

WINNEBAGO COUNTY PLANNING & ZONING DEPARTMENT

NOTICE OF MEETING  
PLANNING & ZONING COMMITTEE  
September 9, 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 Black Wolf.

The Winnebago County Planning & Zoning Committee will be holding a meeting on Friday, September 9, 2016 at 7:30 AM in the 3<sup>rd</sup> 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-04

**Owner(s) of Property:** Gerald Kalbus

**Agent:** NA

**Location of Premises Affected:** 5317 Lake Rd

**Tax Parcel Numbers:** 004-0258-03

**Legal Description:** Being part of Government Lot 2 Described as Lot 2 of CSM-5406, Section 16, Township 17 North, Range 17 East, Town of Black Wolf, Winnebago County, Wisconsin.

**Explanation:** Applicant is requesting a special exception to be allowed to construct a storage shed 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:** B-3 General Business District

**Existing Use of Property:** Empty lot.

**Proposed Use of Property:** 32 X 48 storage shed.

**Surrounding Zoning Classifications:**

<b>North</b>	A-2
<b>South</b>	A-2
<b>East</b>	B-2
<b>West</b>	A-2

**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 construct a storage shed 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:**

To use for storage of my equipment.

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

Outside storage of equipment now that will be placed inside of bldg. I own property all around this piece of property.

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

There won't be the weeds growing up among equipment stored there now.

**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.

ROAD

RIGHT OF WAY

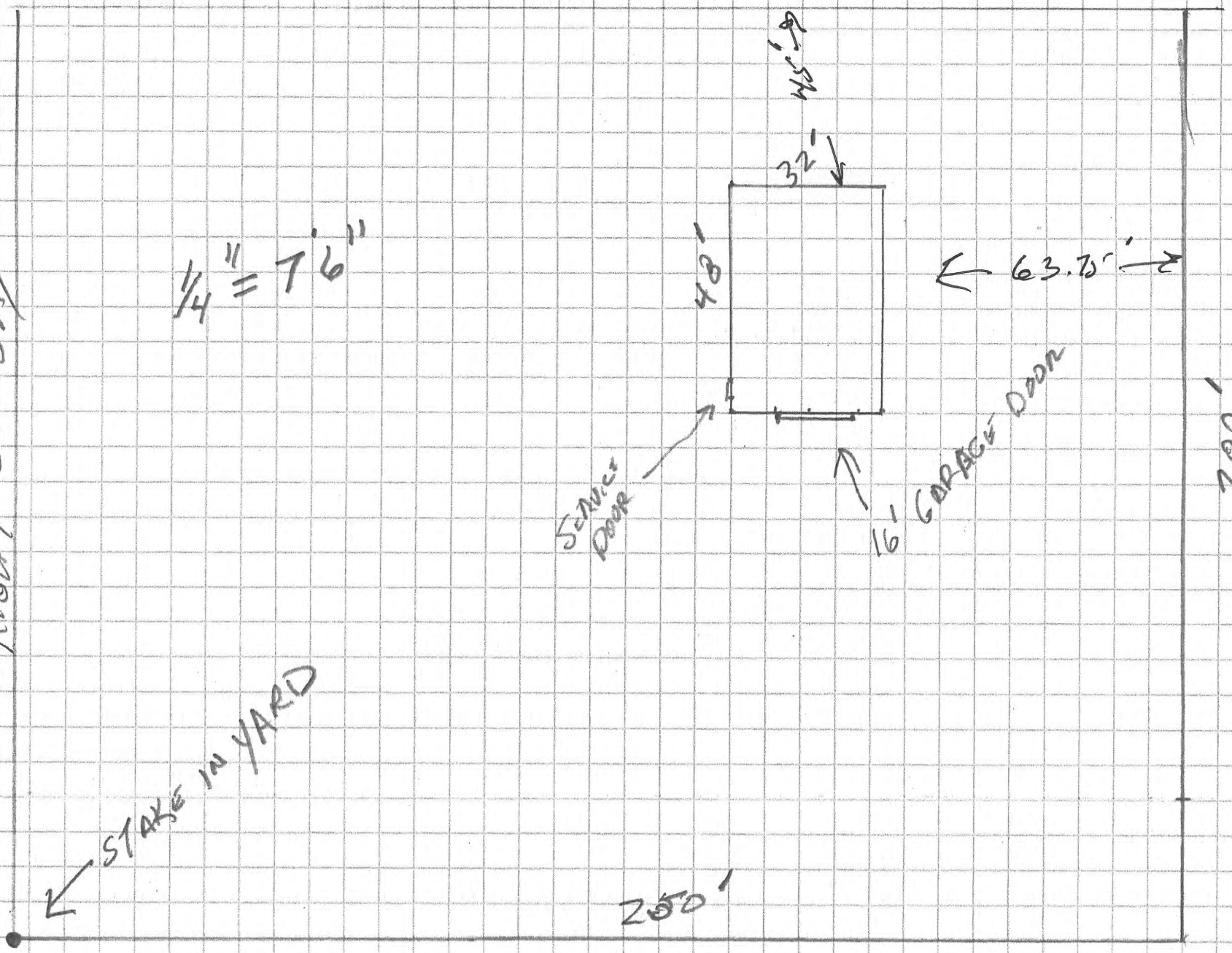
STAKE IN YARD

$\frac{1}{4}'' = 7'6''$

S

N

W



SERVICE DOOR

16' GARAGE DOOR

45'

32'

48'

63.75'

200'

250'

# Application #16-SE-04

Date of Hearing:

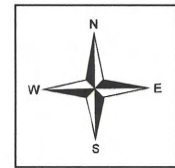
September 9, 2016

Owner(s):

Kalbus, Gerald

Subject Parcel(s):

004025803



Winnebago County  
WINGS Project

Scale

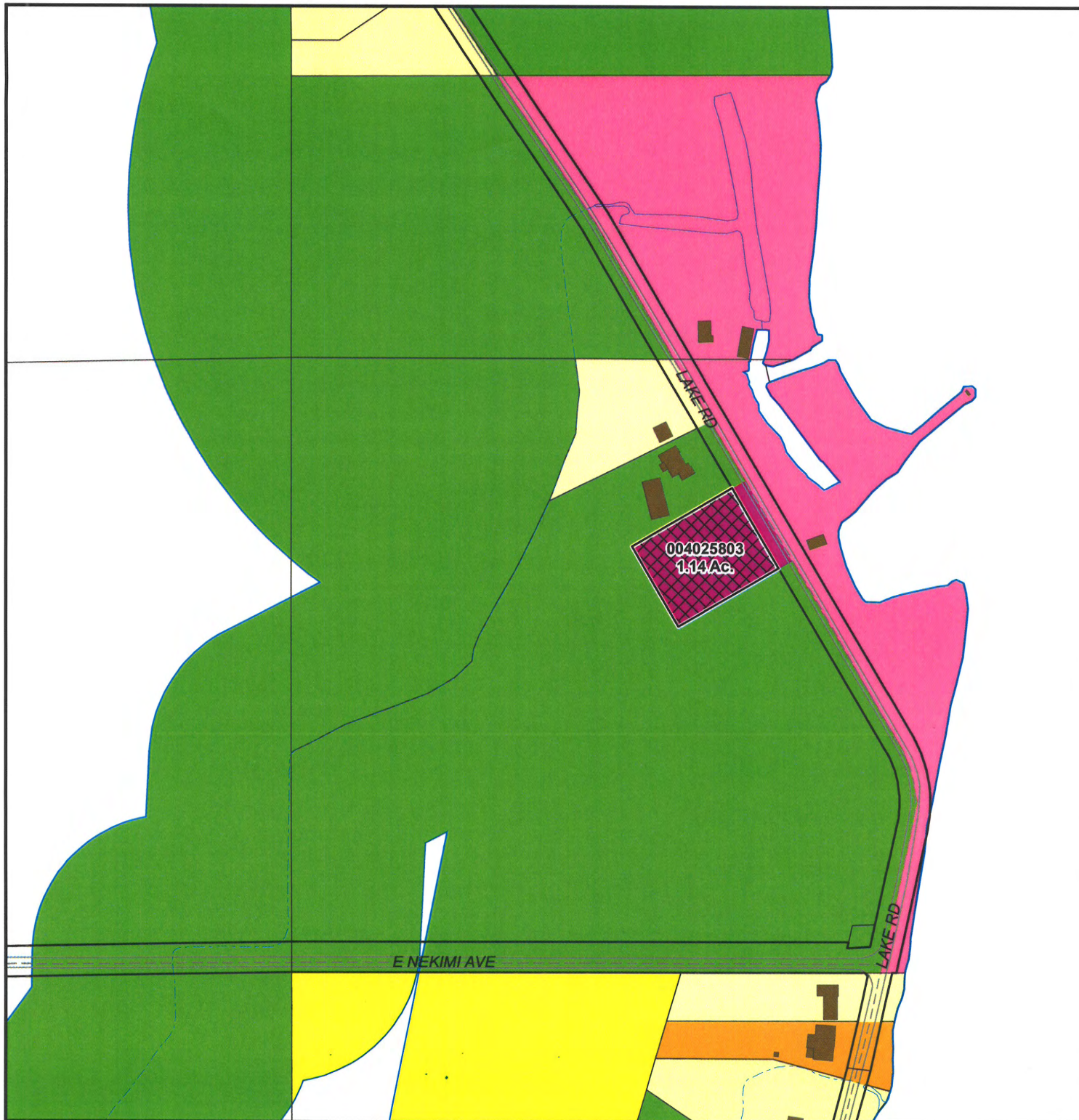
1 inch : 300 feet

## County Zoning Districts

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

City of Oshkosh Extraterritorial  
Zoning Jurisdiction

Incorporated Area



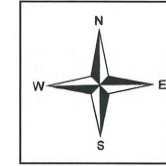
○ = SITE

**Application #16-SE-04**

Date of Hearing:  
September 9, 2016

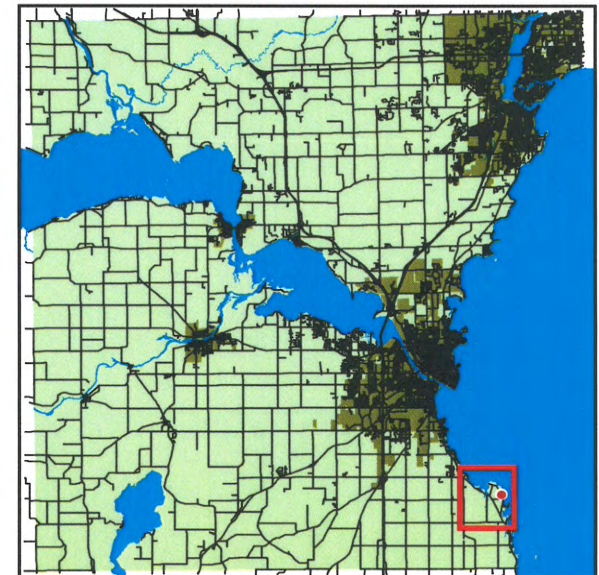
Owner(s):  
Kalbus, Gerald

Subject Parcel(s):  
004025803



*Winnebago County  
WINGS Project*

● = SITE



1 inch : 2,000 feet

**WINNEBAGO COUNTY**

Property Owner: Donald & Marlene O'Connell  
Agent: Same  
Parcel Number: 020-0116-03  
Rural Accessory Building Determination #: 16-RABD-02

**RURAL ACCESSORY BUILDING DETERMINATION**  
INITIAL STAFF REPORT

**OVERLAYS:**

Shoreland	Yes	Floodplain	Yes	SWDD	No
Wetlands	No	Microwave	No	Wittman Airport	No
				Outagamie Airport	No

**SURROUNDING ZONING:**

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

**SECTION REFERENCE OF REGULATION:** Chapter 23, Article 7, Division 17 of the Winnebago County Town/County Zoning Code.

**ORDINANCE PROVISION:** The ordinance allows for qualifying buildings to be classified as "rural accessory buildings". If a building is so designated, it is not counted towards the allowable number of accessory buildings on a lot or towards the allowable building square footage permitted on a lot.

**EXPLANATION:** Owner/Applicant is requesting a rural accessory building determination for a barn.

**BASIS OF DECISION:**

23.7-334 Basis of decision

In making their decision, the Planning and Zoning Committee, and the Board of Adjustment on appeal, shall initially determine whether the building meets at least one of the following criteria:

- (1) The building is set apart from other buildings as being distinct, due to its construction technique, construction materials, age, local historic significance, or design.
- (2) The building is characteristic of past agricultural practices or rural life, whether presently utilized or not for agricultural practice.
- (3) The building is associated with a person of historic significance or with important historical events.
- (4) The building represents a notable work of a master builder, designer, or architect who influenced their age.

If the committee (board) determines that the building meets one of the above criteria, the committee (the board) shall then consider, at a minimum, the following factors in making their final decision:

- (1) effects of the building on the natural environment,
- (2) effects of the building on surrounding properties,
- (3) the overall appearance of the building; and
- (4) 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.

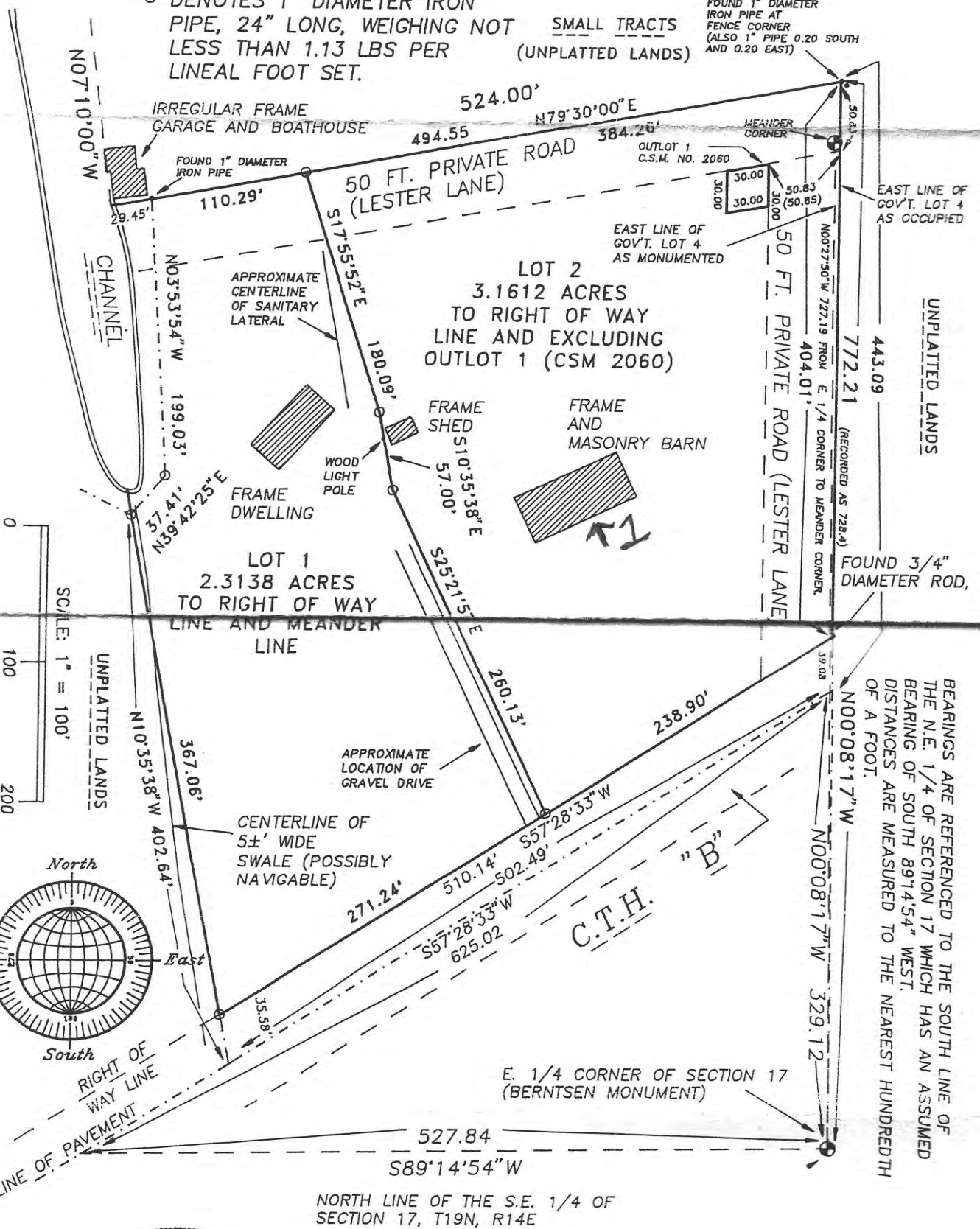
Any building designated a rural accessory building is assumed to be structurally sound to meet minimum safety requirements for the proposed use. Such determination shall not relieve the property owner of any responsibility or liability as to the building and shall not form a basis of liability against any governmental official or entity.

PART OF FRACTIONAL LOT 4 (IN THE N.E. 1/4) OF SECTION 17, T19N, R14E), TOWN OF POYGAN, WINNEABGO COUNTY, WISCONSIN.

○ DENOTES 1" DIAMETER IRON PIPE, 24" LONG, WEIGHING NOT LESS THAN 1.13 LBS PER LINEAL FOOT SET.

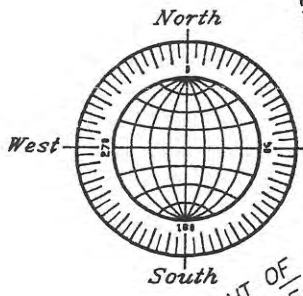
SMALL TRACTS (UNPLATTED LANDS)

FOUND 1" DIAMETER IRON PIPE AT FENCE CORNER (ALSO 1" PIPE 0.20 SOUTH AND 0.20 EAST)



BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE N.E. 1/4 OF SECTION 17 WHICH HAS AN ASSUMED BEARING OF SOUTH 89°14'54" WEST. DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

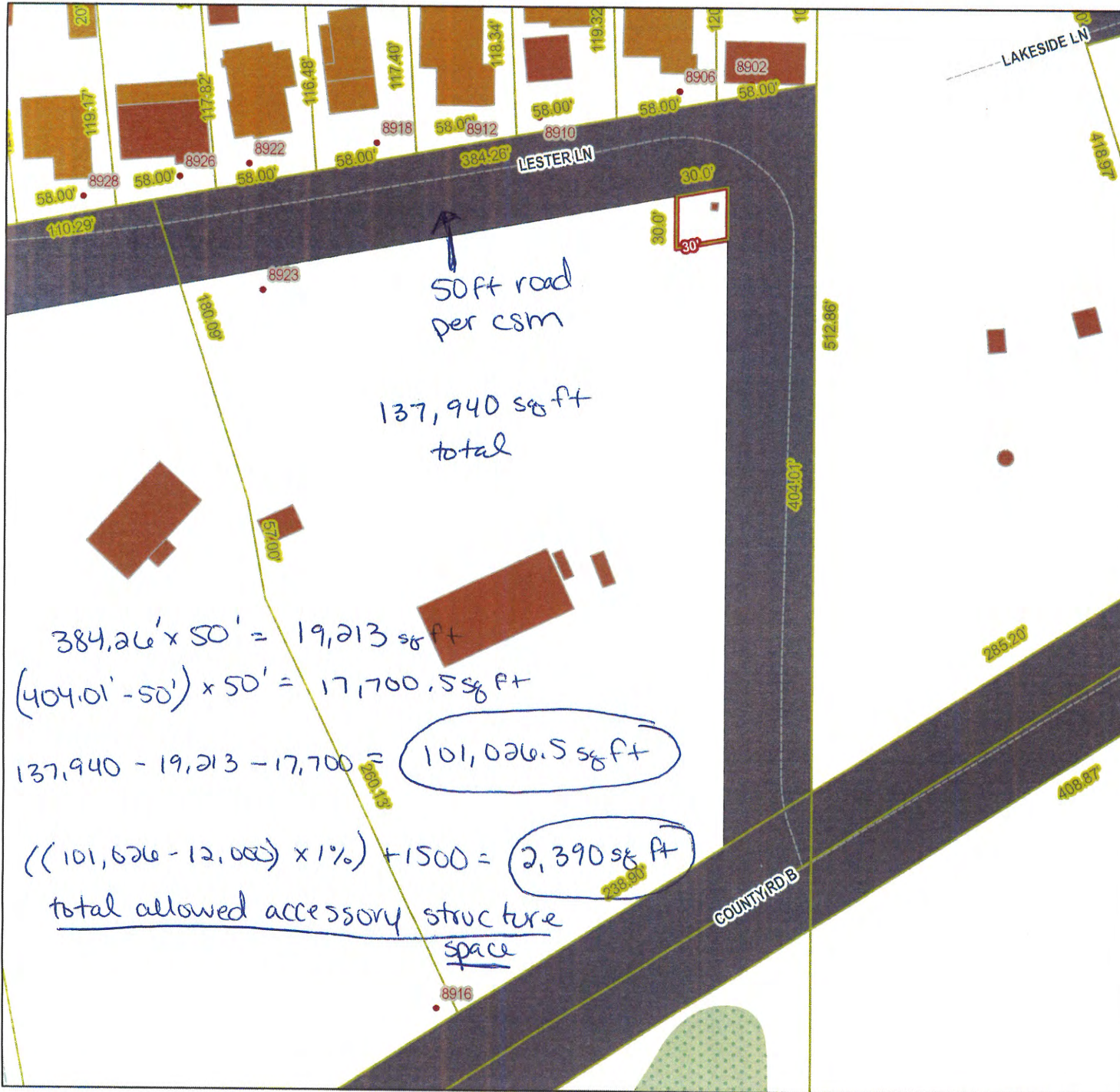
SCALE: 1" = 100'



REVISED 10/12/94  
OCTOBER 6, 1994

ROEHLIG

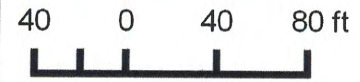




### Site Map

#### Legend

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



1 Inch = 80 Feet



W.I.N.G.S. Project Disclaimer  
 This data was created for use by the Winnebago County Geographic Information System project. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. Winnebago County disclaims all liability regarding fitness of the information for any use other than Winnebago County business. \*Data for this map copyrighted December 31, 2006\*

Jun 24, 2016 @ 03:31 PM

# Winnebago County Planning and Zoning Department

## NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE 8/30/2016

### 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 8/30/2016 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-3720

**Applicant:**  
KUEPPER, CRAIG L  
KUEPPER, PAMELA J

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

**Location of Premises:**  
Across from 7431 Richter Ln  
LARSEN, WI 54947

**Tax Parcel No.:**  
032-073016

**Legal Description:**  
Being a part of Government Lot 3, Section 36, Township 20 North, Range 14 East, Town of Wolf River, Winnebago County, Wisconsin.

**Explanation:**  
Applicant is requesting a zoning map amendment to R-1 (Rural Residential) without wetland.

**INITIAL STAFF REPORT**

**Sanitation:**

System Required  
Private System

**Overlays:**

Floodplain  
Shoreland  
Wetlands

**Current Zoning:**

R-1 Rural Residential (w/ Wetland)

**Proposed Zoning:**

R-1 Rural Residential (w/o Wetland)

**Surrounding Zoning:**

**North:** R-1  
**South:** R-1  
**East:** R-8  
**West:** R-2

**THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT**

**Describe Present Use(s):**

Vacant lot across from cottage.

**Describe Proposed Use(s):**

Build 32 x 44 garage.

**Describe The Essential Services For Present And Future Uses:**

Existing road.

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

Lake lot too small for garage & cottage.

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

Most surrounding lands have garages across road from home.

**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.

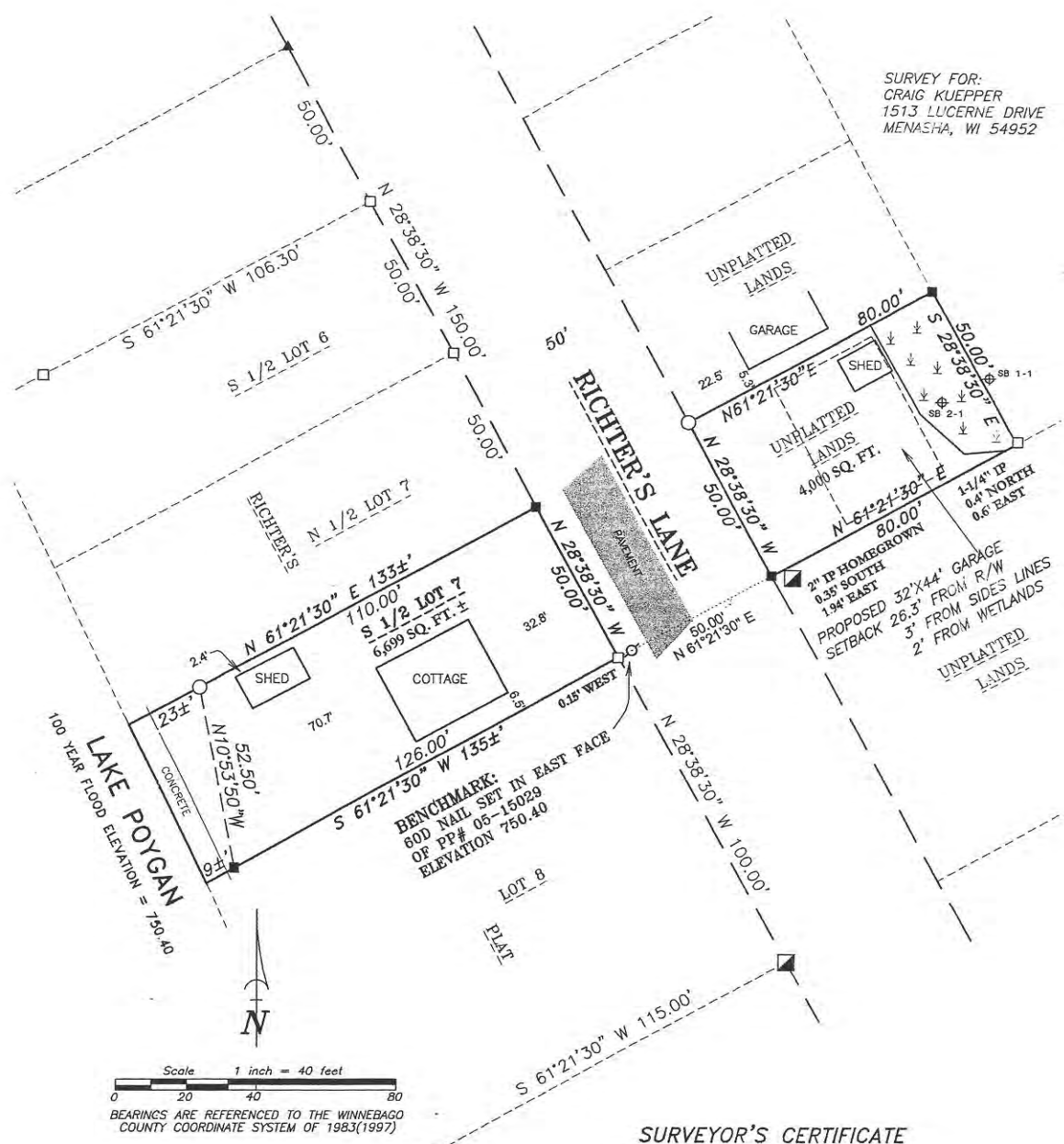
The special requirements stated above relating to the rezoning of land in a A-1 district do not apply to a map amendment that (1) is certified by the Wisconsin Department of Agriculture, Trade and Consumer Protection under ch. 91, Wis. Stats., or (2) makes the zoning map more consistent with county's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

# PLAT OF SURVEY

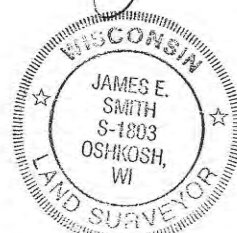
THE SOUTH HALF OF LOT 7 OF "RICHTER'S PLAT" AND PART OF GOVERNMENT LOT 3,  
IN SECTION 36, TOWNSHIP 20 NORTH, RANGE 14 EAST, TOWN OF WOLF RIVER,  
WINNEBAGO COUNTY, WISCONSIN.



## SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed the property as shown, according to official records and that the plat above drawn is an accurate and correct representation of said survey.

Wisconsin Professional Land Surveyor      Date May 20, 2016



- LEGEND**
- 1-1/4" O.D. IRON PIPE SET, 18" LONG, WEIGHING 1.130 LBS. PER LIN. FOOT
  - ▲ RAILROAD SPIKE FOUND
  - 3/4" REBAR FOUND
  - 1-1/4" O.D. IRON PIPE FOUND
  - ◼ 1.75" O.D. IRON PIPE FOUND
  - ⊕ GOVERNMENT CORNER FOUND

**Martenson & Eisele, Inc.**

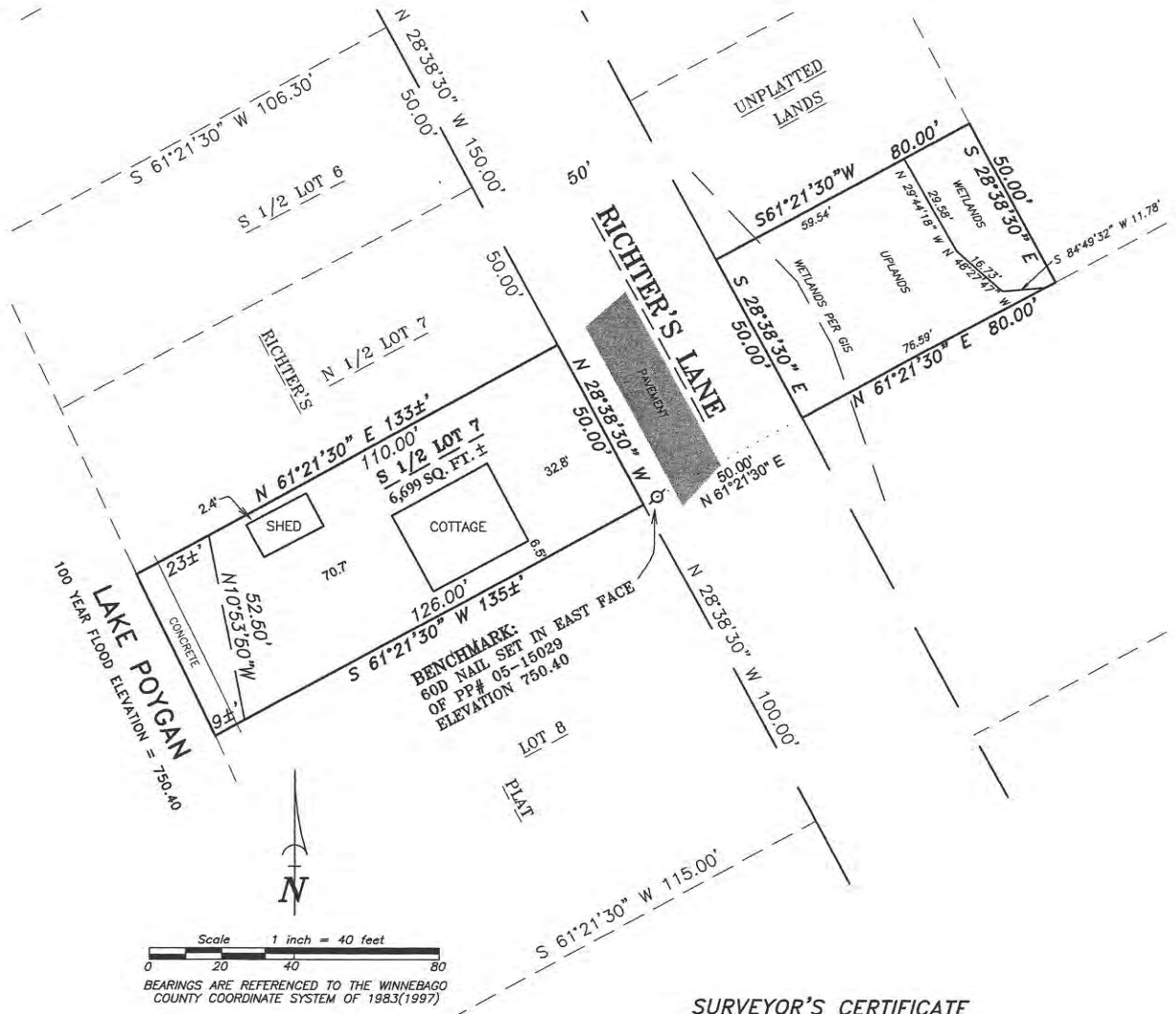
Planning  
 Environmental  
 Surveying  
 Engineering  
 Architecture

109 West Main Street  
 Omro, WI 54963  
 www.martenson-eisele.com  
 P 920.685.6240 F 920.685.6340

PROJECT NO. 0-2031-001  
 FILE 2031001POS.DWG  
 THIS INSTRUMENT WAS DRAFTED BY: DSL

# UPLAND AREA

PART OF GOVERNMENT LOT 3, IN SECTION 36, TOWNSHIP 20 NORTH, RANGE 14 EAST, TOWN OF WOLF RIVER, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH EAST CORNER OF LOT 7 RICHTER'S PLAT; THENCE NORTH 61 DEGREES 21 MINUTES 30 SECONDS EAST 50.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 61 DEGREES 21 MINUTES 30 SECONDS EAST 76.59 FEET; THENCE SOUTH 84 DEGREES 49 MINUTES 32 SECONDS WEST 11.78 FEET; THENCE NORTH 48 DEGREES 27 MINUTES 47 SECONDS WEST 16.73 FEET; THENCE NORTH 29 DEGREES 44 MINUTES 18 SECONDS WEST 29.58 FEET; THENCE SOUTH 61 DEGREES 21 MINUTES 30 SECONDS WEST 59.54 FEET; THENCE SOUTH 28 DEGREES 38 MINUTES 30 SECONDS EAST 50.00 FEET TO THE POINT OF BEGINNING.



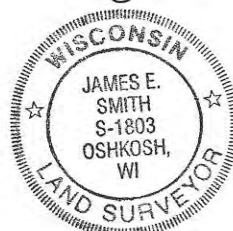
## LEGEND

- 1-1/4" O.D. IRON PIPE SET, 18" LONG, WEIGHING 1.130 LBS. PER LIN. FOOT
- ▲ RAILROAD SPIKE FOUND
- 3/4" REBAR FOUND
- 1-1/4" O.D. IRON PIPE FOUND
- ▣ 1.75" O.D. IRON PIPE FOUND
- ⊕ GOVERNMENT CORNER FOUND

## SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed the property as shown, according to official records and that the plat above drawn is an accurate and correct representation of said survey.

*James E. Smith* June 30 2016  
Wisconsin Professional Land Surveyor Date



SURVEY FOR:  
CRAIG KUEPPER  
1513 LUCERNE DRIVE  
MENASHA, WI 54952

**Martenson & Eisele, Inc.**



109 West Main Street  
Omro, WI 54963  
www.martenson-eisele.com  
P 920.685.6240 F 920.685.6340

Planning  
Environmental  
Surveying  
Engineering  
Architecture

PROJECT NO. 0-2031-001

FILE 2031001POS.DWG

THIS INSTRUMENT WAS DRAFTED BY: DSL

**Application #16-ZC-3720**

Date of Hearing:

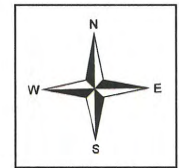
August 30, 2016

Owner(s):

Kuepper, Craig & Pamela

Subject Parcel(s):

032073016



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-3720**

Date of Hearing:

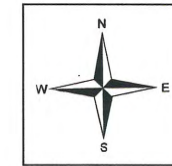
August 30, 2016

Owner(s):

Kuepper, Craig & Pamela

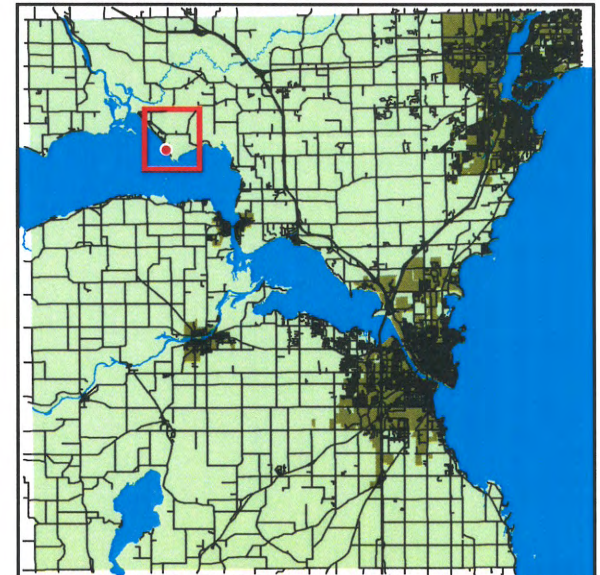
Subject Parcel(s):

032073016



*Winnebago County  
WINGS Project*

● = SITE



**WINNEBAGO COUNTY**



# Winnebago County Planning and Zoning Department

## NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE 8/30/2016

### 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 8/30/2016 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-3730

**Applicant:**  
HEBERER, WILLIAM

**Agent:**  
REICHENBERGER, TED

**Location of Premises:**  
SOUTH OF 9511 OLD RD  
FREMONT, WI 54940

**Tax Parcel No.:**  
032-010005

**Legal Description:**  
Being a part of Government Lot 2, Section 5, Township 20 North, Range 14 East, Town of Wolf River, Winnebago County, Wisconsin.

**Explanation:**  
Applicant is requesting a zoning map amendment to I-1 (Light Industrial) for a personal storage facility.

**Current Zoning:**

B-2 Community Business

**Proposed Zoning:**

I-1 Light Industrial

**Surrounding Zoning:**

**North:** B-2

**South:** A-2

**East:** B-2;A-2

**West:** PDD

**THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT**

**Describe Present Use(s):**

Vacant lot.

**Describe Proposed Use(s):**

Mini warehouse/storage units.

**Describe The Essential Services For Present And Future Uses:**

N/A

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

We proposed this idea to the Town of Wolf River board at the 6/20/16 monthly meeting. The board approved our proposal. They said it was favorable to the area & it fit into their future building plans for the area. The location is perfect for customers of Fort Fremont to store their boats, etc. This is in compliance with their land use plan.

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

There are other mini warehouses in the vicinity. Also, the owner's of Fort Fremont said these storage units would be useful to their customers as they do not have the storage capacity they need to supply their customers with storage for their boats/snowmobiles/etc. This will also better the community with out town customers passing through to pick up or store away their possessions.

**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.

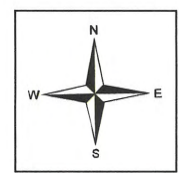


**Application #16-ZC-3730**

Date of Hearing:  
**August 30, 2016**

Owner(s):  
**Heberer, William & Ann**

Subject Parcel(s):  
**032010005**



Winnebago County  
 WINGS Project

**Scale**  
 1 inch : 300 feet

**County Zoning Districts**

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

*City of Oshkosh Extraterritorial Zoning Jurisdiction*

*Incorporated Area*

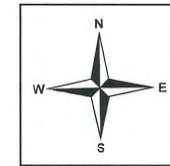
○ = SITE

**Application #16-ZC-3730**

Date of Hearing:  
August 30, 2016

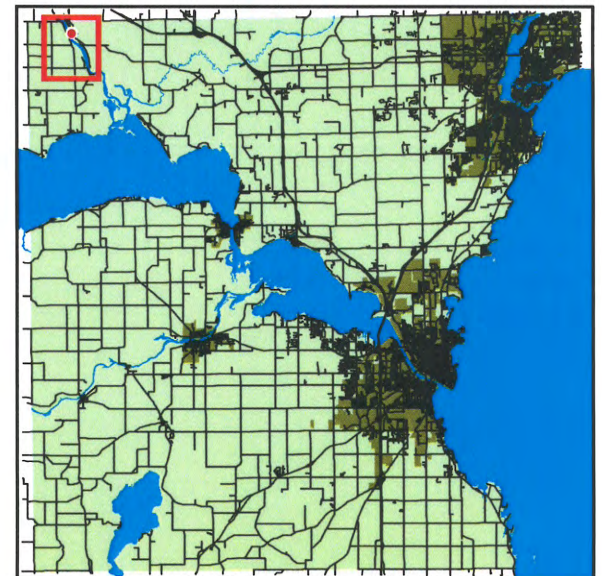
Owner(s):  
Heberer, William & Ann

Subject Parcel(s):  
032010005



*Winnebago County  
WINGS Project*

● = SITE



1 inch : 2,000 feet

**WINNEBAGO COUNTY**

WINNEBAGO COUNTY PLANNING & ZONING DEPARTMENT

NOTICE OF MEETING  
PLANNING & ZONING COMMITTEE  
September 9, 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, September 9, 2016 at 7:30 AM in the 3<sup>rd</sup> 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-05

**Owner(s) of Property:** William Heberer

**Agent:** Ted & Nicole Reichenberger

**Location of Premises Affected:** County Rd II & Old Rd

**Tax Parcel Numbers:** 032-0100-05

**Legal Description:** Being part of Government Lot 2, Section 5, Township 20 North, Range 14 East, Town of Wolf River, Winnebago County, Wisconsin.

**Explanation:** Applicant is requesting a special exception to use gravel for surfacing travel-ways for a personal storage facility.

DESCRIPTION	CODE REFERENCE
Gravel may be used for surfacing travel ways for a personal storage facility as a special exception.	23.8-402(c)

**Sanitation:**  Existing  Required  Municipal  Private System

**Overlays:** Shoreland: YES Floodplain: YES SWDD: NO

- (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.



## Application #16-SE-05

Date of Hearing:

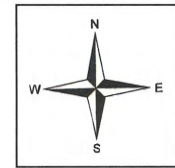
September 9, 2016

Owner(s):

Heberer, William & Ann

Subject Parcel(s):

032010005



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-SE-05

Date of Hearing:

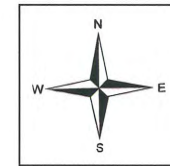
September 9, 2016

Owner(s):

Heberer, William & Ann

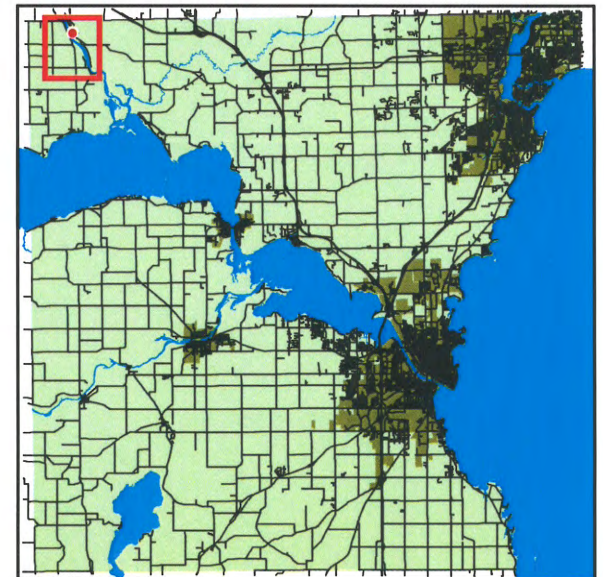
Subject Parcel(s):

032010005



Winnebago County  
WINGS Project

● = SITE



WINNEBAGO COUNTY

# Winnebago County Planning and Zoning Department

## NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE

8/30/2016

### 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 8/30/2016 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-3710

**Applicant:**

WEYENBERG, PETER G  
WEYENBERG, CINDY

**Agent:**

None

**Location of Premises:**

6986 WOODENSHOE RD  
NEENAH, WI 54956

**Tax Parcel No.:**

010-008804(P)

**Legal Description:**

Being a part of the NW 1/4 of the SW 1/4, Section 6, Township 19 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

**Explanation:**

Applicant is requesting a zoning map amendment to R-1 (Rural Residential) as a condition of certified survey map approval.

**INITIAL STAFF REPORT**

**Sanitation:**

Existing System  
Private System

**Overlays:**

None

**Current Zoning:**

A-2 General Agriculture

**Proposed Zoning:**

R-1 Rural Residential

**Surrounding Zoning:**

**North:** A-2

**South:** A-2

**East:** City

**West:** Town

**THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT**

**Describe Present Use(s):**

Residential and wooded.

**Describe Proposed Use(s):**

Residential and wooded area combined with a lot to south.

**Describe The Essential Services For Present And Future Uses:**

All services exist - no additional needed.

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

Existing house lot only uses small part of property. Property owner to south to use portion being removed.

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

No changes would be seen - just change in ownership line.

**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-3710**

Date of Hearing:

August 30, 2016

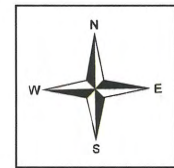
Owner(s):

Weyenberg, Peter & Cindy

Subject Parcel(s):

010008804(P)

010008804(P)  
1.15Ac.



Winnebago County  
WINGS Project

**Scale**

1 inch : 300 feet

**County Zoning Districts**

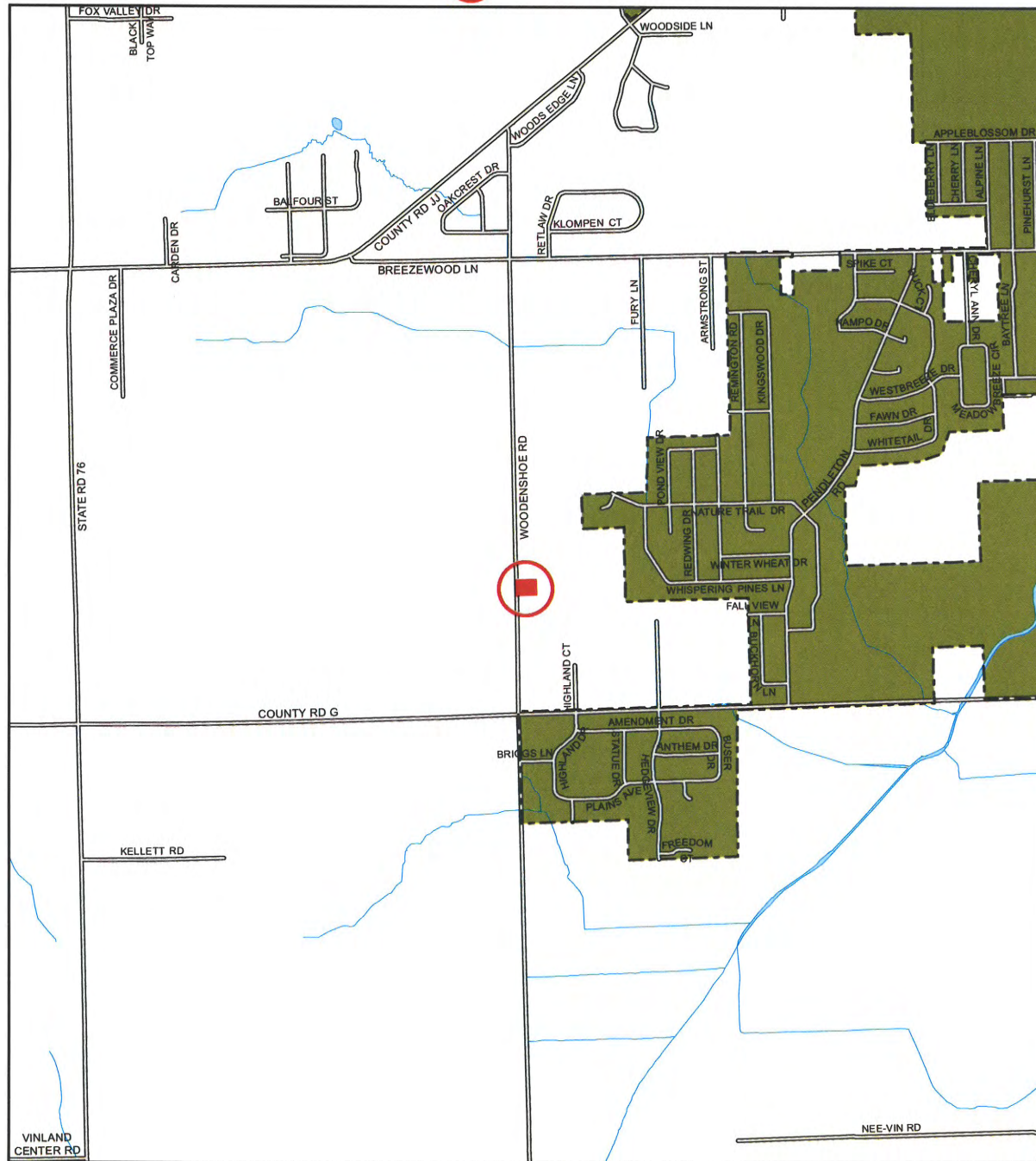
R-1	PDD	B-1
R-2	A-1	B-2
R-3	A-2	B-3
R-4	I-1	M-1
R-8	I-2	Town Zoning

City of Oshkosh Extraterritorial  
Zoning Jurisdiction

Incorporated Area



○ = SITE



1 inch : 2,000 feet

### Application #16-ZC-3710

Date of Hearing:

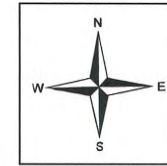
August 30, 2016

Owner(s):

Weyenberg, Peter & Cindy

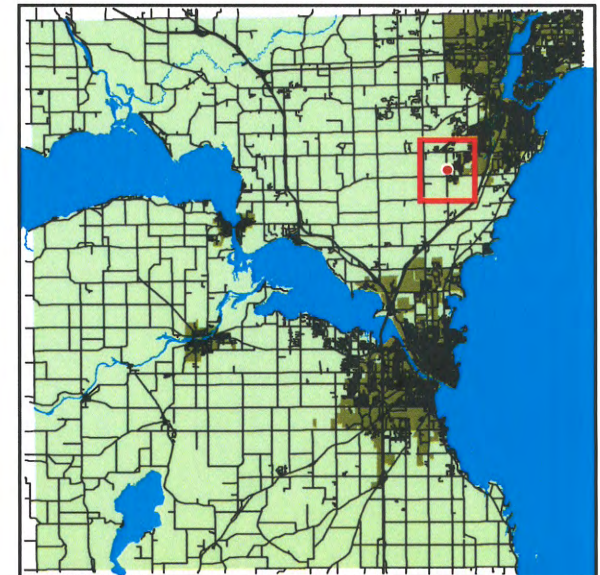
Subject Parcel(s):

010008804(P)



Winnebago County  
WINGS Project

● = SITE



WINNEBAGO COUNTY