

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE 1/31/2017

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 1/31/2017 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-3940

Applicant:
TRITT, MARK S

Agent:
HUNTER, ANDEW - WISCONSIN LAND SURVEYING

Location of Premises:
5305 OREILLY RD
OMRO, WI 54963

Tax Parcel No.:
020-031101

Legal Description:
Being a part of the SE 1/4 of the SE 1/4, Section 26, Township 19 North, Range 14 East, Town of Poygan, Winnebago County, Wisconsin.

Explanation:
Applicant is requesting a zoning map amendment to A-2 (General Agriculture) to create an agricultural lot.

INITIAL STAFF REPORT

Sanitation:
Existing System
Private System

Overlays:
Shoreland

Current Zoning:
R-1 Rural Residential

Proposed Zoning:
A-2 General Agriculture

Surrounding Zoning:
North: town
South: A-2
East: town
West: A-2

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe Present Use(s):
Farmland

Describe Proposed Use(s):
Same (farmland)

Describe The Essential Services For Present And Future Uses:
Well and private septic existing for current residence

Describe Why The Proposed Use Would Be The Highest And Best Use For The Property:
Same use that's existing.

Describe The Proposed Use(s) Compatibility With Surrounding Land Uses:
Majority of surrounding properties are agricultural.

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.

log # 5748

CERTIFIED SURVEY MAP NO. _____ SHEET _____ OF _____

ALL OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 14 EAST, TOWN OF POYGAN, WINNEBAGO COUNTY, WISCONSIN.

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, WINNEBAGO COUNTY, NAD 83 (2011 ADJUSTMENT), WHERE THE SOUTH LINE OF THE S.E. 1/4 OF SECTION 26, T19N, R14E BEARS SOUTH 89°20'43" WEST

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

- DENOTES 3/4 INCH DIAMETER IRON REBAR FOUND, UNLESS NOTED
- DENOTES 1 INCH DIAMETER IRON PIPE 18 INCHES LONG SET WEIGHING NOT LESS THAN 1.13 LBS PER LINEAL FOOT.

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	310.73'	58.56'	58.47'	S21°18'59"W	10°47'53"

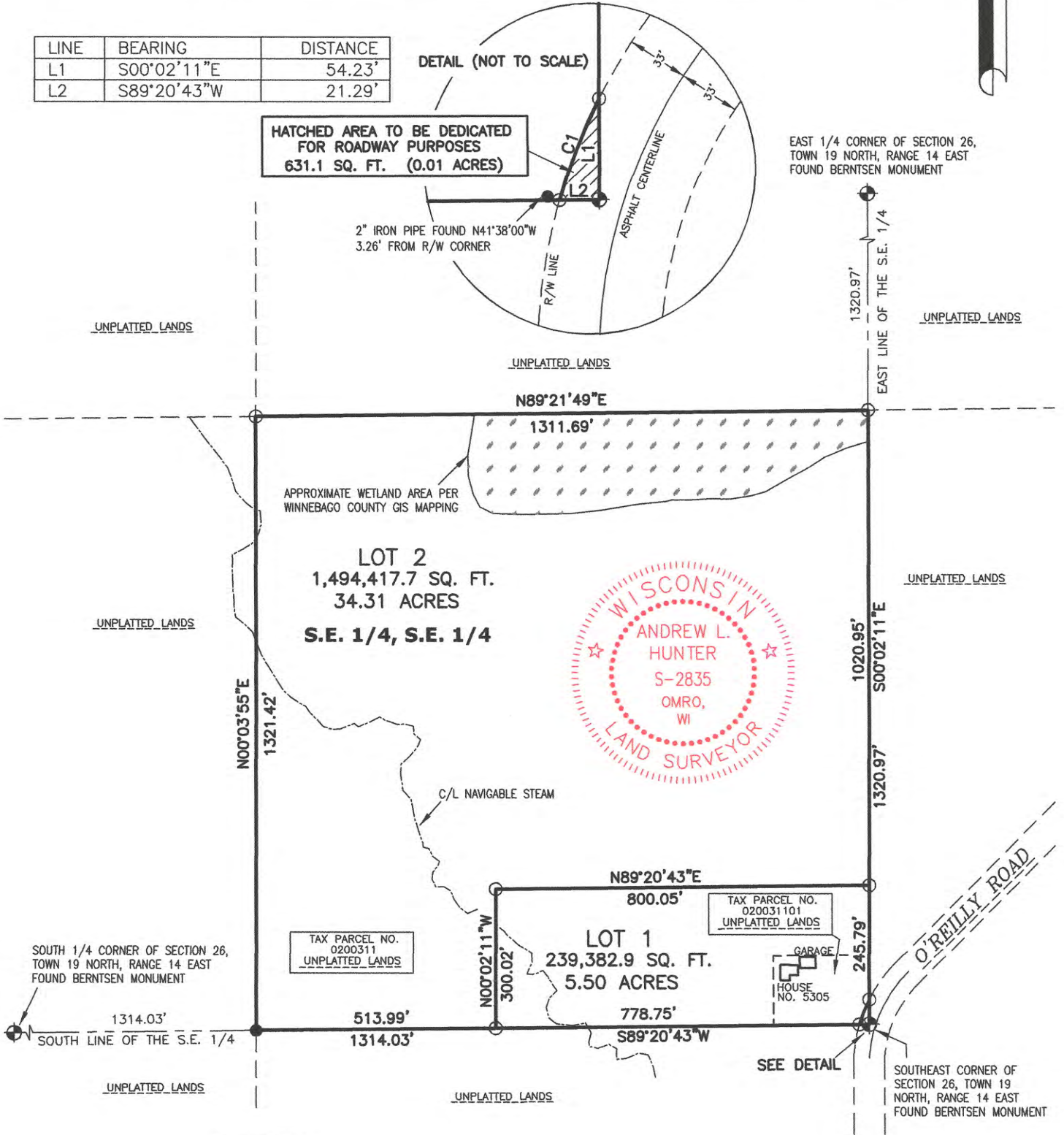
LINE	BEARING	DISTANCE
L1	S00°02'11"E	54.23'
L2	S89°20'43"W	21.29'

DETAIL (NOT TO SCALE)

HATCHED AREA TO BE DEDICATED FOR ROADWAY PURPOSES 631.1 SQ. FT. (0.01 ACRES)

2" IRON PIPE FOUND N41°38'00"W 3.26' FROM R/W CORNER

EAST 1/4 CORNER OF SECTION 26, TOWN 19 NORTH, RANGE 14 EAST FOUND BERNTSEN MONUMENT



SUBDIVIDER

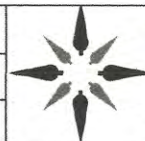
MARK TRITT
297 WINTERGREEN DR.
OMRO, WI 54963

ROBERT AND FERN TRITT
5370 COUNTY RD. F
OMRO, WI 54963



SCALE 1"=300'

DATE 11/10/16
PROJECT 5301
SHEET 1 OF 4



WISCONSIN
LAND SURVEYING INC.

Professional Service You Can Trust

5020 LEONARD POINT RD. OSHKOSH, WI 54904
www.wisconsinlandsurveying.com (920)410-7744

CERTIFIED SURVEY MAP NO. _____ SHEET ___ OF ___

ALL OF THE S.E. 1/4, OF THE S.E. 1/4 OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 14 EAST, TOWN OF POYGAN, WINNEBAGO COUNTY, WISCONSIN

SURVEYORS CERTIFICATE

I, ANDREW HUNTER, Wisconsin Professional Land Surveyor do hereby certify;

THAT I have surveyed, divided and mapped all of the S.E. 1/4, of the S.E. 1/4 of Section 26, Township 19 North, Range 14 East, Town of Poygan, Winnebago County, Wisconsin; which is bound and described as follows:

BEGINNING AT THE S.E. CORNER OF SAID SECTION 26; THENCE SOUTH 89°20'43" WEST ALONG THE SOUTH LINE OF SAID S.E. 1/4, 1314.03 FEET TO THE S.W. CORNER OF SAID S.E. 1/4, S.E. 1/4; THENCE NORTH 00°03'55" EAST ALONG THE WEST LINE OF SAID S.E. 1/4, S.E. 1/4, 1321.42 FEET TO THE N.W. CORNER OF SAID S.E. 1/4, S.E. 1/4; THENCE NORTH 89°21'49" EAST ALONG THE NORTH LINE OF SAID S.E. 1/4, S.E. 1/4, 1311.69 FEET TO THE N.E. CORNER OF SAID S.E. 1/4, S.E. 1/4; THENCE SOUTH 00°02'11" EAST ALONG THE EAST LINE OF SAID S.E. 1/4, 1320.97 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 1,734,431.7 SQ. FT. (39.82 ACRES), AND IS SUBJECT TO ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

THAT this Certified Survey Map is contained wholly within parcel numbers 0200311 and 020031101, being the property described in the following recorded instrument(s): Document No. 754599, and 1194148.

THAT I have made this survey by the direction of Robert D. Tritt and Fern A. Tritt and Mark S. Tritt, owners of said land.

THAT such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Land Subdivision Ordinance of Winnebago County and the Town of Poygan.

DATE

Andrew L. Hunter, Wisconsin
Professional Land Surveyor S-2835

CERTIFIED SURVEY MAP NO. _____ SHEET ___ OF ___

ALL OF THE S.E. 1/4, OF THE S.E. 1/4 OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 14 EAST, TOWN OF POYGAN, WINNEBAGO COUNTY, WISCONSIN

OWNERS CERTIFICATE

As owners, we hereby certify that we caused the land described on this map to be surveyed, divided and mapped, as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required to be submitted to the Town of Poygan and Winnebago County Planning and Zoning Committee for approval.

WITNESS the hand and seal of said owners this _____ day of _____, 20__.

Robert D. Tritt

Fern A. Tritt

STATE OF WISCONSIN)
:SS

COUNTY)

PERSONALLY came before me this _____ day of _____ 20__ the aforementioned Robert D. Tritt and Fern A. Tritt, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public _____ County, WI My Commission Expires _____

OWNERS CERTIFICATE

As owner, I hereby certify that I caused the land described on this map to be surveyed, divided, dedicated and mapped, as represented on this Certified Survey Map. I also certify that this Certified Survey Map is required to be submitted to the Town of Poygan and Winnebago County Planning and Zoning Committee for approval.

WITNESS the hand and seal of said owner this _____ day of _____, 20__.

Mark S. Tritt

STATE OF WISCONSIN)
:SS

COUNTY)

PERSONALLY came before me this _____ day of _____ 20__ the aforementioned Mark S. Tritt, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public _____ County, WI My Commission Expires _____

CERTIFIED SURVEY MAP NO. _____ SHEET ___ OF ___

ALL OF THE S.E. 1/4, OF THE S.E. 1/4 OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 14 EAST, TOWN OF POYGAN, WINNEBAGO COUNTY, WISCONSIN

COUNTY TREASURERS CERTIFICATE

I _____, being the duly elected, qualified and acting treasurer for Winnebago County, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of _____ on any land included in this Certified Survey Map.

Date _____ Treasurer _____

TOWN TREASURERS CERTIFICATE

I _____, being the duly elected, qualified and acting treasurer for the Town of Poygan, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of _____ on any land included in this Certified Survey Map.

Date _____ Treasurer _____

POYGAN TOWN BOARD CERTIFICATE OF APPROVAL AND ACCEPTANCE OF ROAD RIGHT-OF-WAY DEDICATION

This Certified Survey Map, being all of the S.E. 1/4, of the S.E. 1/4 of Section 26, Township 19 North, Range 14 East, Town of Poygan, Winnebago County, Wisconsin, is hereby approved.

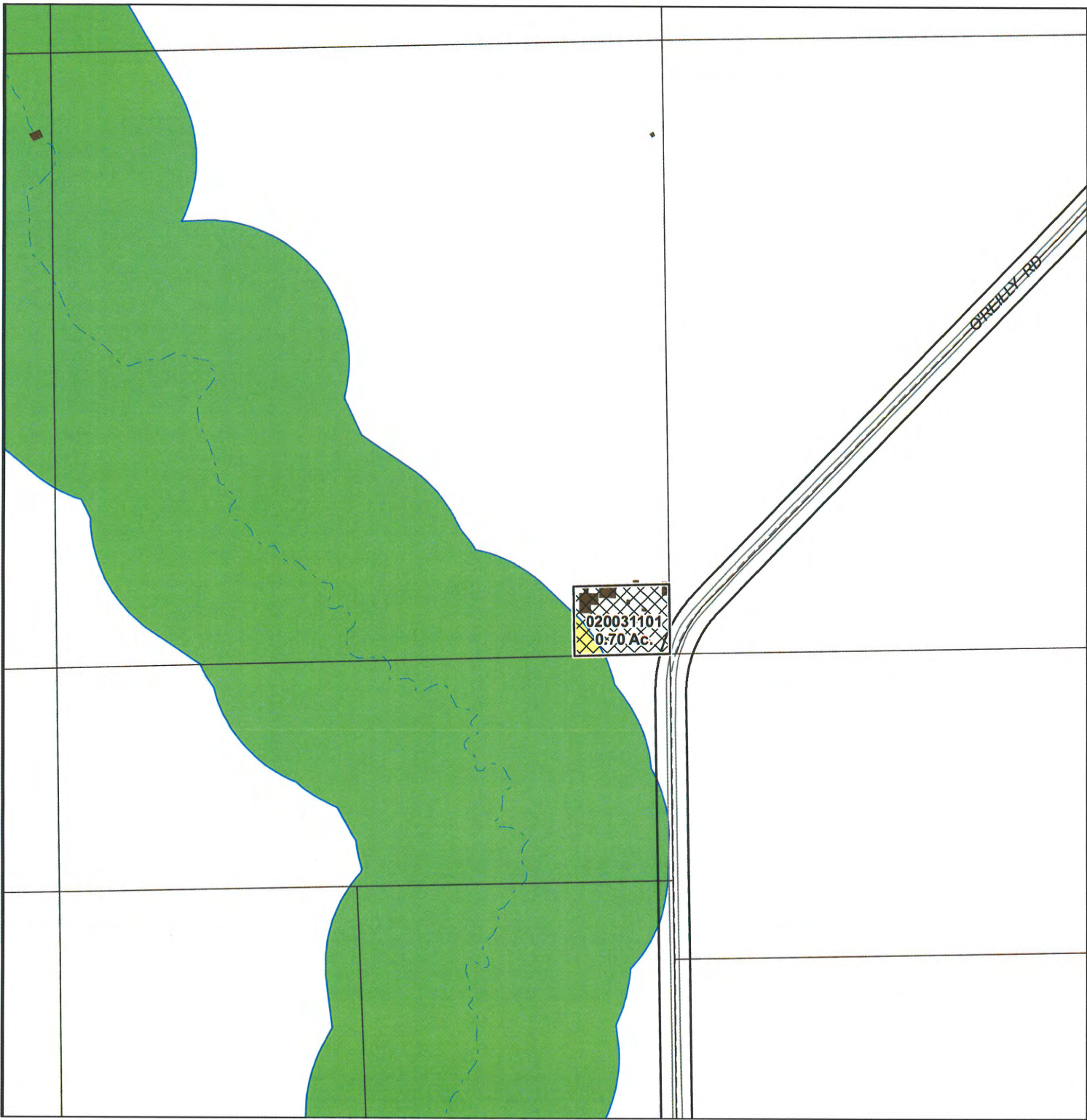
Date _____ Town Board Representative _____

CERTIFICATE OF WINNEBAGO COUNTY PLANNING AND ZONING COMMITTEE

Pursuant to the Land Subdivision Regulations of Winnebago County, Wisconsin, all the requirements for approval have been fulfilled. This Minor subdivision was approved by the Winnebago County Planning and Zoning Committee.

Authorized Signature _____ Date _____

_____ Printed Name

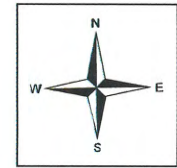


Application #16-ZC-3940

Date of Hearing:
January 17, 2017

Owner(s):
Tritt, Mark S.

Subject Parcel(s):
020031101



Winnebago County
WINGS Project

Scale
1 inch : 300 feet

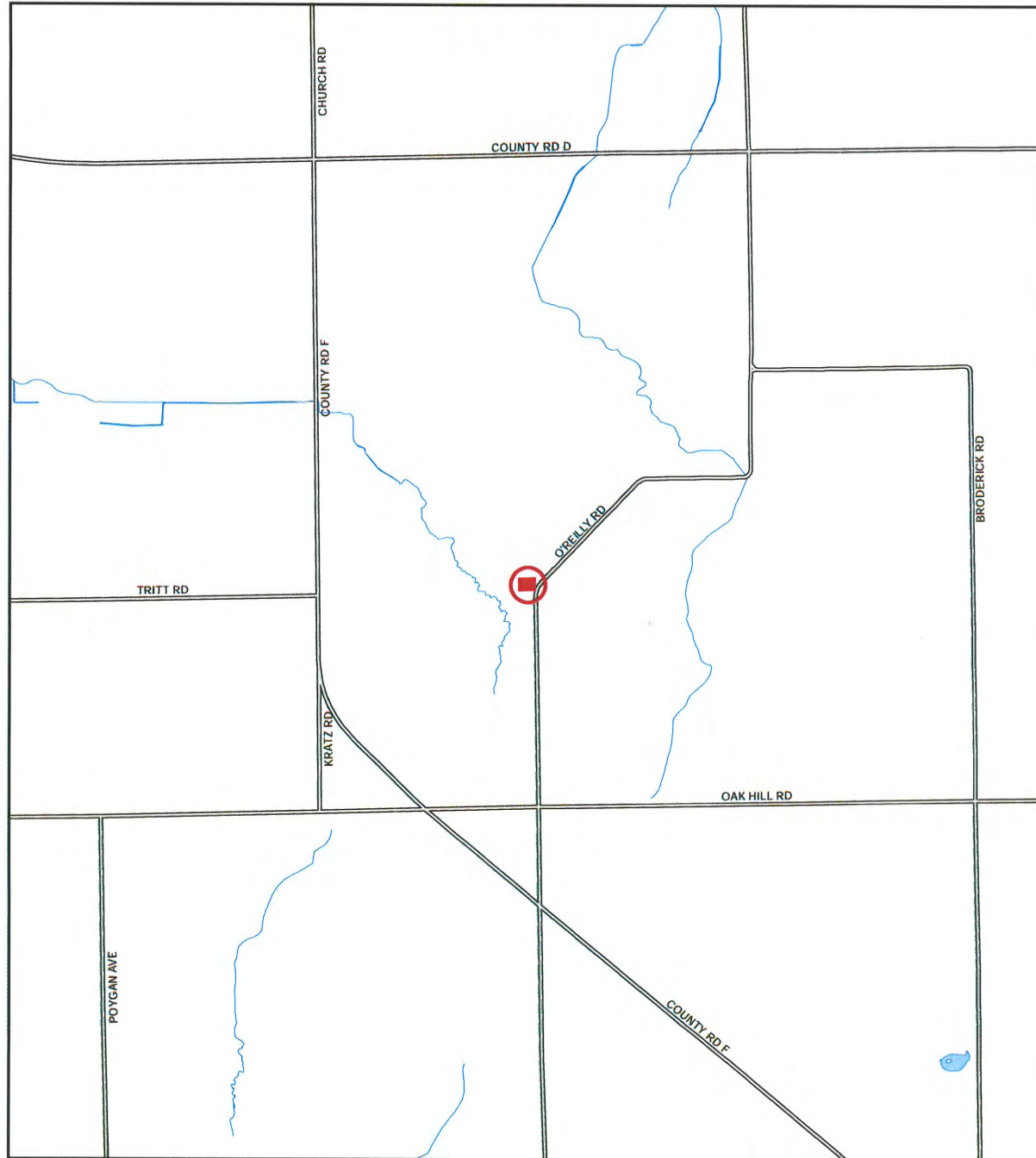
County Zoning Districts

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



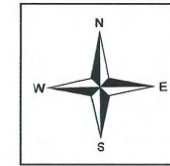
1 inch : 2,000 feet

Application #16-ZC-3940

Date of Hearing:
January 17, 2017

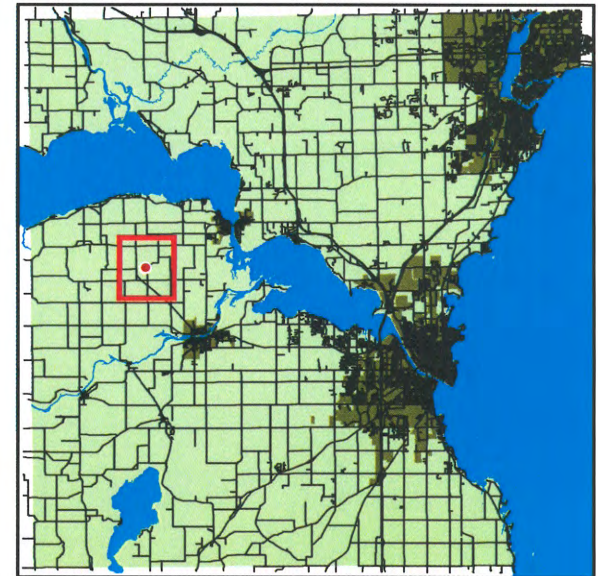
Owner(s):
Tritt, Mark S.

Subject Parcel(s):
020031101



Winnebago County
WINGS Project

● = SITE



WINNEBAGO COUNTY

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE 1/31/2017

TO WHOM IT MAY CONCERN:

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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-3950

Applicant:
OLSON, JAMES J
OLSON, KELLY L

Agent:
None

Location of Premises:
8143 COUNTY RD B
WINNECONNE, WI 54986

Tax Parcel No.:
020-0012 (P)

Legal Description:
Being a part of the SE 1/4 of the SE 1/4, Section 10, Township 19 North, Range 14 East, Town of Poygan, Winnebago County, Wisconsin.

Explanation:
Applicant is requesting a zoning map amendment to R-1 (Rural Residential) to create a residential lot.

INITIAL STAFF REPORT

Sanitation:
System Required
Private System

Overlays:
Shoreland

Current Zoning:
A-2 General Agriculture

Proposed Zoning:
R-1 Rural Residential

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

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

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

Describe Proposed Use(s):
Our son Thomas would like to place a house on one acre.

Describe The Essential Services For Present And Future Uses:
Currently there are no sewer, water hook up. This would all have to be added when Thomas puts the house in place.

Describe Why The Proposed Use Would Be The Highest And Best Use For The Property:
It would give our son permanent residence close to the family farm.

Describe The Proposed Use(s) Compatibility With Surrounding Land Uses:
The driveway would come off of Gavin Rd. The land is high enough and would not cause any harm to surrounding land.

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.

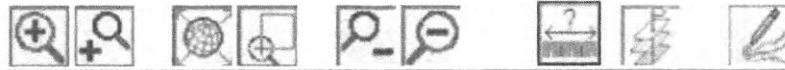
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(2) whether the amendment is consistent with other planning documents adopted by the Board of County Supervisors; and

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

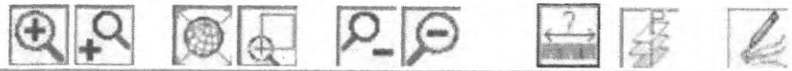
Wings GIS



[* Profiler Tutorial *](#) [* 8-Click Parcel Query Guide *](#) [* Print Map - FireFox *](#) [* Print Map - IE7&8 *](#)

THE NORTH 235 FEET OF THE EAST 235 FEET OF
PARCEL 0200012 LESS ROAD RIGHT-OF-WAY

Wings GIS



Info: Click Anywhere In The Map Area To RECENTER The Current Map View!

0 1.010.02 mi *** Powered by Mapserver *** 0 100 200 ft

[* Profiler Tutorial *](#) [* 8-Click Parcel Query Guide *](#) [* Print Map - FireFox *](#) [* Print Map - IE7&8 *](#)

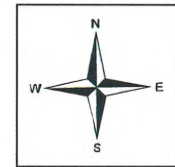


Application #16-ZC-3950

Date of Hearing:
January 17, 2017

Owner(s):
Olson, James & Kelly

Subject Parcel(s):
0200012(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

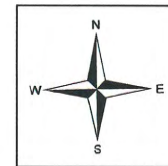
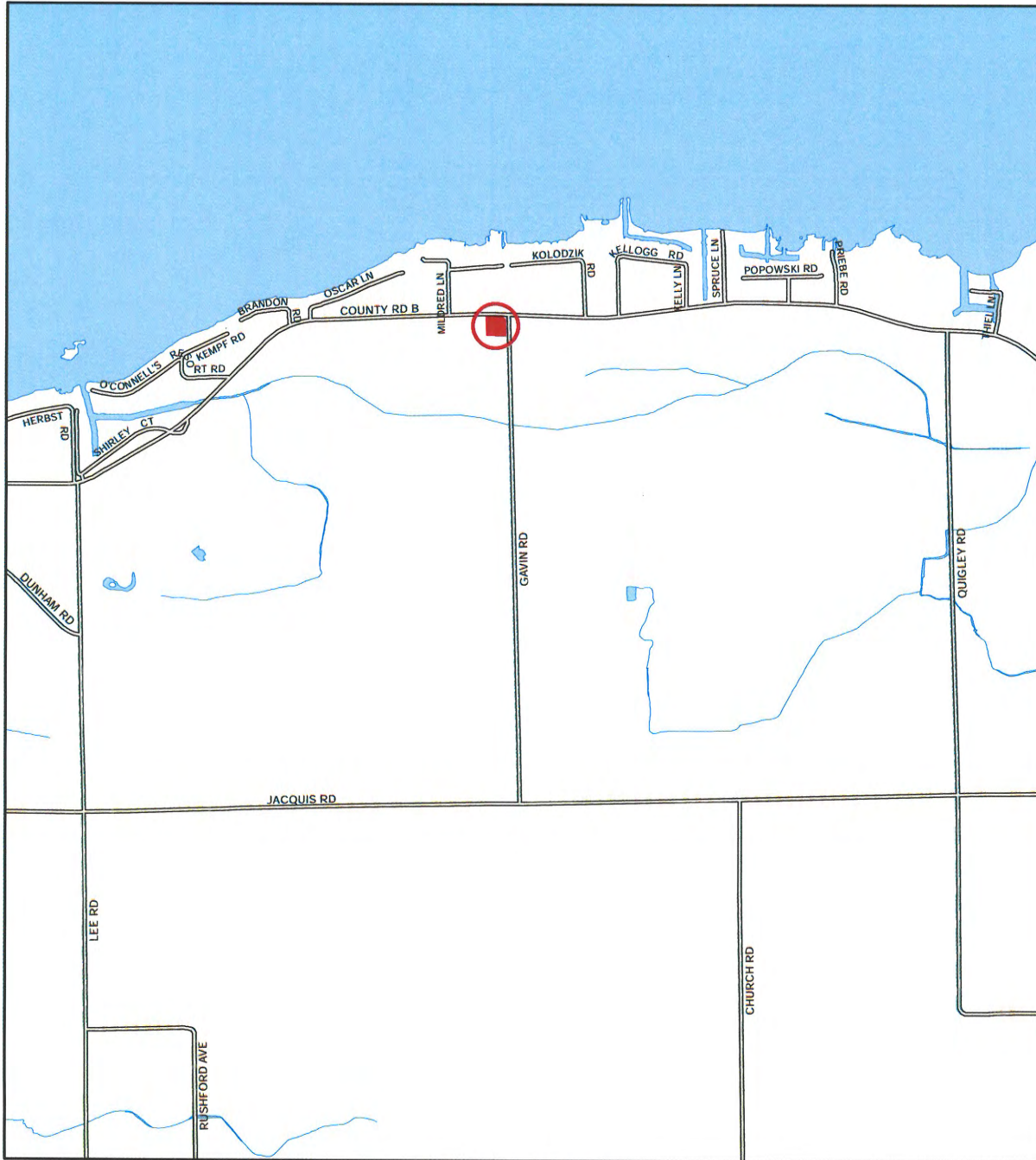
○ = SITE

Application #16-ZC-3950

Date of Hearing:
January 17, 2017

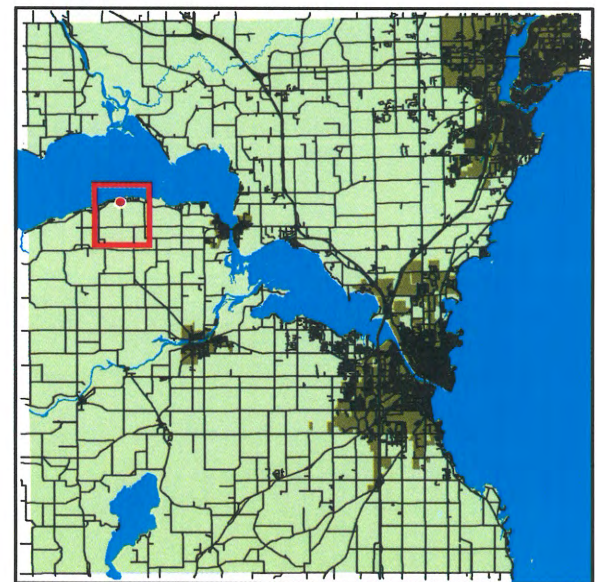
Owner(s):
Olson, James & Kelly

Subject Parcel(s):
0200012(P)



Winnebago County
WINGS Project

● = SITE



1 inch : 2,000 feet

WINNEBAGO COUNTY