

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMITTEE
November 28, 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 November 28, 2023 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.: 2023-ZC-6490

Applicant: KUZNACKI, ET AL

Agent: NONE

Location of Premises: 6097 E LYNGAAS RD

Tax Parcel No.: 030-0053-05, 030-0813

Legal Description: Being part of the W 1/2 of the SW 1/4 of Section 3, and being all of Lots 56 and 57 in the Plat of Piacenza, surveyed as Lot 1 of CSM-3995, located on Government Lot 3 of Section 4, all in Township 19 North, Range 15 East, Town of Winneconne, Winnebago County, Wisconsin.

Explanation: Applicant is requesting a zoning change from R-1 (Rural Residential) and R-2 (Suburban Residential) to R-2 (Suburban Residential) for the reconfiguration of two lots.

INITIAL STAFF REPORT

Sanitation: Existing; Municipal

Overlays: Shoreland, floodplain

Current Zoning: R-1 Rural Residential; R-2 Suburban Low Density Residential

Proposed Zoning: R-1 Rural Residential; R-2 Suburban Low Density Residential

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

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/APPLICANT

Describe present use(s): Single family residence.

Describe proposed use(s): Single family residence.

Describe the essential services for present and future use(s): E. Lyngaas Road provides access. Properties have existing sewer and wells.

Describe why the proposed use would be the highest and best use for the property: Proposed zoning change is needed for lots to comply with county code after they adjust the lot line between them.

Describe the proposed use(s) compatibility with surrounding land use(s): Proposed use is same as existing.

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.

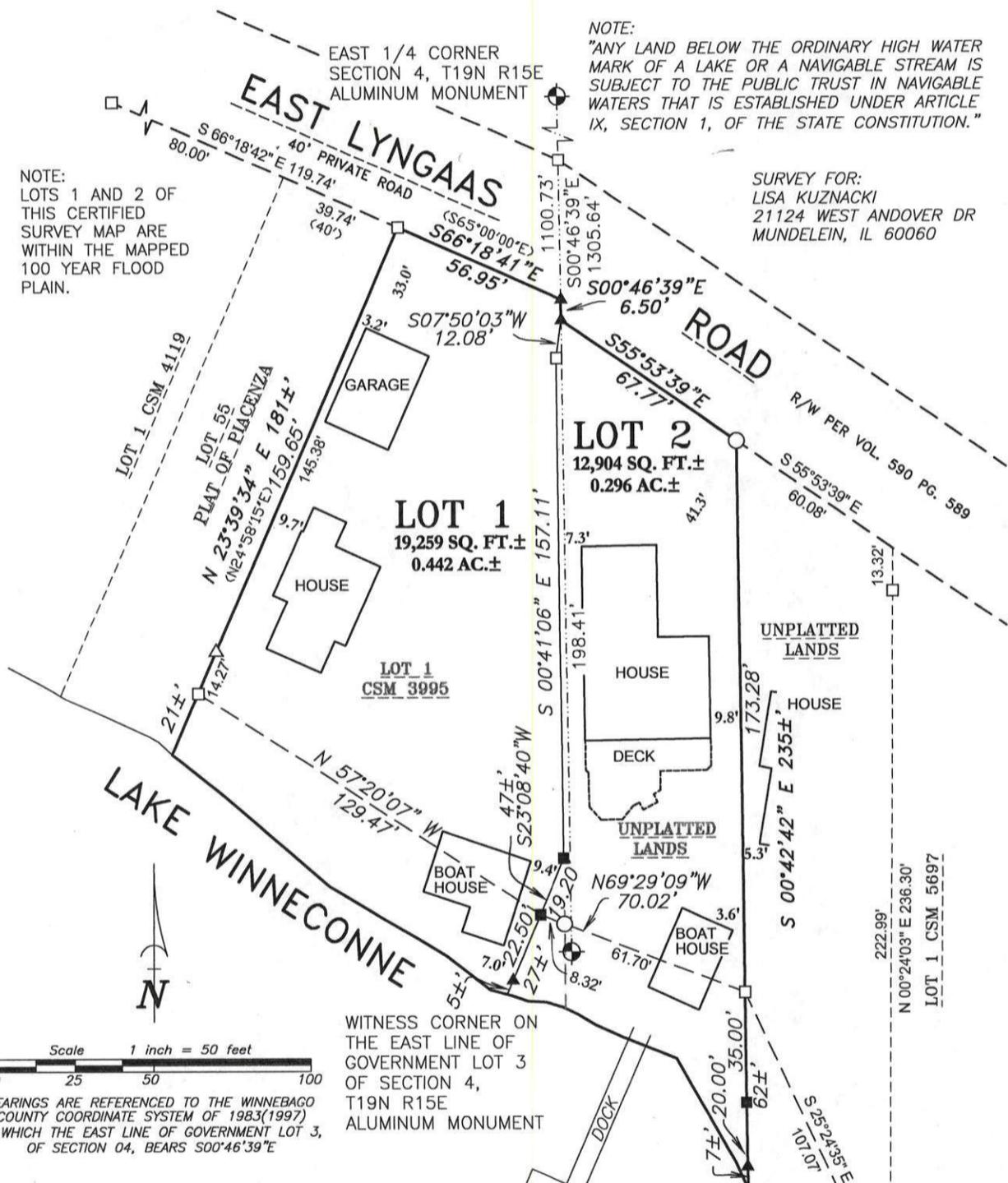
CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 IN SECTION 3, AND LOT 1 OF CERTIFIED SURVEY MAP 3995, BEING PART OF GOVERNMENT LOT 3 IN SECTION 4, ALL IN TOWNSHIP 19 NORTH, RANGE 15 EAST, TOWN OF WINNECONNE, WINNEBAGO COUNTY, WISCONSIN.

NOTE:
LOTS 1 AND 2 OF THIS CERTIFIED SURVEY MAP ARE WITHIN THE MAPPED 100 YEAR FLOOD PLAIN.

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."

SURVEY FOR:
LISA KUZNACKI
21124 WEST ANDOVER DR
MUNDELEIN, IL 60060



Scale 1 inch = 50 feet
0 25 50 100
BEARINGS ARE REFERENCED TO THE WINNEBAGO COUNTY COORDINATE SYSTEM OF 1983(1997) IN WHICH THE EAST LINE OF GOVERNMENT LOT 3, OF SECTION 04, BEARS S00°46'39"E

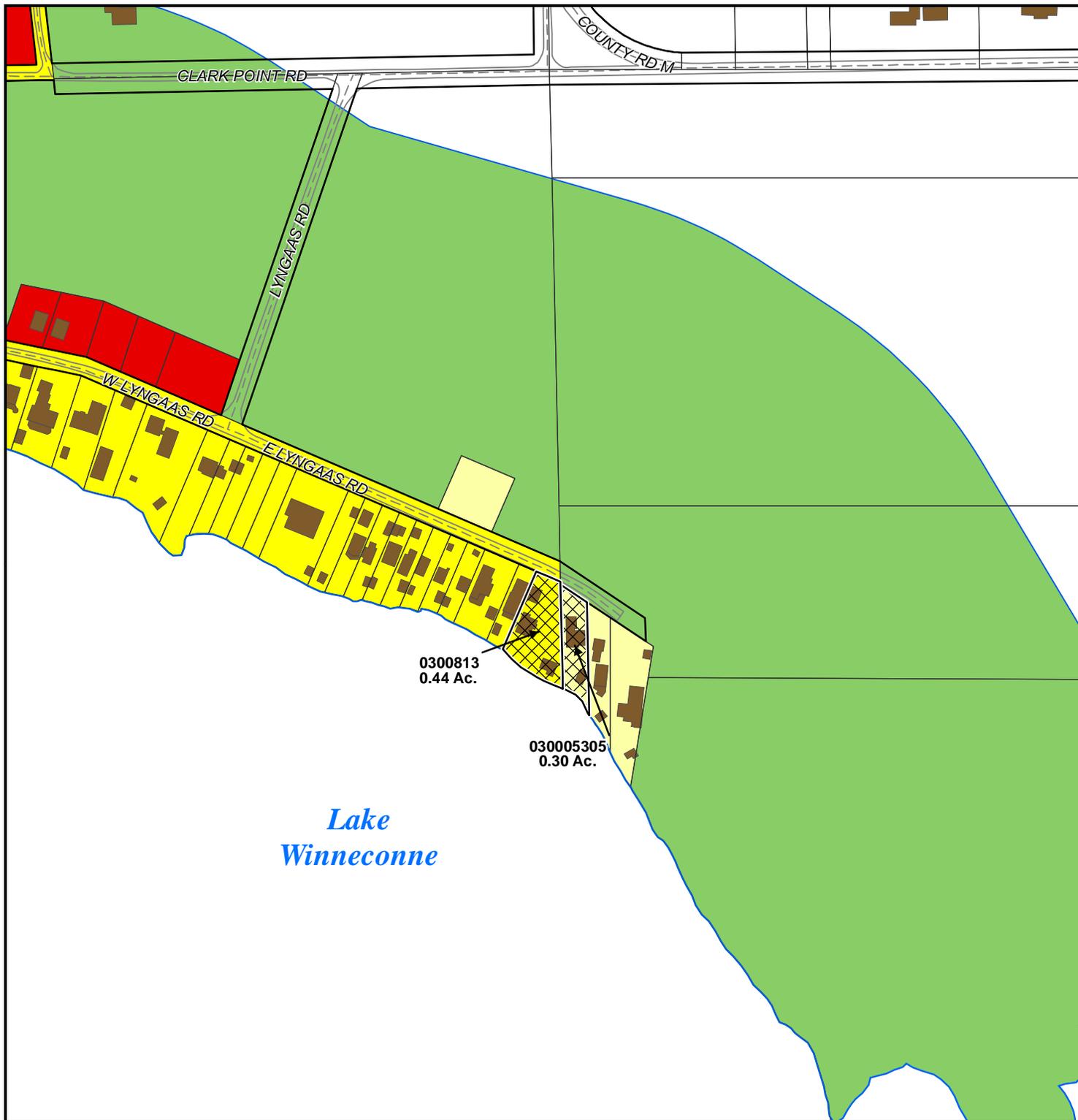
LEGEND

- 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
- △ 3/4" REBAR FOUND
- ▲ 10" SURVEY SPIKE SET
- ⊕ GOVERNMENT CORNER FOUND
- () RECORDED AS

WISCONSIN
DARRYL S. LEHMAN
S-3255
OSHKOSH
WI
LAND SURVEYOR
Darryl S. Lehman
8-23-23

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. 0-2828-001
FILE 2828001CSM SHEET 1 OF 4
This instrument was drafted by: DSL

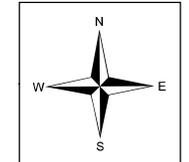


Application #23-ZC-6490

Date of Hearing:
November 28, 2023

Owner(s):
RIETH REV TST
(STEVEN M & KATHLEEN A) /
KUZNACKI TST, LISA A

Subject Parcel(s):
030005305 / 0300813



Winnebago County
WINGS Project

Scale
1 inch : 300 feet

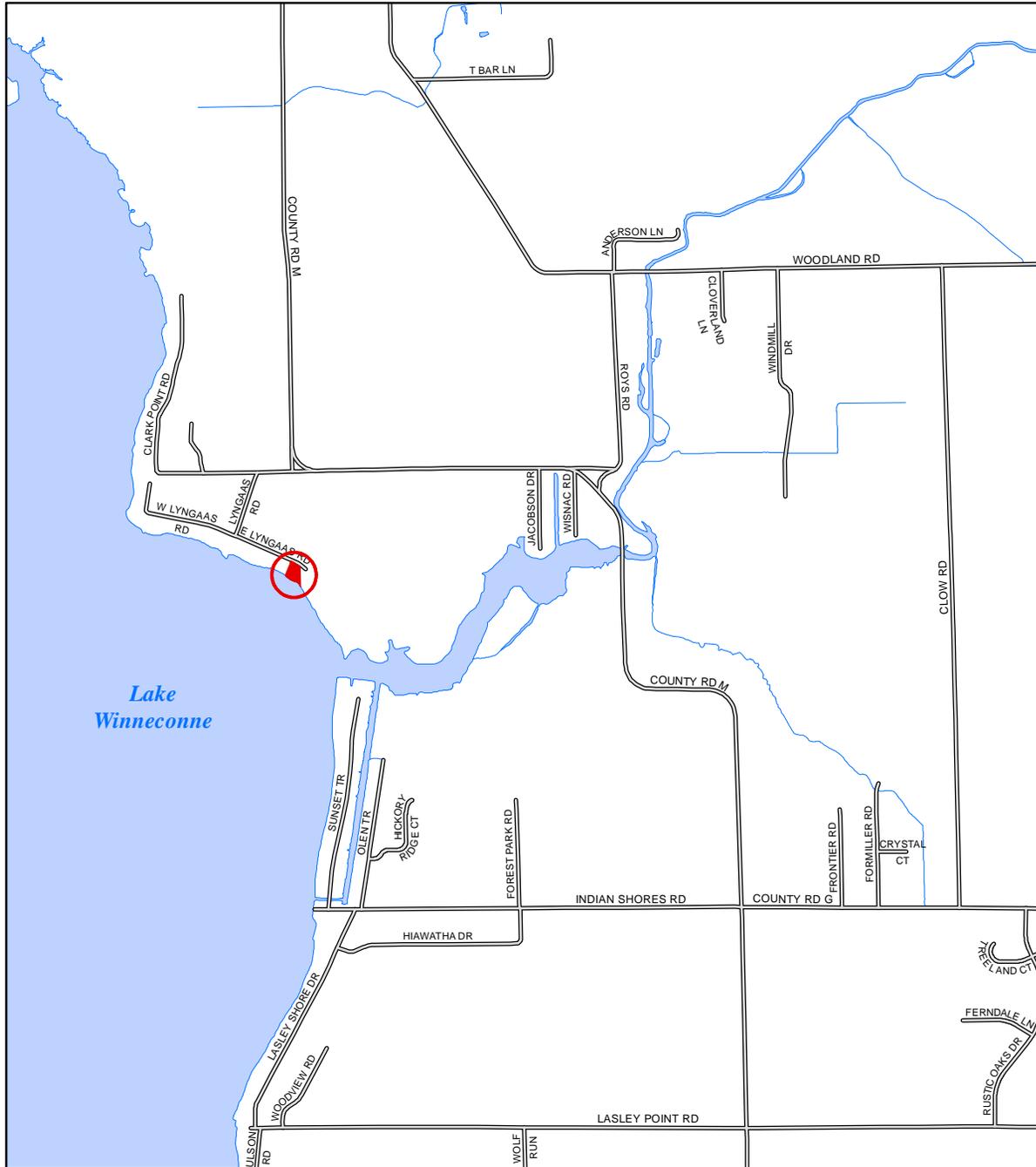
County Zoning Districts

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 #23-ZC-6490

Date of Hearing:

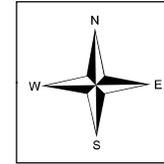
November 28, 2023

Owner(s):

RIETH REV TST, (STEVEN M & KATHLEEN A) /
KUZNACKI TST, LISA A

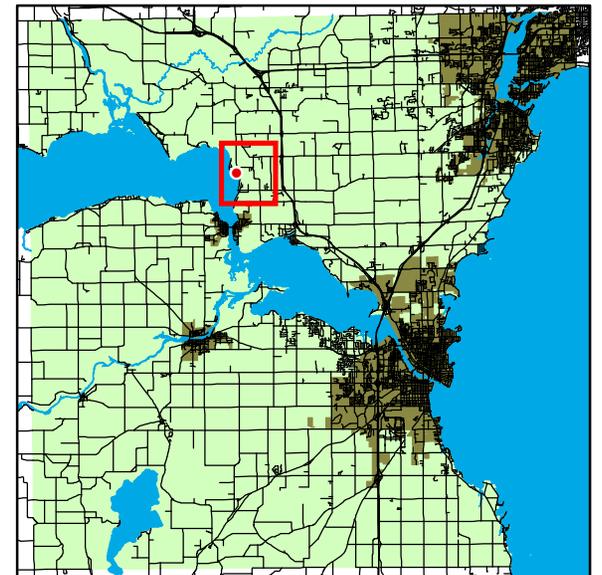
Subject Parcel(s):

030005305 / 0300813



Winnebago County
WINGS Project

● = SITE



WINNEBAGO COUNTY