

# Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING  
PLANNING AND ZONING COMMITTEE  
March 01, 2023

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 March 01, 2023 at 6:30 PM in Conference Room 120 of the County Administration Building located at 112 Otter Ave, Oshkosh, WI.

All interested persons wishing to be heard at the public hearing may appear in person or via Zoom using the meeting information below. [A direct link to the Zoom Meeting is available on the Winnebago County Meetings and Agenda calendar on the above indicated date.](#)

**Zoom Meeting Information Link:** <https://www.co.winnebago.wi.us/planning-and-zoning/p-z-meeting-links>

Additional Instructions can be found at: <https://www.co.winnebago.wi.us/planning-and-zoning>  
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.:** 2023-ZC-6270

**Applicant:** DIVINE JOURNEY HOME BUYERS LLC

**Agent:** NONE

**Location of Premises:** 7174 LABELLE SHORE RD

**Tax Parcel No.:** 030-0239-06 (p)

**Legal Description:** Being part of NW 1/4 of the NW 1/4 of Section 18, Township 19 North, Range 15 East, Town of Winneconne, Winnebago County, Wisconsin.

**Explanation:** Applicant is requesting a zoning change from R-1 (rural residential) to R-2 (suburban residential) to create a residential lot.

INITIAL STAFF REPORT

**Sanitation:** Existing; Private System

**Overlays:** Shoreland, floodplain

**Current Zoning:** R-1 Rural Residential

**Proposed Zoning:** R-2 Suburban Low Density Residential

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

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

**Describe present use(s):** The property is currently used for a cottage.

**Describe proposed use(s):** The property is proposed to be divided into 3 lots. The existing cottage lot will be rezoned to R-2 because it will not have 200 feet of road frontage. The other two lots will remain R-1.

**Describe the essential services for present and future use(s):** Sewer and water will be provided by private systems for all of the lots. Access will be from Labelle Shore Road for all of the lots as well.

**Describe why the proposed use would be the highest and best use for the property:** The proposed use will maximize the buildable locations on the property while conforming to all of the development restrictions for the setbacks and impervious areas.

**Describe the proposed use(s) compatibility with surrounding land use(s):** The existing land use is single family home and cottages.

**SECTION REFERENCE AND BASIS OF DECISION**

**23.7-5 Basis of Decision**

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:

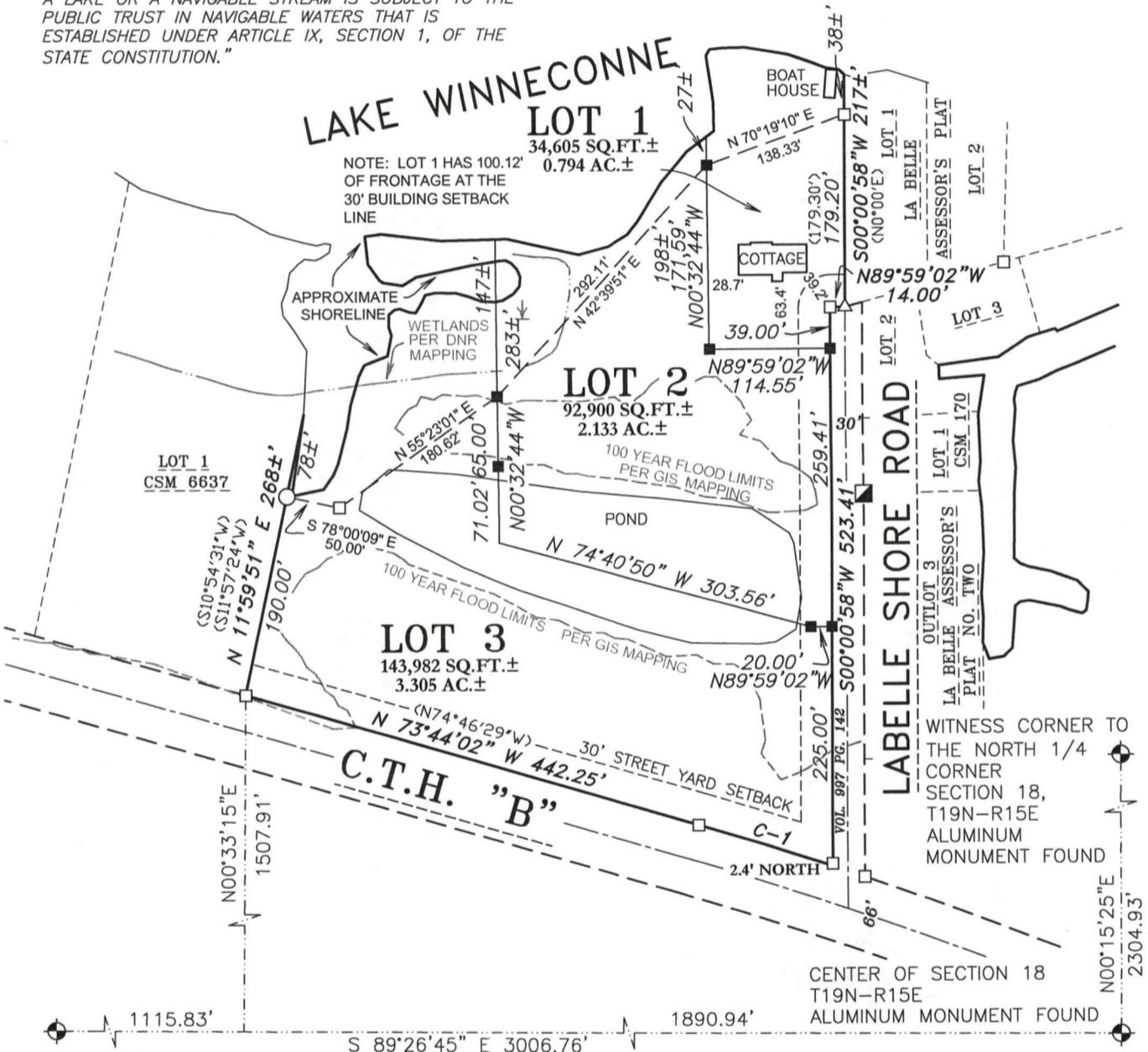
- (1) whether the amendment is consistent with the county's comprehensive plan, including any future land use maps or similar maps;
- (2) the extent to which the lot and structures on the subject property conform to the dimensional standards that apply to the proposed zoning district; and
- (3) any other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

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 19 NORTH, RANGE 15 EAST, TOWN OF WINNECONNE, WINNEBAGO COUNTY, WISCONSIN.

SURVEY FOR:  
 DIVINE JOURNEY HOME BUYERS, LLC.  
 P.O. BOX 193  
 WINNECONNE, WI 54986  
 RENAE STOPAR

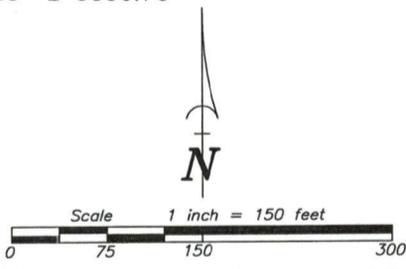
NOTE:  
 "ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION."



WEST 1/4 CORNER SECTION 18, T19N-R15E ALUMINUM MONUMENT

**LEGEND**

- 1-1/4" O.D. IRON PIPE SET, 18" LONG, WEIGHING 1.130 LBS. PER LIN. FOOT
- 3/4" REBAR FOUND
- 1-1/4" O.D. IRON PIPE FOUND
- △ RAILROAD SPIKE FOUND
- ▣ 2" O.D. IRON PIPE FOUND
- ⊙ GOVERNMENT CORNER FOUND
- ( ) RECORDED AS



BEARINGS ARE REFERENCED TO THE WINNEBAGO COUNTY COORDINATE SYSTEM OF 1983(1997) IN WHICH THE SOUTH LINE OF THE NORTHWEST 1/4, OF SECTION 18, BEARS S89°26'45"E

WISCONSIN  
 DARRYL S. LEHMAN  
 S-3255  
 OSHKOSH  
 WI  
 LAND SURVEYOR  
 12-08-2022

Curve	Radius	Delta	Length	Chord Bearing	Chord	Tangent In	Tangent Out
1	3852.71'	001°58'12"	132.47'	N72°44'56.0"W	132.46'	N 71°45'50" W	N 73°44'02" W

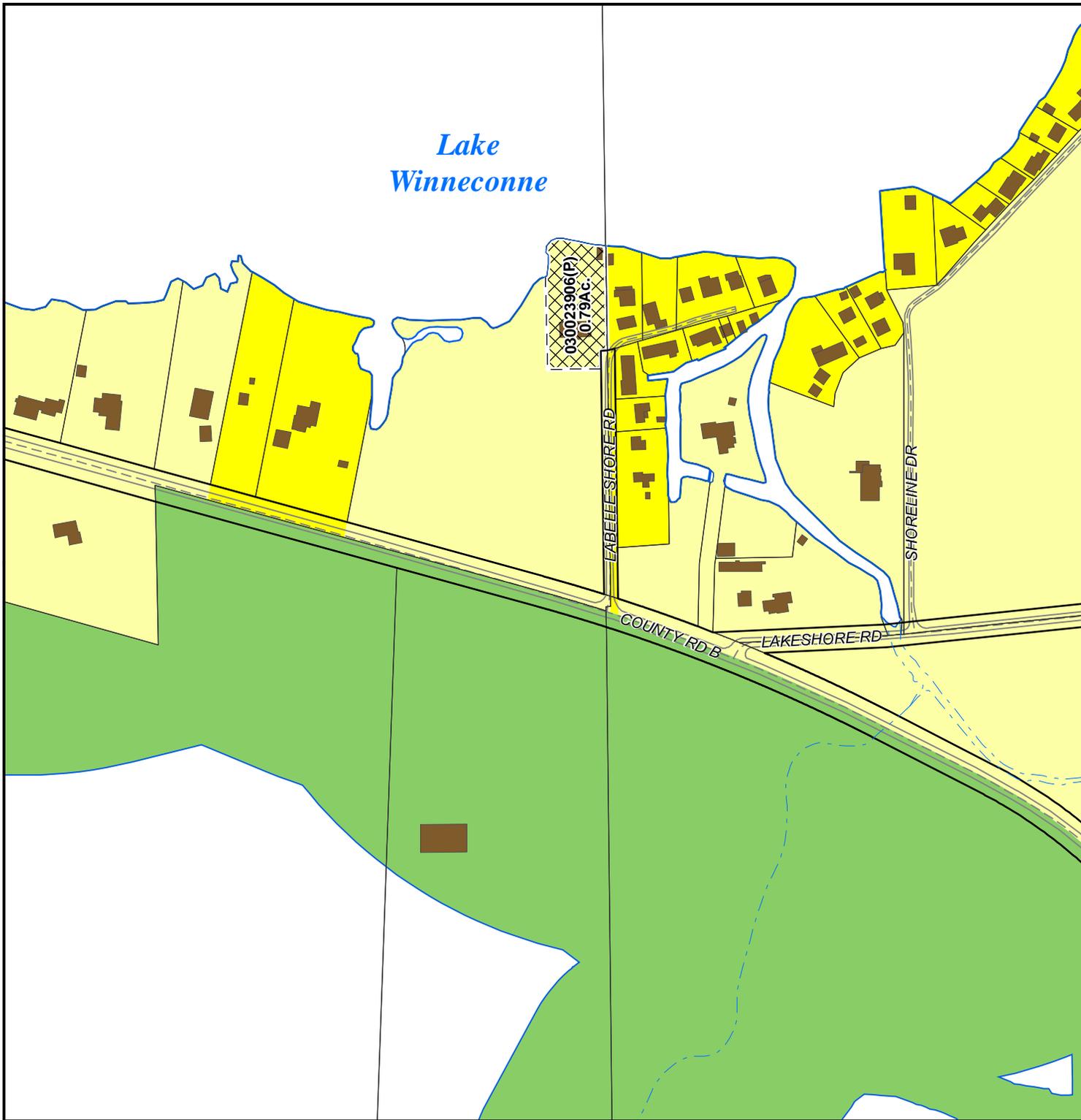
**Martenson & Eisele, Inc.**



101 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. 0-2768-001  
 FILE 2768001CSM SHEET 1 OF 3  
 This instrument was drafted by: DSL



**Application #23-ZC-6270**

Date of Hearing:

March 1, 2023

Owner(s):

DIVINE JOURNEY HOME BUYERS LLC

Subject Parcel(s):

030023906(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

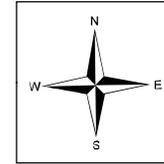
○ = SITE

**Application #23-ZC-6270**

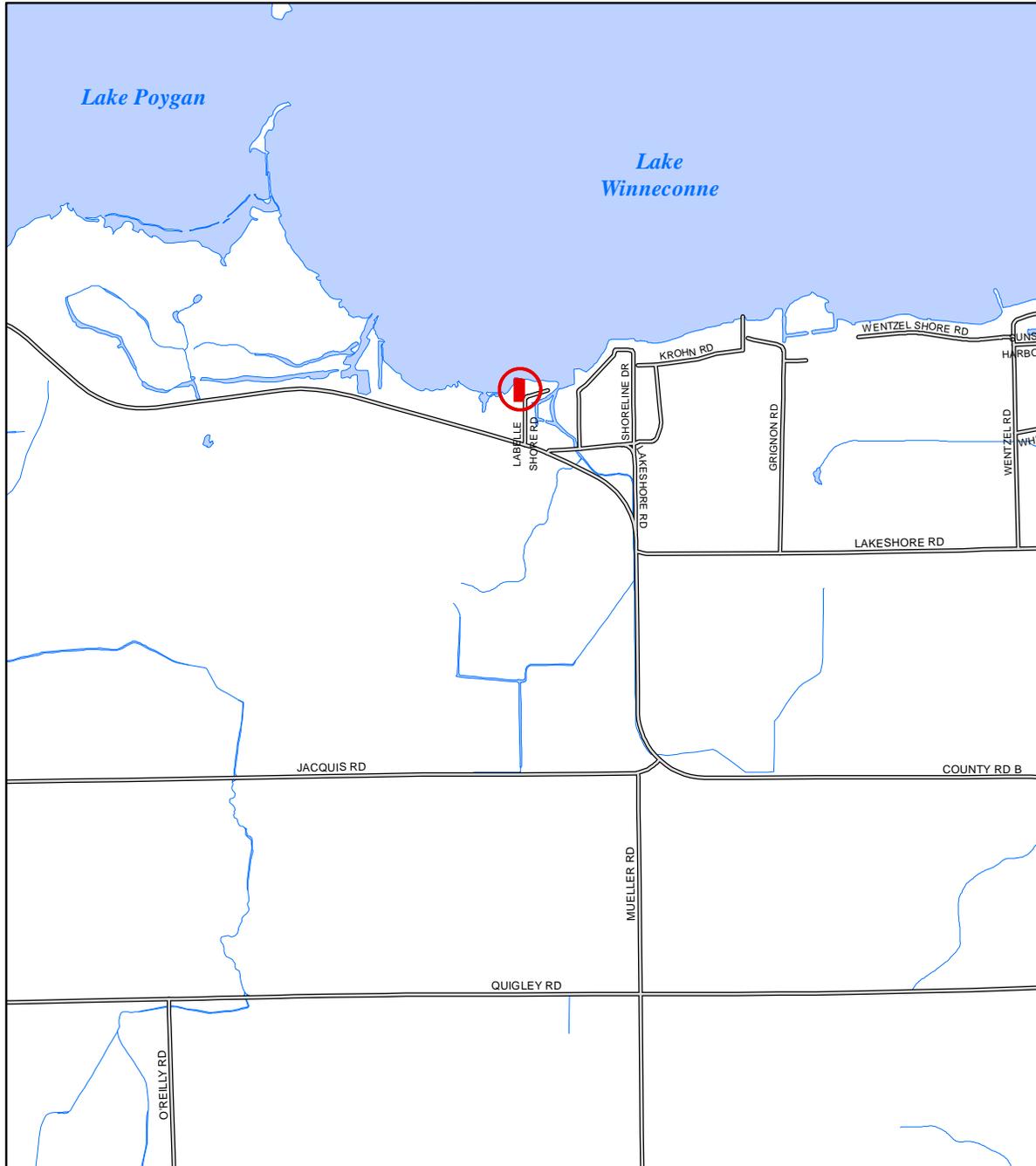
Date of Hearing:  
March 1, 2023

Owner(s):  
DIVINE JOURNEY HOME  
BUYERS LLC

Subject Parcel(s):  
030023906(P)

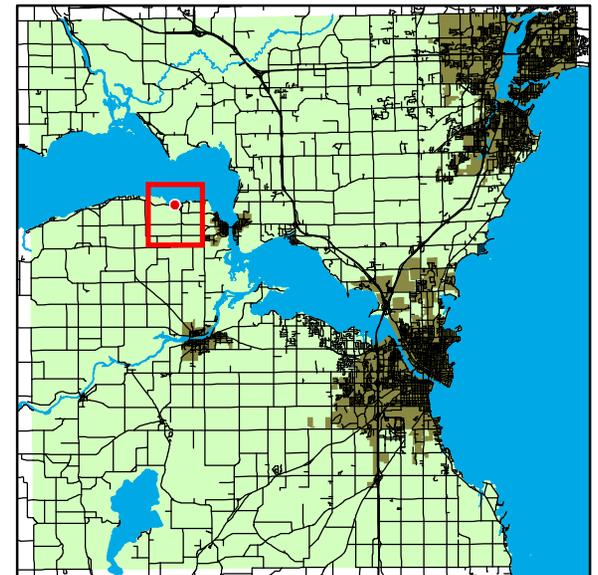


*Winnebago County  
WINGS Project*



1 inch : 2,000 feet

● = SITE



**WINNEBAGO COUNTY**

# Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING  
PLANNING AND ZONING COMMITTEE  
March 01, 2023

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 March 01, 2023 at 6:30 PM in Conference Room 120 of the County Administration Building located at 112 Otter Ave, Oshkosh, WI.

All interested persons wishing to be heard at the public hearing may appear in person or via Zoom using the meeting information below. [A direct link to the Zoom Meeting is available on the Winnebago County Meetings and Agenda calendar on the above indicated date.](#)

**Zoom Meeting Information Link:** <https://www.co.winnebago.wi.us/planning-and-zoning/p-z-meeting-links>

Additional Instructions can be found at: <https://www.co.winnebago.wi.us/planning-and-zoning>  
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.:** 2023-ZC-6280

**Applicant:** GREGORY FREER et al

**Agent:** NONE

**Location of Premises:** 7405 CEDAR LN

**Tax Parcel No.:** 032-0683, 032-0683-01 & 032-0683-02

**Legal Description:** Being part of Lot 1 and all of Outlot 1 of CSM-3006 located in Government Lot 2 of Section 31, and also being part of unplatted Government Lot 2 of Section 31, all in Township 20 North, Range 14 East, Town of Wolf River, Winnebago County, Wisconsin.

**Explanation:** Applicant is requesting zoning changes from A-2 (general agriculture), R-1 (rural residential) to A-2, R-1 and R-2 (suburban residential) to create a new lot and reconfigure two existing lots.

INITIAL STAFF REPORT

**Sanitation:** Existing; Municipal

**Overlays:** Shoreland, floodplain, wetlands

**Current Zoning:** A-2 General Agriculture; R-1 Rural Residential

**Proposed Zoning:** A-2 General Agriculture; R-1 Rural Residential; R-2 Suburban Low Density Residential

**Surrounding Zoning:** North: 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):** Parcel #032-0683 - agricultural; parcel #032-068301 - residential

**Describe proposed use(s):** Reconfigure parcels #032-0683 & 032-0683-01 per CSM submitted with this application. Create a new residential lot on parcel #0683 per CSM submitted.

**Describe the essential services for present and future use(s):** Current parcel have own mound system. New residential lot will be connected to North Poygan Sanitation System at time of construction.

**Describe why the proposed use would be the highest and best use for the property:** The reconfiguration will reflect non-agriculture use land being added to residential lot while marsh land will be added back to marsh land. New residential lot will be added to other new homes constructed on Hwy H.

**Describe the proposed use(s) compatibility with surrounding land use(s):** See C-4 above.

**SECTION REFERENCE AND BASIS OF DECISION**

**23.7-5 Basis of Decision**

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.



**Application #23-ZC-6280**

Date of Hearing:

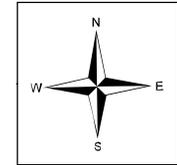
March 1, 2023

Owner(s):

FREER, GREGORY G &  
JANE E /  
FREER REV LIV TST,  
JAMES W & PATRICIA K

Subject Parcel(s):

0320683(P) / 032068301(P) /  
032068302



Winnebago County  
WINGS Project

**Scale**

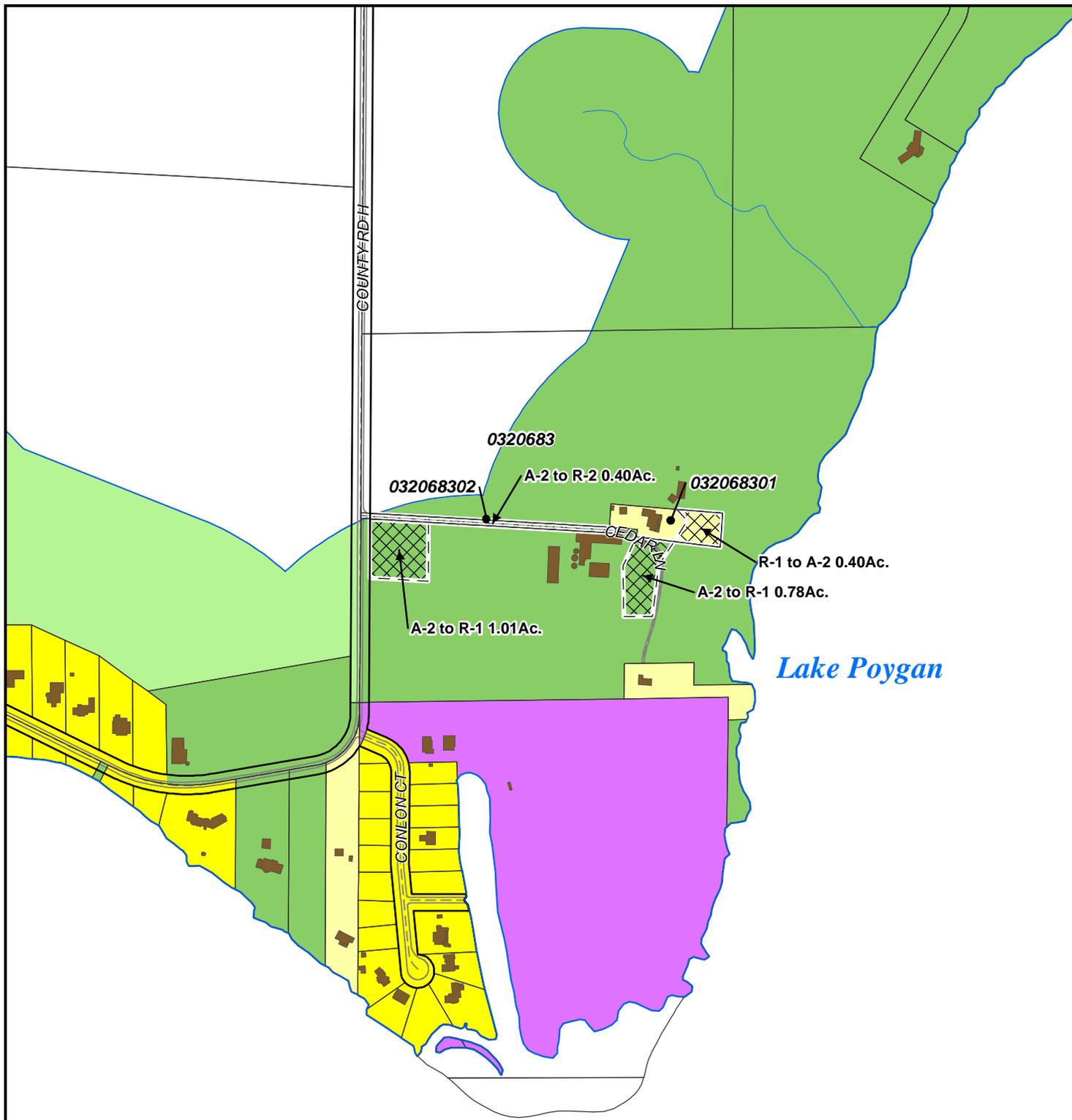
1 inch : 500 feet

**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



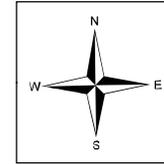
○ = SITE

**Application #23-ZC-6280**

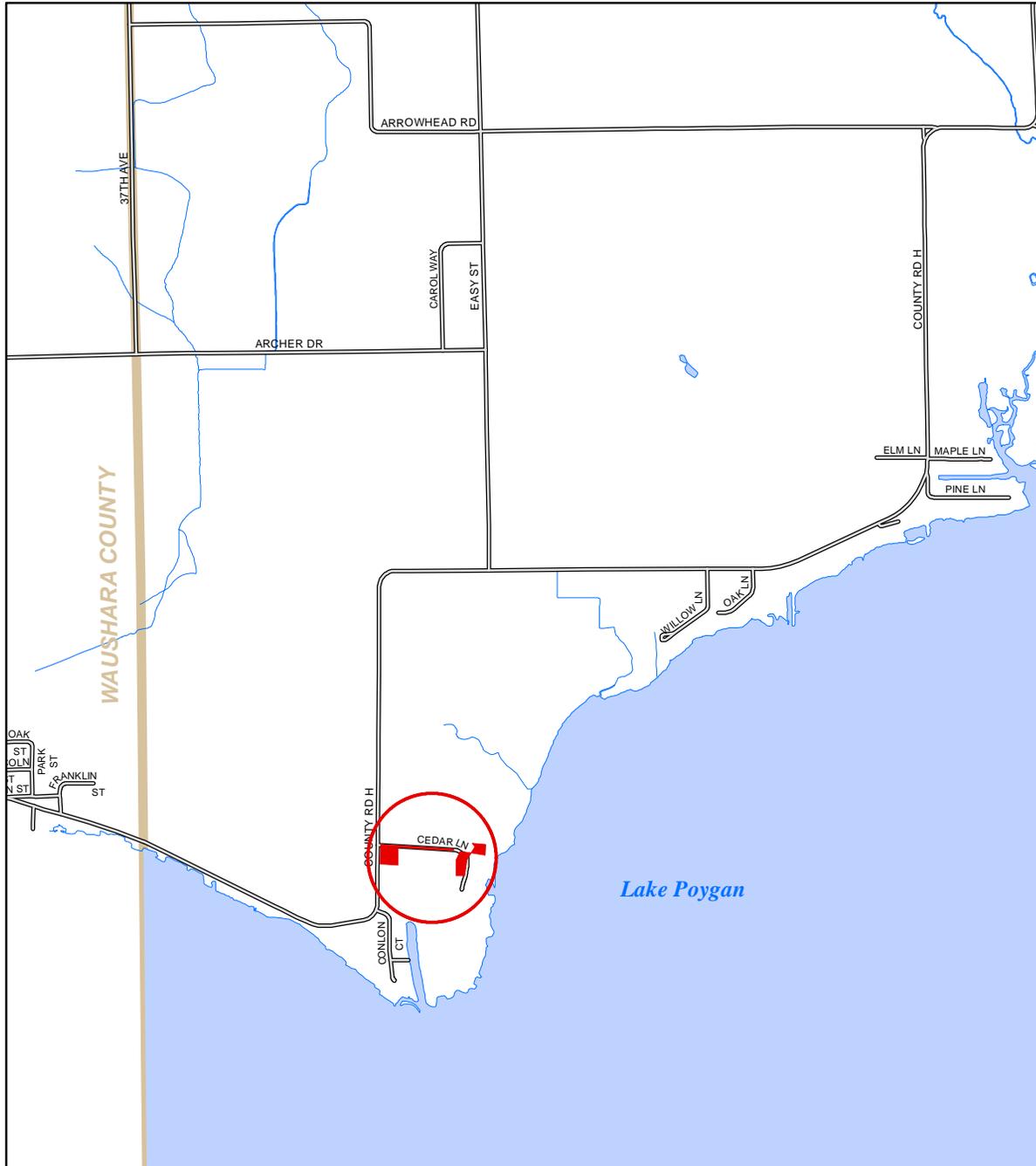
Date of Hearing:  
March 1, 2023

Owner(s):  
FREER, GREGORY G & JANE E /  
FREER REV LIV TST,  
JAMES W & PATRICIA K

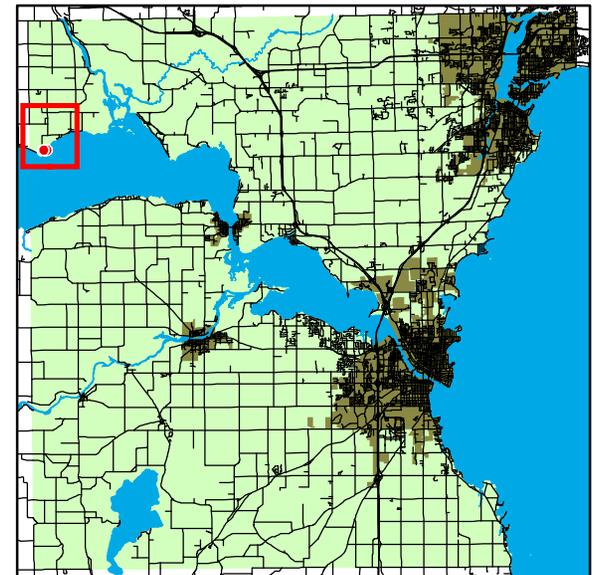
Subject Parcel(s):  
0320683(P) / 032068301(P) /  
032068302



Winnebago County  
WINGS Project



● = SITE



1 inch : 2,000 feet

**WINNEBAGO COUNTY**