

# Winnebago County Planning and Zoning Department

## NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE

8/27/2019

### 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 8/27/2019 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 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.:**

2019-ZC-5020

**Applicant:**

HICKS(BECKER), APRIL A

**Agent:**

None

**Location of Premises:**

602 N 9TH ST  
WINNECONNE, WI 54986

**Tax Parcel No.:**

030-022202

**Legal Description:**

Being a part of the NE 1/4 of the SE 1/4, Section 17, Township 19 North, Range 15 East, Town of Winneconne, Winnebago County, Wisconsin.

**Explanation:**

Applicant is requesting a zoning map amendment from the I-2 (Heavy Industrial) Zoning District to the R-2 (Suburban Residential) Zoning District.

**INITIAL STAFF REPORT**

**Sanitation:**

Existing System  
Municipal System

**Overlays:**

Shoreland

**Current Zoning:**

I-2 Heavy Industrial

**Proposed Zoning:**

R-2 Suburban Low Density Residential

**Surrounding Zoning:**

**North:** I-2

**South:** R-1A Village of Winneconne

**East:** R-1B Village of Winneconne

**West:** R-1a Village of Winneconne

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

**Describe Present Use(s):**

Single family home with detached garage.

**Describe Proposed Use(s):**

Single family home with detached garage.

**Describe The Essential Services For Present And Future Uses:**

Existing municipal sewer.

Existing municipal water.

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

All adjacent properties are single family homes.

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

Home exists in an established neighborhood.

**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.

If a proposed zoning map amendment is initiated by a property owner and would change the zoning classification of land classified as A-1, the Planning and Zoning Committee shall only recommend approval and the Board of County Supervisors shall only approve the proposed amendment when all of the following findings can be made:

- (1) Such land is better suited for a use not otherwise allowed in the A-1 district.
- (2) The amendment is consistent with the county's comprehensive plan.
- (3) The amendment is substantially consistent with the county's farmland preservation plan as certified by the Wisconsin Department of Agriculture, Trade and Consumer Protection.
- (4) The amendment will not substantially impair or limit current or future agricultural use of other protected farmland in the area.

The special requirements stated above relating to the rezoning of land in a A-1 district do not apply to a map amendment that (1) is certified by the Wisconsin Department of Agriculture, Trade and Consumer Protection under ch. 91, Wis. Stats., or (2) makes the zoning map more consistent with county's farmland preservation plan map, certified under ch. 91, Wis. Stats., which is in effect at the time of the amendment.

(c) **Zoning map amendment initiated by the county.** If a proposed zoning map amendment is initiated by the county, 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) whether the amendment is consistent with other planning documents adopted by the Board of County Supervisors; and
- (3) any other factor not specifically or generally listed, but deemed appropriate by the committee or board given the particular circumstances.

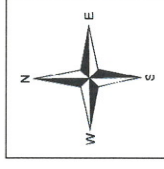


**Application #19-ZC-5020**

Date of Hearing:  
**August 27, 2019**

Owner(s):  
**Hicks, April A.**

Subject Parcel(s):  
**030022202**



Winnipeg 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





**O = SITE**

1 inch : 2,000 feet

**WINNEBAGO COUNTY**

