

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMITTEE
June 27, 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 June 27, 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-6380

Applicant: KRATZ, STEPHEN

Agent: NONE

Location of Premises: VACANT PARCELS NORTH & SOUTH OF DUCHESS LN

Tax Parcel No.: 002-0161, 002-0161-01

Legal Description: Being all of Lots 3 and 4 of CSM-4300 located in the NE 1/4 of the NE 1/4 of Section 18, Township 18 North, Range 16 East, Town of Algoma, Winnebago County, Wisconsin.

Explanation: Applicant is requesting a zoning change from A-2 (General Agriculture District) to R-2 (Suburban Residential District) for the creation of new lots.

INITIAL STAFF REPORT

Sanitation: Existing; Municipal

Overlays: NONE

Current Zoning: A-2 General Agriculture

Proposed Zoning: R-2 Suburban Low Density Residential

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

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/APPLICANT

Describe present use(s): General Ag

Describe proposed use(s): Single Family Residence

Describe the essential services for present and future use(s): Public sanitary sewer & water are present on Duchess Lane

Describe why the proposed use would be the highest and best use for the property: Property has single family residence's on the East and West sides

Describe the proposed use(s) compatibility with surrounding land use(s): Property is surrounded by single family residence

SECTION REFERENCE AND BASIS OF DECISION

23.7-5 Basis of Decision

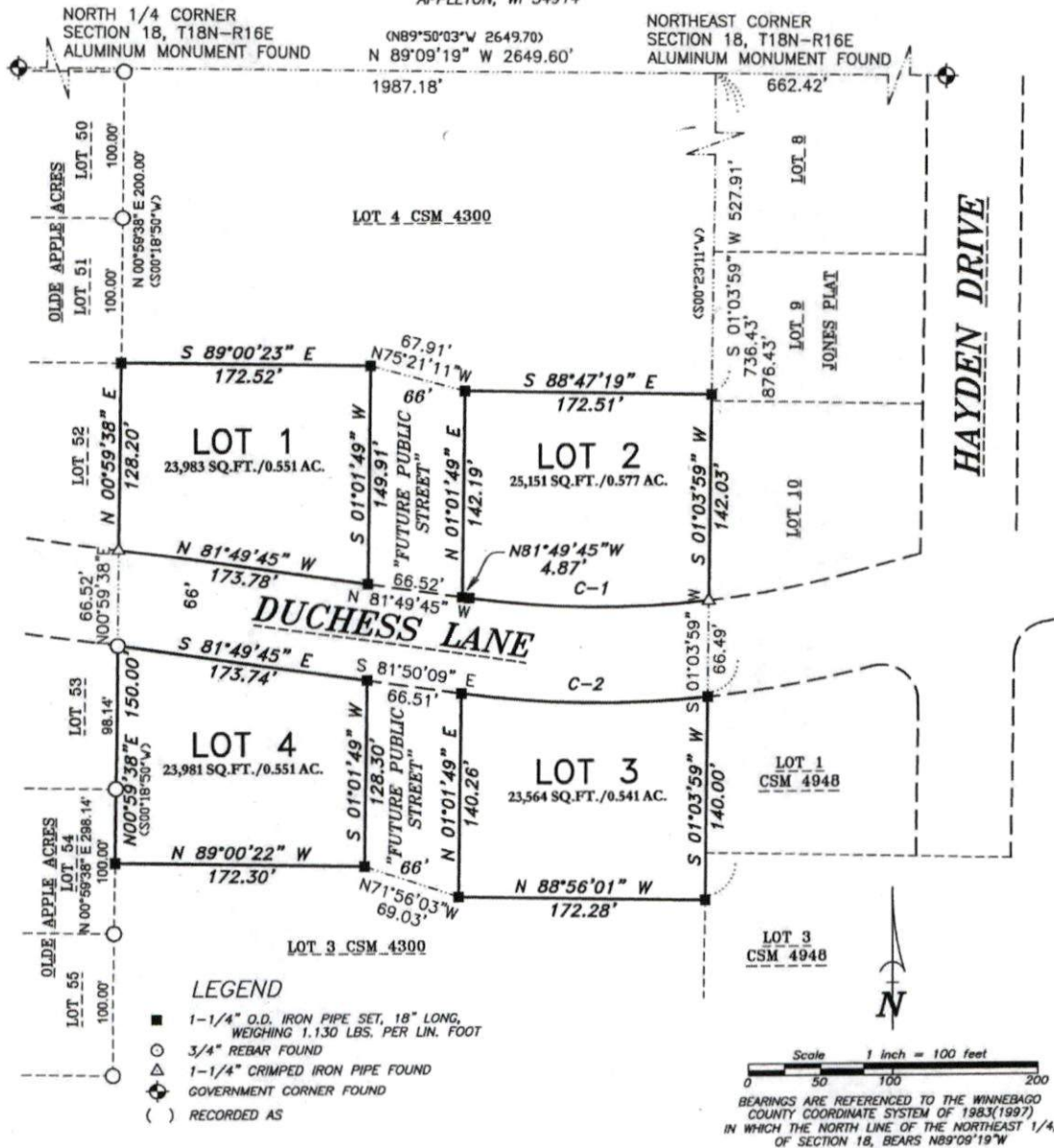
Zoning map amendment initiated by a property owner. If a proposed zoning map amendment is initiated by a property owner and would change the zoning classification of a parcel not classified as A-1, the Planning and Zoning Committee in making its recommendation and the Board of County Supervisors in making 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 LOT 3 AND LOT 4 OF CERTIFIED SURVEY MAP 4300, BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, IN SECTION 18, TOWNSHIP 18 NORTH, RANGE 16 EAST, TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN.

SURVEY FOR:
STEPHEN KRATZ
2290 TANNENBAUM TRAIL
APPLETON, WI 54914



Curve	Radius	Delta	Length	Chord Bearing	Chord	Tangent In	Tangent Out
1	667.00'	014°26'01"	168.03'	N89°02'45.5"W	167.58'	S81°49'45"E	N83°44'14"E
2	733.00'	013°30'18"	172.77'	S88°50'51.0"E	172.37'	S82°05'42"E	N84°24'00"E

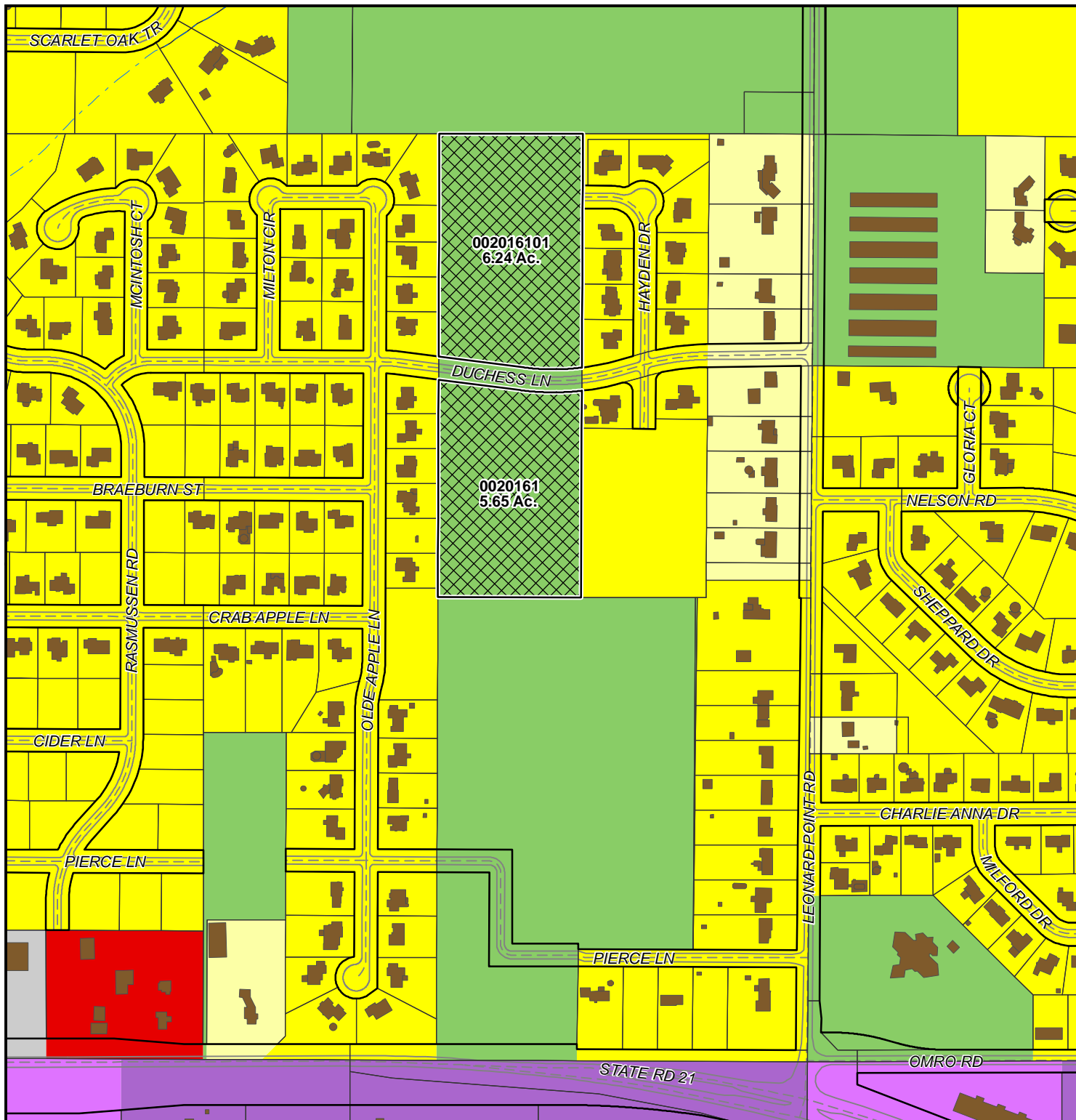
Martenson & Eisele, Inc.

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

Planning
Environmental
Surveying
Engineering
Architecture



PROJECT NO. 0-0551-004
FILE 0551004CSM SHEET 1 OF 3
This instrument was drafted by: DSL



Application #23-ZC-6380

Date of Hearing:

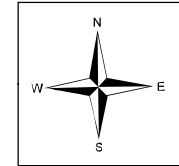
June 27, 2023

Owner(s):

KRATZ, STEPHEN C

Subject Parcel(s):

0020161 & 002016101



Winnebago County
WINGS Project

Scale
1 inch : 400 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

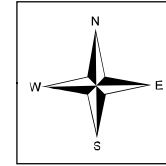
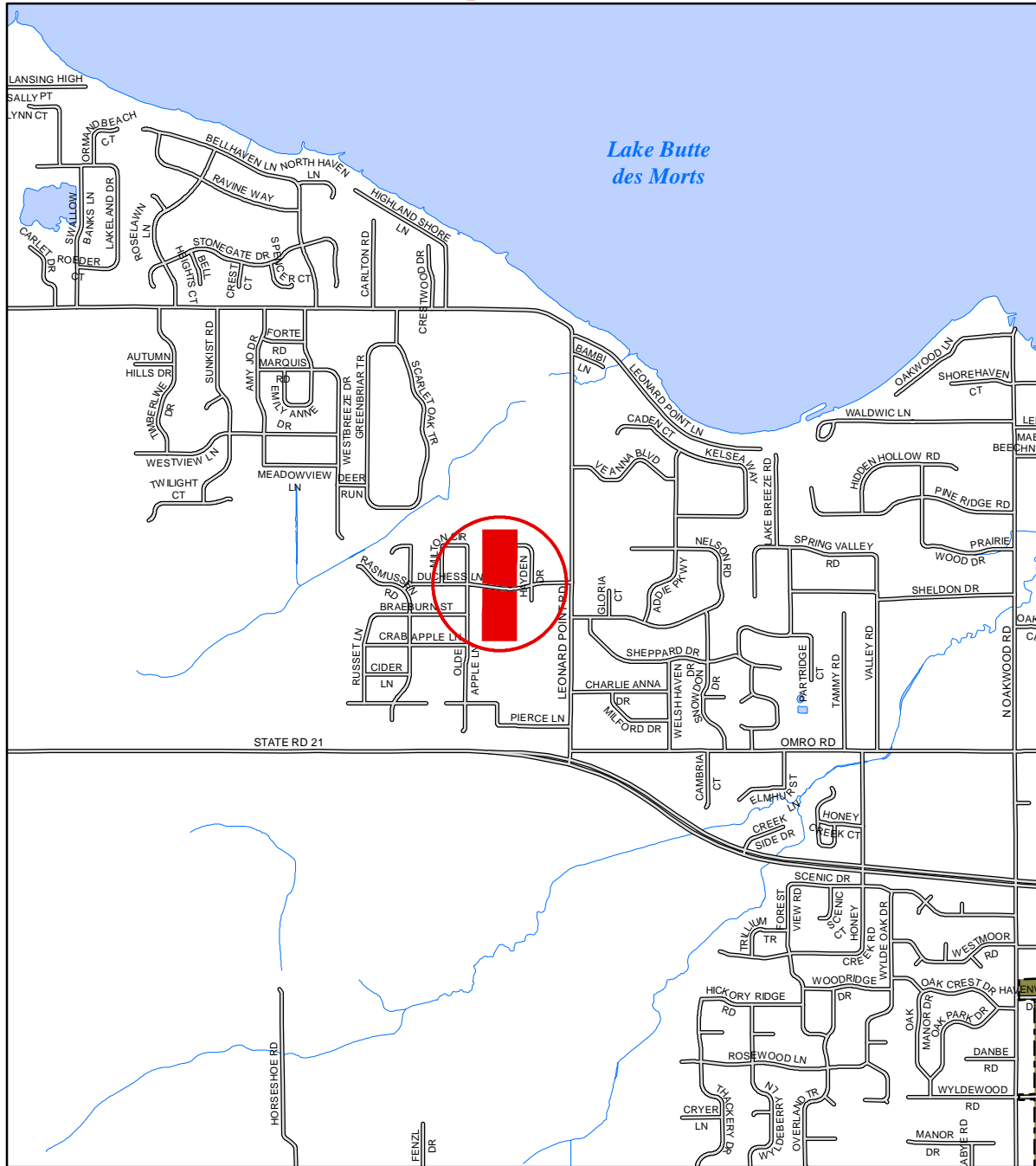
○ = SITE

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Date of Hearing:
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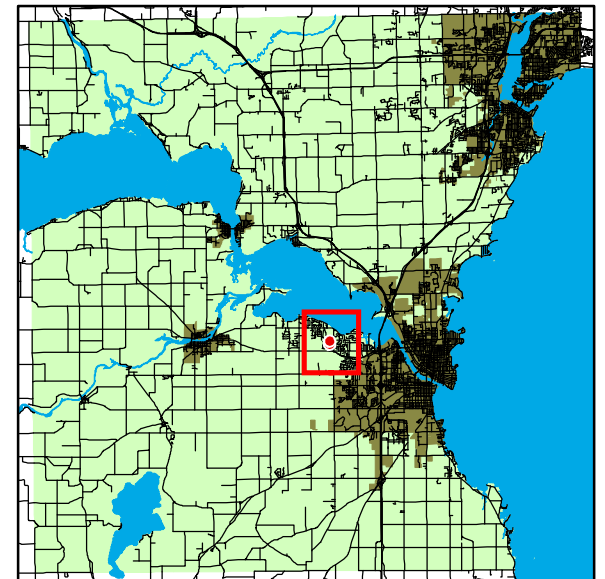
Owner(s):
KRATZ, STEPHEN C

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Winnebago County
WINGS Project

● = SITE



1 inch : 2,000 feet

WINNEBAGO COUNTY

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMITTEE
July 25, 2023

TO WHOM IT MAY CONCERN:

The applicant(s) listed below has requested a Conditional Use which is regulated by either Chapter 23, the Town/County Zoning Code, or Chapter 27, the Shoreland Zoning Code. 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 July 25, 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.

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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 CONDITIONAL USE REQUEST

Application No.: 2023-CU-6420

Property Owner(s): WISCOLABS LLC

Agent: MOKLER, MATT

Tax Parcel No.: 012-0573-02

Location of Premises: 416 STATE RD 26

Legal Description: Being all of Lot 1 of CSM-7296 located in the SW 1/4 of the NE 1/4 of Section 32, Township 17 North, Range 16 East, Town of Nekimi, Winnebago County, Wisconsin.

Code Reference: Section 23.8-41 (9.04)

Description of Proposed Use: Applicant is requesting a conditional use permit to expand an existing commercial kennel.

INITIAL STAFF REPORT

Sanitation: Existing; Private System

Overlays: Shoreland

Current Zoning: A-2 General Agriculture

Code Reference: Section 23.8-41 (9.04)

Description of Proposed Use: Applicant is requesting a conditional use permit to expand an existing commercial kennel.

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

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/AGENT

Describe the proposed use: New building will be used to house out indoor dog swimming pool, new reception area, grooming salon, office space and storage. 5-8 employees at a time for both building hours for pool are 8am - 8pm and are 30 min appointments.

Describe how the proposed use will not have any adverse effects on surrounding property: Slight increase in traffic but only personal size vehicles. None of the others in the list apply.

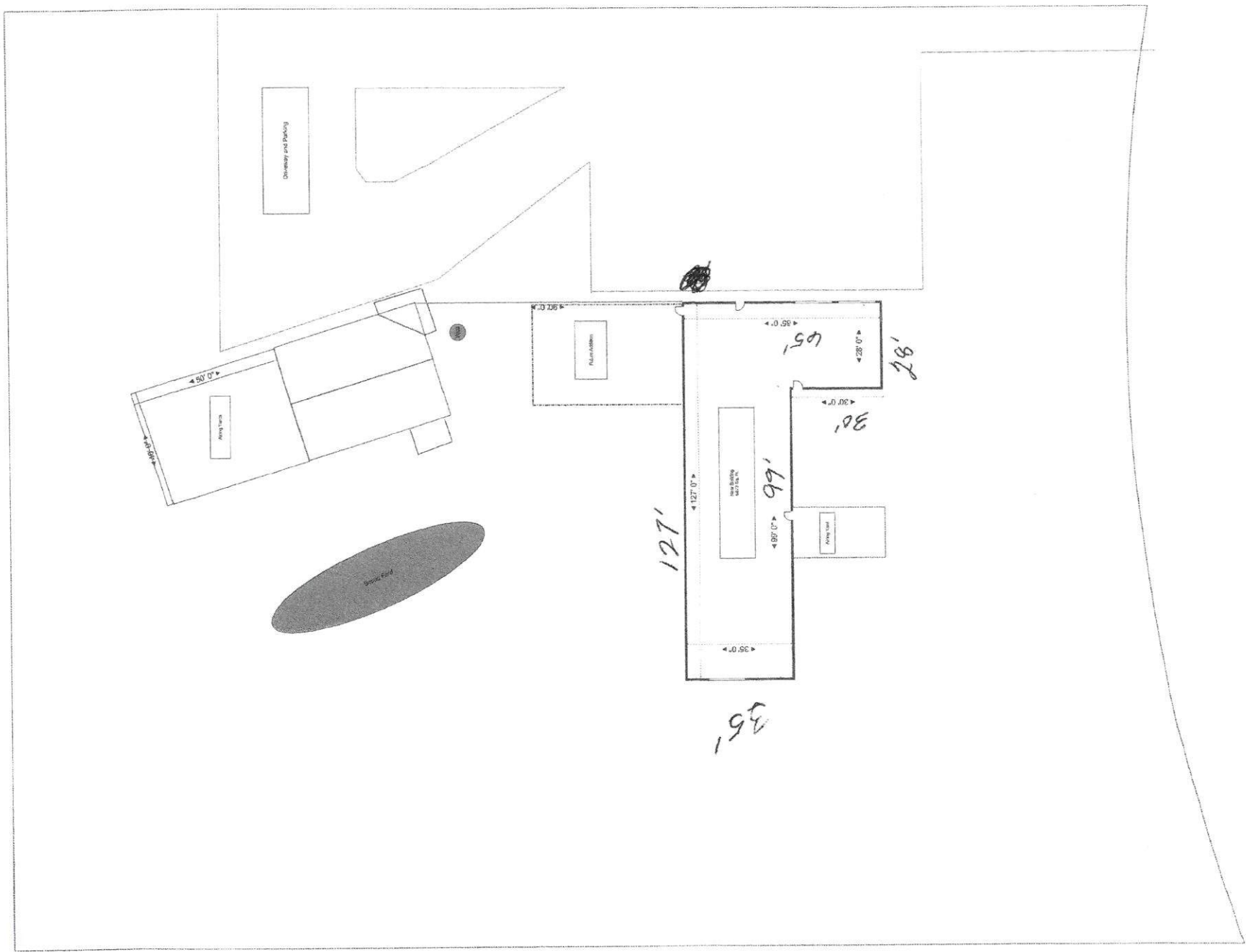
SECTION REFERENCE AND BASIS OF DECISION

Basis of Decision

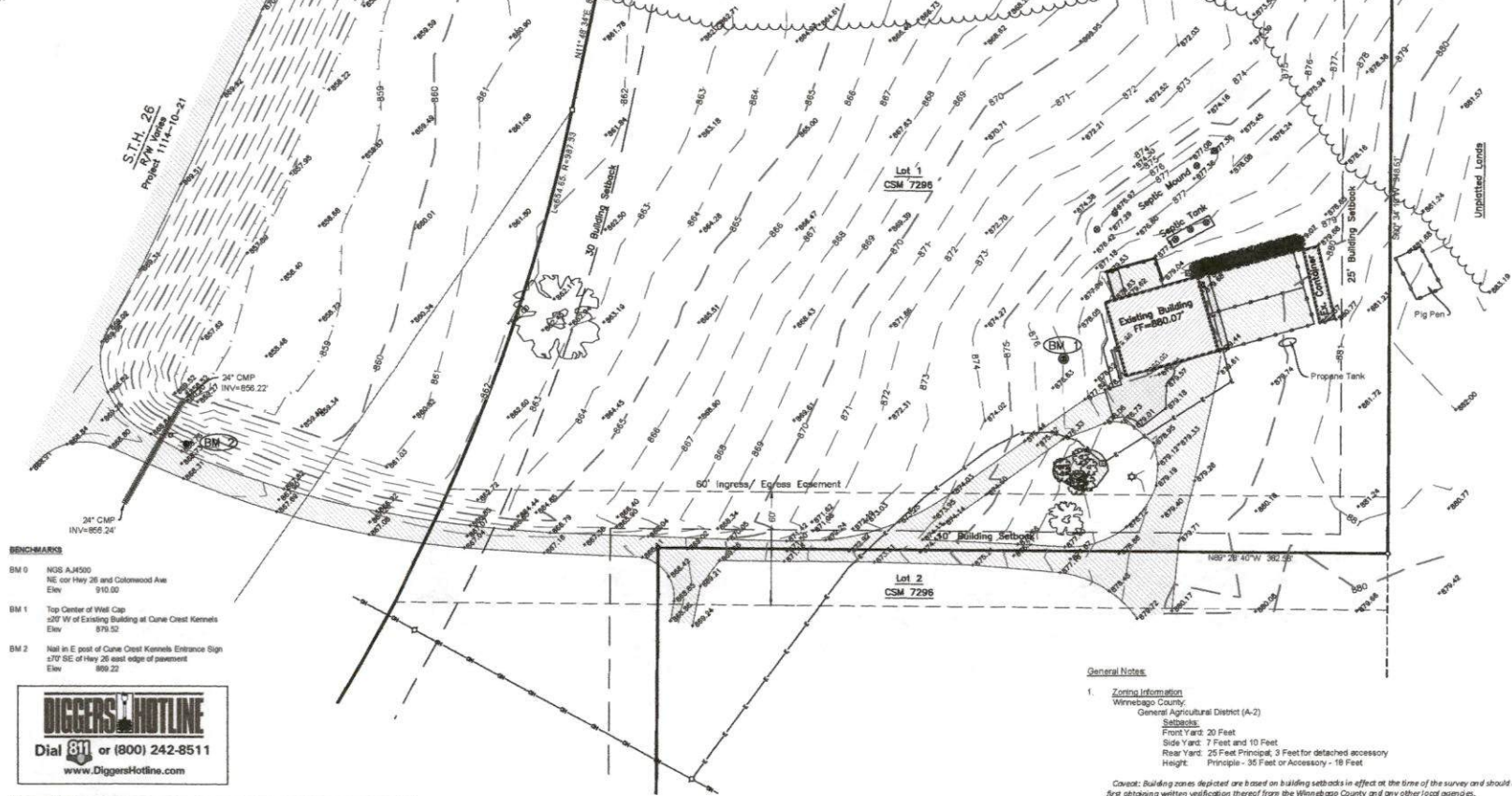
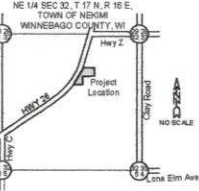
The town board and town plan commission of the town in which the proposed conditional use is located in making their recommendation and Planning and Zoning Committee in making its decision shall consider the following factors:

- (1) the size of the parcel on which the proposed use will occur;
- (2) the presence of and compatibility with other uses on the subject property;
- (3) the location of the proposed use on the subject property (e.g., proximity of the proposed use to other existing or potential land uses);
- (4) effects of the proposed use on traffic safety and efficiency and pedestrian circulation, both on-site and off-site;
- (5) the suitability of the subject property for the proposed use;
- (6) effects of the proposed use on the natural environment;
- (7) effects of the proposed use on surrounding properties, including operational considerations relating to hours of operation and creation of potential nuisances;
- (8) effects of the proposed use on the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district and adjoining districts; and
- (9) any other factor that relates to the purposes of this chapter as set forth in s. 23.1-5 and other sections as may apply.

In the event the conditional use being proposed is an adult-oriented establishment, the above-named decision-making bodies shall not consider the nature of expressive conduct protected by the U.S. Constitution with regard to any of the above-mentioned criteria.



LOCATION MAP



- BENCH-MARKS**
- BM 0 NGS A4500 NE cor Hay 26 and Colwood Ave Elev 810.00
 - BM 1 Top Center of Well Cap 107' W of Existing Building at Cune Crest Kennels Elev 870.52
 - BM 2 Nail in E post of Cune Crest Kennels Entrance Sign 170' SE of Hay 26 east edge of pavement Elev 869.22

DIGGERS HOTLINE
 Dial 811 or (800) 242-8511
 www.DiggersHotline.com

LEGEND

Overhead Electric Lines	Clean Oil / Fuel Gas / Full Box	Gas Regulator
Utility Pole / Pole	Water M / Well	Sign
Underground Electric	Utility Meter	Deciduous Tree
Underground Gas Line	Air Conditioner	Shrub / Hedge
Face / Viewd	± Spot Elevation	Benchmark
Taxline	± Refer Found	Asphalt Pavement
Contour	± Not Found	Concrete Pavement
Index Contour	Government Center	Gravel
Intermediate Contour		

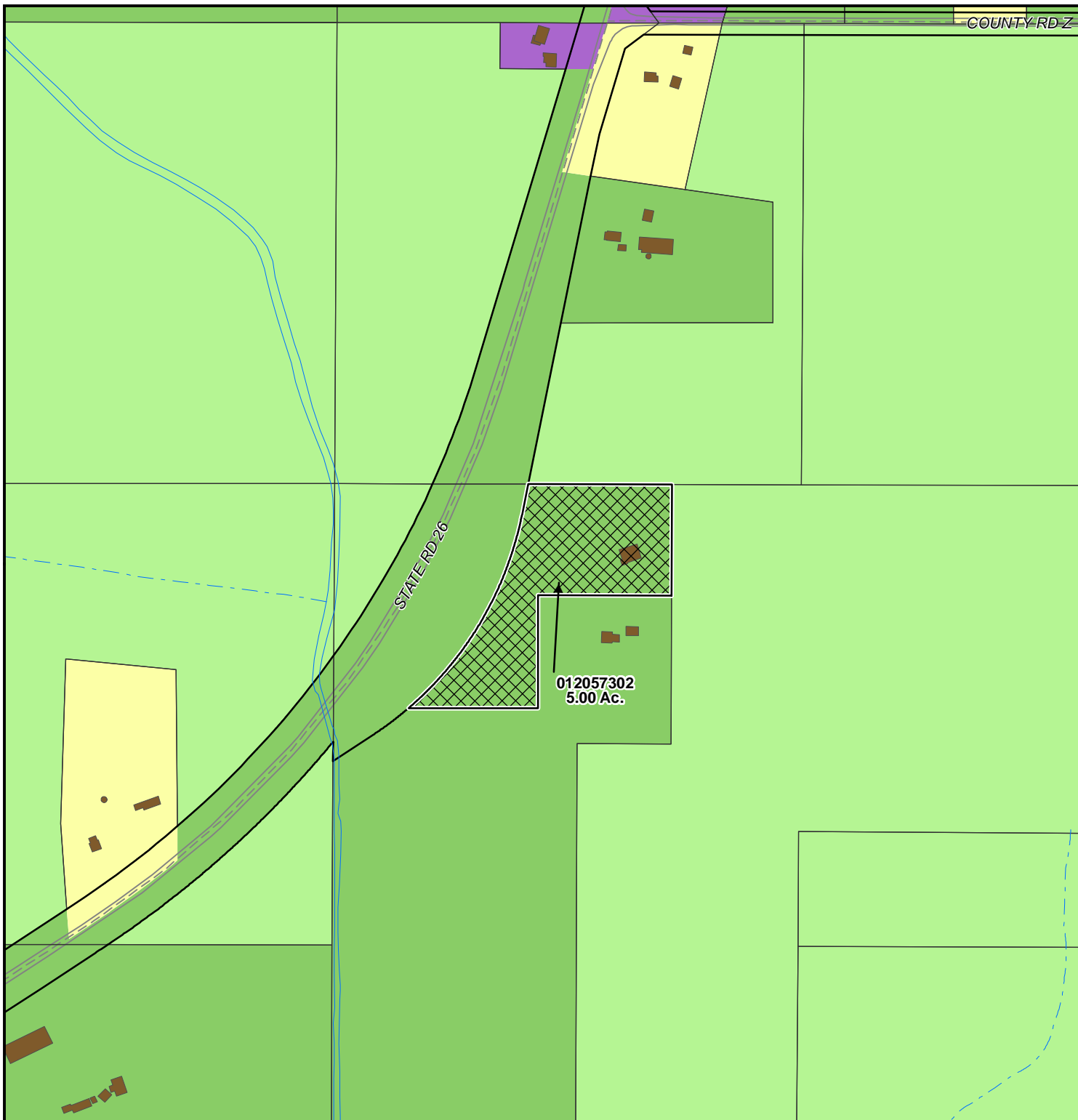
- General Notes**
- Zoning Information**
 Winnebago County
 General Agricultural District (A-2)
Setbacks
 Front Yard: 20 Feet
 Side Yard: 7 Feet and 10 Feet
 Rear Yard: 25 Feet Principal; 3 Feet for detached accessory
 Height: Principle - 35 Feet or Accessory - 18 Feet
Caution: Building zones depicted are based on building setbacks in effect at the time of the survey and should not be relied upon without first obtaining written verification thereof from the Winnebago County and any other local agencies.
 - Floodplain Information**
 (per FIRRM Map No. 55190C0350E with and effective date of March 17, 2003)
 Mapped as "Zone X": Area determined to be outside the 0.2% annual chance floodplain.
 - Existing utilities shown are indicated in accordance with available records and field measurements. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. The contractor shall be responsible for obtaining exact locations & elevations of all utilities, including sewer & water from the property owners of the respective utilities. All utility the property owners shall be notified by the contractor 72 hours prior to excavation. Contact Digger's Hotline (1-800-242-8511) for exact utility locations.
 - This is not a boundary survey.

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
 Civil Engineers and Land Surveyors
 1168 Province Terrace, Menasha, WI 54952
 Ph: 920.239.1234 Fax: 920.239.1234
 www.davel.com

TOPOGRAPHIC SURVEY

Curve Crest Kennels
 Town of Nekimi, Winnebago County, WI
 For: Consolidated Construction Co. Inc

09/29/2022
 File Name: 7403TOPO.dwg
 Author: DRS
 Last Saved by: scott
 Page: C1.1



Application #23-CU-6420

Date of Hearing:

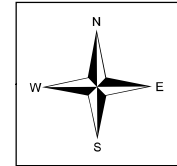
July 25, 2023

Owner(s):

WISCOLABS LLC

Subject Parcel(s):

012057302



Winnebago County
WINGS Project

Scale

1 inch : 400 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
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City of Oshkosh Extraterritorial Zoning Jurisdiction

Incorporated Area

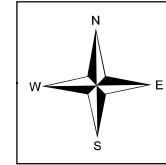
○ = SITE

Application #23-CU-6420

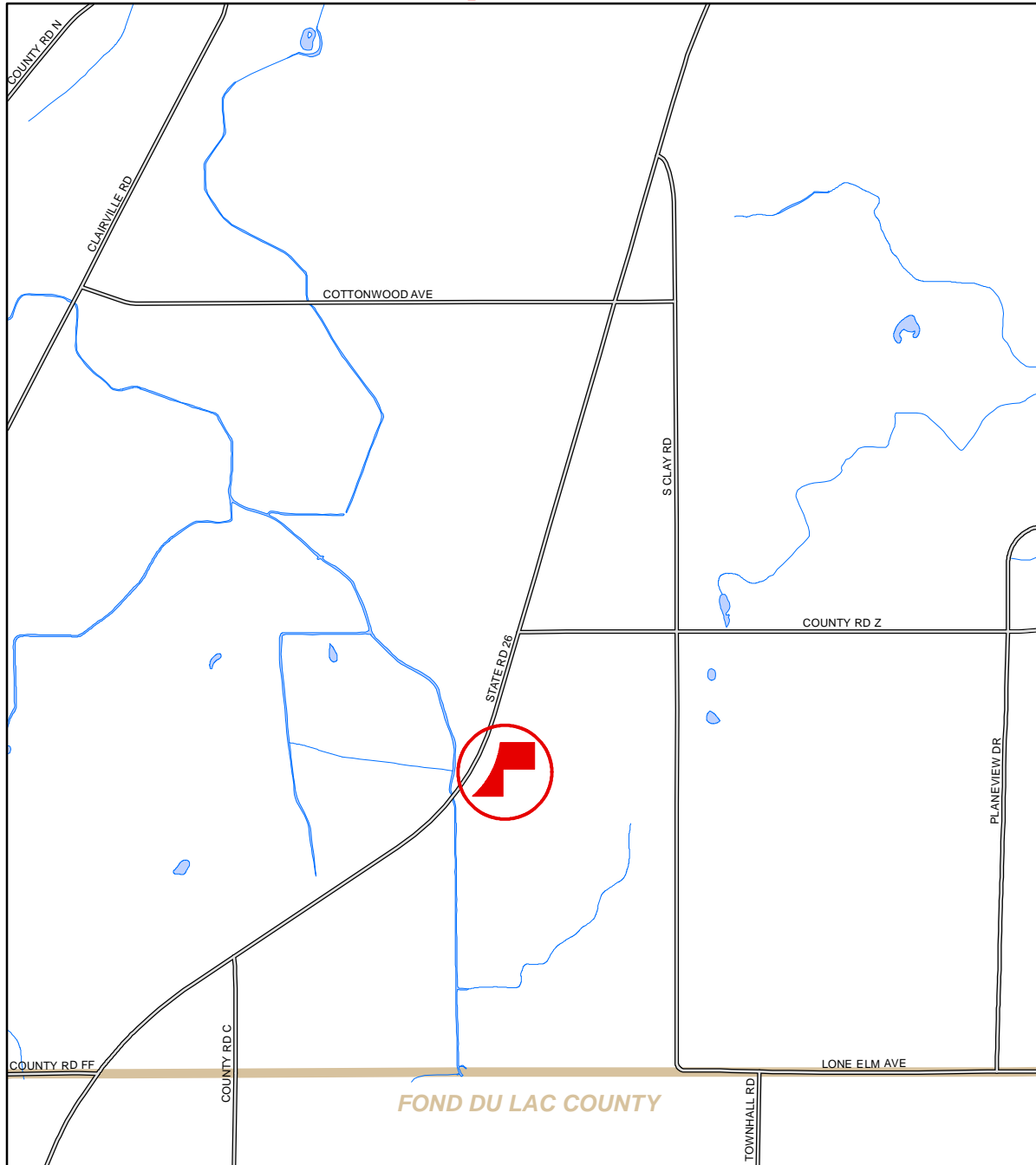
Date of Hearing:
July 25, 2023

Owner(s):
WISCOLABS LLC

Subject Parcel(s):
012057302

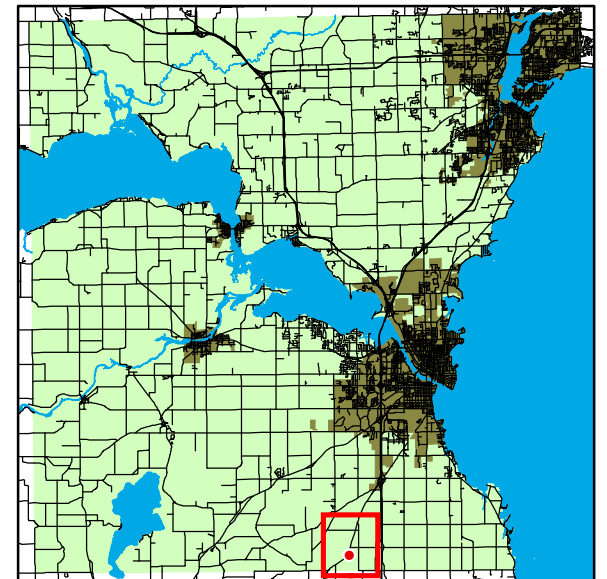


*Winnebago County
WINGS Project*



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WINNEBAGO COUNTY

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMITTEE
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INFORMATION ON CONDITIONAL USE REQUEST

Application No.: 2023-CU-6410

Property Owner(s): TREEHOUSE PROPERTES LLC

Agent: NONE

Tax Parcel No.: 030-0042-01

Location of Premises: 7258 ROYS RD

Legal Description: Being all of Lot 1 of CSM-7566 located in the NE 1/4 of the NE 1/4 of Section 3, Township 19 North, Range 15 East, Town of Winneconne, Winnebago County, Wisconsin.

Code Reference: Section 23.8-41 (5.02)

Description of Proposed Use: Applicant is requesting a conditional use permit for a campground.

INITIAL STAFF REPORT

Sanitation: Existing; Private System
Overlays: Shoreland, floodplain, wetlands
Current Zoning: A-2 General Agriculture
Code Reference: Section 23.8-41 (5.02)

Description of Proposed Use: Applicant is requesting a conditional use permit for a campground.

Surrounding Zoning: **North:** A-2; **South:** A-2; **Town East:** A-2; **West:** A-2; **Town**

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/AGENT

Describe the proposed use: SEE ATTACHED.

Describe how the proposed use will not have any adverse effects on surrounding property: SEE ATTACHED.

SECTION REFERENCE AND BASIS OF DECISION

Basis of Decision

The town board and town plan commission of the town in which the proposed conditional use is located in making their recommendation and Planning and Zoning Committee in making its decision shall consider the following factors:

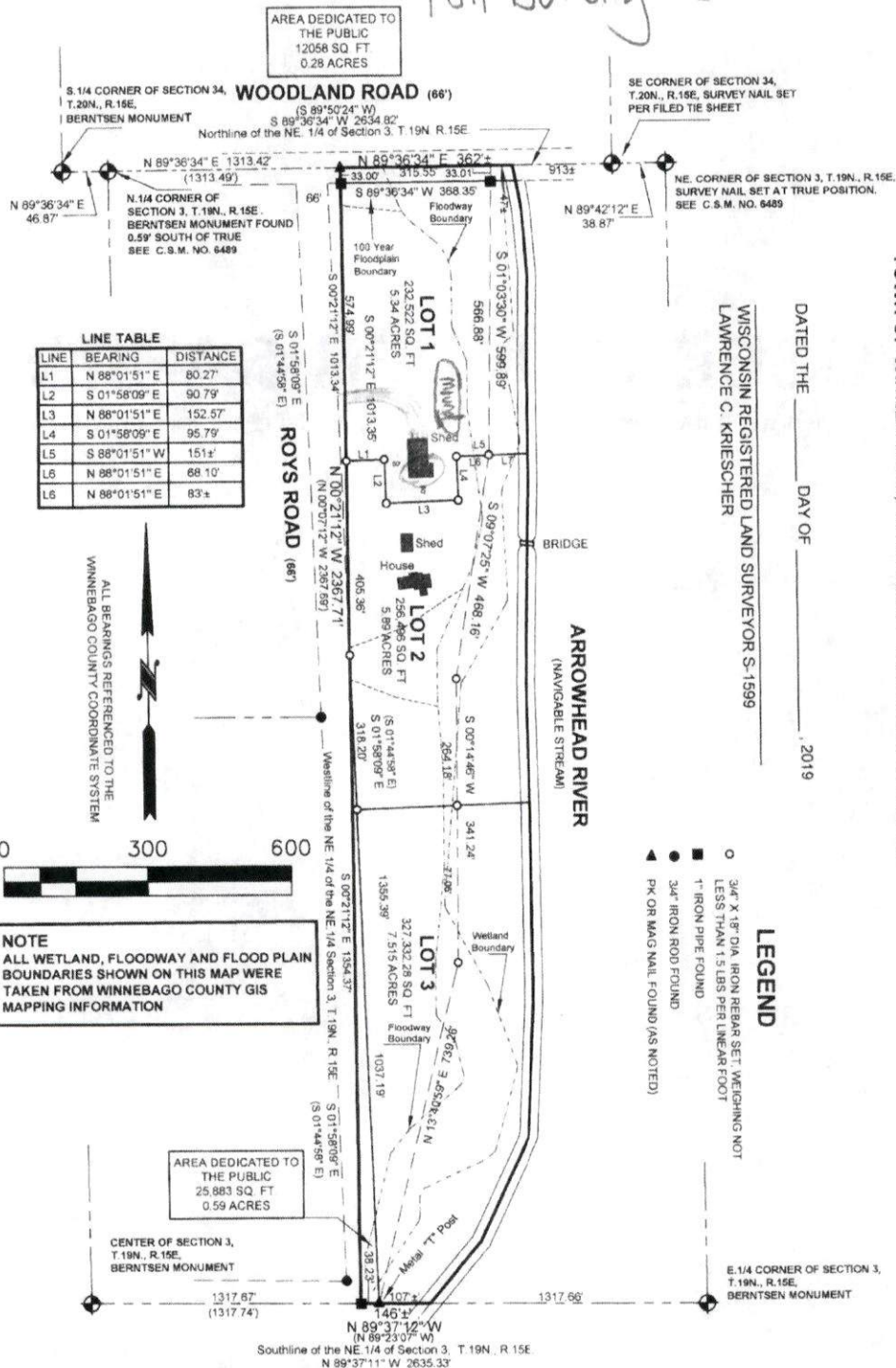
- (1) the size of the parcel on which the proposed use will occur;
- (2) the presence of and compatibility with other uses on the subject property;
- (3) the location of the proposed use on the subject property (e.g., proximity of the proposed use to other existing or potential land uses);
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- (5) the suitability of the subject property for the proposed use;
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- (9) any other factor that relates to the purposes of this chapter as set forth in s. 23.1-5 and other sections as may apply.

In the event the conditional use being proposed is an adult-oriented establishment, the above-named decision-making bodies shall not consider the nature of expressive conduct protected by the U.S. Constitution with regard to any of the above-mentioned criteria.

SURVEY FOR: Randall Aronson
7250 Roys Road
Winneconne, WI 54986

Finished south end (42' x 27')
of pre-existing shed (circled).

Full Building is 42' x 80'!



WINNEBAGO COUNTY CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 1 OF C.S.M. NO. 4477 THE NE 1/4 OF THE NE 1/4 OF SECTION 3, T.19N., R.15E.
TOWN OF WINNECONNE, WINNEBAGO COUNTY, WISCONSIN.

DATED THE _____ DAY OF _____, 2019

WISCONSIN REGISTERED LAND SURVEYOR S-1599
LAWRENCE C. KRIESCHER

LEGEND

L.C.KRIESCHER AND ASSOCIATES LLC
5251 GRANDVIEW ROAD
LARSEN, WI 54947
920-836-3576

BOUNDARY SURVEY
&
LAND DESIGN

PROJECT NO. 2019-07-06
FILE NO. ARONSON.DWG

DWG. NO. L- 521

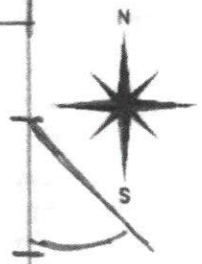
This layout shows the finished part of building.

Storage + Garage

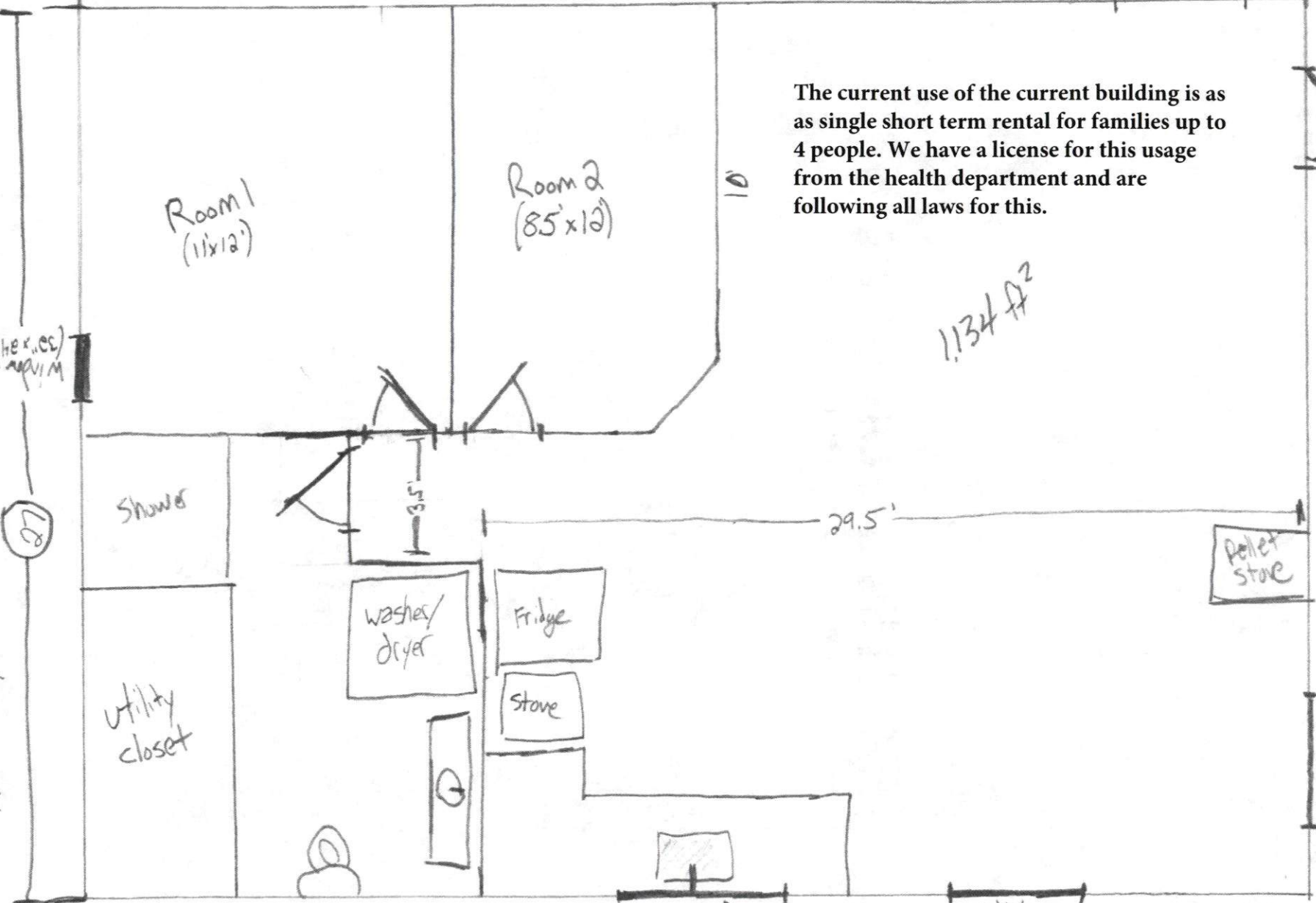
Room 1
(11x12')

Room 2
(85'x12')

The current use of the current building is as
as single short term rental for families up to
4 people. We have a license for this usage
from the health department and are
following all laws for this.



1,134 sq ft



- property lot lines
- setbacks from lot lines
- setback from road right-of-way
- all dimensions of building/project
- distance between existing and proposed structures
- all buildings on property
- indicate roads

42'

Window
(5.5' x 4')

Window
4'x5'

Window
4'x5'

SITE PLAN

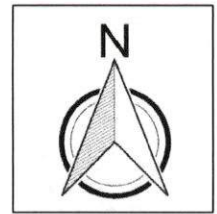
7258 Roys Road

Winneconne, WI 54986

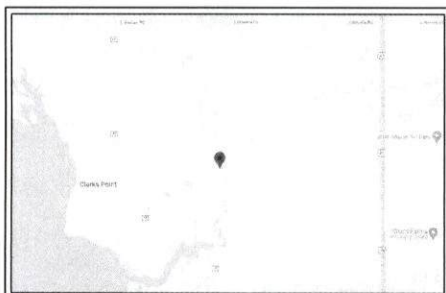
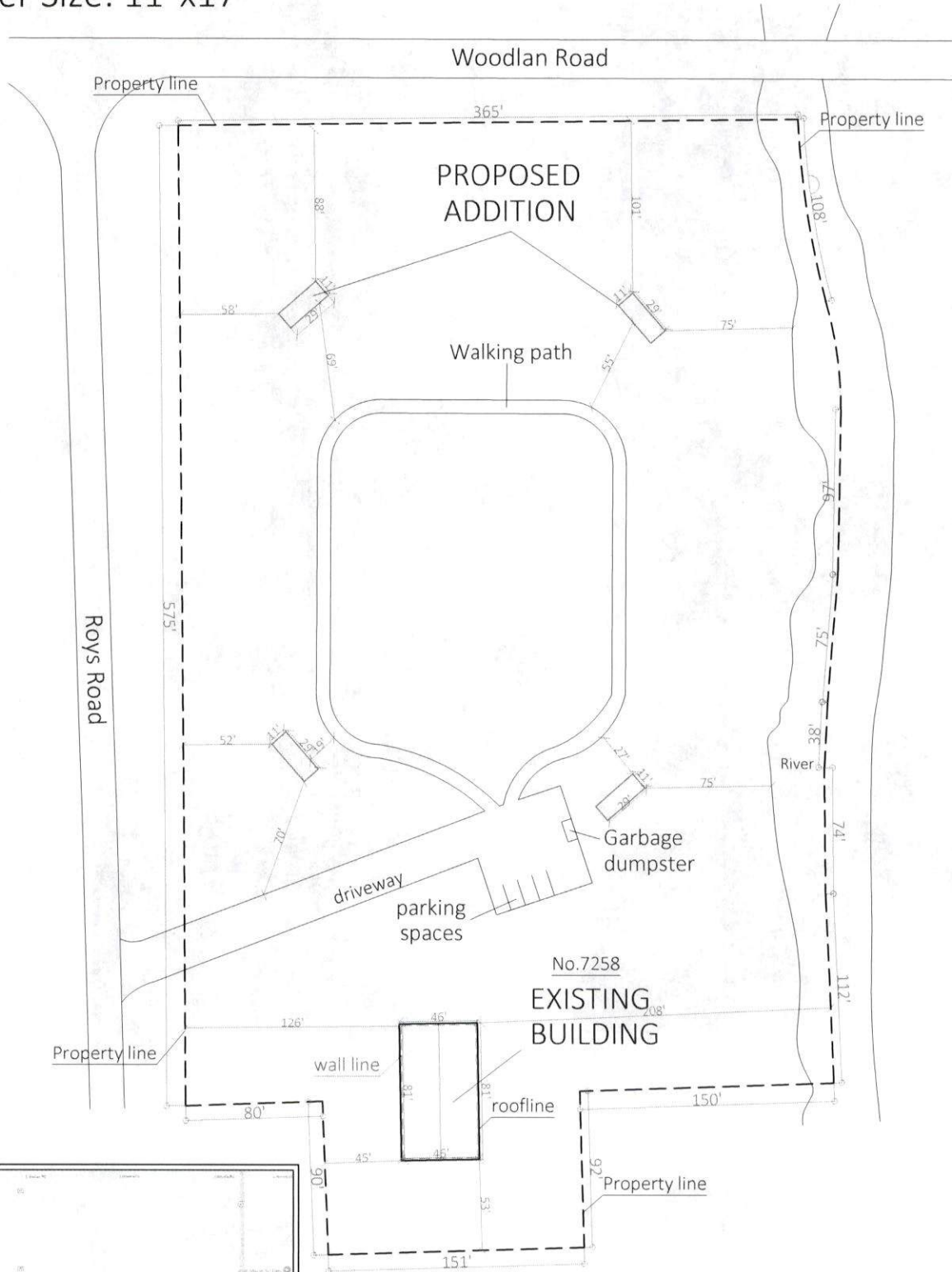
Parcel ID: 030-0042-01

Lot area: 5.34 Acres

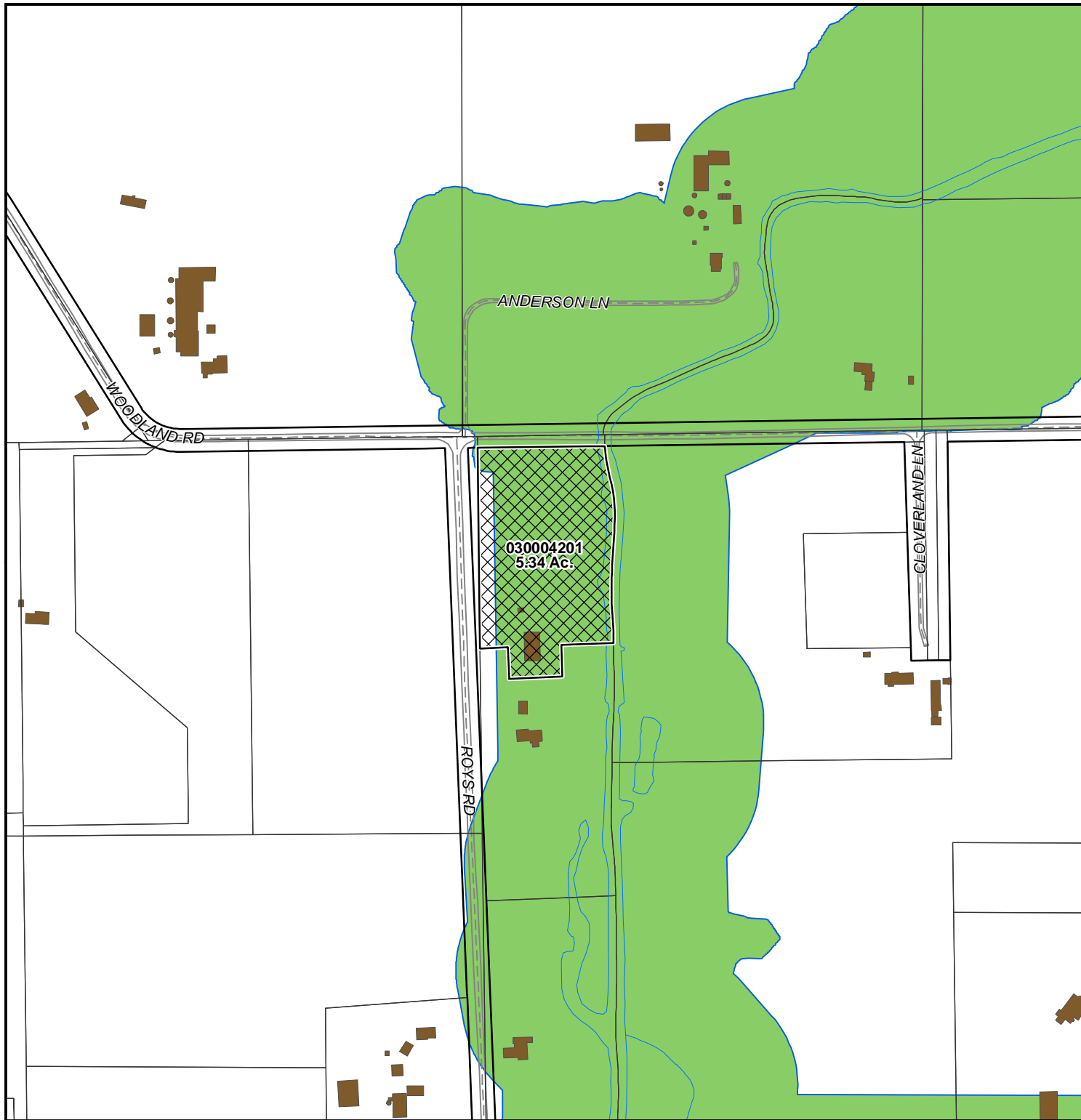
Paper Size: 11"x17"



scale 1"=60'



VICINITY MAP



Application #23-CU-6410

Date of Hearing:

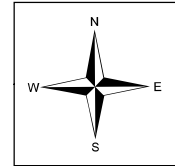
July 25, 2023

Owner(s):

TREEHOUSE
PROPERTIES LLC

Subject Parcel(s):

030004201



Winnebago County
WINGS Project

Scale

1 inch : 400 feet

County Zoning Districts

R-1	PDD	B-1
R-2	A-1	B-2
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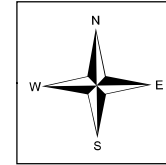
○ = SITE

Application #23-CU-6410

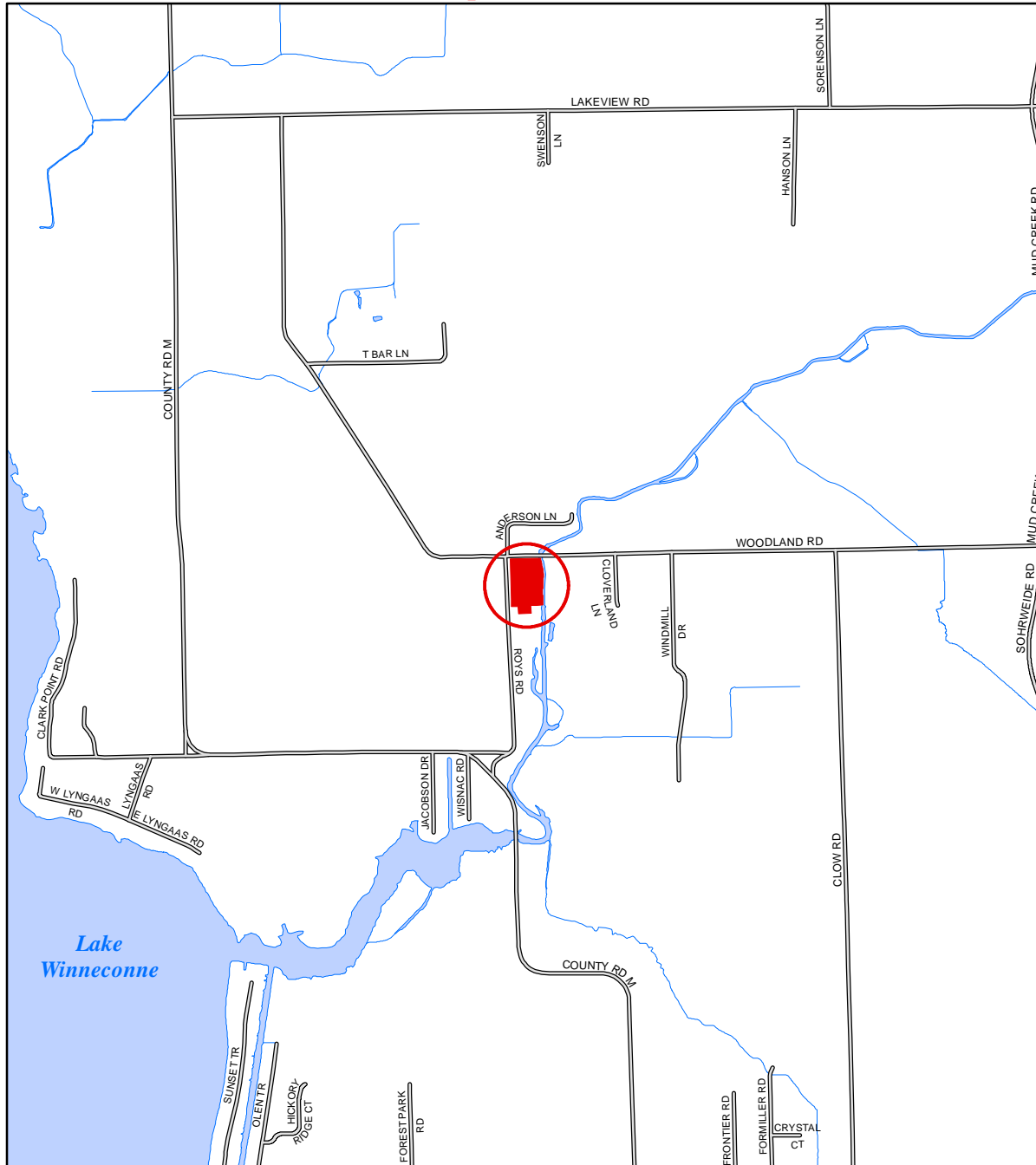
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July 25, 2023

Owner(s):
TREEHOUSE PROPERTIES LLC

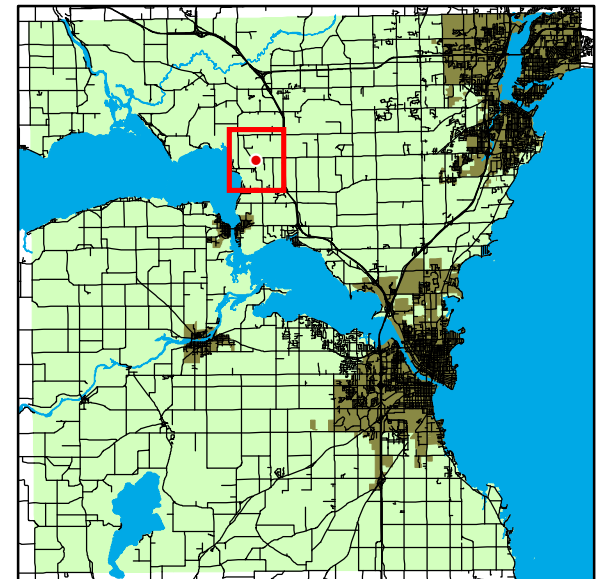
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Winnebago County
WINGS Project



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WINNEBAGO COUNTY

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INFORMATION ON ZONING MAP AMENDMENT REQUEST

Application No.: 2023-ZC-6400

Applicant: COTTRELL, STEVEN

Agent: NONE

Location of Premises: 5944 GIBS RD

Tax Parcel No.: 026-0496-02

Legal Description: Being all of Lot 1 of CSM-2140 located in the SW 1/4 of the NW 1/4 of Section 23, Township 19 North, Range 16 East, Town of Vinland, Winnebago County, Wisconsin.

Explanation: Applicant is requesting a zoning map amendment from R-1 (Rural Residential) to A-2 (General Agriculture) as a condition of csm approval.

INITIAL STAFF REPORT

Sanitation: Existing; Private System

Overlays: Shoreland, microwave

Current Zoning: R-1 Rural Residential

Proposed Zoning: A-2 General Agriculture

Surrounding Zoning: **North:** A-2; **Town South:** A-2; **Town East:** A-2; **West:** Town;

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/APPLICANT

Describe present use(s): Single family res.

Describe proposed use(s): Combine parcels 0260496 & 026049602. Single family res & gen. ag.

Describe the essential services for present and future use(s): Existing private well & septic.

Describe why the proposed use would be the highest and best use for the property: Use does not change.

Describe the proposed use(s) compatibility with surrounding land use(s): Surrounding use is mix of single family res & gen. ag.

SECTION REFERENCE AND BASIS OF DECISION

23.7-5 Basis of Decision

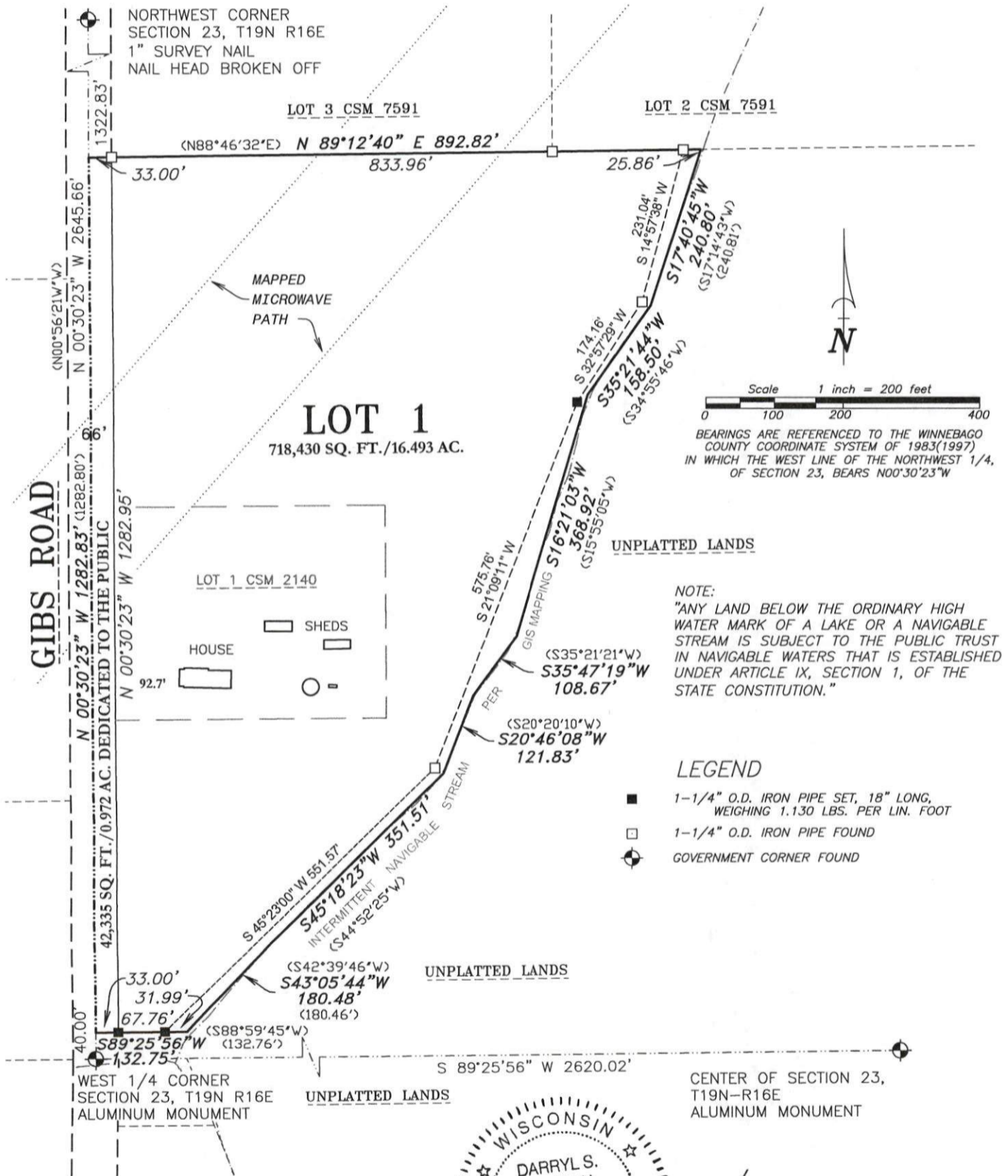
Zoning map amendment initiated by a property owner. If a proposed zoning map amendment is initiated by a property owner and would change the zoning classification of a parcel not classified as A-1, the Planning and Zoning Committee in making its recommendation and the Board of County Supervisors in making 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 2140,
AND PART OF THE SOUTHWEST 1/4 OF THE
NORTHWEST 1/4, ALL BEING PART OF THE
SOUTHWEST 1/4 OF THE NORTHWEST 1/4 IN
SECTION 23, TOWNSHIP 19 NORTH, RANGE 16 EAST,
TOWN OF VINLAND, WINNEBAGO COUNTY, WISCONSIN.

SURVEY FOR:
GERALD COTTRELL
790 SPRUCE STREET
WINNECONNE, WI 54986



Martenson & Eisele, Inc.



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

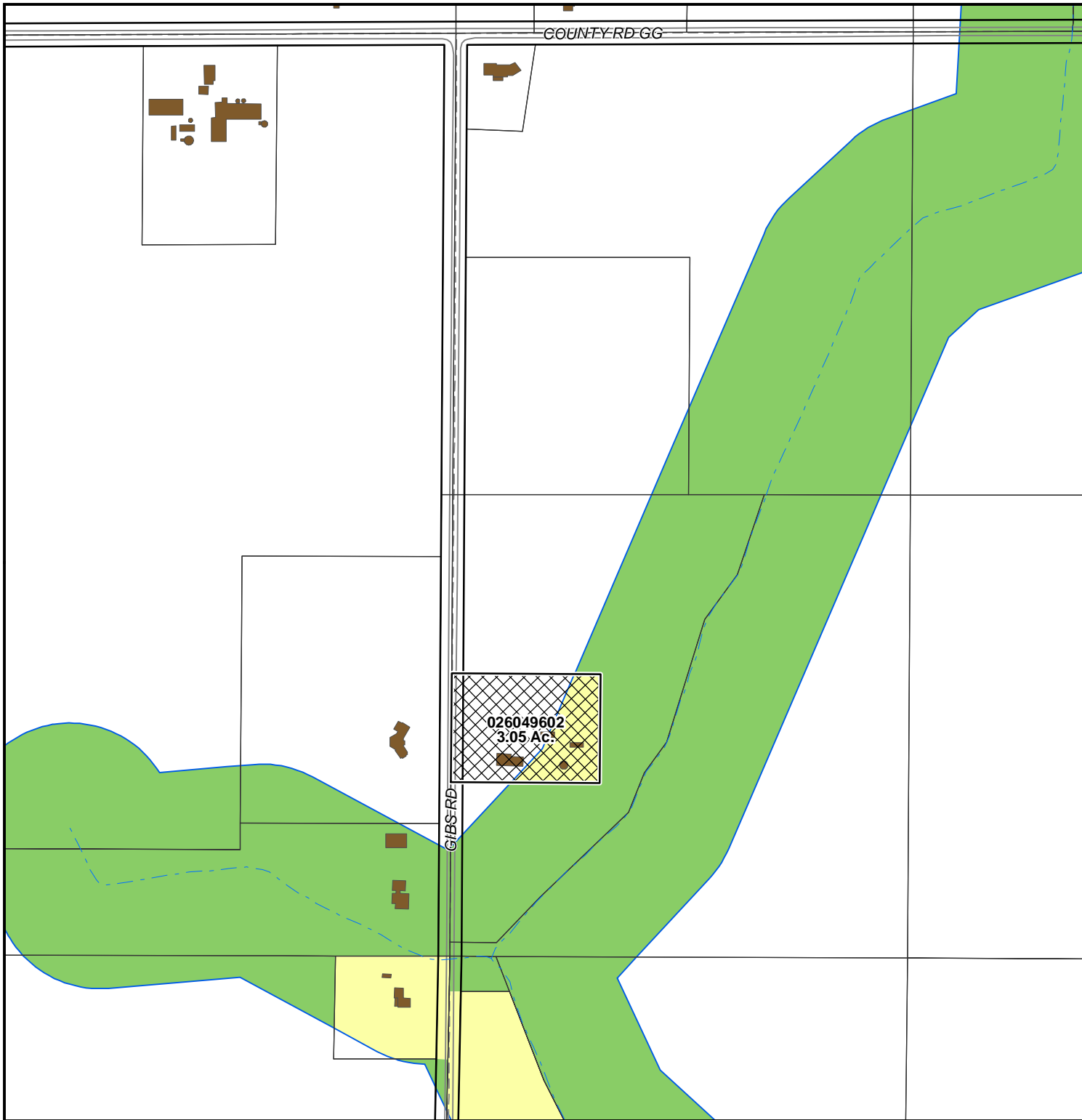
Planning
Environmental
Surveying
Engineering
Architecture

WISCONSIN
DARRYL S. LEHMAN
S-3255
OSHKOSH
WI
LAND SURVEYOR
Darryl S. Lehman
5-22-23

PROJECT NO. 0-2464-002

FILE 2464001CSM SHEET 1 OF 4

This instrument was drafted by: DSL



Application #23-ZC-6400

Date of Hearing:

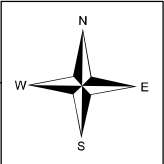
July 25, 2023

Owner(s):

COTTRELL, STEVEN /
HAWKSWORTH, LYNDA

Subject Parcel(s):

026049602



Winnebago County
WINGS Project

Scale

1 inch : 400 feet

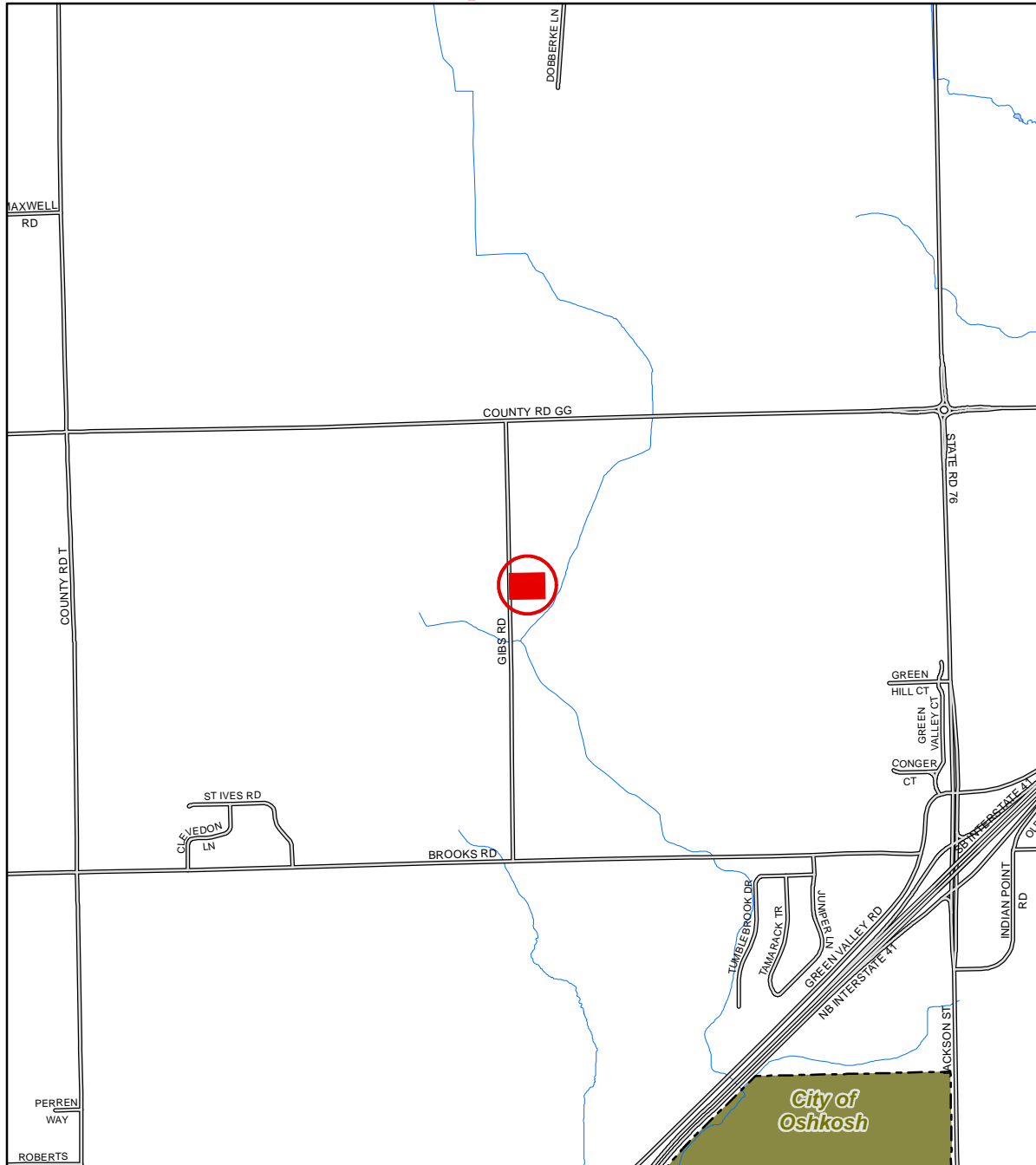
County Zoning Districts

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



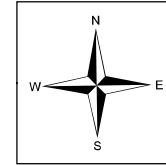
1 inch : 2,000 feet

Application #23-ZC-6400

Date of Hearing:
July 25, 2023

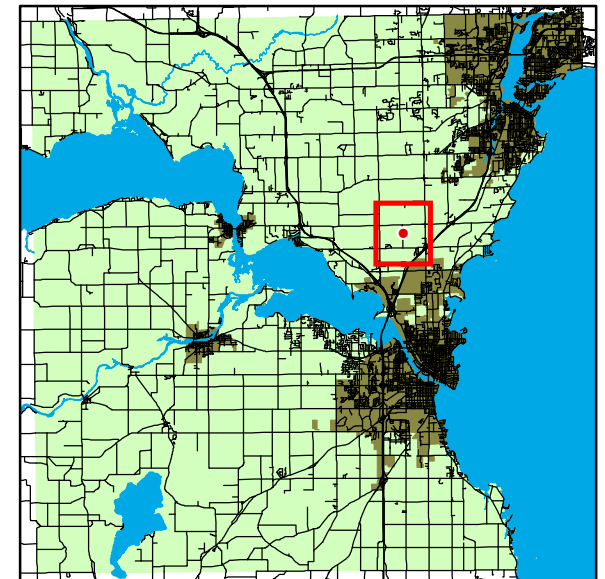
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Winnebago County
WINGS Project

● = SITE



WINNEBAGO COUNTY