

JULIE A. BARTHELS  
Winnebago County Clerk  
112 Otter Ave, PO Box 2806  
Oshkosh, WI 54903-2806  
(920) 232-3430

**NOTICE OF COMMISSION, BOARD OR COMMITTEE MEETING**

**NAME OF COMMISSION,  
BOARD OR COMMITTEE:** PLANNING AND ZONING  
\*\* see below

**TIME OF MEETING:** 7:30 A.M.

**DATE OF MEETING:** Friday, February 23, 2024

**PLACE OF MEETING:** **DAVID ALBRECHT ADMINISTRATION BLDG**  
112 Otter Ave PARKING LOT, Oshkosh WI

**SUBJECT MATTER OF THE MEETING**

***VIEWING AGENDA***

1. FAMILY LUCKY 7 FARM LLC – CLAIRVILLE RD, OSHKOSH – (1860 CLAIRVILLE RD) – Town of Nekimi – Zoning Map Amendment
2. ROSENFELDT, THOMAS/DEBORA – 1326 LARSEN RD, NEENAH – Town of Neenah – Zoning Map Amendment

**\*\* This meeting is also being posted as a Committee meeting for: Aviation Committee**

*The Committee reserves the right to take up any item on the agenda at any time after the meeting commences.*

*Upon request, provisions will be made for people with disabilities upon 24 hours prior notice to the Office of the County Clerk. Phone Number: (920) 232-3430.*

# Winnebago County Planning and Zoning Department

## NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE

February 28, 2024

**CORRECTED**

### 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 February 28, 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 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.:** 2024-ZC-6560

**Applicant:** FAMILY LUCKY 7 FARM LLC

**Agent:** SMITH, DAVID R

**Location of Premises:** CLAIRVILLE RD

**Tax Parcel No.:** 012-0148

**Legal Description:** Being part of the NW 1/4 of the SW 1/4 of Section 8, Township 17 North, Range 16 East, Town of Nekimi, 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 lot.

INITIAL STAFF REPORT

**Sanitation:** Required; Private System

**Overlays:** Wittman airport

**Current Zoning:** A-2 General Agriculture

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

**Surrounding Zoning:** North: R-1; South: R-1;A-2; East: A-2; West: R-1;B-3;A-2;

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/APPLICANT

**Describe present use(s):** VACANT EMPTY LOT THAT HAD THE ORIGINAL BARN ON IT. FOR THE PAST 46 YEARS.

**Describe proposed use(s):** ADD 2-CAR GARAGE FOR PERSONAL STORAGE

**Describe the essential services for present and future use(s):** ELECTRICITY FOR NEW GARAGE. POLE AND TRANSFORMER ALREADY ON SITE.

**Describe why the proposed use would be the highest and best use for the property:** TO HOUSE 2 VEHICLES PRESENTYL PARKED OUTSIDE @ 1860 CLAIRVILLE RD

**Describe the proposed use(s) compatibility with surrounding land use(s):** N/A

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:

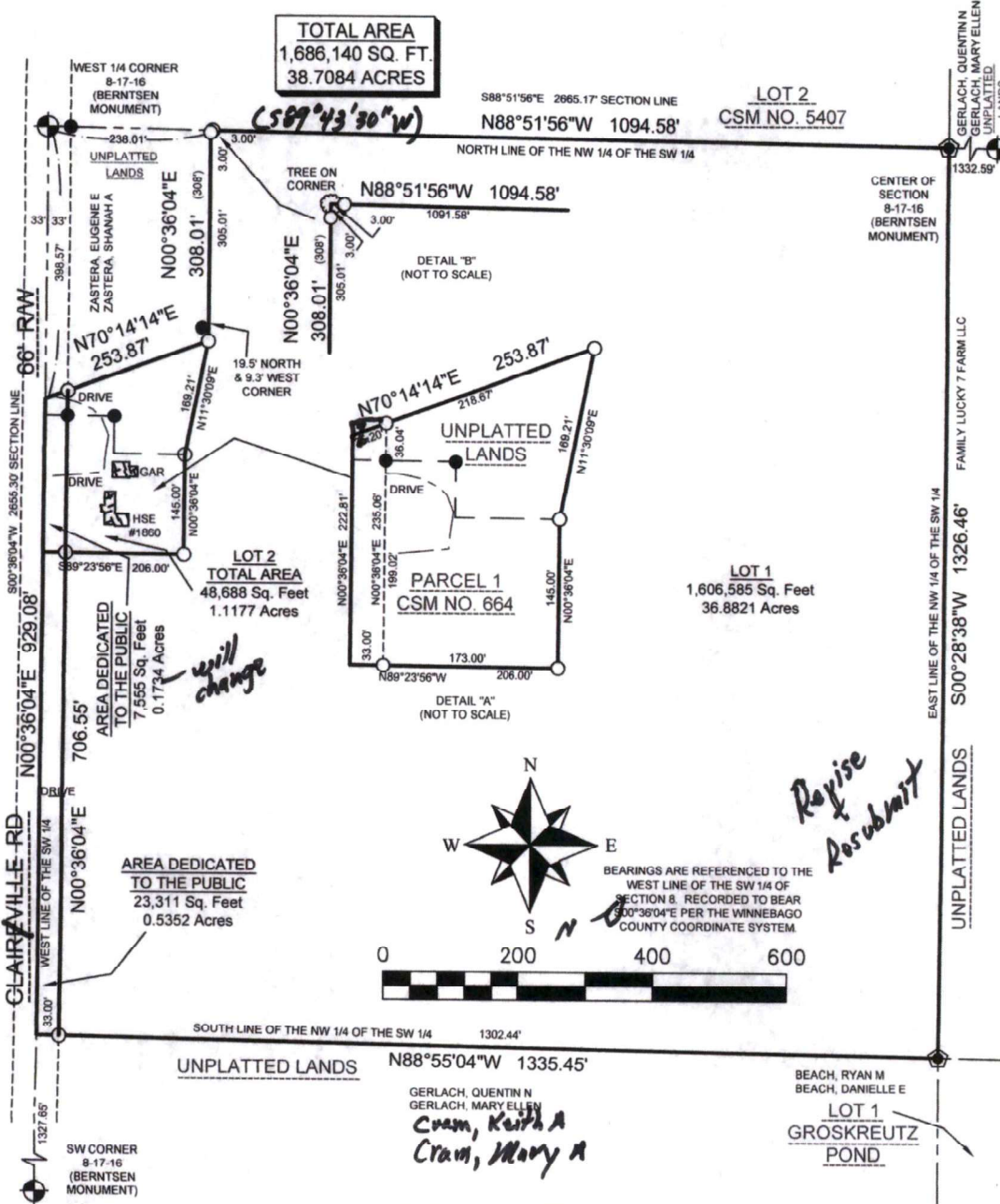
- (1) whether the amendment is consistent with the county's comprehensive plan, including any future land use maps or similar maps;
- (2) the extent to which the lot and structures on the subject property conform to the dimensional standards that apply to the proposed zoning district; and
- (3) any other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

# 32115

C. Rowe  
Log# 6342

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PARCEL 1 OF CERTIFIED SURVEY MAP NO. 644 AND PART OF  
NW 1/4 OF THE SW 1/4 OF SECTION 8 TOWNSHIP 17 NORTH,  
RANGE 16 EAST, TOWN OF NEKIMI WOLF, WINNEBAGO COUNTY,  
WISCONSIN.



## LEGEND

- 3/4" DIA. X 18" IRON ROD SET, WEIGHING NOT LESS THAN 1.5 LBS. PER LINEAL FT.
- 1" IRON PIPE FOUND
- ⊙ 3/4" IRON ROD FOUND
- ⊕ SECTION CORNER
- ( ) PREVIOUSLY RECORDED DIMENSION



PRECISION LAND SURVEYING, LLC  
1024 W. TAYLOR ST. APPLETON, WI 54914  
(920) 205-4895

DRAWN BY CAH	DATE 9/29/2023	SURVEY FOR DAVE SMITH 1860 CLAIRVILLE RD OSHKOSH, WI 54902
APPROVED CAH	DATE 9/29/2023	
SCALE 1" = 200'	SHEET 1 OF 3	PROJECT NO. 9831

**Application #24-ZC-6560**

Date of Hearing:

February 28, 2024

Owner(s):

FAMILY LUCKY 7 FARM LLC

Subject Parcel(s):

0120148(P)



Winnebago County  
WINGS Project

**Scale**

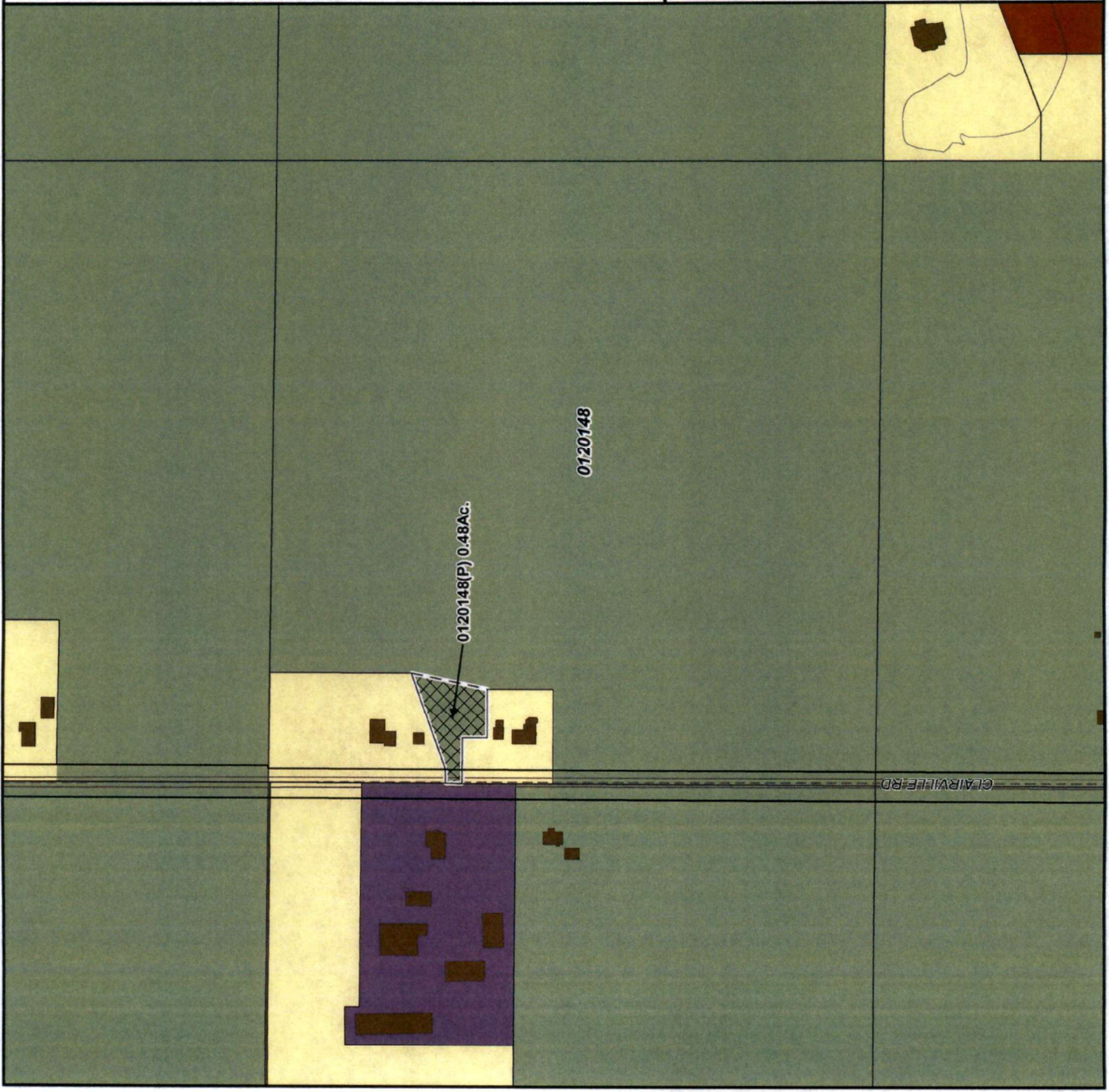
1 inch : 300 feet

**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

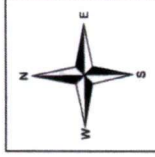


**Application #24-ZC-6560**

Date of Hearing:  
February 28, 2024

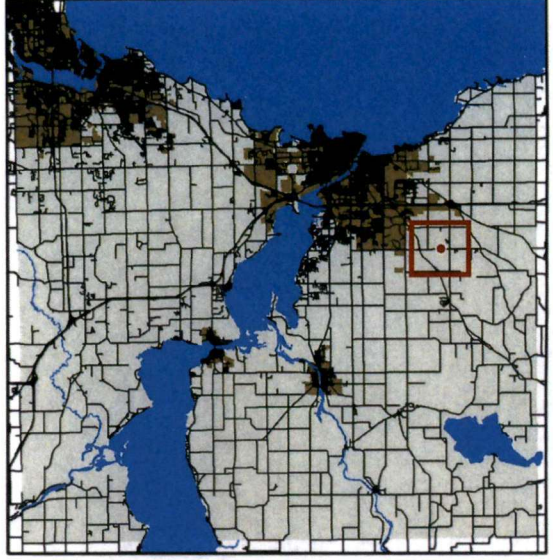
Owner(s):  
FAMILY LUCKY 7 FARM LLC

Subject Parcel(s):  
0120148(P)



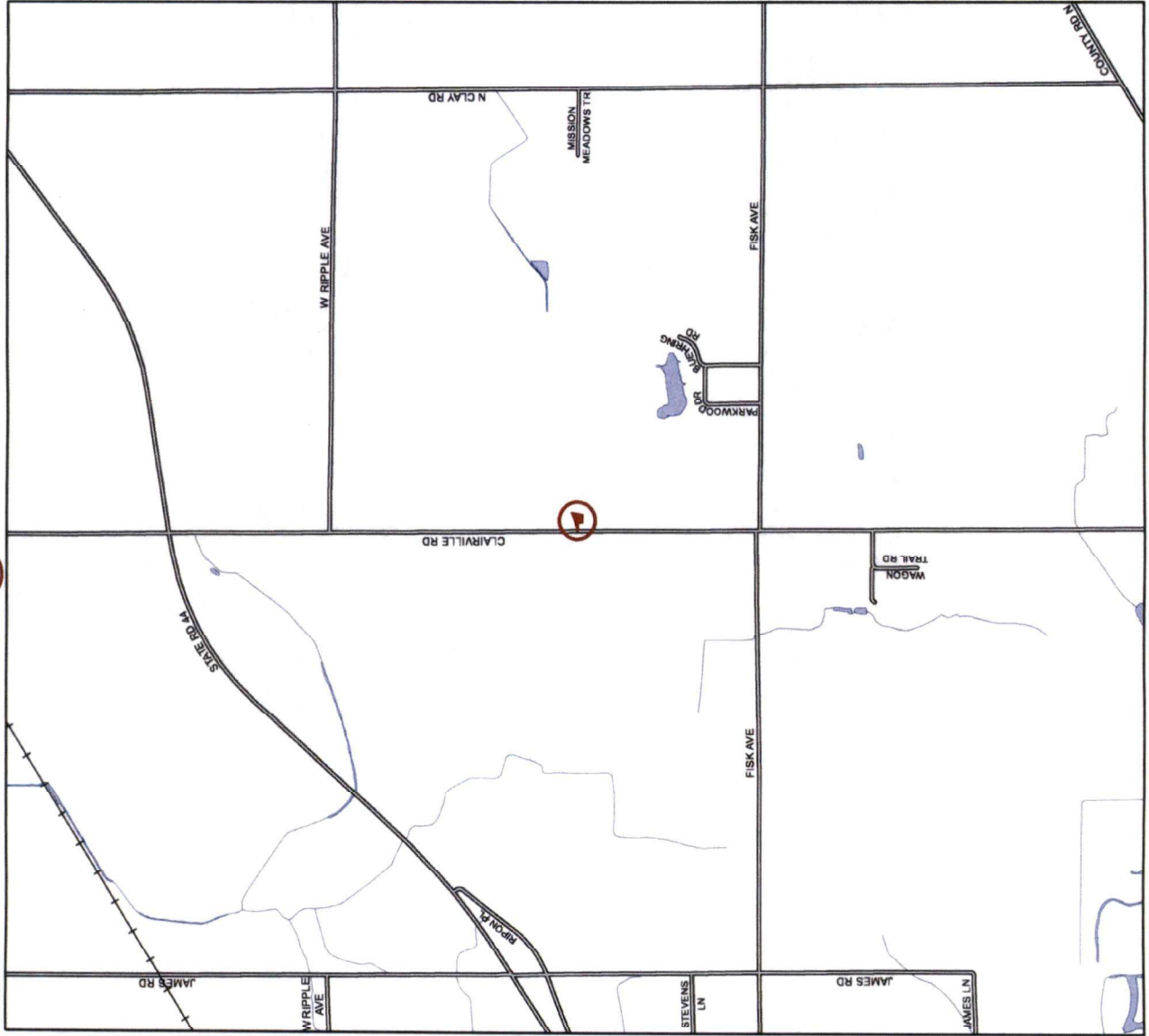
*Winnebago County  
WINGS Project*

● = SITE



**WINNEBAGO COUNTY**

○ = SITE



1 inch : 2,000 feet

# Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING  
PLANNING AND ZONING COMMITTEE  
February 28, 2024

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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-6540

**Applicant:** ROSENFELDT, THOMAS

**Agent:** NONE

**Location of Premises:** 1326 LARSEN RD

**Tax Parcel No.:** 010-031001(p)

**Legal Description:** Being part of Lot 1 of CSM-4940 located in the NE 1/4 of the NW 1/4 of Section 30, Township 20 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

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

INITIAL STAFF REPORT

**Sanitation:** Required; Private System

**Overlays:** Shoreland

**Current Zoning:** A-2 General Agriculture

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

**Surrounding Zoning:** **North:** City of Neenah; **South:** A-2; **East:** A-2; **West:** A-2;

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/APPLICANT

**Describe present use(s):** Ag & Residence

**Describe proposed use(s):** Ag & Residence

**Describe the essential services for present and future use(s):** New septic system & well needed for lot 1

**Describe why the proposed use would be the highest and best use for the property:** Matches other residences in area

**Describe the proposed use(s) compatibility with surrounding land use(s):** Matches adjoining

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.

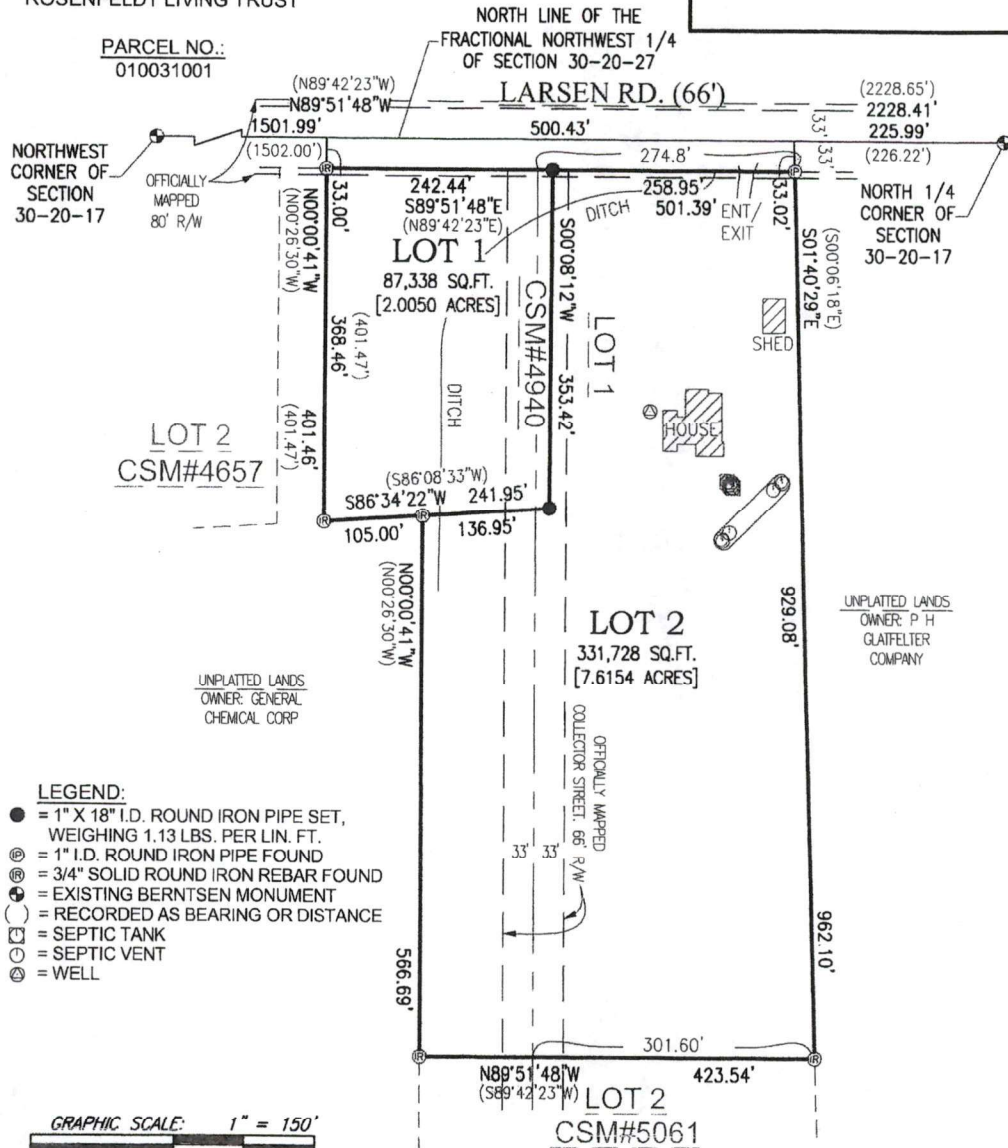


# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

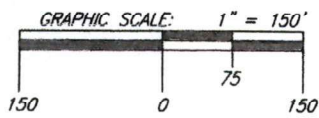
ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 4940 AS RECORDED IN DOCUMENT NO. 1168036, LOCATED IN THE NORTHEAST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 17 EAST, TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN

**OWNER(S) OF RECORD:**  
THOMAS W. & DEBORAH A.  
ROSENFELDT LIVING TRUST

**PARCEL NO.:**  
010031001



- LEGEND:**
- = 1" X 18" I.D. ROUND IRON PIPE SET, WEIGHING 1.13 LBS. PER LIN. FT.
  - ⊙ = 1" I.D. ROUND IRON PIPE FOUND
  - ⊕ = 3/4" SOLID ROUND IRON REBAR FOUND
  - ⊗ = EXISTING BERNTSEN MONUMENT
  - ( ) = RECORDED AS BEARING OR DISTANCE
  - ☒ = SEPTIC TANK
  - = SEPTIC VENT
  - ⊗ = WELL



MATTHEW C. REIDER, PLS-3245 DATED  
CAROW LAND SURVEYING CO., INC.  
615 N. LYNNDAL DR., APPLETON, WI 54914  
N5841 STATE HIGHWAY 47-55, SHAWANO, WI 54166  
PHONE: (920)731-4168  
A2306.49 TJS/AW DATED: 10-11-2023

SHEET 1 OF 3 SHEETS

NORTH IS REFERENCED TO THE NORTH LINE OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 17 EAST, TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, WHICH BEARS N89°51'48"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM (WINNEBAGO COUNTY)

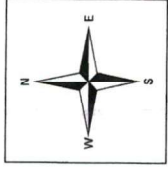


**Application #24-ZC-6540**

Date of Hearing:  
February 28, 2024

Owner(s):  
ROSENFELDT LIV TST,  
THOMAS W & DEBORAH A

Subject Parcel(s):  
010031001(P)



Winnemago 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

