

**TO THE WINNEBAGO COUNTY BOARD SUPERVISORS**

Your Planning and Zoning Committee begs leave to report:

WHEREAS, it has reviewed the Petition for Zoning Amendment 2016-ZC-3430 filed with the County Clerk by:

LEHOULLIER, KIM ; LEHOULLIER, THOMAS Town of OSHKOSH and referred to the Planning and Zoning Committee on 1/26/2016 and

WHEREAS, a Public Hearing was held on 1/27/2016, pursuant to mailed and published notice as provided by as on the following:

<b>PROPERTY INFORMATION</b>			
<i>Owner(s) of Property:</i> <b>LEHOULLIER, KIM ; LEHOULLIER, THOMAS</b>		<i>Agent(s):</i> <b>DAVEL, JOHN - DAVEL ENGEERING &amp; ENVIRONMENTAL INC</b>	
<i>Tax Parcel Number:</i> <b>018-2290</b>		<i>Location of Premises Affected:</i> <b>5441 NICKELS DR OSHKOSH, WI 54904</b>	
<i>Legal Description:</i> <b>Being a part of the Nickel's Shore Acres Plat, Lot 15, Block 2, located in Government Lot 3, Section 30, Township 19 North, Range 16 East, Town of Oshkosh, Winnebago County, Wisconsin.</b>			
<i>Sewer District:</i>			
<b>X Existing</b>	Required	<b>X Municipal</b>	Private System
<i>Overlay District:</i>			
Airport	<b>X SWDD</b>	<b>X Shoreland</b>	<b>XFloodplain</b>
Microwave	Wetlands		

WHEREAS,  
Applicant is requesting a rezoning to R-2 Suburban Low Density Residential,

And

WHEREAS, we received notification from the Town of OSHKOSH recommending Approval

And

WHEREAS, your Planning and Zoning Committee, being fully informed of the facts, and after full consideration of the matter, making the following findings:

The Town of OSHKOSH has Approved. Town action is advisory due to shoreland jurisdiction.

*Town findings for Approval were as follows:*

1. The town board has no objection to the proposed zoning amendment out of floodplain, but the town board does question the necessity of this Winnebago County procedure requiring a hearing after the fact.

*County findings for Approval were as follows:*

1. The Town of Oshkosh has approved. Town action is advisory due to shoreland jurisdiction.
2. There were no objections.
3. Applicant complied with section 26.4-4 of the Floodplain Zoning Code.
4. Proposed use is compatible with adjacent uses.

*Findings were made in consideration of Section 23.7-5(b)(1),(2),&(3).*

NOW THEREFORE BE IT RESOLVED, that this committee hereby reports our findings for your consideration and is hereby recommending Approval by a vote of 5-0

AND BE IT FURTHER RESOLVED, by the Winnebago County Board of Supervisors, that the enclosed Ordinance is hereby [ADOPTED] OR [DENIED].

\_\_\_\_\_  
For the Planning and Zoning Committee

**AMENDATORY ORDINANCE # 020216**

The Winnebago County Board of Supervisors do ordain Zoning Amendment # 2016-ZC-3430 as follows:

Being a part of the Nickel's Shore Acres Plat, Lot 15, Block 2, located in Government Lot 3, Section 30, Township 19 North, Range 16 East, Town of Oshkosh, Winnebago County, Wisconsin.

FROM: R-2 Suburban Low Density Residential,

TO: R-2 Suburban Low Density Residential,

Adopted/ Denied this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

David Albrecht, Chairperson

ATTEST:

Susan T. Ertmer, Clerk

APPROVED BY WINNEBAGO COUNTY EXECUTIVE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Mark Harris  
County Executive

County Board Supervisory district 12

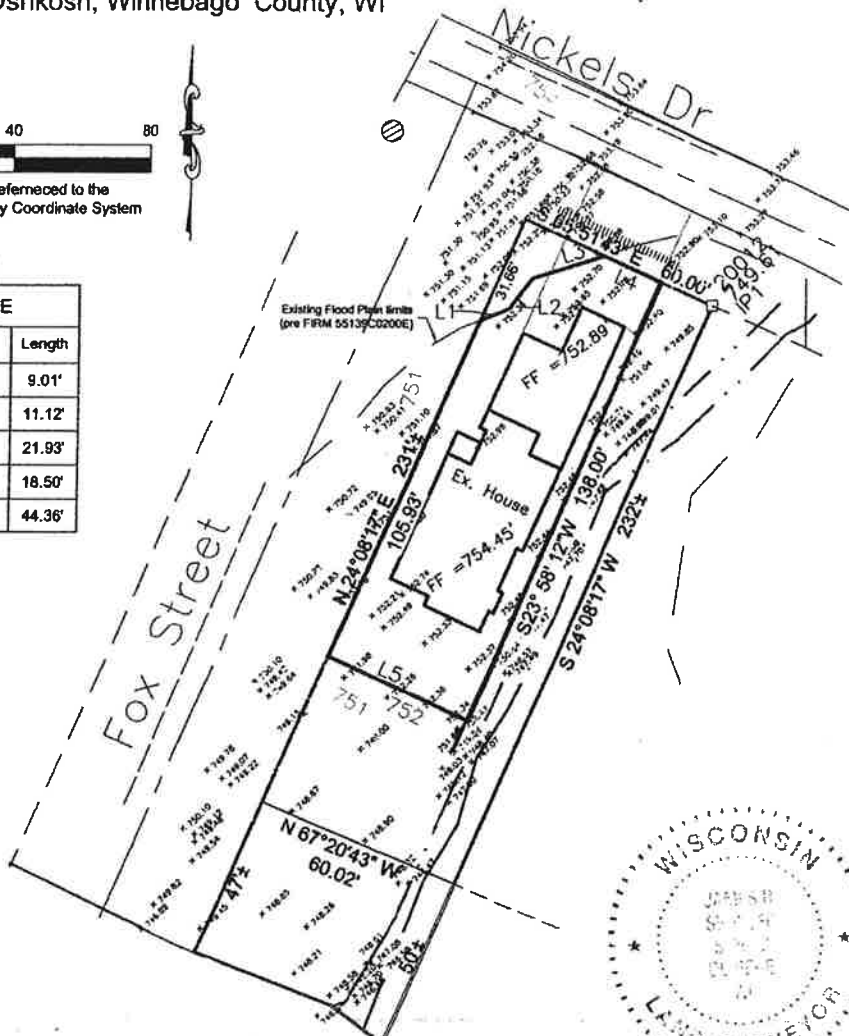
# Lot 15 Block 2 Filling Plan As-Built

## Nickel's Shore Acres

Town of Oshkosh, Winnebago County, WI



LINE TABLE		
Line	Bearing	Length
L1	S 68°27'21" W	9.01'
L2	S 37°48'58" W	11.12'
L3	S 73°02'40" W	21.93'
L4	N 65°51'43" W	18.50'
L5	N 65°20'33" W	44.36'



Morts  
 Certification of Filling for Removal From Floodplain

I, James R. Sehloff, a Professional Land Surveyor registered in the State of Wisconsin, do hereby certify that the lot shown has been filled in substantial accordance with the plan and the conditions and intent of the approved Conditional Use Permit based on my observations of the construction and my review of this Asbuilt Survey.

**Davel Engineering & Environmental, Inc.**  
 Civil Engineers and Land Surveyors  
 1811 Racine Street  
 Menasha, Wisconsin  
 Ph. 920-991-1886, Fax 920-830-8595

*James R. Sehloff*  
 James R. Sehloff, PLS. S-2692  
 Date: 3 Nov 2015

File: 402LOMA.dwg  
 Date: 11/03/2015  
 Drafted By: Jim  
 Sheet: Exhibit

# Lot 15 Block 2 Filling Plan As-Built Nickel's Shore Acres

Town of Oshkosh, Winnebago County, WI

Legal Description for Lands removed from Floodplain

Part of Lot 15, Block 2, Nickel's Shore Acres, Located in the Northwest 1/4 Section 30, Township 19 North, Range 16 East, Town of Oshkosh, Winnebago County, Wisconsin, containing 5,734 Square Feet of land more or less described as follows:

Commencing at the Northwest corner of Block 2 of Nickel's Shore Acres; thence, along the West line of said Block 2, S24°08'17"W, 31.66 feet to the point of beginning; thence N68°27'21"E, 9.01 feet; thence N37°48'58"E, 11.12 feet; thence N73°02'40"E, 21.93 feet to the North line of said Block 2; thence, along said North line S65°51'43"E, 18.50 feet; thence S23°58'12"W, 138.00 feet; thence N65°20'33"W, 44.38 feet; thence N24°08'17"E, 105.93 feet to the point of beginning.



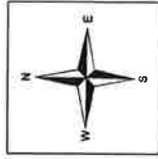
File: 4020LOMA.dwg  
Date: 11/03/2015  
Drafted By: Jim  
Sheet: Legal

**Application #16-ZC-3430**

Date of Hearing:  
January 27, 2016

Owner(s):  
Lehouillier, Tom /  
Lehouillier, Kim

Subject Parcel(s):  
0182290



Winnipeg County  
WINGS Project

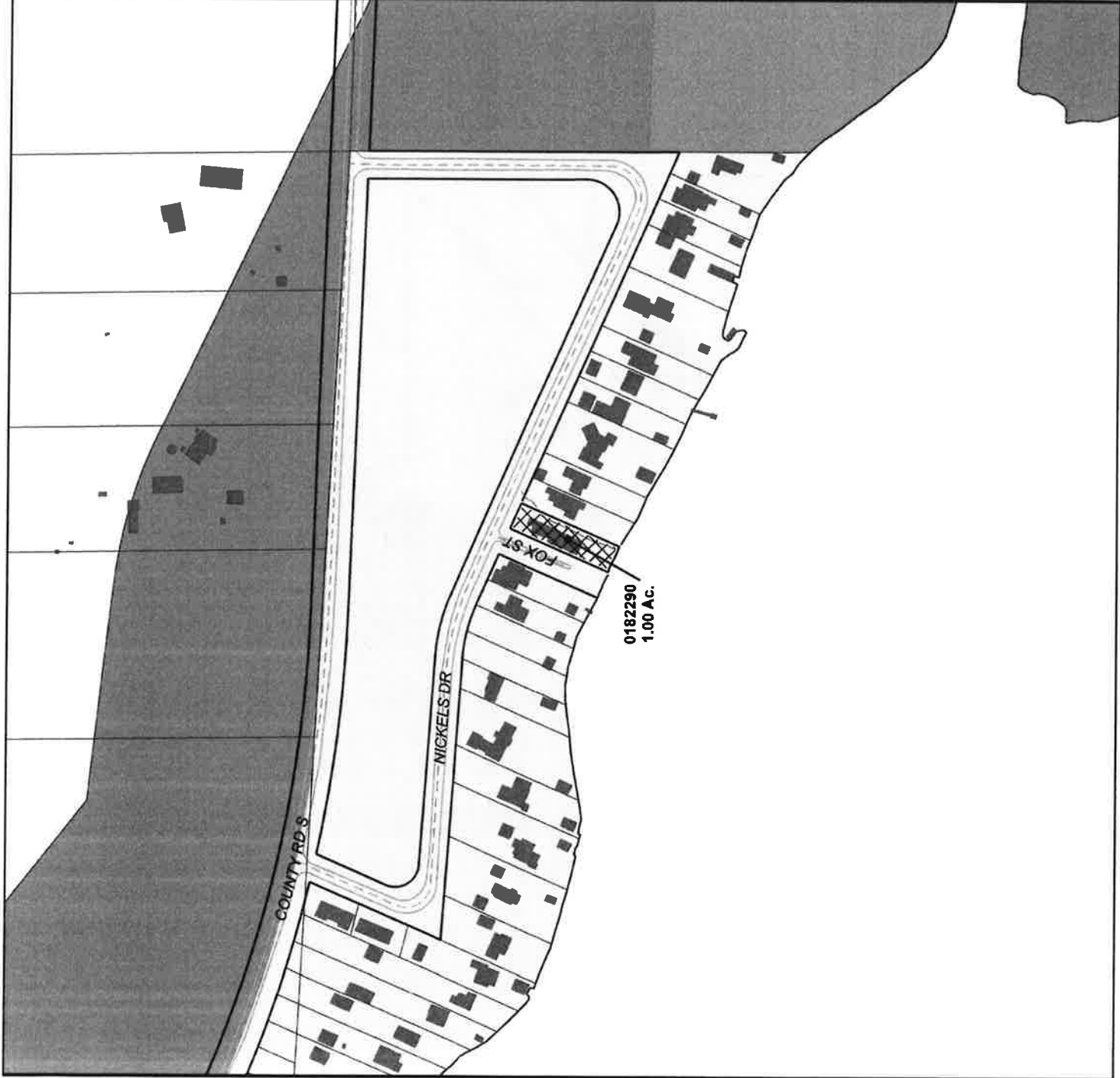
Scale  
1 inch : 300 feet

**County Zoning Districts**

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

**Other Areas**

City of Oshkosh Extrajurisdictional Zoning Jurisdiction
Incorporated Area



**Application #16-ZC-3430**

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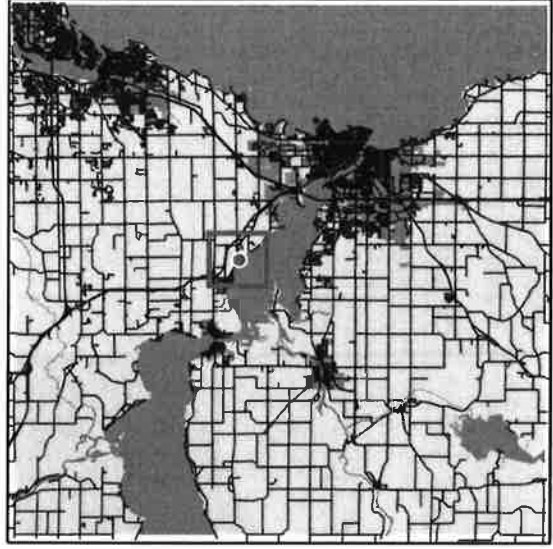
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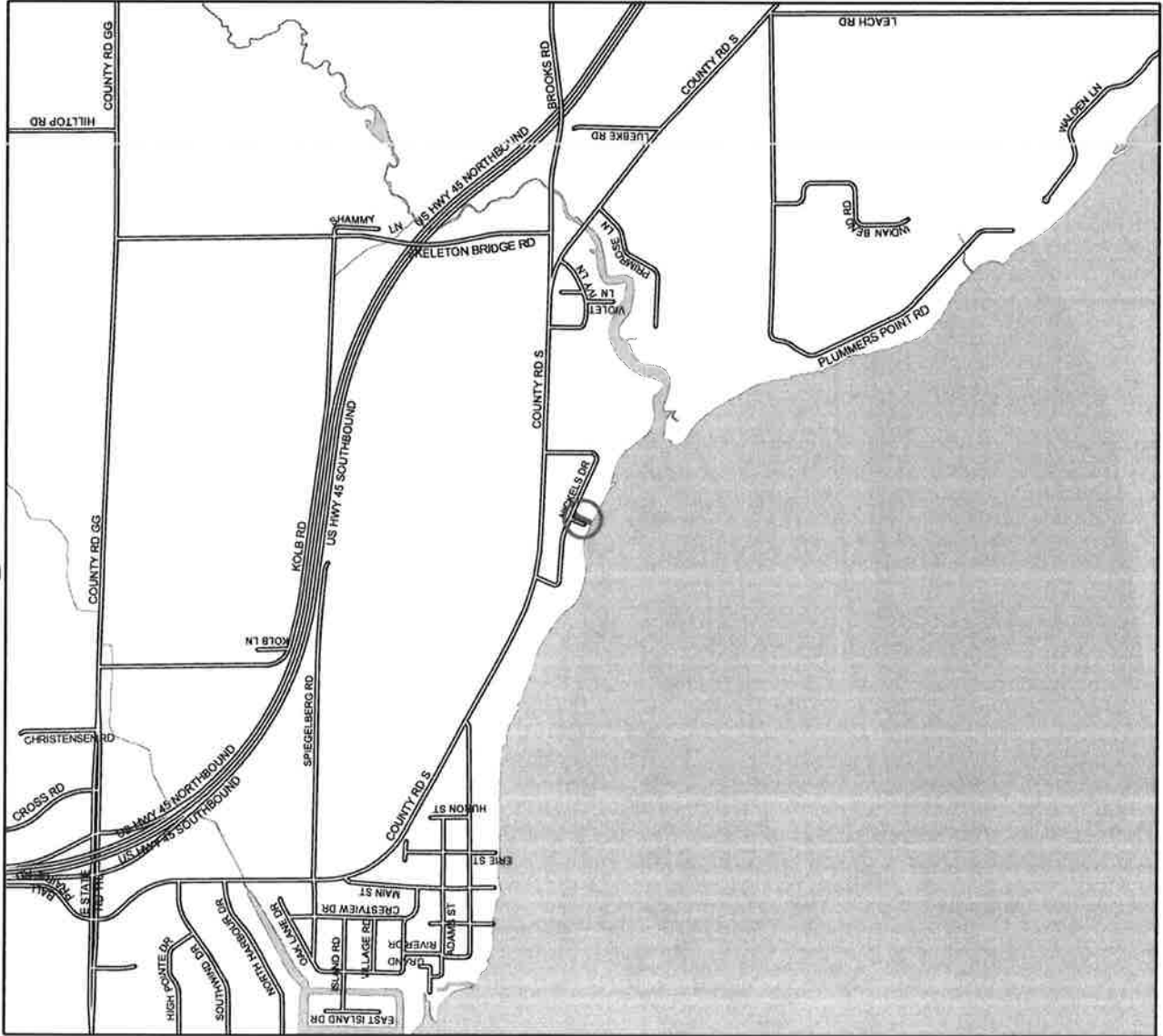
*Winnebago County  
WJNGS Project*

● = SITE



**WINNEBAGO COUNTY**

○ = SITE



1 inch : 2,000 feet