

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMITTEE
December 22, 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 December 22, 2021 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.

Join Zoom Meeting: <https://us02web.zoom.us/j/89606892362?pwd=Nk1jOW54ekI5emdEV3J5VmVGTGdxdz09>

Dial by your location: +1 312 626 6799 US (Chicago)

- **Meeting ID:** 896 0689 2362
- **Passcode:** 797285

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.: 2021-ZC-5970

Applicant: JENNIFER ZINGSHEIM ET AL

Agent: E SMITH, JAMES - MARTENSON & EISELE

Location of Premises: 3043 BELLAIRE LN

Tax Parcel No.: 018-009916, 018-219001

Legal Description: Being part of the NW 1/4 of the SW 1/4 of Section 3, and part of Lot 1 of Reynard Beach also located in the NW 1/4 of the SW 1/4 of Section 3, all in Township 18 North, Range 16 East, Town of Oshkosh, Winnebago County, Wisconsin.

Explanation: Applicant is requesting a Zoning Map Amendment from R-1 (Rural Residential District) & R-2 (Suburban Residential District) to R-2 (Suburban Residential District) for the creation of a new parcel.

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

Surrounding Zoning: North: R-1; South: R-2; East: R-2;R-1; West: LAKE BUTTE DES MORTS

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/APPLICANT

Describe present use(s): Single family home.

Describe proposed use(s): New single family home.

Describe the essential services for present and future use(s): Existing public sanitary sewer. Private well.

Describe why the proposed use would be the highest and best use for the property: Use does not change. Property has dual zoning, proposed to change property all to R1 zoning.

Describe the proposed use(s) compatibility with surrounding land use(s): Use does not change.

SECTION REFERENCE AND BASIS OF DECISION

23.7-5 Basis of Decision

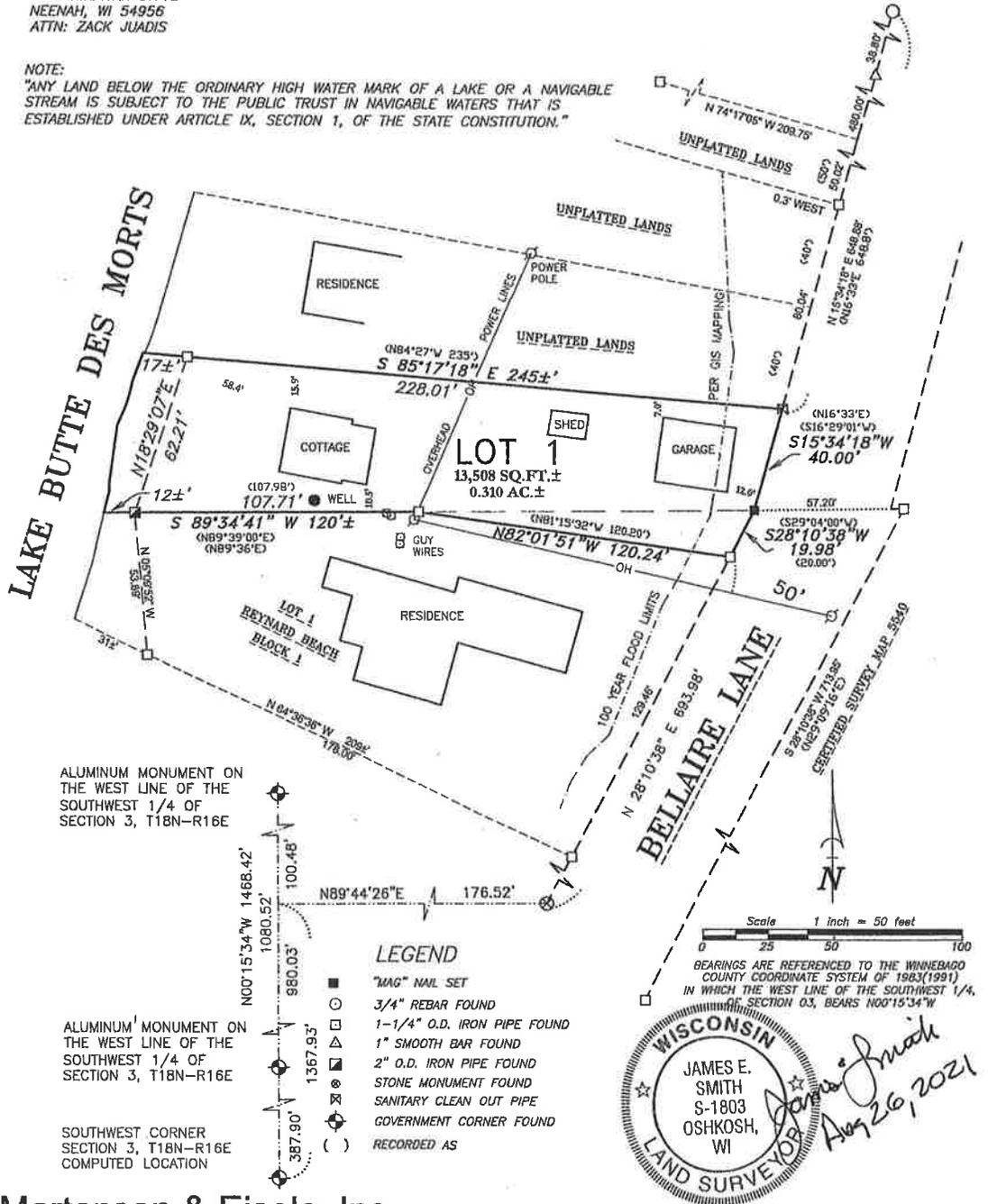
Zoning map amendment initiated by a property owner. If a proposed zoning map amendment is initiated by a property owner and would change the zoning classification of a parcel not classified as A-1, the Planning and Zoning Committee in making its recommendation and the Board of County Supervisors in making 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.

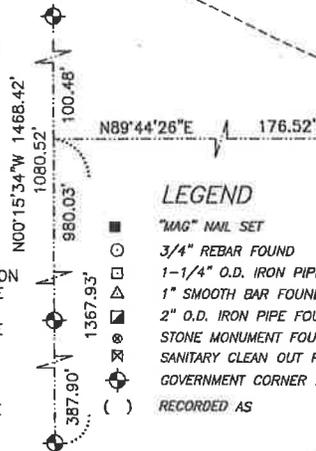
CERTIFIED SURVEY MAP NO. _____
 PART OF LOT 1, BLOCK 1, OF REYNARD BEACH,
 BEING PART OF THE NORTHWEST 1/4 OF THE
 SOUTHWEST 1/4, AND PART OF THE NORTHWEST
 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 3,
 TOWNSHIP 18 NORTH, RANGE 16 EAST, TOWN OF
 OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

SURVEY FOR:
 PORTSIDE BUILDERS, INC.
 980 AMERICAN DRIVE
 NEENAH, WI 54956
 ATTN: ZACK JUADIS

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."



ALUMINUM MONUMENT ON
 THE WEST LINE OF THE
 SOUTHWEST 1/4 OF
 SECTION 3, T18N-R16E



ALUMINUM MONUMENT ON
 THE WEST LINE OF THE
 SOUTHWEST 1/4 OF
 SECTION 3, T18N-R16E

SOUTHWEST CORNER
 SECTION 3, T18N-R16E
 COMPUTED LOCATION

LEGEND

- "MAG" NAIL SET
- 3/4" REBAR FOUND
- 1-1/4" O.D. IRON PIPE FOUND
- △ 1" SMOOTH BAR FOUND
- ◇ 2" O.D. IRON PIPE FOUND
- ⊗ STONE MONUMENT FOUND
- ⊕ SANITARY CLEAN OUT PIPE
- ⊙ GOVERNMENT CORNER FOUND
- () RECORDED AS

Scale 1 inch = 50 feet

BEARINGS ARE REFERENCED TO THE WINNEBAGO
 COUNTY COORDINATE SYSTEM OF 1983(1991)
 IN WHICH THE WEST LINE OF THE SOUTHWEST 1/4,
 SECTION 03, BEARS N00°15'34"W

WISCONSIN
 LAND SURVEYOR
 JAMES E. SMITH
 S-1803
 OSHKOSH,
 WI
James E. Smith
 Aug 26, 2021

Martenson & Eisele, Inc.



101 West Main Street
 Omro, WI 54963
 www.martenson-eisele.com
 P 920.685.6240 F 920.685.6340

Planning
 Environmental
 Surveying
 Engineering
 Architecture

PROJECT NO. 0-1114-022
 FILE 1114022CSM SHEET 1 OF 3
 This instrument was drafted by: DSL

Application #21-ZC-5970

Date of Hearing:
December 22, 2021

Owner(s):
ZINGSHEIM, JENNIFER N /
ZEMBROWSKI, LORIA

Subject Parcel(s):
018009916 & 018219001



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



Application #21-ZC-5970

Date of Hearing:

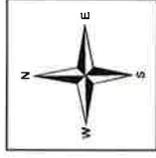
December 22, 2021

Owner(s):

ZINGSHEIM, JENNIFER N /
ZEMBROWSKI, LORIA

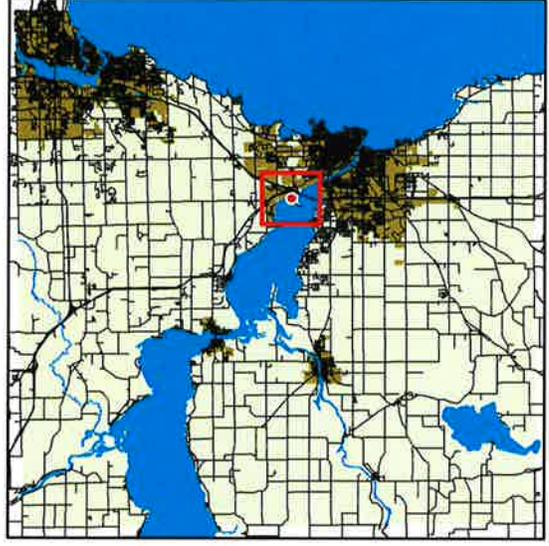
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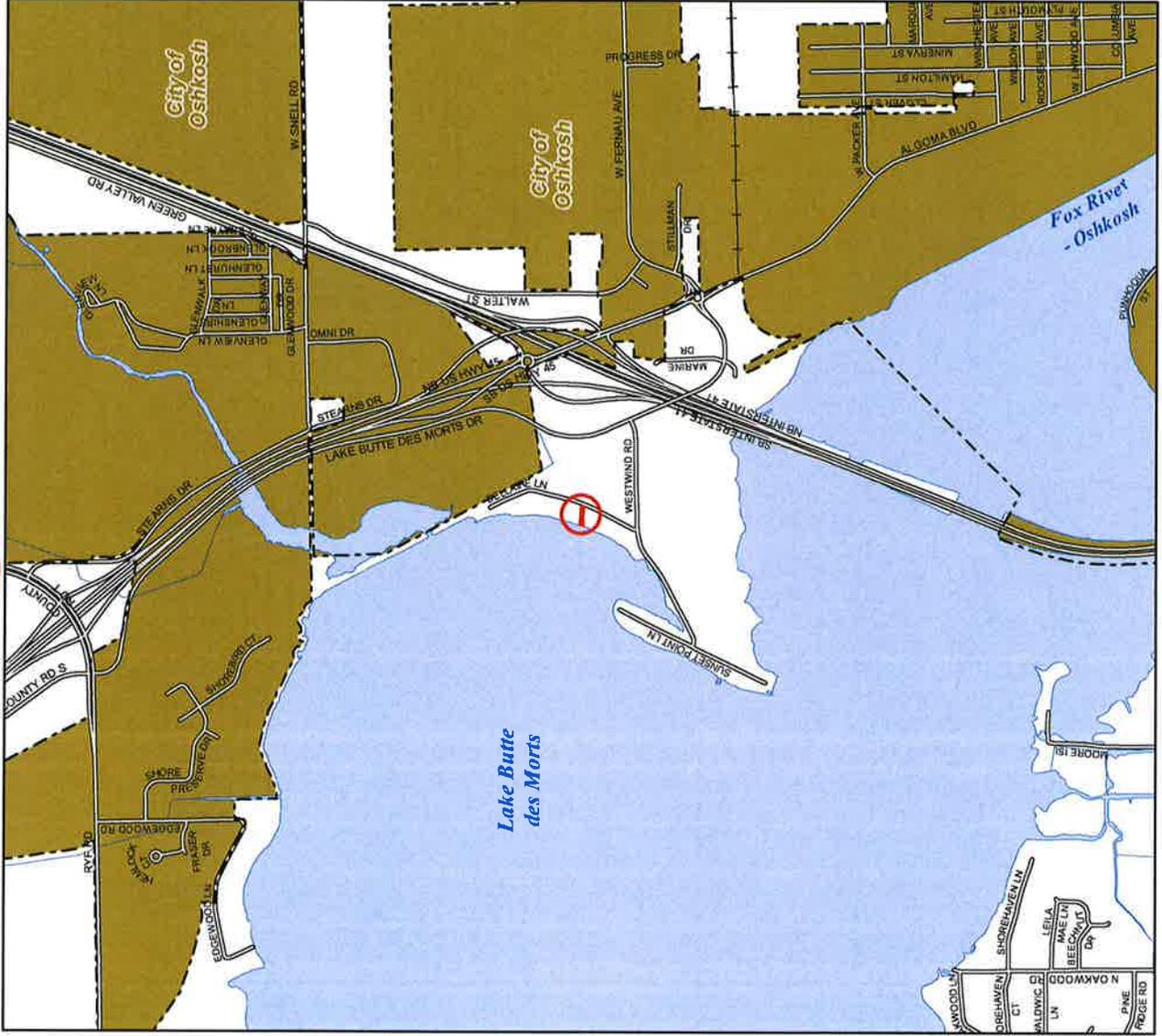
Winnebago County
WINGS Project

● = SITE



WINNEBAGO COUNTY

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1 inch : 2,000 feet

Winnebago County Planning and Zoning Department

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INFORMATION ON ZONING MAP AMENDMENT REQUEST

Application No.: 2021-ZC-5980

Applicant: KIMBERLY QUANDT et al

Agent: SEHLOFF, JAMES - DAVEL ENGINEERING & ENVIRONMENTAL

Location of Premises: 5312 NOTRE DAME DR

Tax Parcel No.: 016-038302

Legal Description: Being all of Lot 2 of CSM-7839, located in the NE 1/4 of the NE 1/4 of Section 14, Township 18 North, Range 15 East, Town of Omro, Winnebago County, Wisconsin.

Explanation: Applicant is requesting a Zoning Map Amendment from A-2 (General Agriculture District) to R-2 (Suburban Residential District) for the creation of a new parcel.

INITIAL STAFF REPORT

Sanitation: Required; 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: A-2;

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/APPLICANT

Describe present use(s): Vacant land

Describe proposed use(s): Proposed residential home

Describe the essential services for present and future use(s): Lot is in the process of being annexed into the sewer district and will require sewer and water to the house. A plan is in place for these services.

Describe why the proposed use would be the highest and best use for the property: This will allow for the residence to be built on the proposed lot without having to annex the entire 40 into the district.

Describe the proposed use(s) compatibility with surrounding land use(s): Land to the east are existing single family and lands north of the 40 line are also single family.

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 the Northeast 1/4 of the Northeast 1/4 of Section 14,
Township 18 North, Range 15 East,
Town of Omro, Winnebago County, Wisconsin.

0 250 500

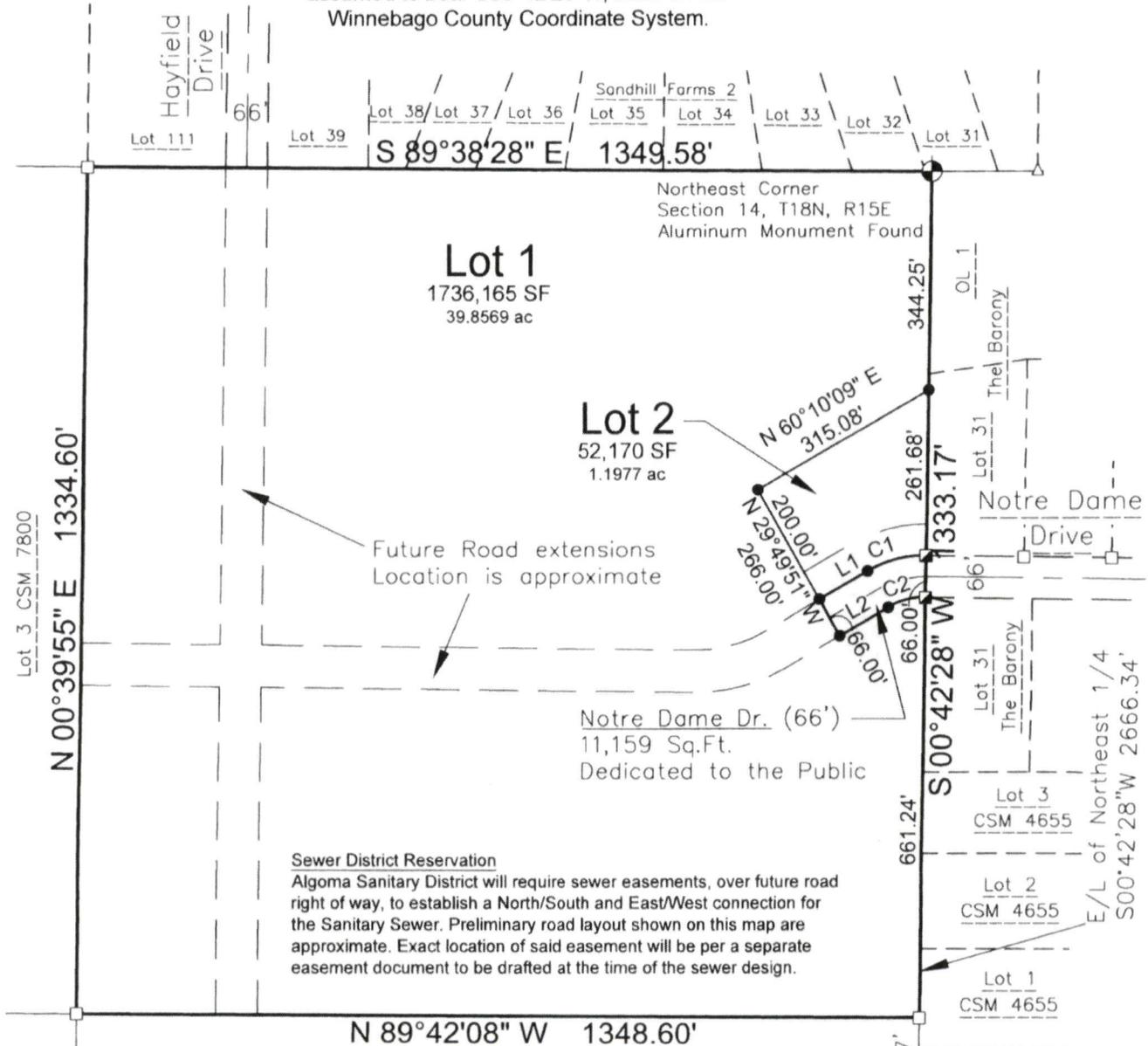


Scale: 1" = 250'

Survey for:

Jason Quandt
3676 Hickory Ridge Road
Oshkosh, WI 54904

Bearings are referenced to the East line of the
Northeast 1/4, Section 14, T18N, R15E,
assumed to bear S00°42'28"W, base on the
Winnebago County Coordinate System.



Lot 3 CSM 7800

N 00°39'55" E 1334.60'

S 89°38'28" E 1349.58'

Lot 1
1736,165 SF
39.8569 ac

Lot 2
52,170 SF
1.1977 ac

Future Road extensions
Location is approximate

Notre Dame Dr. (66')
11,159 Sq.Ft.
Dedicated to the Public

Sewer District Reservation
Algoma Sanitary District will require sewer easements, over future road right of way, to establish a North/South and East/West connection for the Sanitary Sewer. Preliminary road layout shown on this map are approximate. Exact location of said easement will be per a separate easement document to be drafted at the time of the sewer design.

N 89°42'08" W 1348.60'

Lot 2 CSM 7800

1333.17'

East 1/4 Corner
Section 14, T18N, R15E
Per Ties

LEGEND

- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- 1" x 18" Steel Pipe @ 1.68lbs/LF SET
- △ 1 1/4" Rebar Found
- 3/4" Rebar Found
- 1.3" O.D. Iron Pipe Found
- ▣ 2.3" O.D. Iron Pipe Found
- ⊙ Government Corner
- () Recorded As

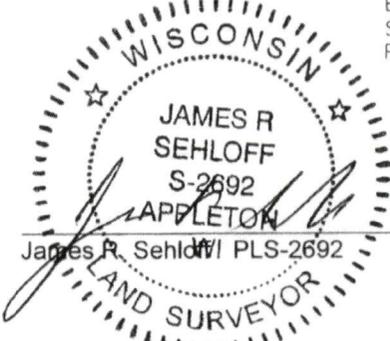
Survey Notes

1. 2" Iron Pipe on North right of way of Notre Dame Drive Found 0.3 feet South and 0.1 foot East of Actual Corner.
2. 2" Iron Pipe on South right of way of Notre Dame Drive Found 0.5 feet South of Actual Corner on line.



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors

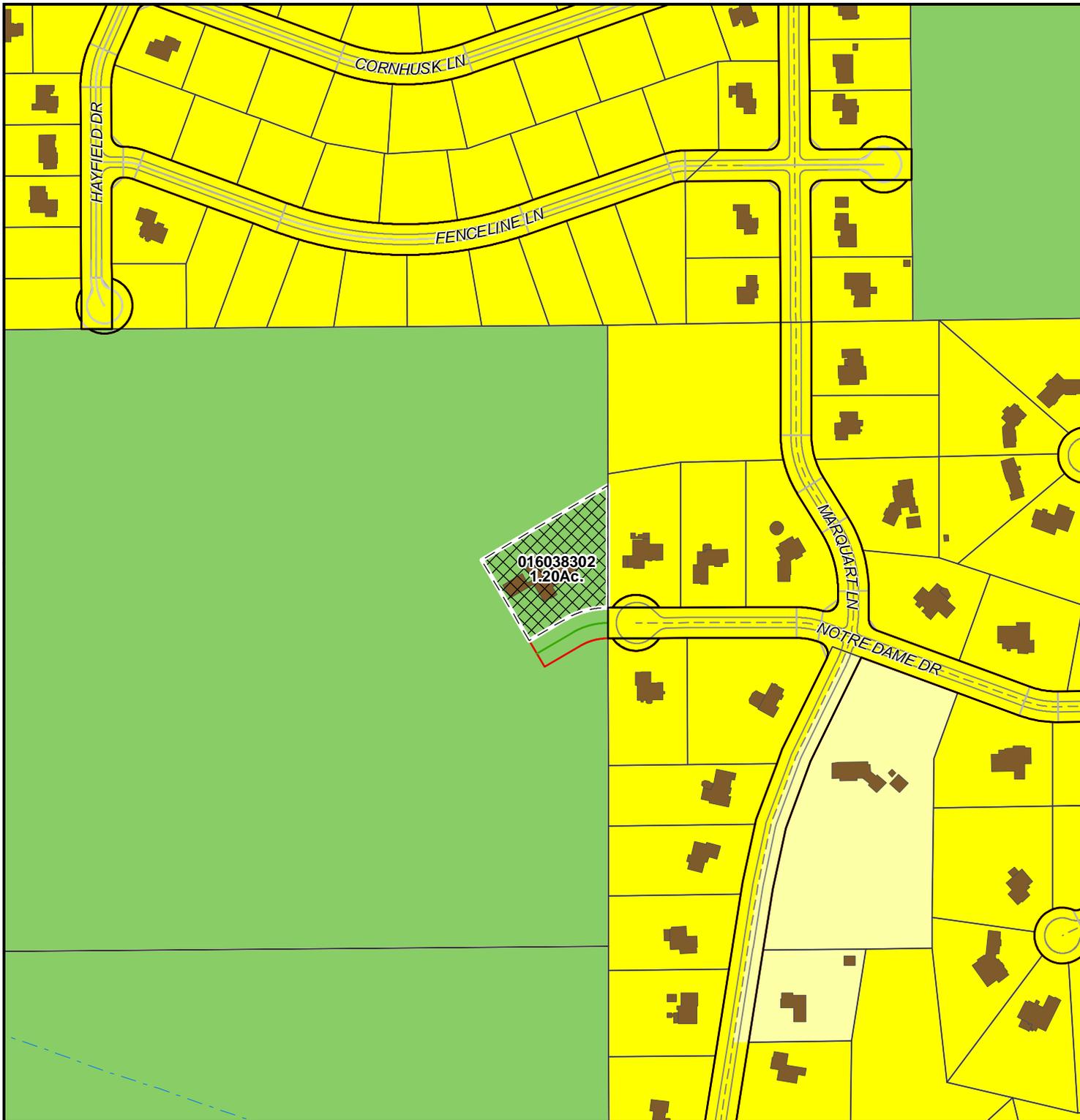
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro



17 SEPT 2021

Date

File: 6737CSM.dwg
Date: 09/16/2021
Drafted By: Jim



Application #21-ZC-5980

Date of Hearing:

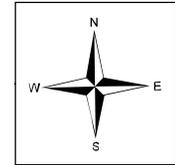
December 22, 2021

Owner(s):

QUANDT, JASON W /
QUANDT, KIMBERLY M

Subject Parcel(s):

016038302



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

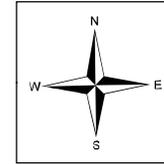
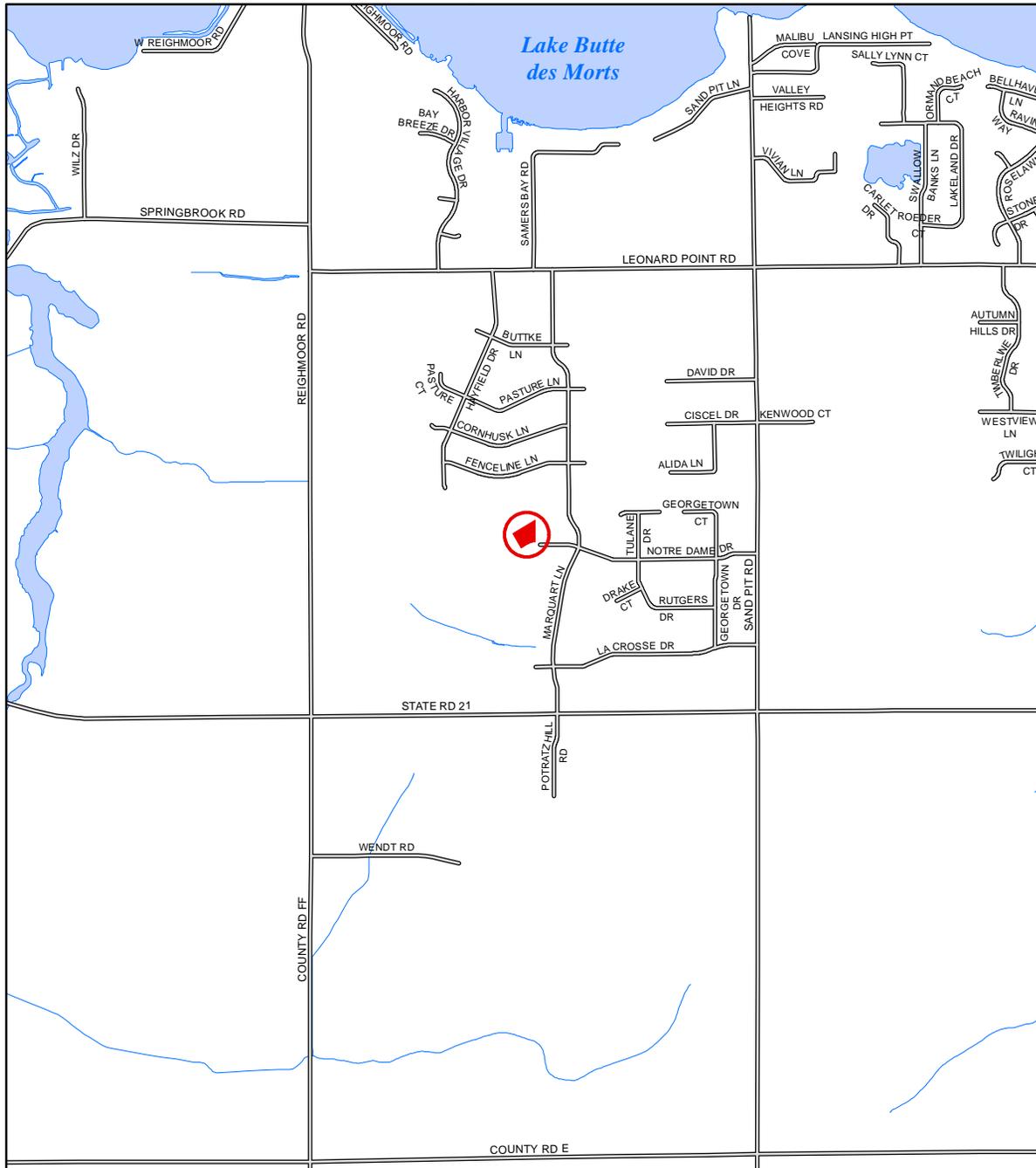
○ = SITE

Application #21-ZC-5980

Date of Hearing:
December 22, 2021

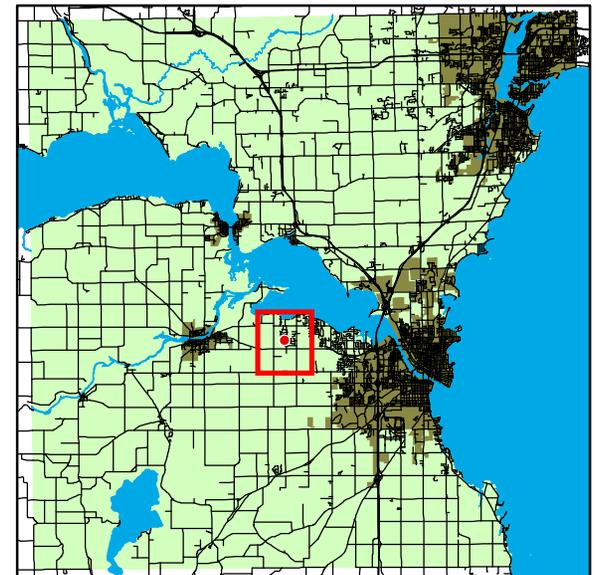
Owner(s):
QUANDT, JASON W /
QUANDT, KIMBERLY M

Subject Parcel(s):
016038302



Winnebago County
WINGS Project

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WINNEBAGO COUNTY

Winnebago County Planning and Zoning Department

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INFORMATION ON ZONING MAP AMENDMENT REQUEST

Application No.: 2021-ZC-5990

Applicant: SCHARPF, MIKE et al

Agent: MOUA, CHRISTOPHER X

Location of Premises: WEST OF 1450 N CLAY RD

Tax Parcel No.: 012-0273(p)

Legal Description: Being part of Lot 3 of CSM-2399, located in the NW 1/4 of the SW 1/4 of Section 16, Township 17 North, Range 17 East, Town of Nekimi, Winnebago County, Wisconsin.

Explanation: Applicant is requesting a Zoning Map Amendment from A-2 (General Agriculture District) to R-1 (Rural Residential District) for the creation of a new parcel.

INITIAL STAFF REPORT

Sanitation: Required; Private System

Overlays: NONE

Current Zoning: A-2 General Agriculture

Proposed Zoning: R-1 Rural Residential

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

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/APPLICANT

Describe present use(s): Gen Ag

Describe proposed use(s): Attach 1/2 acre to parcel 012027201 for new mound system.

Describe the essential services for present and future use(s): Add new mound system for parcel 012027201.

Describe why the proposed use would be the highest and best use for the property: Parcel 012027201 needs new mound system.

Describe the proposed use(s) compatibility with surrounding land use(s): Surrounding land use is mix of single family and Gen. Ag.

SECTION REFERENCE AND BASIS OF DECISION

23.7-5 Basis of Decision

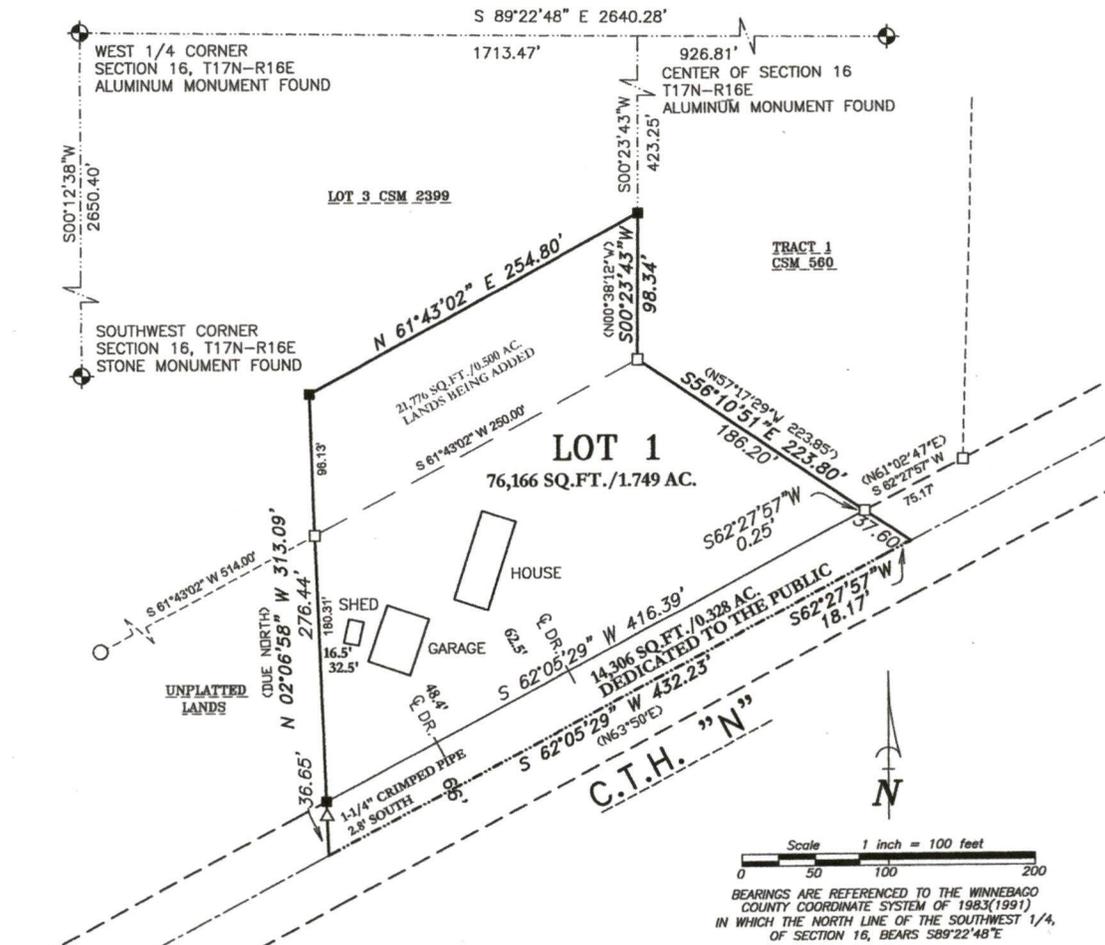
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- (2) the extent to which the lot and structures on the subject property conform to the dimensional standards that apply to the proposed zoning district; and
- (3) any other factor not specifically or generally listed, but deemed appropriate by the committee or board given the particular circumstances.

CERTIFIED SURVEY MAP NO. _____

PART OF LOT 3 OF CERTIFIED SURVEY MAP 2399, BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 16, TOWNSHIP 17 NORTH, RANGE 16 EAST, TOWN OF NEKIMI, WINNEBAGO COUNTY, WISCONSIN.

SURVEY FOR:
CHRIS MOUA
3972 C.T.H. "N"
OSHKOSH, WI 54904



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
- △ 1-1/4" CRIMPED IRON PIPE FOUND
- ⊕ GOVERNMENT CORNER FOUND
- () RECORDED AS



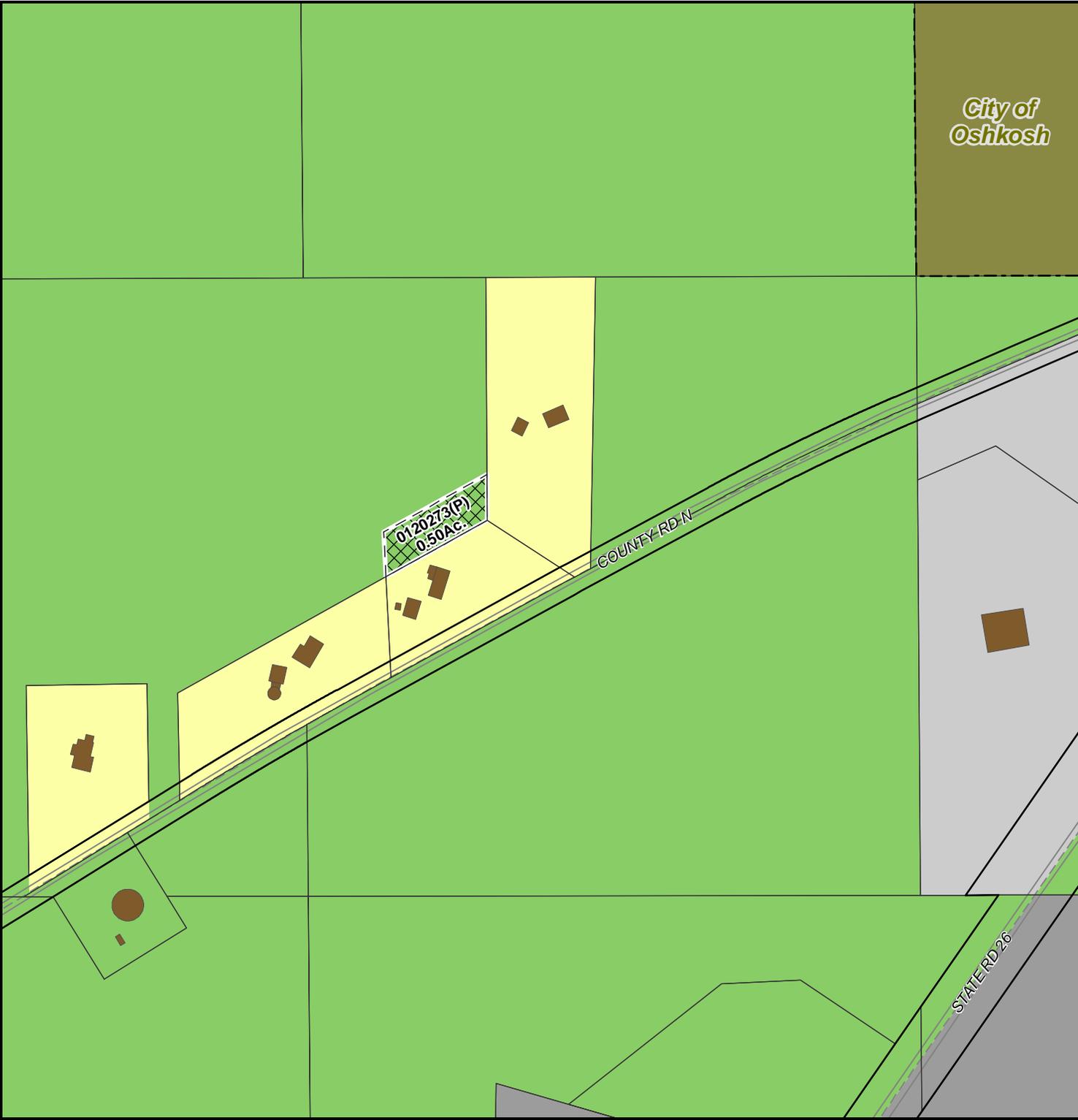
Martenson & Eisele, Inc.



101 West Main Street
Omro, WI 54963
www.martenson-eisele.com
P 920.685.6240 F 920.685.6340

Planning
Environmental
Surveying
Engineering
Architecture

PROJECT NO. 0-2640-001
FILE 2640001CSM SHEET 1 OF 4
This instrument was drafted by: DSL



*City of
Oshkosh*

Application #21-ZC-5990

Date of Hearing:
December 22, 2021

Owner(s):
**SCHARPF, MIKE A /
SCHARPF, SARA M**

Subject Parcel(s):
0120273(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

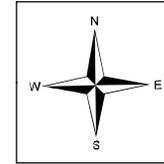
○ = SITE

Application #21-ZC-5990

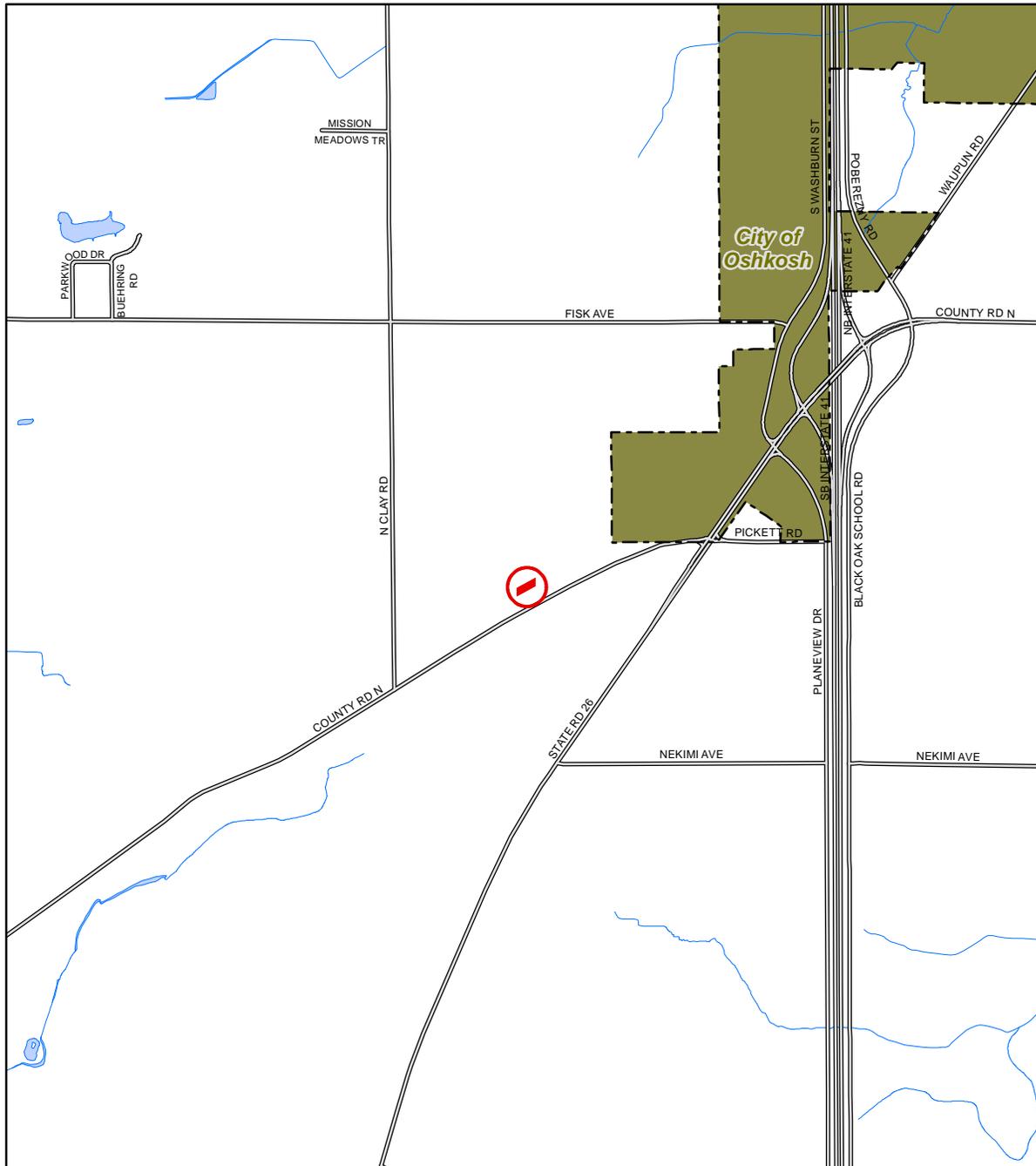
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SCHARPF, MIKE A /
SCHARPF, SARA M

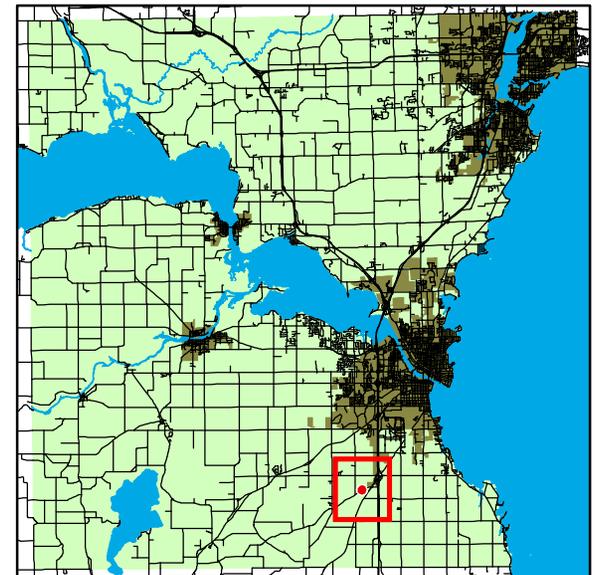
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