

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMITTEE
August 30, 2022

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 August 30, 2022 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.: 2022-ZC-6120

Applicant: BLADE, TERESA

Agent: NONE

Location of Premises: 2104 RABBIT TRAIL

Tax Parcel No.: 014-00550103

Legal Description: Being all of Lot 1 of CSM-7931 located in part of the SW 1/4 of the SE 1/4 of Section 3, and part of the NW 1/4 of the NE 1/4 of Section 10, all in Township 17 North, Range 14 East, Town of Nepeuskun, Winnebago County, Wisconsin.

Explanation: Applicant is requesting a zoning map amendment from A-2 (General Agriculture) to R-1 (Rural Residential) for the creation of a new parcel.

INITIAL STAFF REPORT

Sanitation: Existing; Private System

Overlays: Shoreland, wetlands

Current Zoning: A-2 General Agriculture

Proposed Zoning: R-1 Rural Residential

Surrounding Zoning: North: A-2; South: A-2; East: A-2; West: N/A;

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/APPLICANT

Describe present use(s): Single family res

Describe proposed use(s): Single family res

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

Describe why the proposed use would be the highest and best use for the property: Use does not change. Creating 2 ac parcel around existing home.

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

SECTION REFERENCE AND BASIS OF DECISION

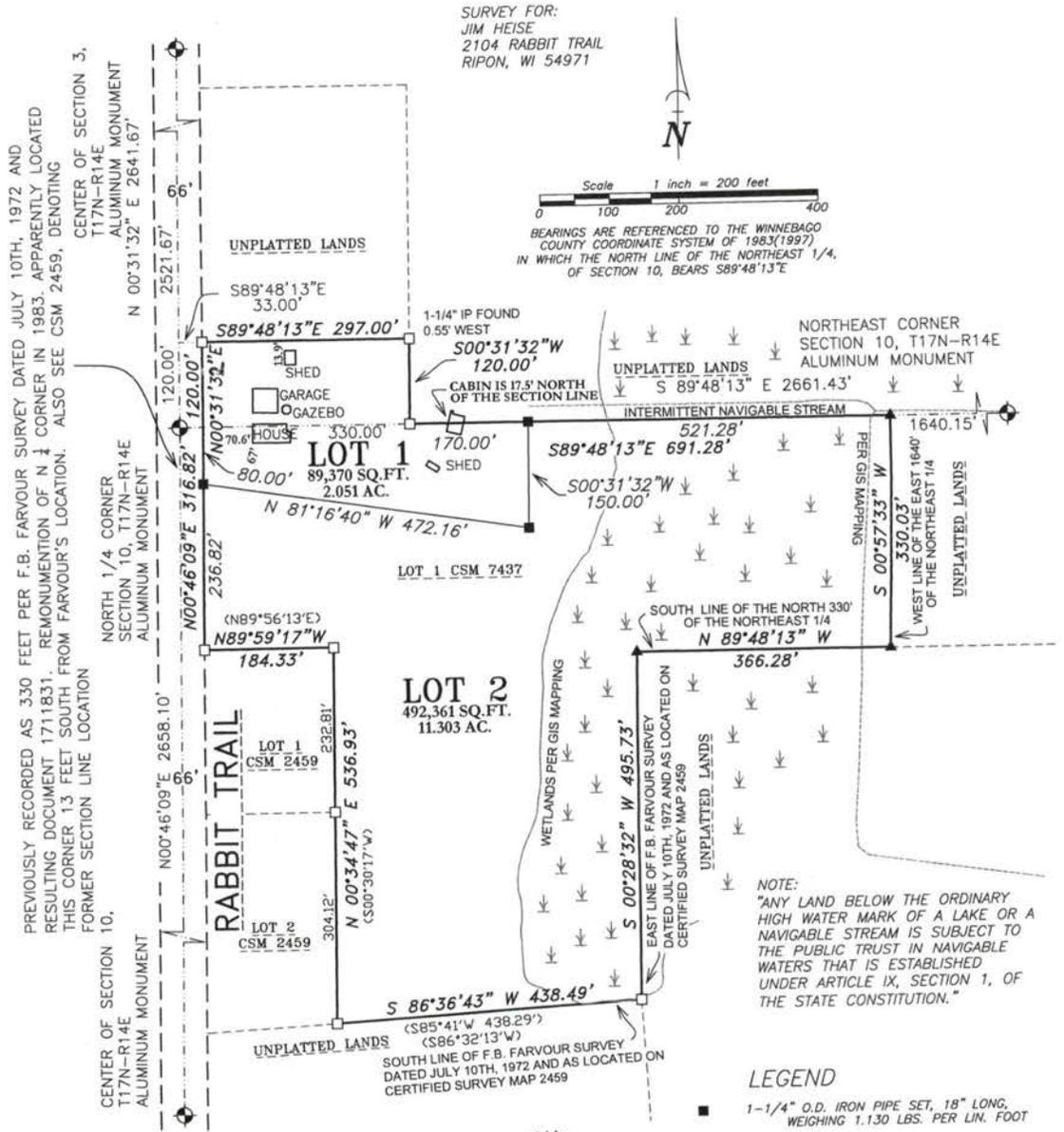
23.7-5 Basis of Decision

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 7437, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, AND PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, ALL IN TOWNSHIP 17 NORTH, RANGE 14 EAST, TOWN OF NEPEUSKUN, WINNEBAGO COUNTY, WISCONSIN.



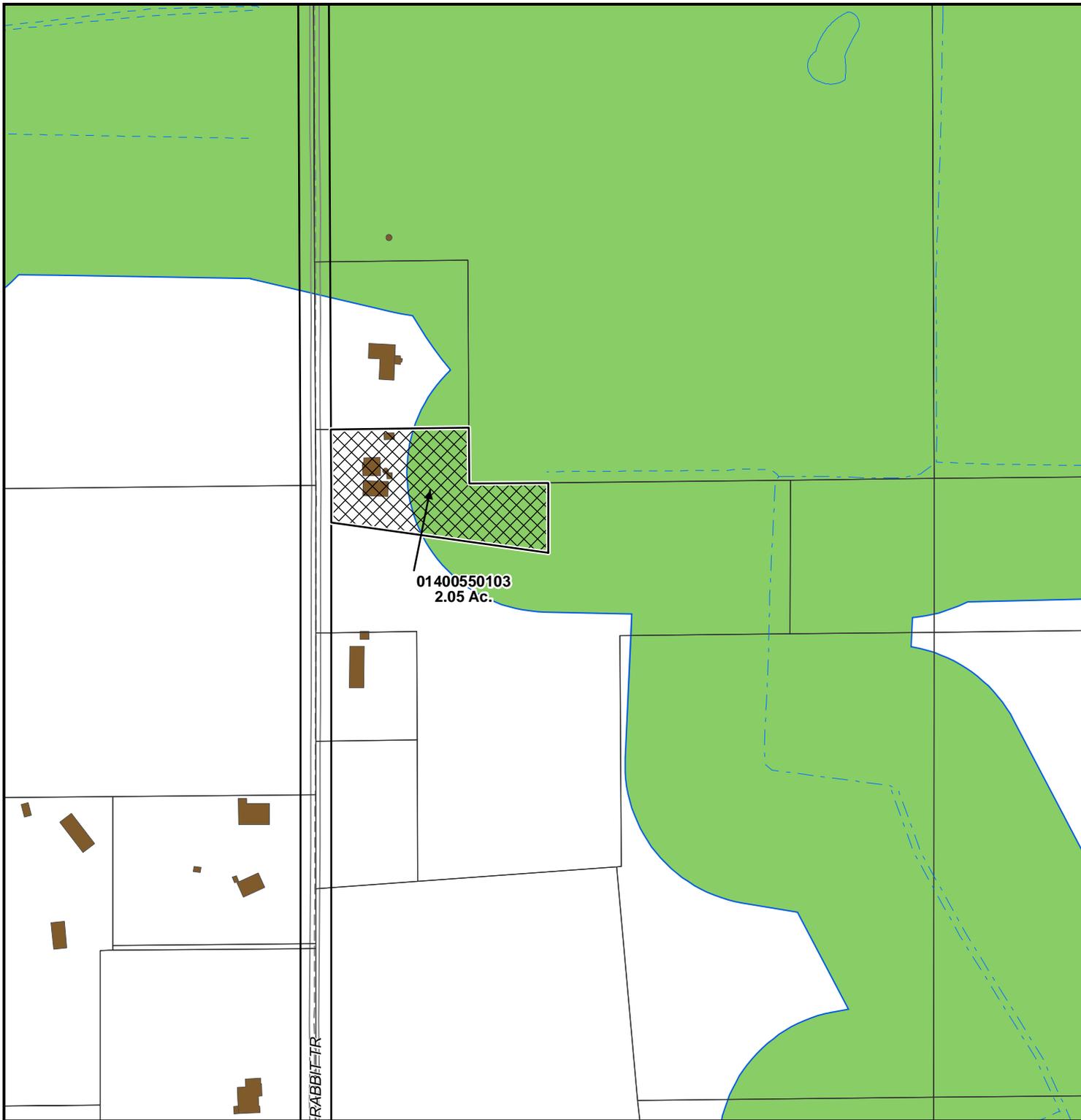
- LEGEND**
- 1-1/4" O.D. IRON PIPE SET, 18" LONG, WEIGHING 1.130 LBS. PER LIN. FOOT
 - 1-1/4" O.D. IRON PIPE FOUND
 - ▲ STEEL "T" FENCE POST FOUND
 - ◆ GOVERNMENT CORNER FOUND
 - () RECORDED AS

WISCONSIN
DARRYL S. LEHMAN
S-3255
OSHKOSH
WI
LAND SURVEYOR
S-17-2022

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. 0-2125-002
FILE 2125002CSM SHEET 1 OF 3
This instrument was drafted by: DSL



Application #22-ZC-6120

Date of Hearing:
August 30, 2022

Owner(s):
BLADE, TERESA M

Subject Parcel(s):
01400550103



*Winnebago County
 WINGS Project*

Scale
 1 inch : 300 feet

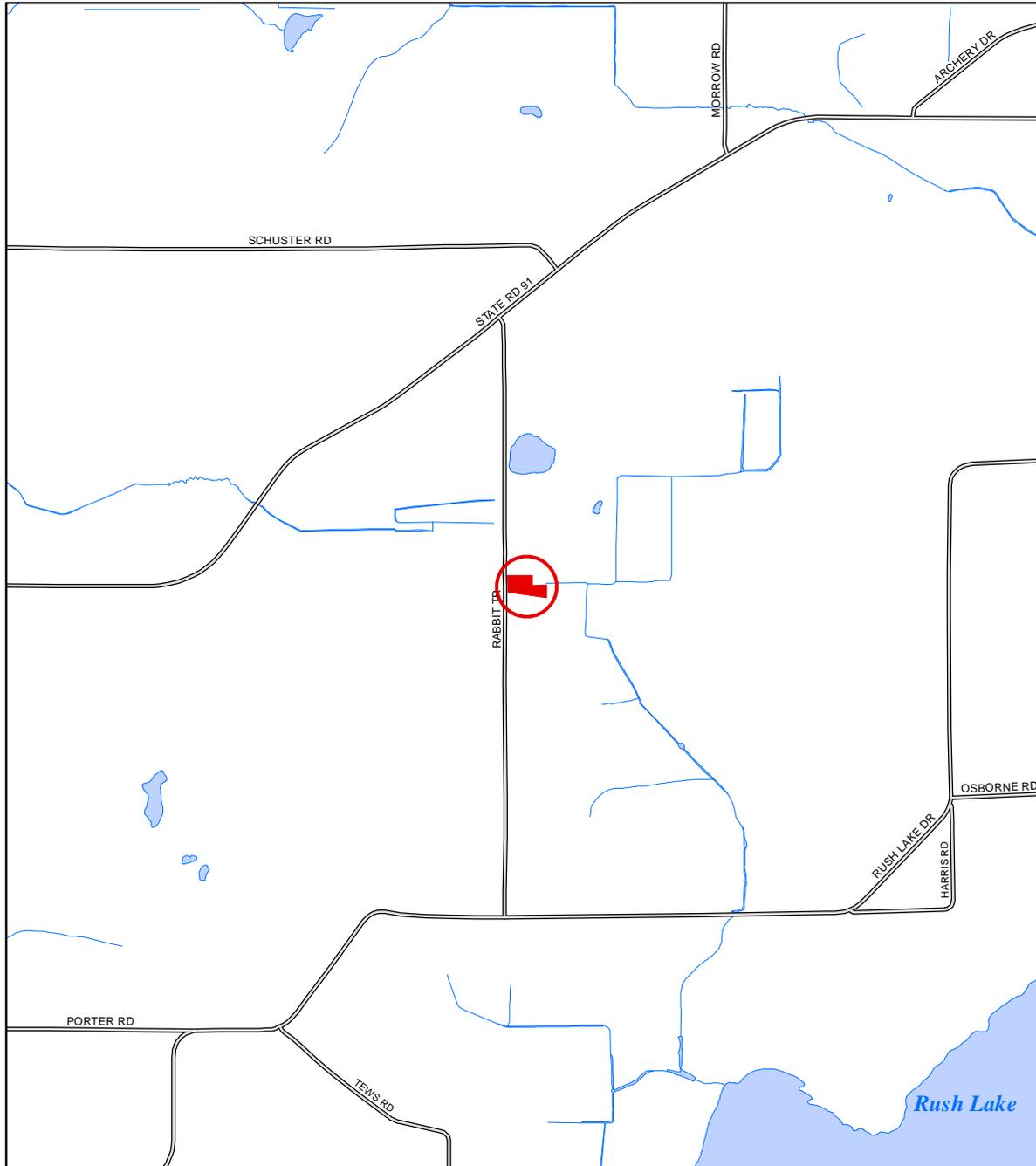
County Zoning Districts

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



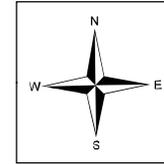
1 inch : 2,000 feet

Application #22-ZC-6120

Date of Hearing:
August 30, 2022

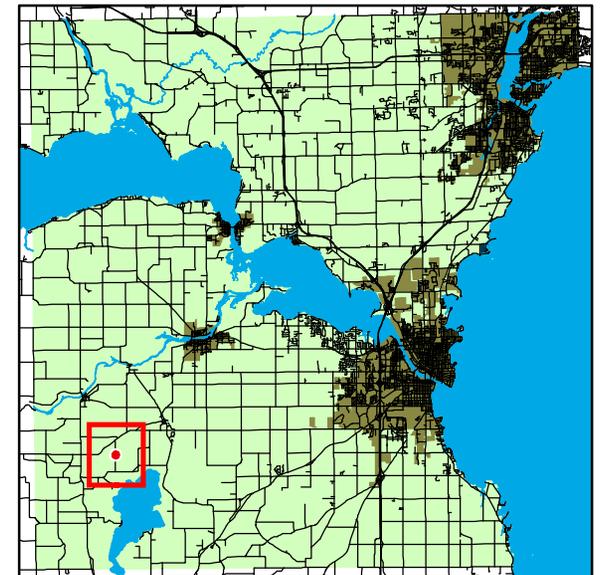
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INFORMATION ON ZONING MAP AMENDMENT REQUEST

Application No.: 2022-ZC-6130

Applicant: DEDERING, TROY A

Agent: NONE

Location of Premises: 116 HIGHLAND CT

Tax Parcel No.: 010-009013

Legal Description: Being part of the SW 1/4 of the SW 1/4 of Section 6, Township 19 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

Explanation: Applicant is requesting a zoning map amendment from R-1 (Rural Residential District) to A-2 (General Agriculture District) in order to operate a hobby farm.

INITIAL STAFF REPORT

Sanitation: Existing; Private System

Overlays: Wetlands

Current Zoning: R-1 Rural Residential

Proposed Zoning: A-2 General Agriculture

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

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/APPLICANT

Describe present use(s): This property is residential and my primary house.

Describe proposed use(s): Property will still be a primary residential home with the addition of outbuildings to be used as a "hobby farm".

Describe the essential services for present and future use(s): Property already has well and septic in place for residential use.

Describe why the proposed use would be the highest and best use for the property: Rezoning to A-2 would allow me to better use my 6 acres. Giving me less restrictions on animals and outbuildings.

Describe the proposed use(s) compatibility with surrounding land use(s): Land is surrounded on two sides by already zoned A-2 properties and is situated at the end of a court, which would prevent it from ever being separated into smaller residential lots.

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.



Application #22-ZC-6130

Date of Hearing:

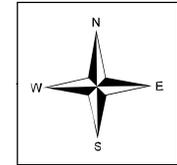
August 30, 2022

Owner(s):

DEDERING, TROY A

Subject Parcel(s):

010009013



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
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*City of Oshkosh Extraterritorial
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Incorporated Area

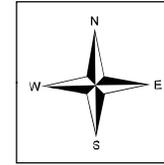
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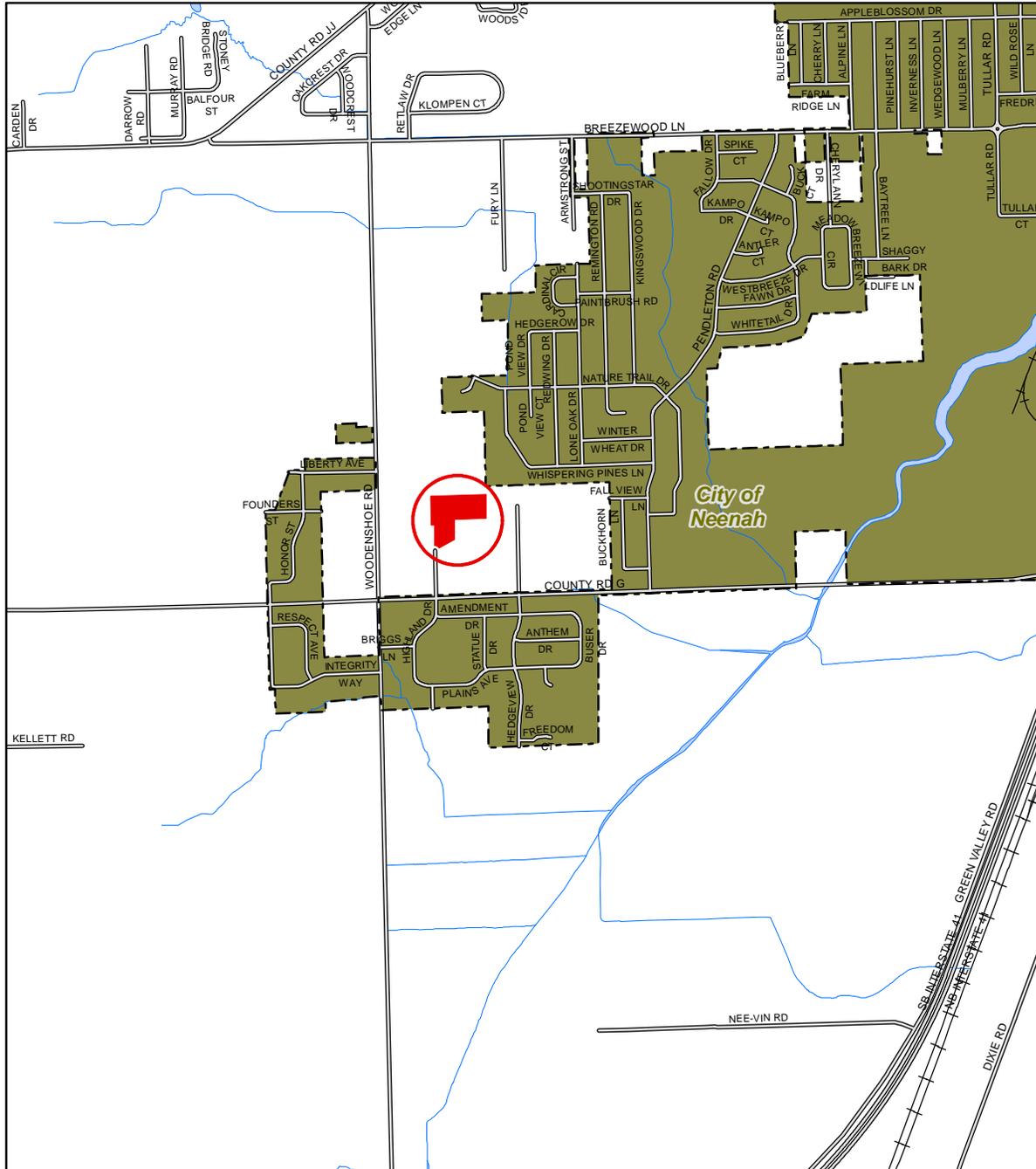
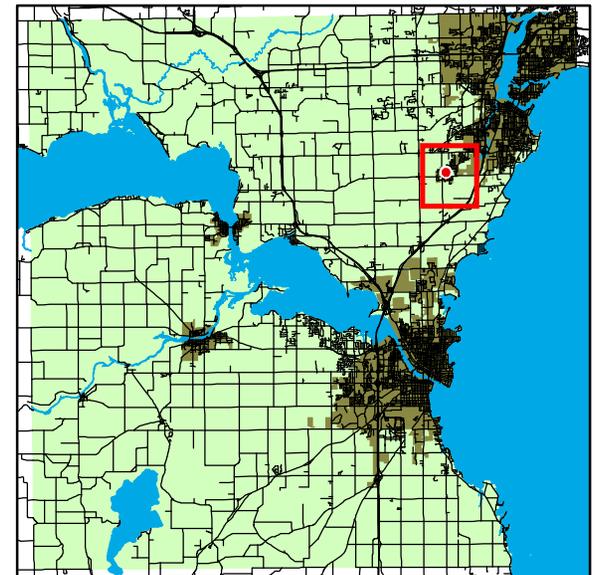
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