

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE 8/31/2021

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 8/31/2021 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 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.

Join Zoom Meeting: <https://us02web.zoom.us/j/84415503050?pwd=Qm9YeFJKVkJ5T2grZFVFNzU0RnJzUT09>

- **Dial by your location:** +1 312 626 6799 US (Chicago)
- **Meeting ID:** 844 1550 3050
- **Passcode:** 963927

Additional Instructions for making a virtual appearance 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.: 2021-ZC-5780

Applicant: BLANCK, CARVEN T; BLANCK, JULIE M

Agent: CAROW LAND SURVEYING CO INC

Location of Premises: 6170 S US HIGHWAY 45

Tax Parcel No.: 004-038604 (p)

Legal Description:

Being a part of Lot 2 of CSM-7641 located in the S 1/2 of the SW 1/4, Section 21, and the N 1/2 of the NW 1/4, Section 28, all in Township 17 North, Range 17 East, Town of Black Wolf, Winnebago County, Wisconsin.

Explanation:

Applicant is requesting a zoning map amendment from R-1 (Rural Residential District) to A-2 (General Agriculture District).

INITIAL STAFF REPORT

Sanitation: Existing System; Private System

Overlays: Floodplain; Shoreland; Wetlands

Current Zoning: R-1 Rural Residential

Proposed Zoning: A-2 General Agriculture

Surrounding Zoning:

North: R-1

South: A-2

East: R-2

West: A-2

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe Present Use(s): Single Family

Describe Proposed Use(s): Single family / agricultural / personal storage

Describe The Essential Services For Present And Future Uses: Same as present

Describe Why The Proposed Use Would Be The Highest And Best Use For The Property: More complete use of existing property and buildings

Describe The Proposed Use(s) Compatibility With Surrounding Land Uses: Currently surrounded by agricultural use properties. no substantial changes to property anticipated

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

Split: 004-0386-04 (call)

THE SW 1/4 OF THE SW 1/4 AND

GIS
Log# 6170

CERTIFIED SURVEY MAP NO. _____

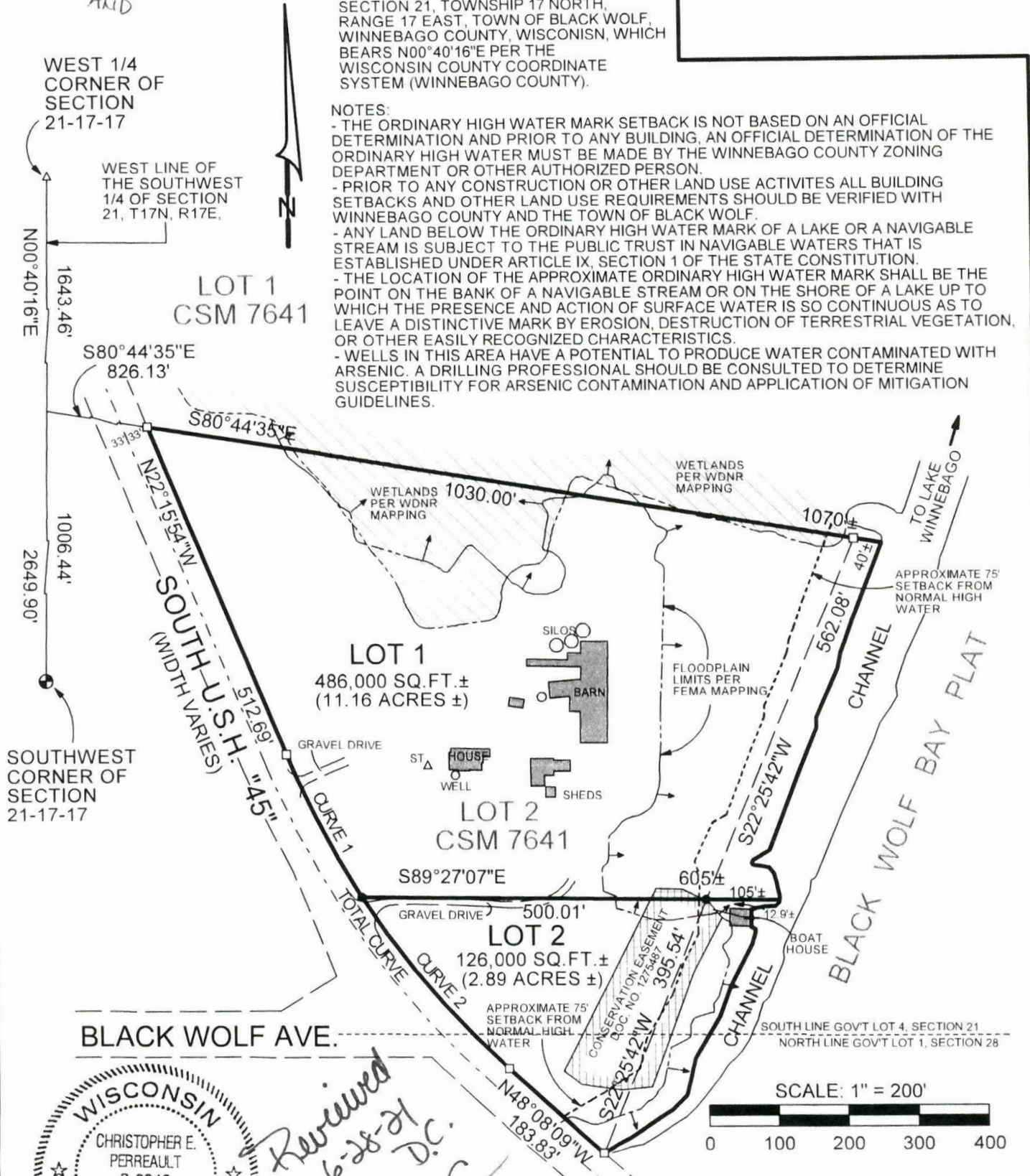
ALL OF LOT 2, CERTIFIED SURVEY MAP NO. 7641, RECORDED AS DOCUMENT NO. 1822953, BEING A PART OF GOVERNMENT LOT 4, SECTION 21, AND PART OF GOVERNMENT LOT 1, SECTION 28, ALL IN TOWNSHIP 17 NORTH, RANGE 17 EAST, TOWN OF BLACK WOLF, WINNEBAGO COUNTY, WISCONSIN.

THE NW 1/4 OF THE NW 1/4 AND

NORTH IS REFERENCED TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 17 NORTH, RANGE 17 EAST, TOWN OF BLACK WOLF, WINNEBAGO COUNTY, WISCONSIN, WHICH BEARS N00°40'16"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM (WINNEBAGO COUNTY).

NOTES:

- THE ORDINARY HIGH WATER MARK SETBACK IS NOT BASED ON AN OFFICIAL DETERMINATION AND PRIOR TO ANY BUILDING, AN OFFICIAL DETERMINATION OF THE ORDINARY HIGH WATER MARK MUST BE MADE BY THE WINNEBAGO COUNTY ZONING DEPARTMENT OR OTHER AUTHORIZED PERSON.
- PRIOR TO ANY CONSTRUCTION OR OTHER LAND USE ACTIVITIES ALL BUILDING SETBACKS AND OTHER LAND USE REQUIREMENTS SHOULD BE VERIFIED WITH WINNEBAGO COUNTY AND THE TOWN OF BLACK WOLF.
- 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.
- THE LOCATION OF THE APPROXIMATE ORDINARY HIGH WATER MARK SHALL BE THE POINT ON THE BANK OF A NAVIGABLE STREAM OR ON THE SHORE OF A LAKE UP TO WHICH THE PRESENCE AND ACTION OF SURFACE WATER IS SO CONTINUOUS AS TO LEAVE A DISTINCTIVE MARK BY EROSION, DESTRUCTION OF TERRESTRIAL VEGETATION, OR OTHER EASILY RECOGNIZED CHARACTERISTICS.
- WELLS IN THIS AREA HAVE A POTENTIAL TO PRODUCE WATER CONTAMINATED WITH ARSENIC. A DRILLING PROFESSIONAL SHOULD BE CONSULTED TO DETERMINE SUSCEPTIBILITY FOR ARSENIC CONTAMINATION AND APPLICATION OF MITIGATION GUIDELINES.



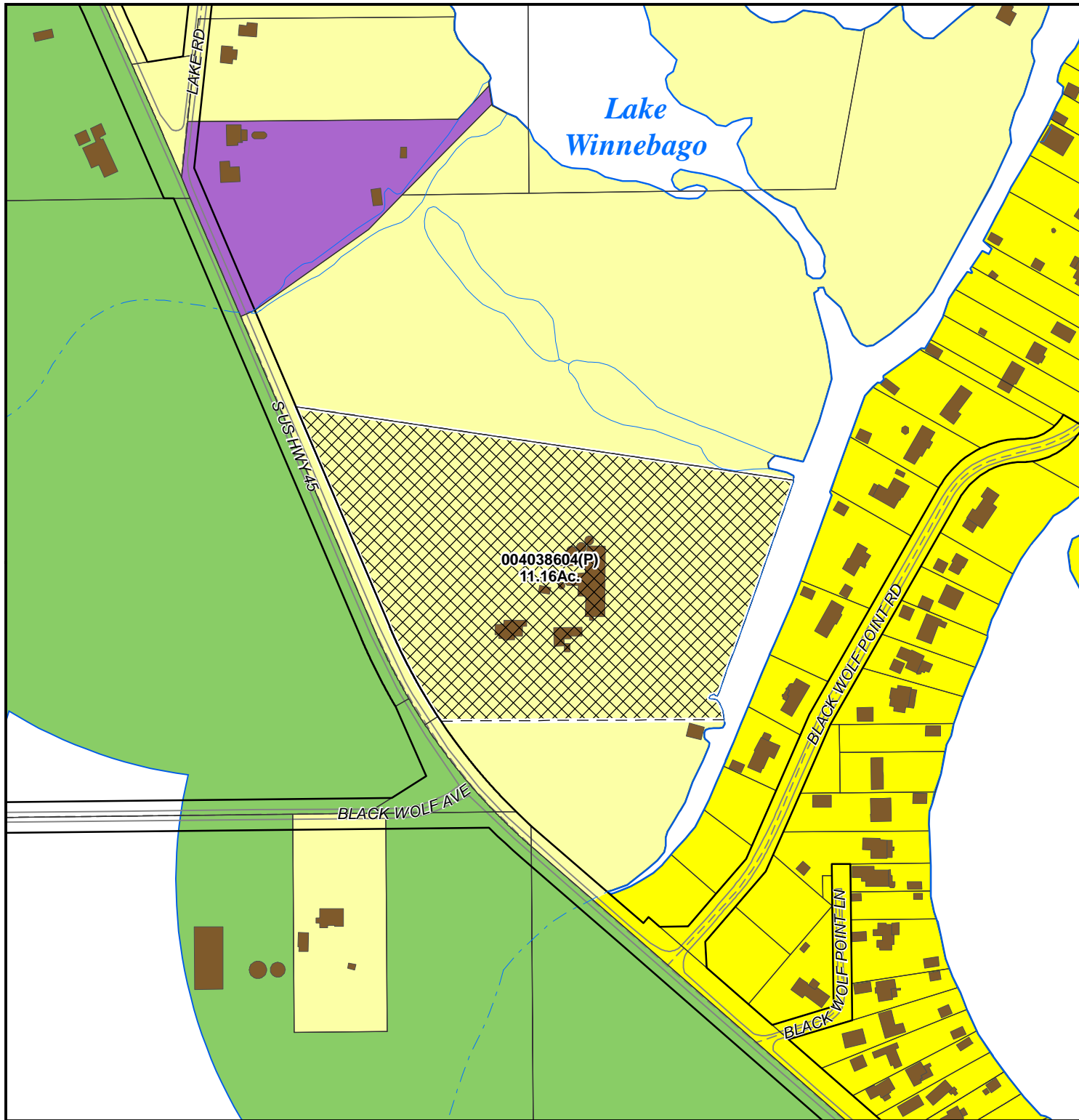
*Received
6-28-21
D.C.*

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD	TANGENT BEARINGS
TOTAL	1240.24'	25°52'15"	560.01'	N35°12'01.5"W	555.26'	N48°08'09"W N22°15'54"W
1	1240.24'	10°45'33"	232.90'	N27°38'40.5"W	232.55'	N33°01'27"W N22°15'54"W
2	1240.24'	15°06'42"	327.11'	N40°34'48"W	326.16'	N48°08'09"W N33°01'27"W

LEGEND

- = 3/4" X 18" IRON REBAR SET, WEIGHING 1.502 LBS. PER LIN. FT.
- = EXISTING 1" I.D. IRON PIPE
- △ = EXISTING SURVEY NAIL
- ⊕ = EXISTING BERNTSEN MONUMENT

Christopher E. Perreault
CHRISTOPHER E. PERREAULT, PLS-2249 DATED CAROW LAND SURVEYING CO., INC. 615 N LYNNDALE DR., P.O. BOX 1297 APPLETON, WISCONSIN 54912-1297 PHONE: (920) 731 4168 A2103.37 CEP 6/3/2021

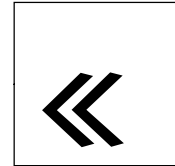


Application #21-ZC-5780

Date of Hearing:
August 31, 2021

Owner(s):
BLANCK, CARVEN T /
BLANCK, JULIE M

Subject Parcel(s):
004038604(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

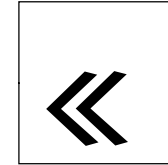
○ = SITE

Application #21-ZC-5780

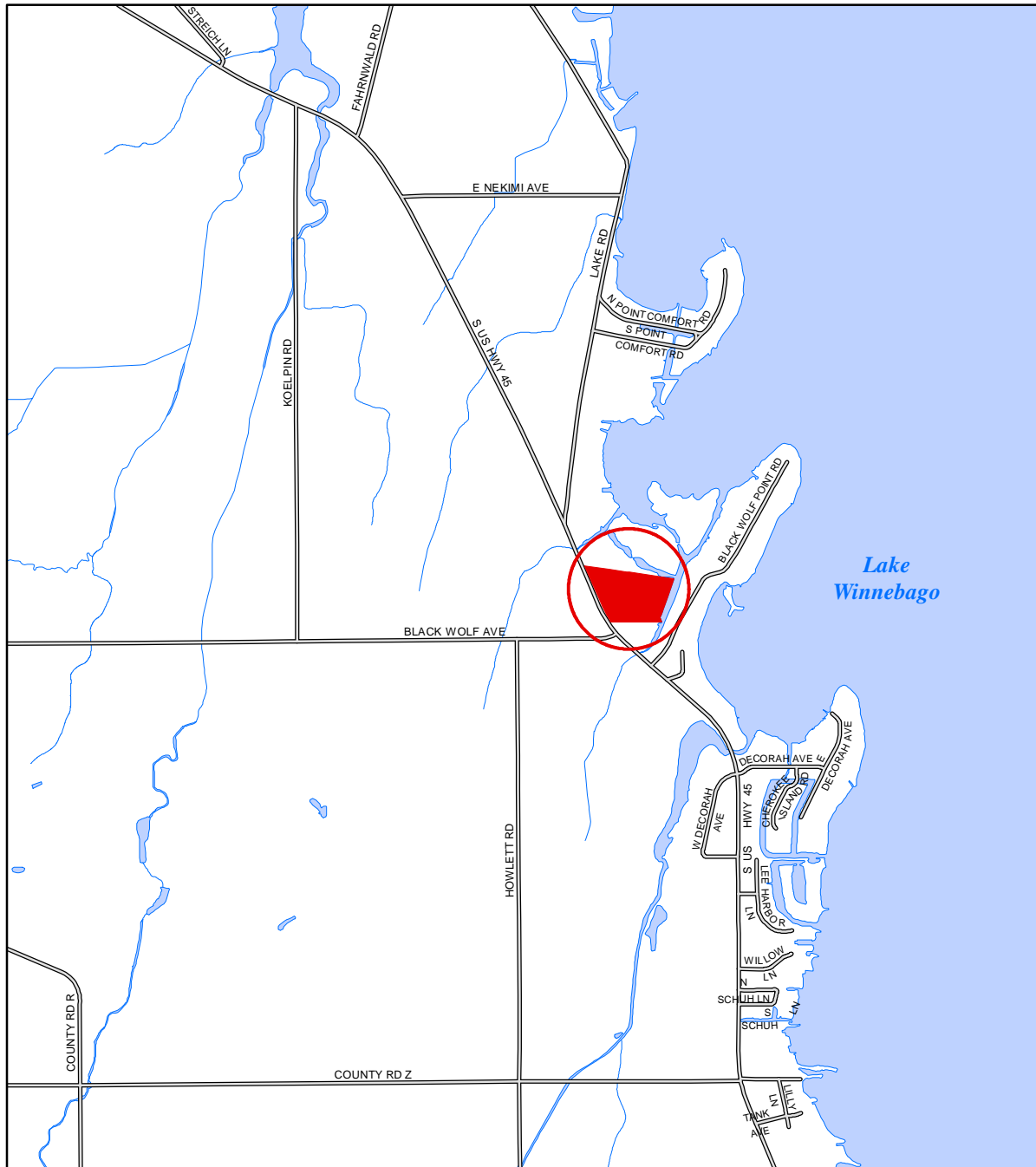
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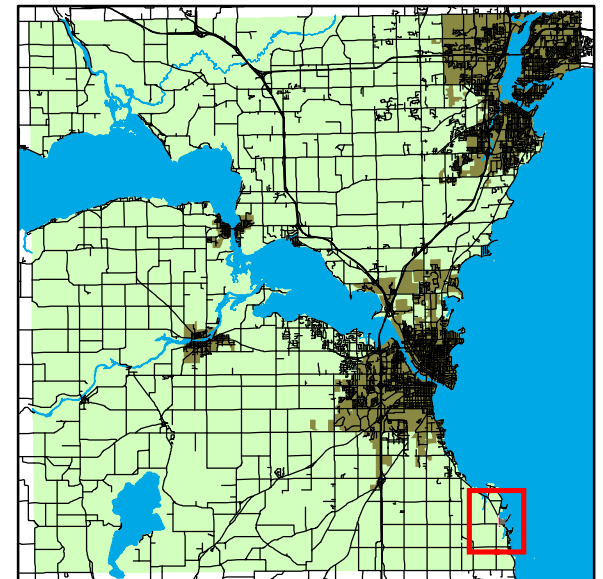


*Winnebago County
WINGS Project*



1 inch : 2,000 feet

● = SITE



WINNEBAGO COUNTY