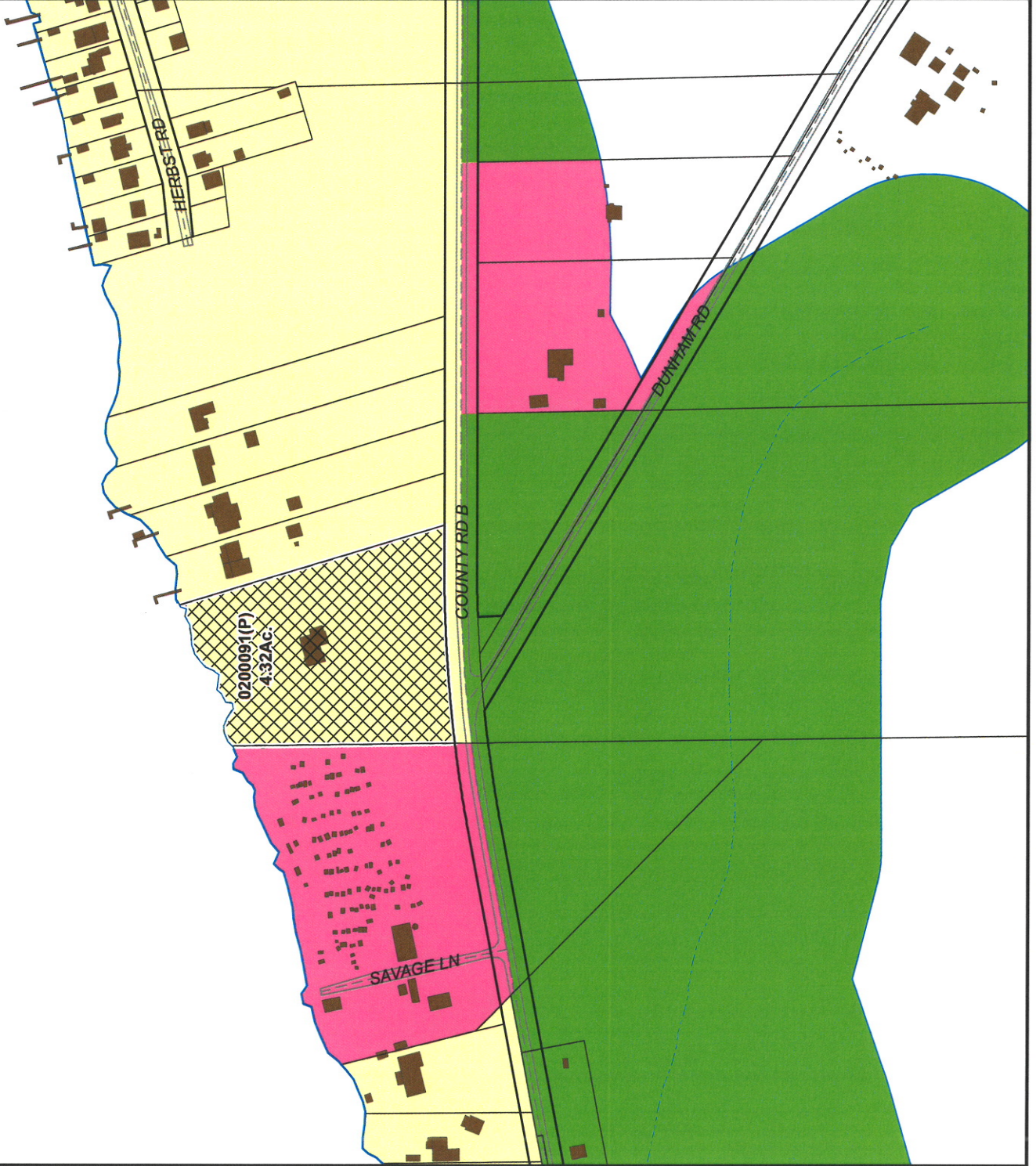
1 inch : 300 feet

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



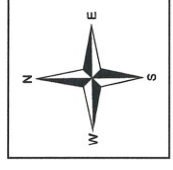
Application #16-ZC-3600

Date of Hearing:
May 31, 2016

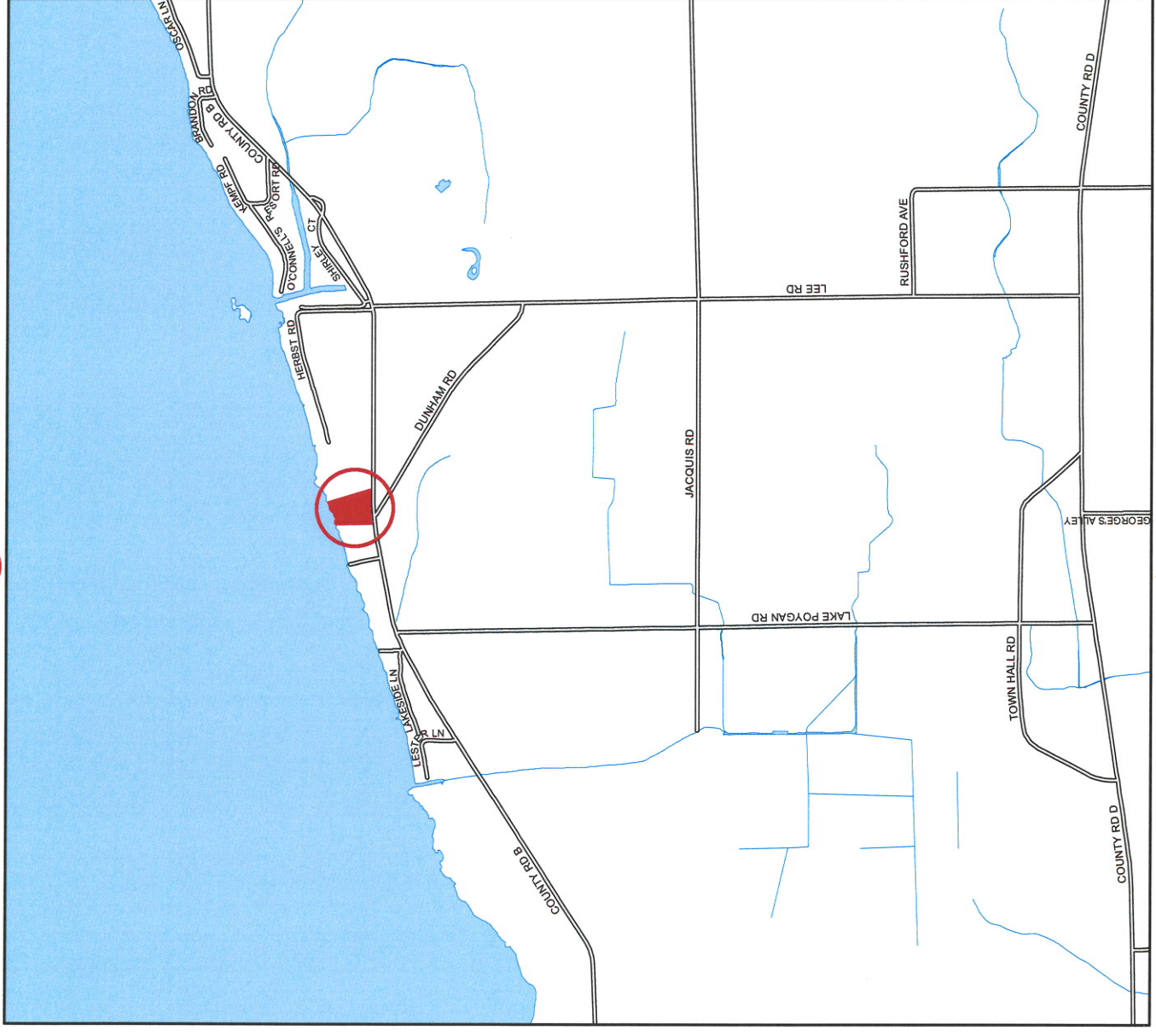
Owner(s):
Noffke, Tim

Subject Parcel(s):
0200091(P)

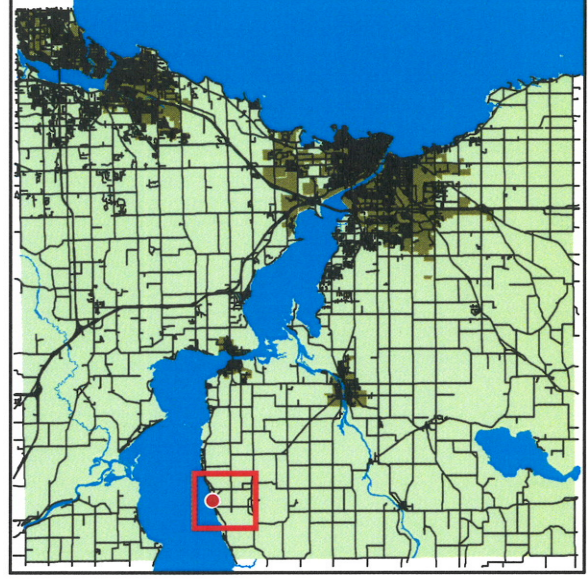
Winnebago County
WINGS Project



○ = SITE



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1 inch : 2,000 feet

WINNEBAGO COUNTY

Winnebago County Planning and Zoning Department

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5/31/2016

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INFORMATION ON ZONING MAP AMENDMENT REQUEST

Application No.:

2016-ZC-3610

Applicant:

OGDEN, JEFFREY

Agent:

DAVEL, JOHN - DAVEL ENGEERING & ENVIRONMENTAL INC

Location of Premises:

1645 OAKRIDGE RD
NEENAH, WI 54956

Tax Parcel No.:

010-0217

Legal Description:

Being a part of the SW 1/4 of the SW 1/4, Section 20, and also a part of the NW 1/4 of the NW 1/4, Section 29, all in Township 20 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

Explanation:

Applicant is requesting a zoning map amendment to I-1 (light industrial district) for a contractor yard.

INITIAL STAFF REPORT

Sanitation:

System Required
Private System

Overlays:

None

Current Zoning:
A-2 General Agriculture

Proposed Zoning:
I-1 Light Industrial

Surrounding Zoning:
North: R-1;A-2
South: A-2
East: A-2
West: A-2

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe Present Use(s):
Land is currently vacant.

Describe Proposed Use(s):
The building will be used to store contractor's trailers, equipment and some materials. Top soil may be temporarily stored outside. Landscape materials (nursery) will be stored outside.

Describe The Essential Services For Present And Future Uses:
Proposed use is storage and no public utilities are planned to be used.

Describe Why The Proposed Use Would Be The Highest And Best Use For The Property:
Parcel lies with the Town's mixed use area of the Town's Comprehensive Land Use Plan. The proposed use would fit in the neighborhood based on the mixed use definition. The use would not generate much if any traffic or noise.

Describe The Proposed Use(s) Compatibility With Surrounding Land Uses:
Adjacent parcels are a mix of Ag, General Business, and R-1 Residential zoning. This zoning fits well with the Town's Comprehensive Plan.

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:

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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.

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(3) any other factor not specifically or generally listed, but deemed appropriate by the committee or board given the particular circumstances.

Application #16-ZC-3610

Date of Hearing:

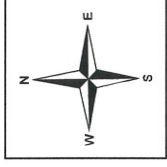
May 31, 2016

Owner(s):

Ogden, Jeffrey D.

Subject Parcel(s):

0100217



Winnebago County
WINGS Project

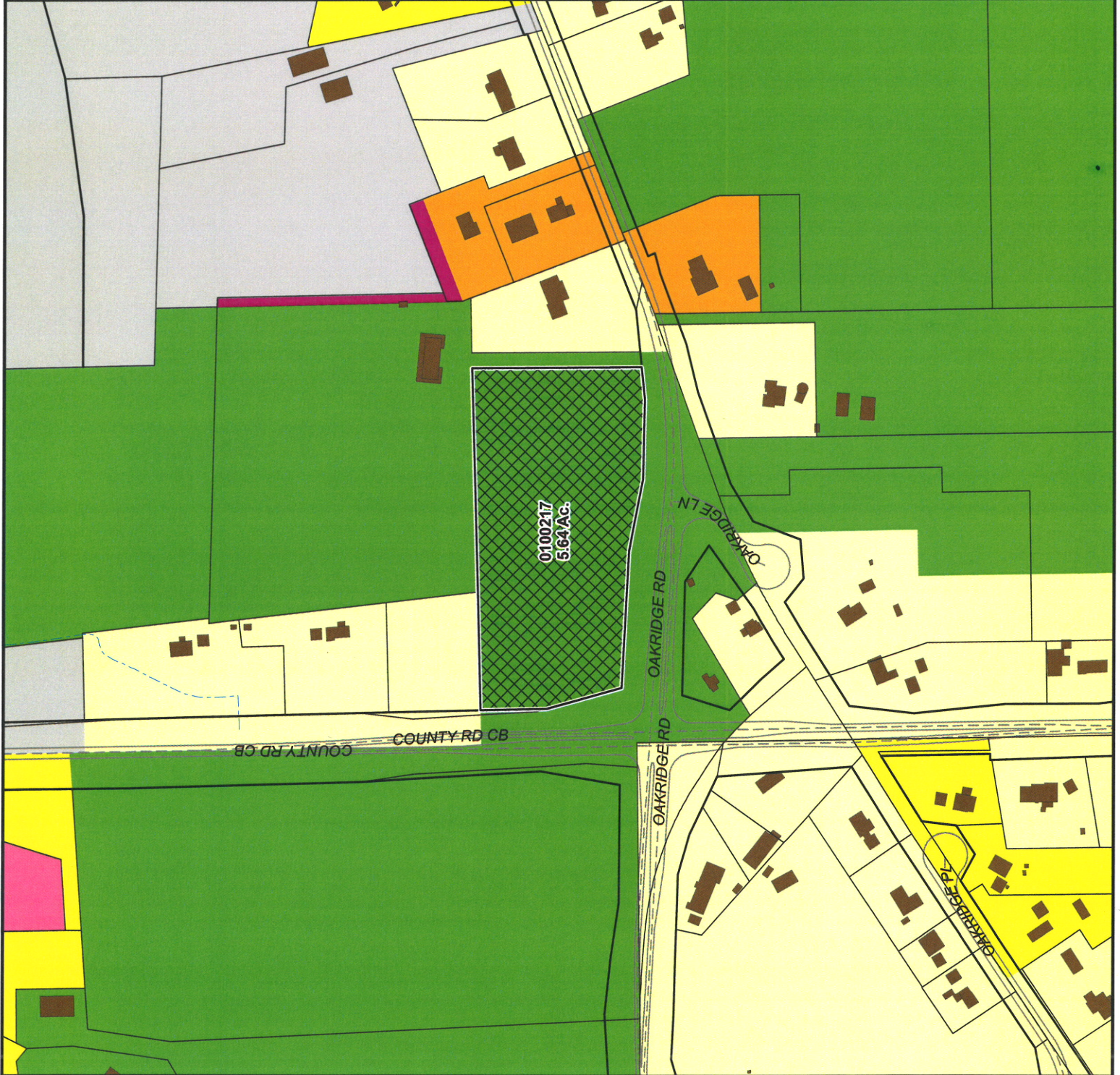
Scale
1 inch : 300 feet

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



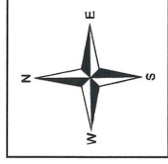
Application #16-ZC-3610

Date of Hearing:
May 31, 2016

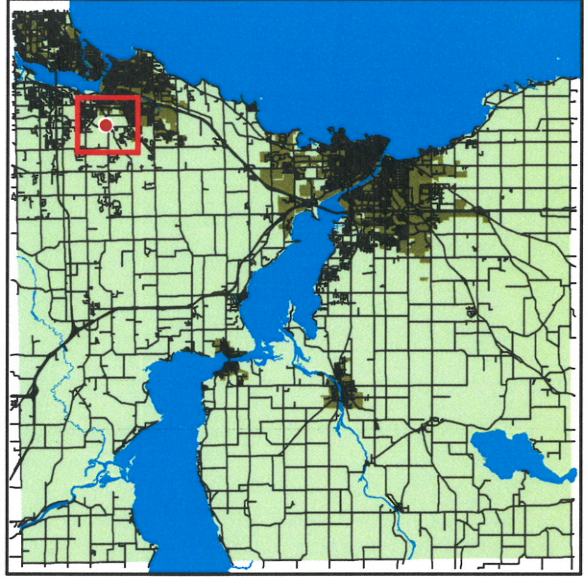
Owner(s):
Ogden, Jeffrey D.

Subject Parcel(s):
0100217

*Winnebago County
WINGS Project*

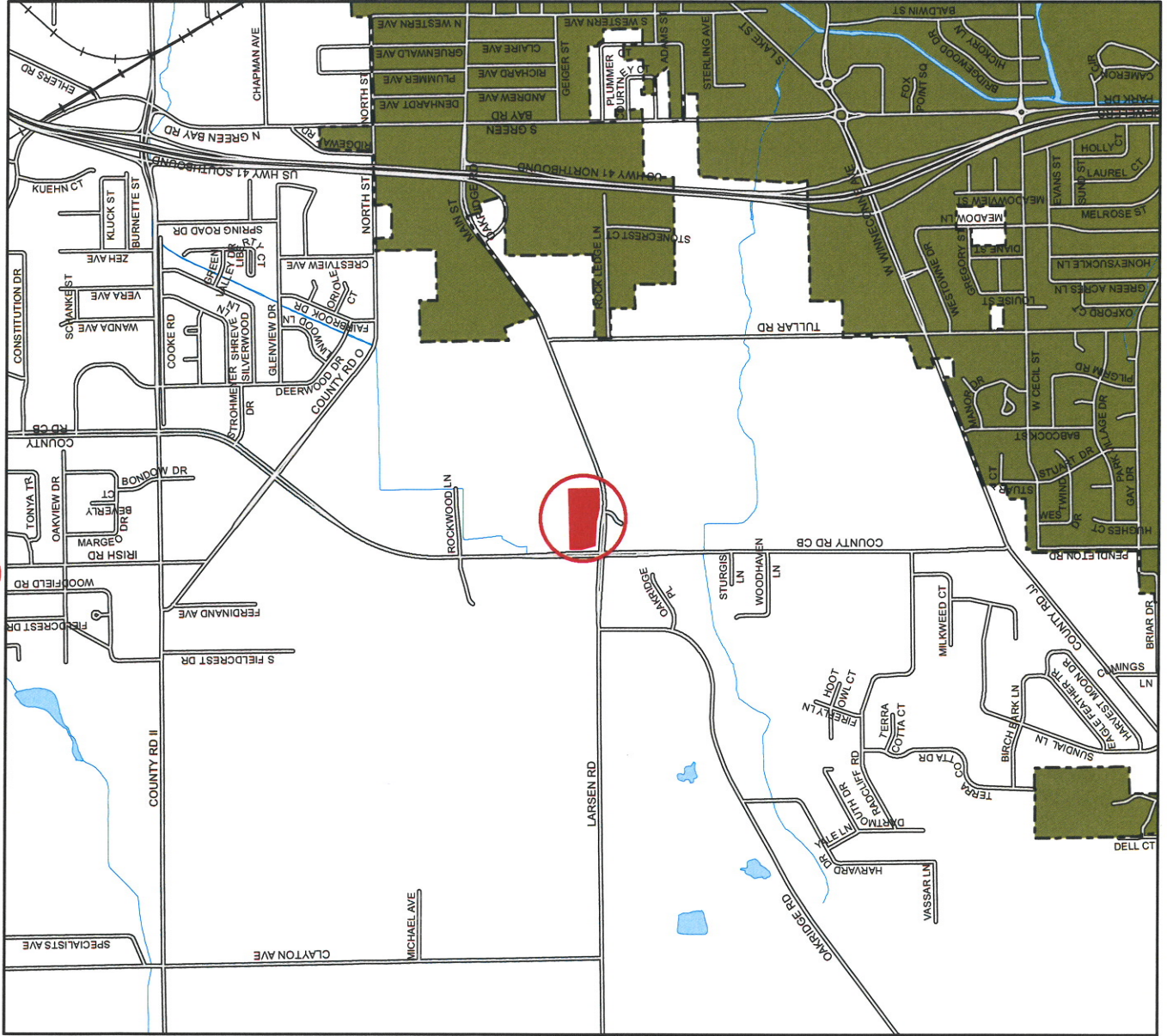


● = SITE



WINNEBAGO COUNTY

○ = SITE



1 inch : 2,000 feet