

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE 7/28/2020

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 7/28/2020 at 6:30 p.m. 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 are invited to be present. For the welfare of everyone, Public Hearings will be held via Zoom. Attendance may be in person, exercising social distancing, however we are encouraging the public to stay home and stay safe.

Committee members and the public can access the meeting by calling 1-312-626-6799 and entering meeting ID #754 375 6186 followed by the # key; participant password is not needed, just press the # key. Additional Instructions for a virtual appearance can be found at: <https://www.co.winnebago.wi.us/planning-and-zoning>.

INFORMATION ON ZONING MAP AMENDMENT REQUEST

Application No.: 2020-ZC-5360

Applicant: MUSTAIN, COLLEEN R MUSTAIN, L K

Agent: SCHMALZ, DAVE - MC MAHON ENGINEERING

Location of Premises: 2947 RYF RD, OSHKOSH, WI 54904

Tax Parcel No.: 018-0406-05

Legal Description:

Being all of Lot 1 of CSM-2557, located in Government Lot 3, Section 32, Township 19 North, Range 16 East, Town of Oshkosh, Winnebago County, Wisconsin.

Explanation:

Applicant is requesting a floodplain zoning map amendment from R-1 (floodplain) to R-1 (out of floodplain).

INITIAL STAFF REPORT

Sanitation:

Existing System
Municipal System

Overlays:

Floodplain Shoreland Wetlands

Current Zoning:

R-1 Rural Residential IN FLOODPLAIN

Proposed Zoning:

R-1 Rural Residential OUT OF FLOODPLAIN

Surrounding Zoning:

North: R-1
South: R-1
East: A-2
West: Lake

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe Present Use(s):

Vacant Lot

Describe Proposed Use(s):

Remove portion of parcel from FEMA 100 Year Floodplain

Describe The Essential Services For Present And Future Uses:

Municipal Sewer

Describe Why The Proposed Use Would Be The Highest And Best Use For The Property:

Matches existing development in the area

Describe The Proposed Use(s) Compatibility With Surrounding Land Uses:

Existing Residential Development on both sides of the property

SECTION REFERENCE AND BASIS OF DECISION

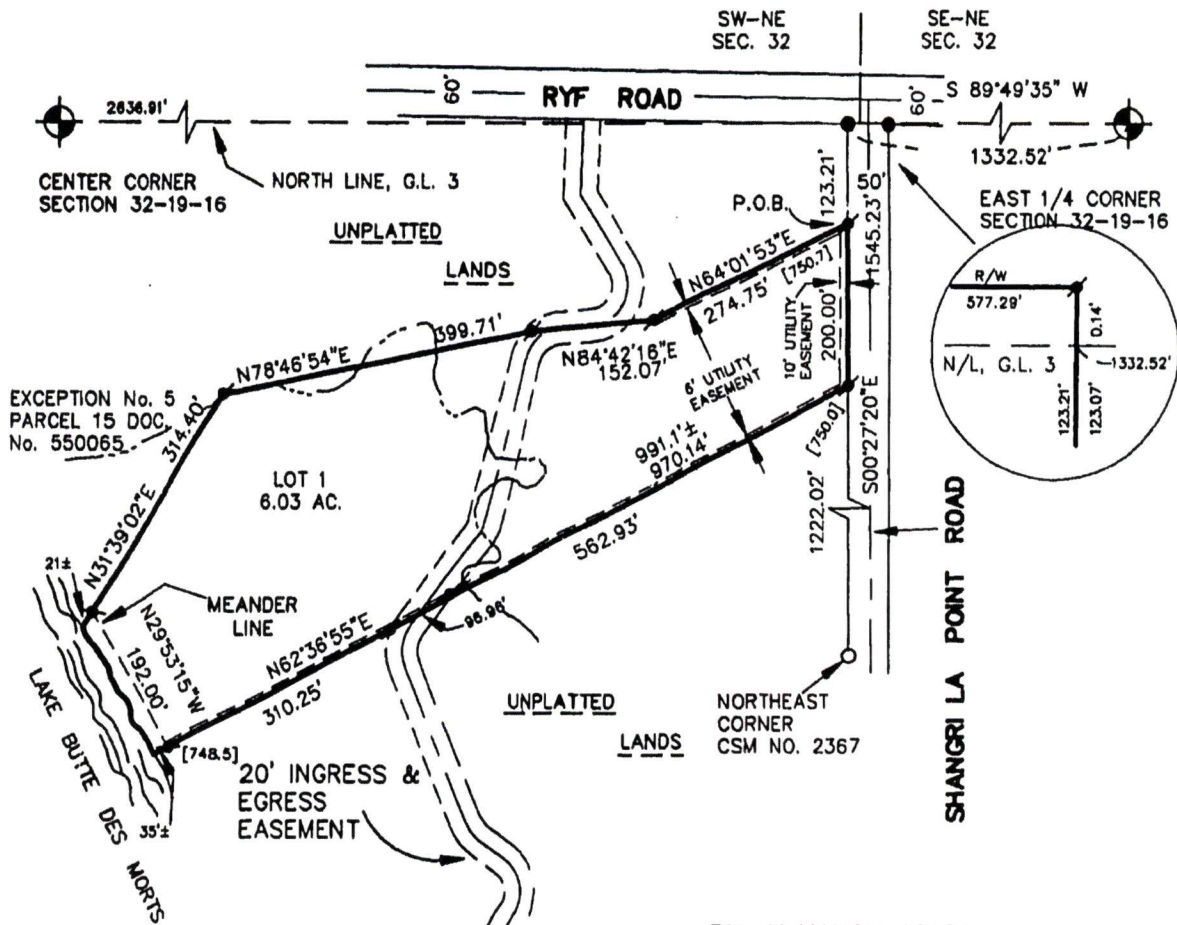
23.7-5 Basis of decision

(b) **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. 2557 PAGE 1 OF 2

PART OF GOVERNMENT LOTS 3, SECTION 32, TOWNSHIP 19 NORTH,
RANGE 16 EAST, TOWN OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN



EXCEPTION No. 5
PARCEL 15 DOC
No. 550065

LOT 1
6.03 AC.

WATER ELEV.
6/10/91
= 747.3

BY: McMAHON ASSOC. INC.,
1377 MIDWAY RD.
MENASHA, WI 54952
(414) 739-0351

FOR: OLD CHANNEL CLUB
CORPORATION

LEGEND

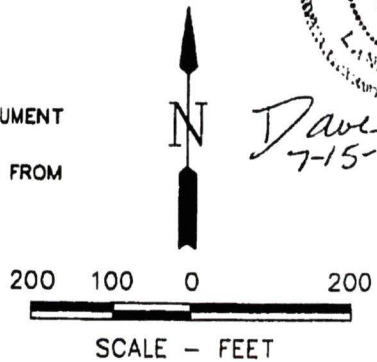
- 3/4" x 24" ROUND STEEL REBAR WEIGHING 1.50 lbs./lineal ft. SET
- 3/4" ROUND STEEL REBAR FOUND
- 1" PIPE FOUND
- CERTIFIED LAND CORNER WINNEBAGO COUNTY BERNTSEN MONUMENT
- 100 YEAR FLOODLINE INTERPOLATED FROM WINNEBAGO COUNTY H.U.D. FLOOD INSURANCE STUDY ELEV. = 749.7
- [749.4] - EXISTING GROUND ELEVATIONS

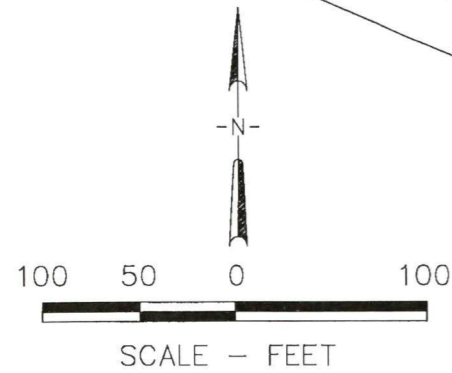
BEARINGS REFERENCED TO THE NORTH LINE OF
GOVERNMENT LOT 3, SECTION 32, ASSUMED TO
BEAR S89°49'35"W

DRAFTED BY: *Marty Almer*

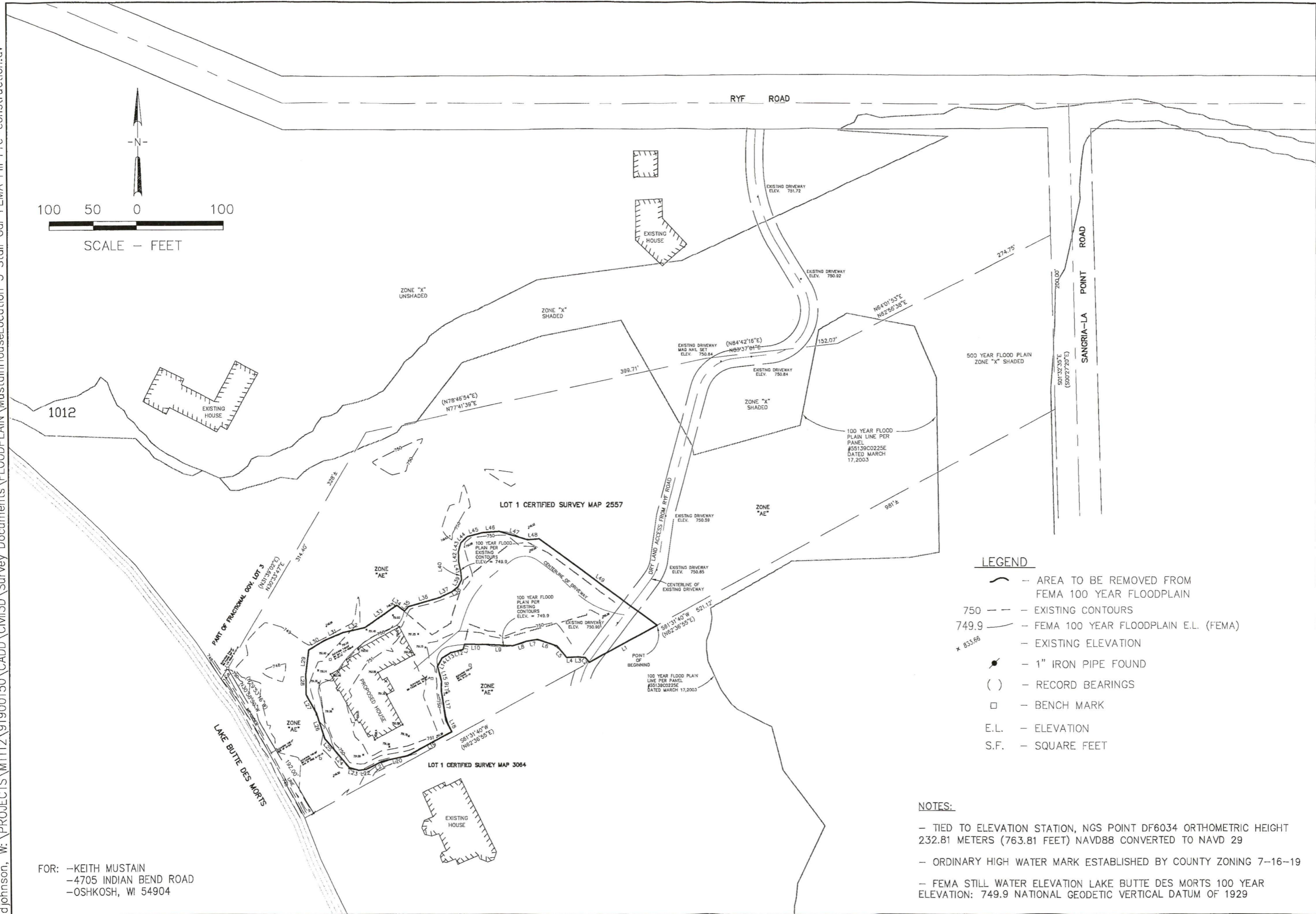


David M. Schmalz
7-15-92





FOR: -KEITH MUSTAIN
 -4705 INDIAN BEND ROAD
 -OSHKOSH, WI 54904



LEGEND

- AREA TO BE REMOVED FROM FEMA 100 YEAR FLOODPLAIN
- 750 --- - EXISTING CONTOURS
- 749.9 --- - FEMA 100 YEAR FLOODPLAIN E.L. (FEMA)
- * 833.66 - EXISTING ELEVATION
- 1" IRON PIPE FOUND
- () - RECORD BEARINGS
- BENCH MARK
- E.L. - ELEVATION
- S.F. - SQUARE FEET

NOTES:

- TIED TO ELEVATION STATION, NGS POINT DF6034 ORTHOMETRIC HEIGHT 232.81 METERS (763.81 FEET) NAVD88 CONVERTED TO NAVD 29
- ORDINARY HIGH WATER MARK ESTABLISHED BY COUNTY ZONING 7-16-19
- FEMA STILL WATER ELEVATION LAKE BUTTE DES MORTS 100 YEAR ELEVATION: 749.9 NATIONAL GEODETIC VERTICAL DATUM OF 1929

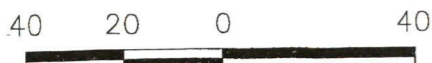
McMAHON
ENGINEERS ARCHITECTS
 McMAHON ASSOCIATES, INC.
 1445 McMAHON DRIVE NEENAH, WI 54956
 Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
 PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

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FEMA PRE-CONSTRUCTION FILL SURVEY 2947 RYF RD
 LOT 1 CERTIFIED SURVEY MAP 2557
 TOWN OF OSHKOSH, WINNEBAGO COUNTY

DESIGNED DMS	DRAWN DWJ
PROJECT NO. M1112 91900150	
DATE Dec. 17, 2019	
SHEET NO. 3 of 3	

djohnson, W:\PROJECTS\M1112\91900150\CADD\Civil3D\Survey Documents\FLOODPLAIN\MustainHouseLocation 3 Stall Gar FEMA Fill Pre-construction.dwg



SCALE - FEET

BEARINGS ARE REFERENCED TO THE NORTH LINE OF GOVERNMENT LOT 3 SECTION 32 T19N., R16E. TOWN OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN. WHICH BEARS W88°44'20"E PER THE PUBLISHED WINNEBAGO COUNTY COORDINATES



David M. Schmalz
 Aug 28, 2019
 FEB. 4, 2020
 ZONE "AE"

LOT 1 CERTIFIED SURVEY MAP 2557

PART OF FRACTIONAL GOV. LOT 3
 (N31°39'02"E)
 (N30°33'47"E)

LAKE BUTTE DES MORTS
 (N29°53'15"W)
 (N30°58'50"W)
 MEANDER

ZONE "AE"

ZONE "AE"

LOT 1 CERTIFIED SURVEY MAP 3064

EXISTING HOUSE

PROPOSED HOUSE

100 YEAR FLOOD PLAIN PER EXISTING CONTOURS ELEV. = 749.9

100 YEAR FLOOD PLAIN PER EXISTING CONTOURS ELEV. = 749.9

100 YEAR FLOOD PLAIN LINE PER PANEL #55139C0225E DATED MARCH 17,2003

EXISTING DRIVEWAY ELEV. 750.59

EXISTING DRIVEWAY ELEV. 750.85

LEGEND

- AREA TO BE REMOVED FROM FEMA 100 YEAR FLOODPLAIN
- 750 - EXISTING CONTOURS
- 749.9 - FEMA 100 YEAR FLOODPLAIN E.L. (FEMA)
- x 833.86 - EXISTING ELEVATION
- - 1" IRON PIPE FOUND
- () - RECORD BEARINGS
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FOR: -KEITH MUSTAIN
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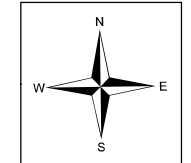


Application #20-ZC-5360

Date of Hearing:
July 28, 2020

Owner(s):
MUSTAIN, L KEITH
MUSTAIN, COLLEEN R

Subject Parcel(s):
018040605



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

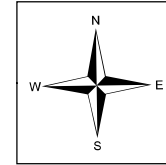
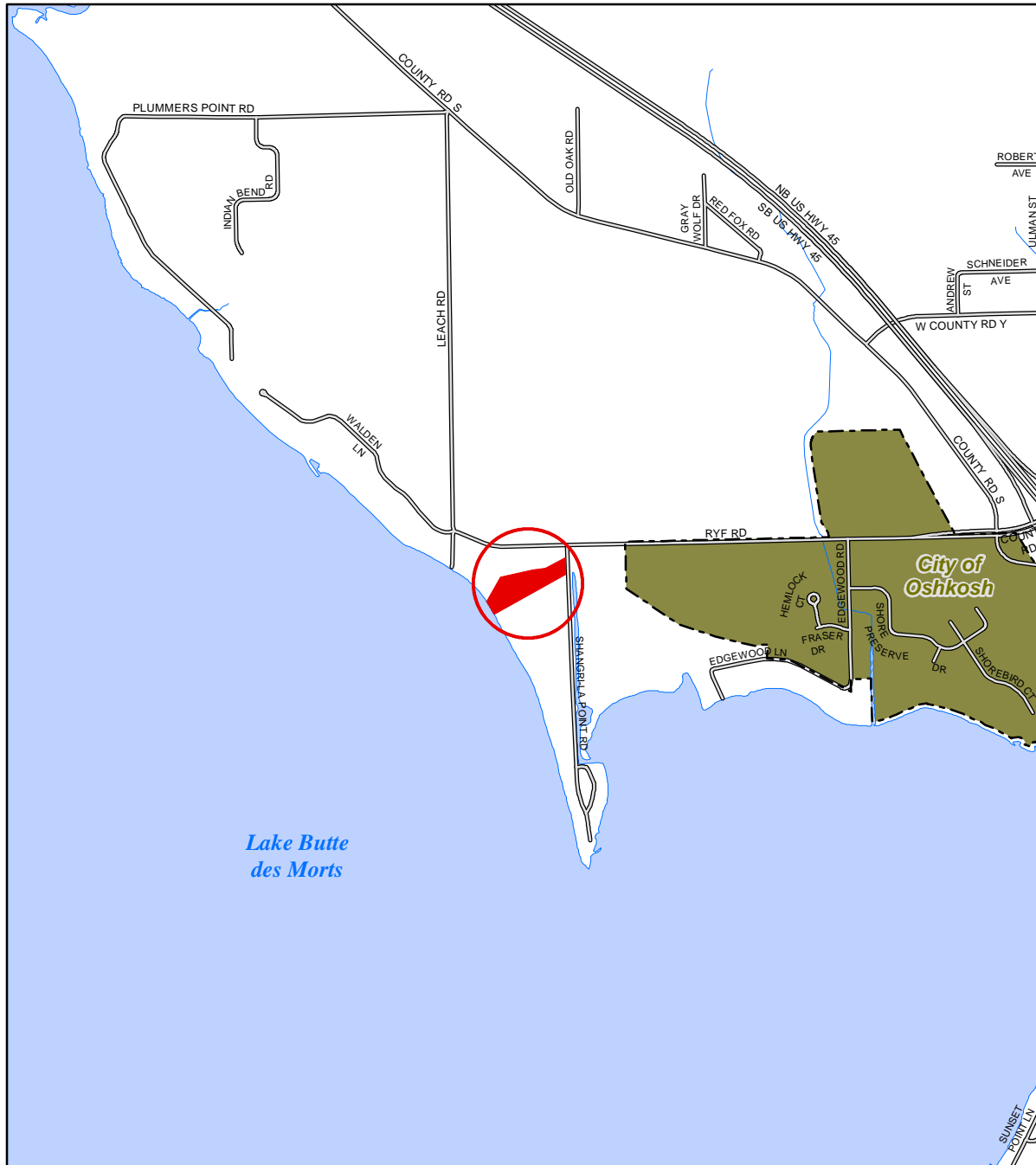
○ = SITE

Application #20-ZC-5360

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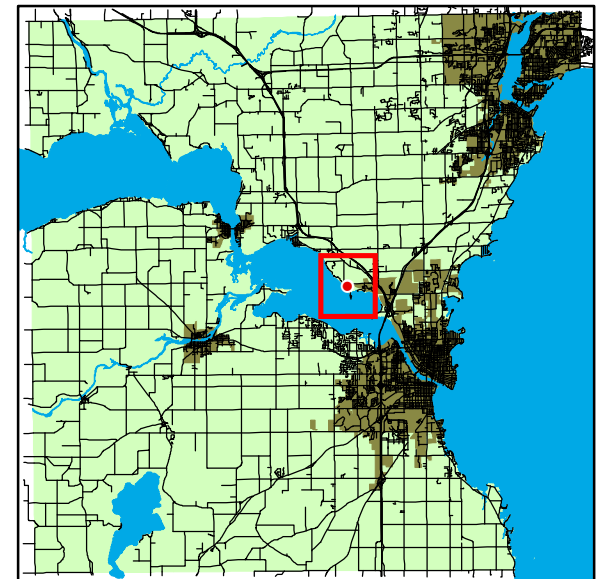
Owner(s):
**MUSTAIN, L KEITH
MUSTAIN, COLLEEN R**

Subject Parcel(s):
018040605



*Winnebago County
WINGS Project*

● = SITE



1 inch : 2,000 feet

WINNEBAGO COUNTY