

# Winnebago County Planning and Zoning Department

## NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE March 26, 2024

### 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 26, 2024 at 6:30 PM in Conference Room 120 of the David Albrecht 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 Microsoft Teams using the meeting information below. A Link to the Microsoft Teams Meeting as available on the Winnebago County Meetings and Agenda calendar on the above indicated date.

**Microsoft Teams 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.:** 2024-ZC-6570

**Applicant:** POTRATZ, DEREK & MCCARA

**Agent:** POTRATZ, DEREK

**Location of Premises:** AG FIELD SURROUNDING 7261 LIBERTY SCHOOL RD

**Tax Parcel No.:** 016-0191(p)

**Legal Description:** Being part of the NW 1/4 of the SW 1/4 of Section 6, Township 18 North, Range 15 East, Town of Omro, Winnebago County, Wisconsin.

**Explanation:** Applicant is requesting a Zoning Map Amendment from A-2 (General Agriculture) to R-1 (Rural Residential) for the creation of a new parcel.

INITIAL STAFF REPORT

**Sanitation:** Existing; Private System

**Overlays:** Wetlands

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

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

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

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

**Describe present use(s):** Single family residence & ag land.

**Describe proposed use(s):** Single family residence & ag land. Purpose of the certified survey map is to increase the size of the single family lot to allow for a large outbuilding in the future. Proposed zoning change will eliminate dual zoning for lot 1.

**Describe the essential services for present and future use(s):** Same as existing.

**Describe why the proposed use would be the highest and best use for the property:** Proposed lot 1 increase in size is taking land that is hard to farm and has minimal ag value.

**Describe the proposed use(s) compatibility with surrounding land use(s):** Existing land use is the same, mix of single family residences and ag land.

**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.

ALL OF LOT 1 OF CERTIFIED SURVEY MAP 3094, BEING  
PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4,  
AND PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST  
1/4, ALL IN SECTION 6, TOWNSHIP 18 NORTH, RANGE 15  
EAST, TOWN OF OMRO, WINNEBAGO COUNTY, WISCONSIN.

**WEST 1/4 CORNER**  
SECTION 6, T18N-R15E  
BROKEN OFF  
ALUMINUM MONUMENT

**20,147 SQ.FT./0.463 AC.**  
**DEDICATED TO THE PUBLIC**

N 89°51'46" E 2920.02'  
(N88°49'36"E 2920.20')

(WEST 21 RODS)  
346.50'

1-1/4" IP FOUND  
8.0' NORTH  
3.5' EAST

OAK GROVE CEMETERY

FENCE LINE  
3.5' EAST

SOUTH AND EAST LINE OF OAK GROVE CEMETERY PER RECORDED PLAT VOL 5 PG 44

1-1/4" IP FOUND  
3.0' WEST

HOUSE

SHED

LOT 1 CSM 3094

183,150 SQ.FT./4.204 AC.

LEGEND

- 1-1/4" O.D. IRON PIPE SET, 18" LONG, WEIGHING 1.130 LBS. PER LIN. FOOT
- 1-1/4" O.D. IRON PIPE FOUND
- ⬢ GOVERNMENT CORNER FOUND
- \* \* FENCE LINE
- ( ) RECORDED AS

Scale 1 inch = 200 feet

BEARINGS ARE REFERENCED TO THE WINNEBAGO COUNTY COORDINATE SYSTEM OF 1983(1997) IN WHICH THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 6, BEARS N00°06'02"W

CORNER NOT SET DUE TO ACTIVE FARMING PRACTICES

SOUTHWEST CORNER SECTION 6, T18N-R15E BROKEN OFF ALUMINUM MONUMENT

UNPLATTED LANDS

Broderick Road

Liberty School Road

Lot 1 CSM 6999

Lot 2 CSM 6999

Lot 2 CSM 5329

Martenson & Eisele, Inc.

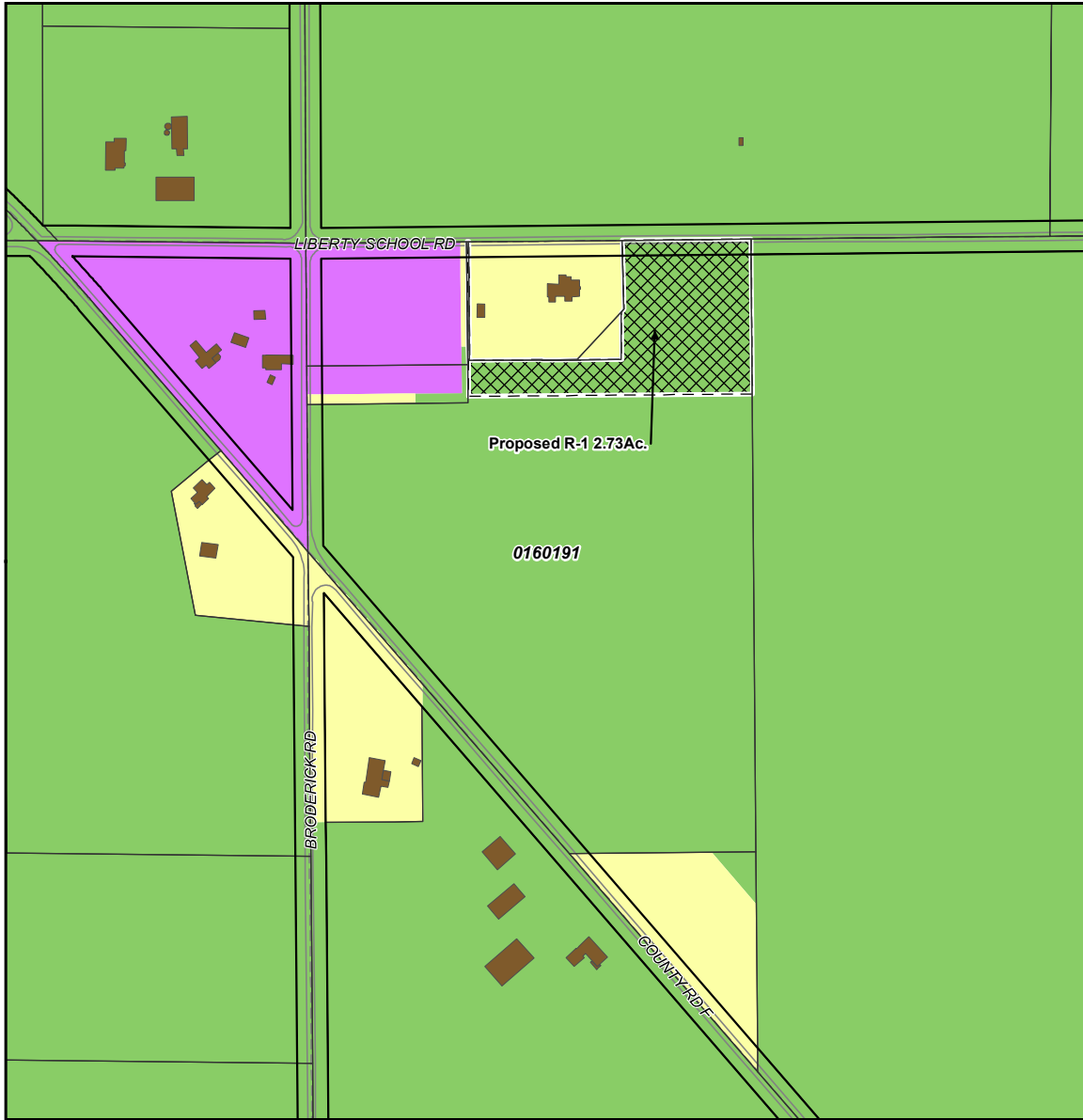
101 West Main Street  
Omro, WI 54963  
www.martenson-eisele.com  
P 920.685.6240

Planning  
Environmental  
Surveying  
Engineering  
Architecture

PROJECT NO. 0-2855-001

FILE 2855001CSM SHEET 1 OF 4

*This instrument was drafted by: DSL*



**Application #24-ZC-6570**

Date of Hearing:

March 26, 2024

Owner(s):

SILVERTHORN REV TST,  
LAVERN & PHYLLIS

Subject Parcel(s):

0160191(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 #24-ZC-6570**

Date of Hearing:

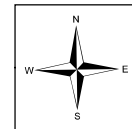
March 26, 2024

Owner(s):

SILVERTHORN REV TST,  
LAVERN & PHYLLIS

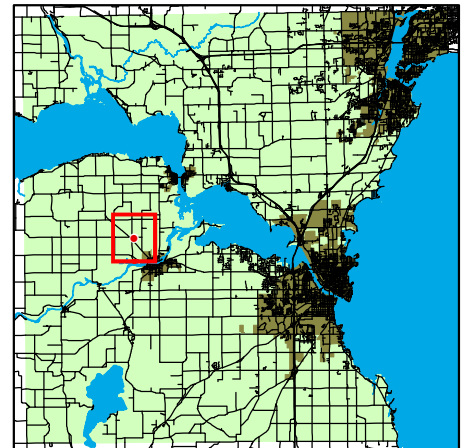
Subject Parcel(s):

0160191(P)



Winnebago County  
WINGS Project

● = SITE



**WINNEBAGO COUNTY**



1 inch : 2,000 feet